

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 7, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

**7 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V012
 ROYAL 7 DEVELOPMENTS LTD.
 WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Draft Plan of Condominium (Standard) File 19CDM-16V012 (Royal 7 Developments Ltd.) BE APPROVED, as shown on Attachments #5 to #14, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The subject lands are being developed in accordance with Site Development File DA.14.014 that was approved by Vaughan Council on June 24, 2014. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-16V012, as shown on Attachments #5 to #14, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the existing 37-storey apartment building. The application applies to the residential portion of a mixed-use development, which was approved through Site Development File DA.14.014. The subject Draft Plan of Condominium (Standard) consists of areas dedicated to the following elements including, but not limited to: 351 residential units, the lobby, corridors, garbage and recycling room, holding room, mail room, elevators, amenity areas, locker rooms, and 352 parking spaces located in three levels of underground parking.

Background - Analysis and Options

Location

The 0.39 ha subject lands shown on Attachments #2 and #3 forms part of the overall 3.47 ha lands located at the northeast corner of Regional Road 7 and Maplecrete Road, and is

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municipally known as 2910 Regional Road 7, as shown on Attachment #4. The subject development represents the second building (Tower 2) of the first phase of development and is under construction and nearing completion. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated “Station Precinct” and subject to site-specific Policy 9.2.3 by the Vaughan Metropolitan Centre Secondary Plan (VMCSP), which was partially approved by the Ontario Municipal Board (OMB) on November 18, 2015. The policies that pertain to the subject lands are in-effect through the OMB approval. The “Station Precinct” designation permits a broad mix of uses including residential dwellings in a high rise building format, retail, service commercial and public uses. Site-specific Policy 9.2.3 permits a maximum gross floor area (GFA) of 182,000 m², and establishes an unlimited building height for the subject lands. The proposal conforms to the Official Plan.

The subject lands are zoned C9 Corporate Centre Zone by Zoning By-law 1-88 and subject to site-specific Exception 9(1248), which permits a maximum of 1,935 residential units and a total GFA of 182,000 m², and provides site-specific zoning exceptions for parking, building setbacks and the minimum required amenity area. The subject lands were also subject to Minor Variance Application A083/14, which was approved by the Vaughan Committee of Adjustment on April 10, 2014, to permit reductions in the building setbacks and parking, and an increase in the podium building height. The proposal complies with Zoning By-law 1-88, as varied by Minor Variance Application A083/14.

Site Development

Access to the subject lands is provided from McCleary Court, a private road that is subject to an easement for public access.

On June 24, 2014, Vaughan Council approved Site Development File DA.14.014 to permit the existing development, as shown on Attachment #4, consisting of the following:

Total Number of Residential Units	351
Total Gross Floor Area	35,780 m ²
Residential Gross Floor Area	27,988 m ²
Commercial Gross Floor Area	2,102 m ²
Amenity Area	5,690 m ²
Residential Parking Provided (Tower 2)	352 spaces
Total Number of Parking Spaces (Towers 1 and 2)	858 spaces

The proposed Draft Plan of Condominium as shown on Attachments #5 to #14 is consistent with the approved site plan shown on Attachment #4. The proposed Draft Plan of Condominium (Standard) complies with Zoning By-law 1-88, as amended by site-specific Exception 9(1248) and varied by Minor Variance Application A083/14. The Owner will be filing a separate Draft Plan of Condominium Application for the commercial component of the development.

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As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal, and garbage and recycling pick-up (three-stream) will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment #1.

Utilities

Bell Canada has no objection to the proposal, subject to their condition of approval included in Attachment #1.

Rogers Communication, Powerstream and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Canadian National Railway (CN)

CN has no objection to the condominium application, subject to their conditions of approval, which are included in Attachment #1.

NavCanada and Bombardier

NavCanada is a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service (ANS). On April 29, 2014, NavCanada, through the Site Development Application, advised that they had no objections to the development proposal on the subject lands.

Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path of the airport require review by Bombardier Aerospace which is located approximately 14 km southeast of the subject lands. In a memorandum dated May 23, 2014, Bombardier Aerospace, through the Site Development Application, advised that they had no objections to the development proposal on the subject lands.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Facilitate the development of the VMC

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-16V012 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

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Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan: Tower 2 (File DA.14.014)
5. Draft Plan of Condominium (Standard) - Level 1
6. Draft Plan of Condominium (Standard) - Levels 2 & 3
7. Draft Plan of Condominium (Standard) - Levels 4 to 6
8. Draft Plan of Condominium (Standard) - Levels 10 to 24
9. Draft Plan of Condominium (Standard) - Levels 25 & 26
10. Draft Plan of Condominium (Standard) - Levels 27 to 35
11. Draft Plan of Condominium (Standard) - Level 36
12. Draft Plan of Condominium (Standard) - Parking Level A
13. Draft Plan of Condominium (Standard) - Parking Level B
14. Draft Plan of Condominium (Standard) - Parking Level C

Report prepared by:

Mark Antoine, Planner, Ext. 8212
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Ferri declared an interest with respect to this matter as his son is a partner of the firm that represents the applicant, and did not take part in the discussion or vote on the matter.

COMMITTEE OF THE WHOLE FEBRUARY 7, 2017

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V012
ROYAL 7 DEVELOPMENTS LTD.
WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7**

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Draft Plan of Condominium (Standard) File 19CDM-16V012 (Royal 7 Developments Ltd.) BE APPROVED, as shown on Attachments #5 to #14, subject to the Conditions of Draft Approval set out in Attachment #1.

Contribution to Sustainability

The subject lands are being developed in accordance with Site Development File DA.14.014 that was approved by Vaughan Council on June 24, 2014. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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Purpose

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As a condition of draft approval, the Owner must submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan, which is included in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal, and garbage and recycling pick-up (three-stream) will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment #1.

Utilities

Bell Canada has no objection to the proposal, subject to their condition of approval included in Attachment #1.

Rogers Communication, Powerstream and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

Canadian National Railway (CN)

CN has no objection to the condominium application, subject to their conditions of approval, which are included in Attachment #1.

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Facilitate the development of the VMC

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard), subject to their conditions of approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-16V012 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

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3. Location Map
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13. Draft Plan of Condominium (Standard) - Parking Level B
14. Draft Plan of Condominium (Standard) - Parking Level C

Report prepared by:

Mark Antoine, Planner, Ext. 8212
Stephen Lue, Senior Planner, ext. 8210

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V012
ROYAL 7 DEVELOPMENTS LTD.
LOT 6, CONCESSION 4, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-16V012, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR, Reference No. 00-202DC02C, dated October 19, 2016.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions that the City may consider necessary that may be outstanding as part of Site Development File DA.14.014.
4. The following provisions shall be included in the Condominium Agreement:
 - a) the condominium corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) private garbage and recycling pick-up shall be the responsibility of the condominium corporation; and,
 - c) snow removal and clearing shall be the responsibility of the condominium corporation.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
9. Prior to the registration of the Draft Plan of Condominium (City File 19CDM-16V012), the Owner shall:

- a) Submit the detail design of the temporary stormwater management controls to the Vaughan Development Engineering and Infrastructure Planning Department for review and approval;
 - b) Obtain all necessary approvals and permits and satisfy all conditions including from all approval agencies related to the proposed temporary stormwater management controls including the Toronto and Region Conservation Authority (TRCA) and any other authority having jurisdiction;
 - c) Carry out at its expense, any temporary or permanent works that may be necessary to control ponding, dust, erosion, siltation or slippage conditions. The decision of the City as to what work is necessary, is final and binding;
 - d) Construct temporary stormwater management controls to the satisfaction of the City; and,
 - e) Be responsible for the cost of construction and decommission of the temporary stormwater management controls. Following the completion of the downstream pond retrofit, the Owner shall decommission the temporary stormwater management controls, complete the storm sewer connections discharging to the permanent sewer system and restore any disturbed areas at its cost, to the satisfaction of the City. The Owner shall provide appropriate site remediation to the satisfaction of the City. If the Owner fails to carry out the aforementioned works within 30 days of written notification to the Owner, the City may draw on the Site Plan Letter of Credit and complete the required works.
10. The following warning clauses shall be registered on title and be included in the Condominium Declaration for all dwelling units:
- “Purchasers/tenants are advised that despite the inclusion of noise control features within the building units, sound levels from increasing road traffic on Highway 7 may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the Municipality’s and the Ministry of Environment’s noise criteria.”
 - “This dwelling unit has been equipped with an air conditioning system which allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of Environment’s noise criteria.”
 - “Purchasers/tenants are advised that sounds from the nearby industrial use, including the cement plant to the south may be audible at times.”

York Region

11. The Owner shall satisfy the following conditions of York Region, prior to final approval:
- a) The Owner shall provide confirmation that all the conditions of site plan approval issued for the subject property under Regional File No. SP-V-020-14, have been satisfied.
 - b) The Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan agreement for the subject property issued under Regional File No. SP-V-020-14.
 - c) The Owner shall confirm that all of the works within the Regional right-of-way are complete to the satisfaction of York Region. Alternatively, if the works cannot be fully complete prior to final approval, the Owner must ensure that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security

to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.

- d) The Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

Bell Canada

12. Prior to final approval, the Owner shall satisfy the following condition of Bell Canada:

- a) Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Canadian National Railway (CN)

Prior to final approval, the Owner shall satisfy the following conditions of CN:

- 13. The Owner agrees to enter into with CN and register against title to the subject lands an agreement under the *Industrial and Mining Lands Act*, and to require installation and maintenance of the noise and vibration mitigation measures required by CN. The agreement shall be in CN's standard form and include the following provision:

OUTDOOR LIVING AREAS

4A. The Owner agrees that as the open balconies, terraces, patios, etc. may not meet the Ministry of the Environment and Climate Change ("MOECC") criteria and have not been designed to be used as Outdoor Living Areas as defined in the Noise Assessment Criteria in Land Use Planning Publication NPC-300 of the MOE dated October 1997, which definition reads as follows:

'Outdoor Living Area' is the part of an outdoor area easily accessible from the building and designed for the quiet enjoyment of the outdoor environment. Outdoor Living Areas include, but are not limited to, the following:

- Backyards or front yards or gardens or terraces or patios;
- Balconies, provided they are the only Outdoor Living Areas for the occupant and meet the following conditions:
 - a) minimum depth of 4 m;
 - b) outside the exterior building façade;
 - c) unenclosed;
- Common Outdoor Living Areas associated with multi-storey apartment buildings or condominiums; and,
- Passive recreational areas such as parks if identified by the municipality.

- 14. The Owner shall provide the necessary postponement agreement(s) postponing all mortgages and encumbrances to this agreement.
- 15. No improvement located in whole or in part on the Owner's Lands shall, at any time hereafter, be constructed or used or occupied (or if already constructed, shall not hereafter be used or occupied) for any purpose, unless and until the Servient Owner at its sole cost implements in the design and construction of the Improvement and the development of the site the following additional requirements:

- a) No private open terraces, balconies or rooftop patios/terraces or outdoor areas shall be located on the north and east facades thereof other than terraces, balconies, patios or rooftop patios/terraces/common outdoor areas within the top 6 storeys of the Improvement provided they are also above a height of approximately 79.1 metres (28th floor) above grade ("grade" being 206.3m above sea level) for Building 2 at the south east corner of the Owner's Lands, and 81.9 metres above grade for all other Improvements on the Owner's Lands. They shall be enclosed if located below those reference elevations;
- b) Any other terraces, balconies or rooftop patios shall be fully acoustically screened by the proposed development, as currently provided by the general building siting and massing of the remainder of the development;
- c) All exterior walls shall be constructed only of brick veneer or masonry or materials of equivalent or better acoustical equivalency in order to provide a STC rating of 54 or higher;
- d) No portion of any of the Improvements shall be constructed of curtain wall construction except for spandrel panels which may be used where constructed to the following specifications:
 - i. Minimum 6 mm glazing;
 - ii. Minimum 125 mm insulation;
 - iii. Minimum 18 gauge sheet metal liner panel;
 - iv. 92 mm studs with batt insulation;
 - v. Two layers 16 mm gypsum board;
- e) At residential suites and habitable areas, the spandrel panel shall not exceed 16% of the associated floor area and must have a minimum Transmission Loss (TL) of 32 dB at 63 Hz and 29 dB at 125 Hz;
- f) No windows or exterior doors shall be used unless they have an STC (Sound Transmission Class) 37 rating or higher on the north and east facades of all Improvements, and the proposed windows/doors including frames shall be tested by a lab approved by the Dominant Owner and results provided to the Dominant Owner for review and prior approval;
- g) No Building Permit for any Improvement shall be applied for unless and until the architectural drawings and proposed construction details have been provided to the Dominant Owner for its review, and the Dominant Owner has provided any comments thereon and subsequently has approved such drawings and construction details as revised.
- h) The Servient Owner's acoustical consultant shall inspect the as-constructed Improvement and confirm to the Dominant Owner that all mitigation measures required pursuant hereto, have been fully implemented. A signed confirmation letter from the Servient Owner's acoustical consultant shall be provided to the Dominant Owner prior to occupancy. If acceptable, the Dominant Owner then to confirm in writing that the obligation to provide such letter of confirmation has been satisfied.
- i) The Dominant Owner shall have the right to require higher Sound Transmission Class Requirements for the exterior walls and windows of any Improvement and the right to review such requirements once detailed floor plans have been developed, since the criteria set out above are based on assumptions regarding the relative amounts of wall and window areas. The exterior wall and window construction necessary to allow the

Servient Owner to meet the restrictive covenant of not exceeding indoor Ministry of the Environment noise guidelines may be verified by or on behalf of the Dominant Owner (at the cost of the Servient Owner) on or before application for each of development approval and site plan approval and a building permit for any particular Improvement from time to time.

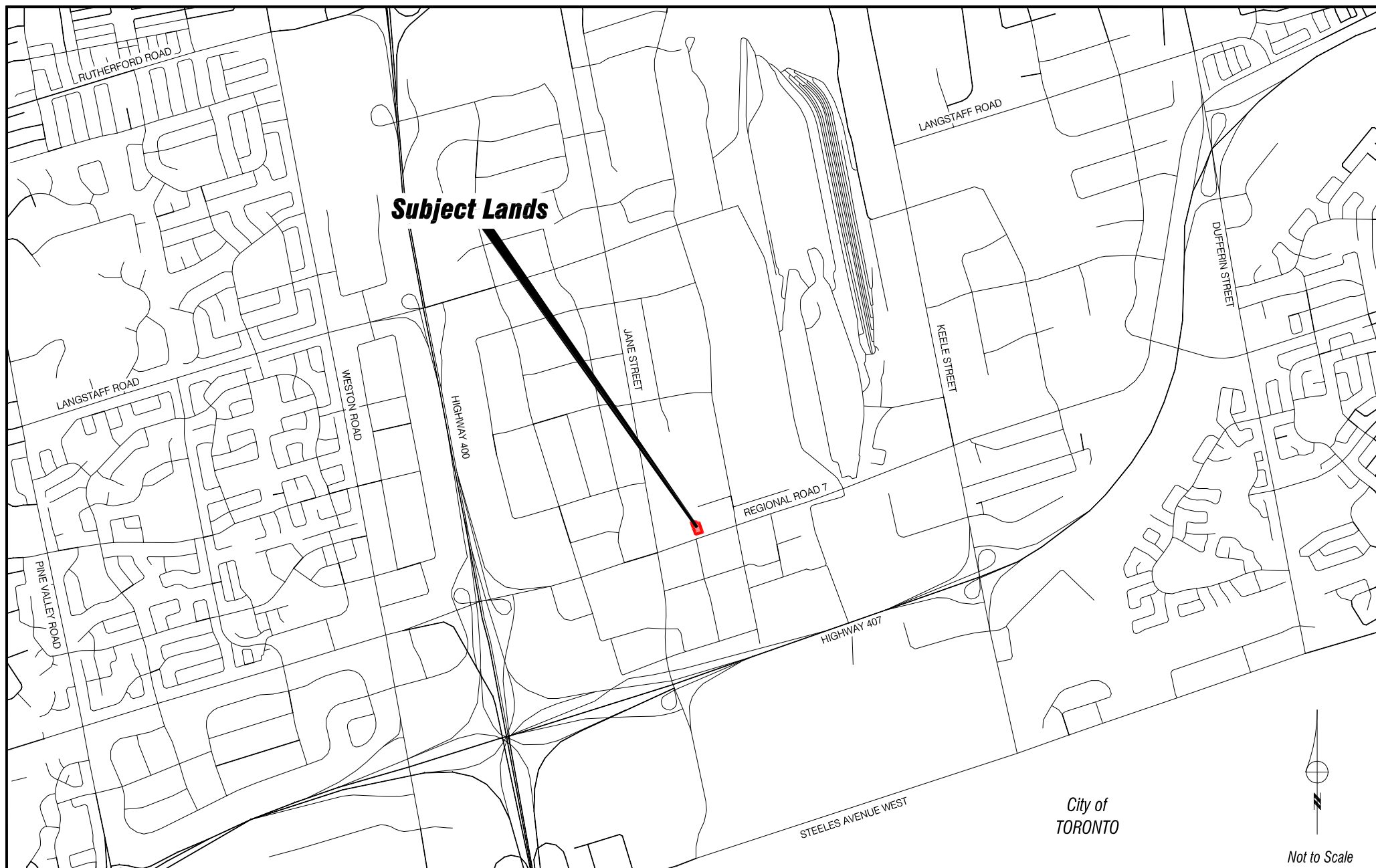
16. Warning clauses will be required to be included in the condominium declarations and required by the condominium agreement(s) with the City of Vaughan as agreed to by CN and the Owner to ensure all persons presently having or who may in the future acquire any interest in the lands which are the subject matter of this [Agreement/document] (the subject lands) are hereby notified as follows:
- a) That Canadian National Railway Company (CN) is the owner of certain lands known as its MacMillan Rail Yard (the CN Lands) located within a kilometre of the subject lands, and that the CN Lands are now and will continue to be used for the present and future railway and trucking facilities and operations of CN and its customers on a continuous basis (24 hours of each day in each year) including, without limitation, the operation and idling of diesel locomotives and trucks with the generation of diesel fumes and odours, 24 hours a day artificial lighting of the CN Lands which may illuminate the sky, the classification, loading, unloading, braking and switching of rail cars containing bulk and other commodities including hazardous substances and/or goods containing the same which can make wheel squeal, noise, vibration, odours, airborne particulate matter and/or dust and the operation of various processes for the maintenance of rail and truck equipment;
 - b) That CN, its customers, invitees, lessees and/or licensees will not be responsible for any complaints or claims by or on behalf of the owners and occupants of the subject lands from time to time arising from or out of or in any way in connection with the operation of the CN Lands and all effects thereof upon the use and enjoyment of the subject lands or any part thereof, and whether arising from the presently existing facilities and operations of CN, its customers, invitees, lessees or licensees, upon or from any and all future renovations, additions, expansions and other changes to such facilities and/or future expansions, extensions, increases, enlargements and other changes to such operations;
 - c) That CN shall not be required to change any of its facilities or operations upon the CN Lands as a result of or in response to any such complaints or claims;
 - d) That CN may in the future renovate, add to, expand or otherwise change its facilities on the CN Lands and/or expand, extend, increase, enlarge or otherwise change its operations conducted upon the CN Lands;
 - e) That an agreement under the *Industrial and Mining Lands Act* has been entered into between the Owner of the whole of the Subject Lands and CN releasing any right of the Owner or Lessee may have now or in the future to sue CN, its customers, invitees, lessees and/or licensees for nuisance arising out of the operation of an activity at the CN Lands including any noise, vibration, light, dust, odour, particulate matter emanating there from; and,
 - f) A warning clause for the units on the north and east facades of the buildings on the subject lands that have unenclosed balconies, patios, or terraces. Noise levels from CN's MacMillan Rail Yard may not meet the maximum noise limits of the Ministry of the Environment and Climate Change ("MOECC") criteria as defined in Noise Assessment Criteria in Publication NPC-300, "Environmental Noise Guideline – Stationary and Transportation Noise Sources – Approval and Planning". Such outdoor areas have not been designed to be used as Outdoor Living Areas as defined in Publication NPC-300, "Environmental Noise Guideline – Stationary and Transportation Noise Sources –

Approval and Planning". Noise levels from activities from the CN MacMillian Rail Yard could potentially cause discomfort or annoyance and/or interrupt conversations in these outdoor areas.

17. The Owner shall pay CN its reasonable costs of reviewing the application and conditions of approval.

Clearances

18. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 10 have been satisfied.
19. York Region shall advise the Vaughan Development Planning Department in writing that Condition 11 has been satisfied.
20. Bell Canada shall advise the Vaughan Development Planning Department in writing that Condition 12 has been satisfied.
21. Canadian National Railway (CN) shall advise the Vaughan Development Planning Department in writing that Conditions 13 to 17 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 6, Concession 4

APPLICANT:
Royal 7 Developments Ltd.

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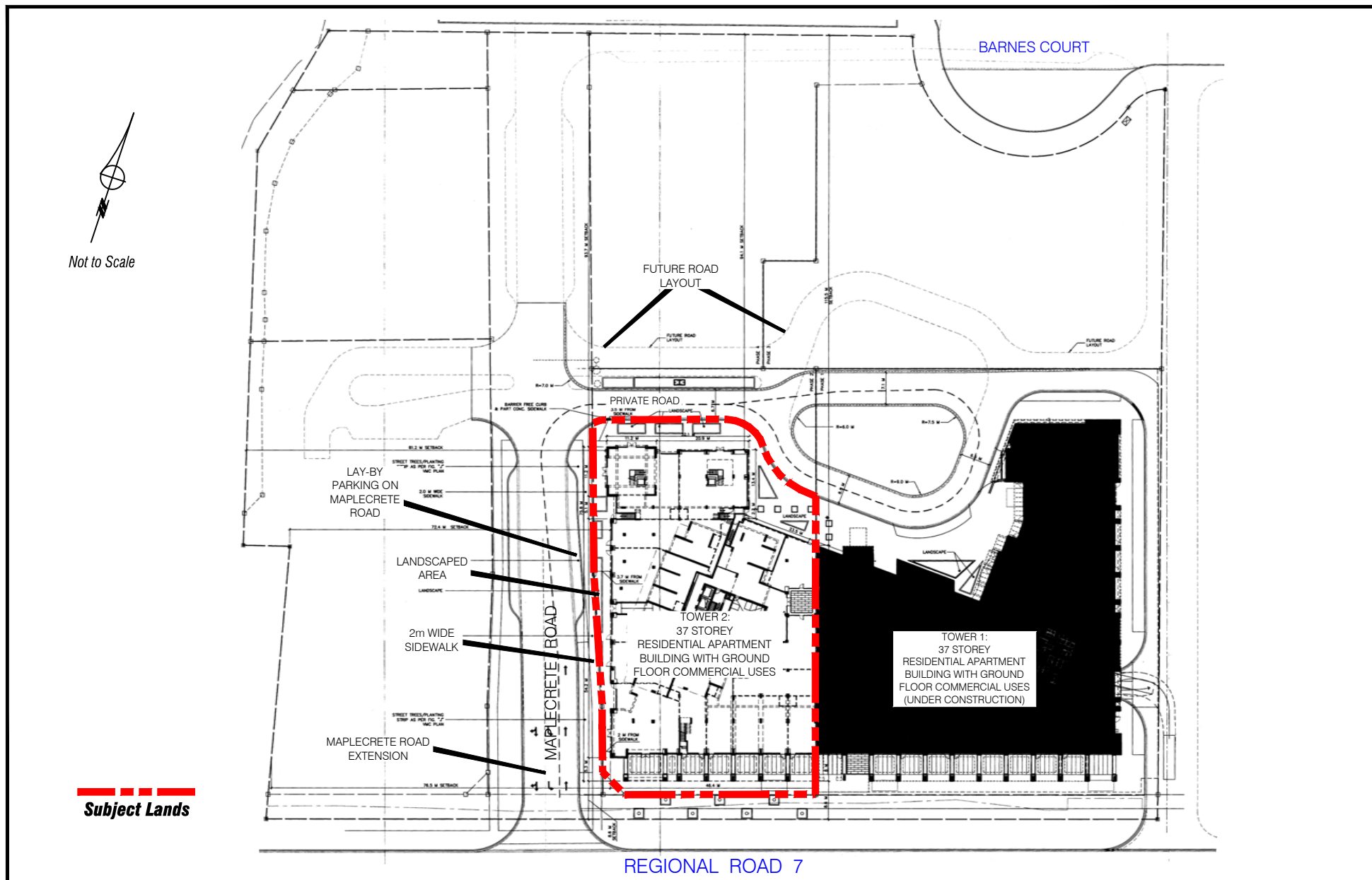


Attachment

FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

2



Approved Site Plan: Tower 2 (File DA.14.014)

APPLICANT: *Royal 7 Developments Ltd.* LOCATION: *Part of Lot 6, Concession 4*

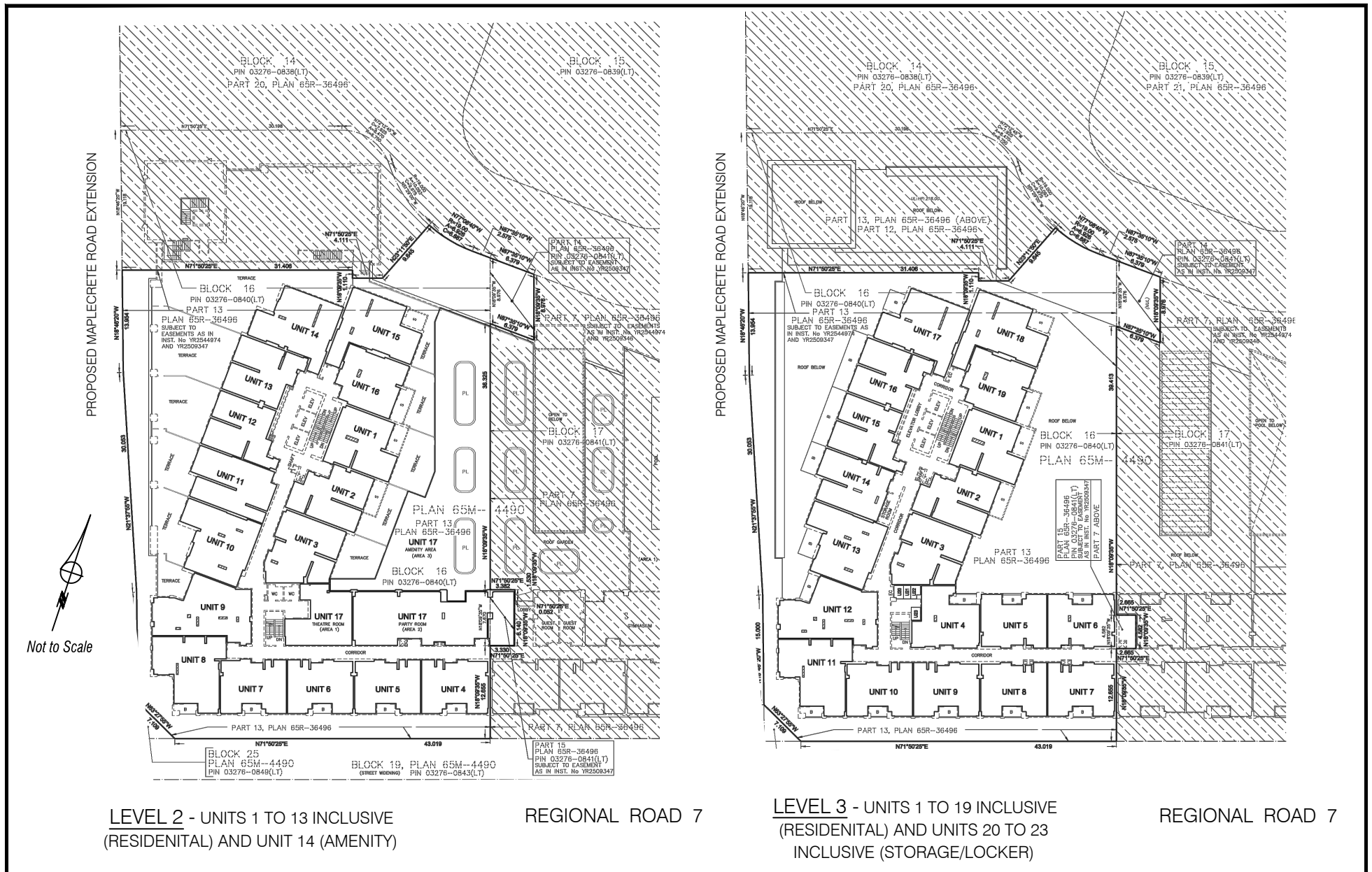


Attachment

FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

4



Draft Plan of Condominium (Standard) - Levels 2 & 3

APPLICANT: Royal 7 Developments Ltd. LOCATION: Part of Lot 6, Concession 4

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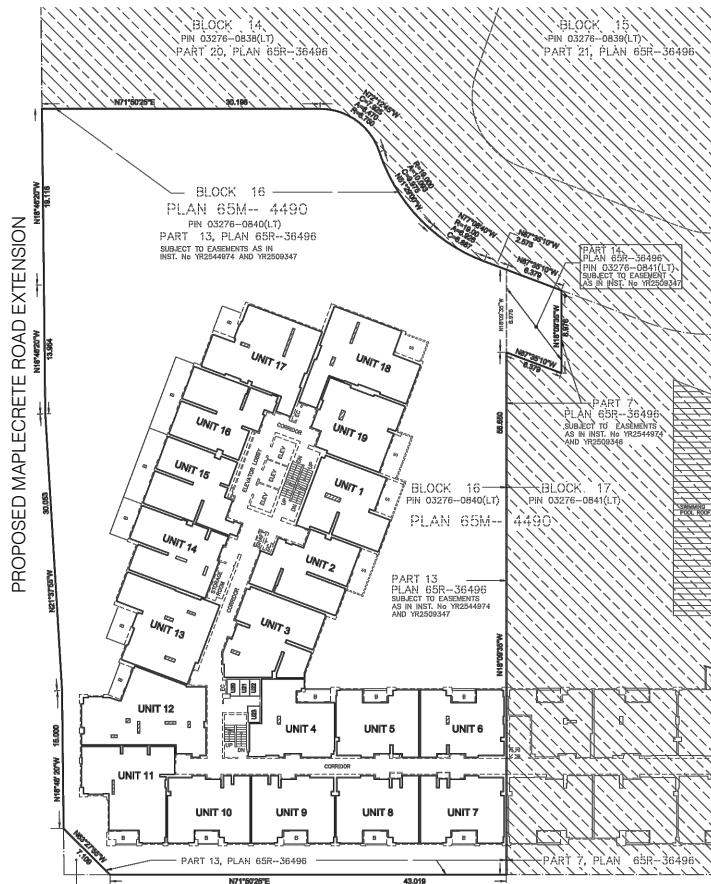


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FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

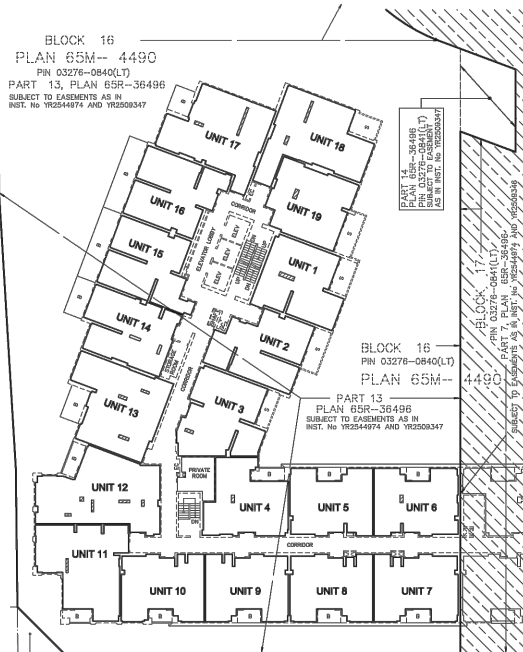
6



REGIONAL ROAD 7

LEVEL 4 - UNITS 1 TO 19 INCLUSIVE
(RESIDENTIAL) AND UNITS 20 TO 23
(STORAGE/LOCKER)

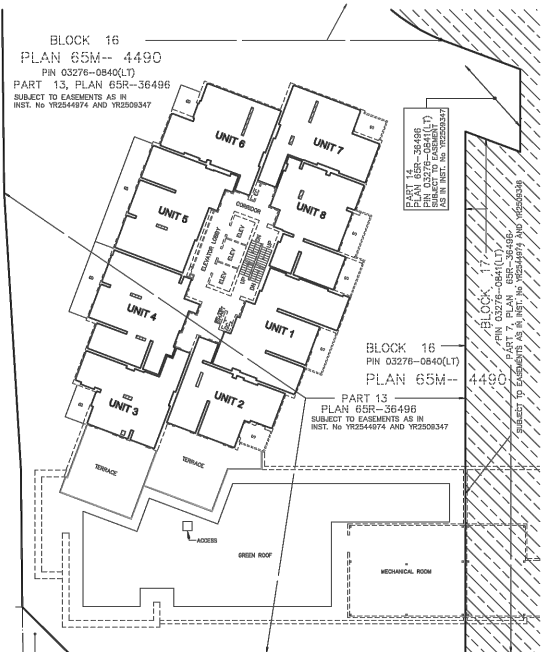
PROPOSED MAPLECRETE ROAD EXTENSION



REGIONAL ROAD 7

LEVEL 5 - UNITS 1 TO 19 INCLUSIVE
(RESIDENTIAL)

PROPOSED MAPLECRETE ROAD EXTENSION



REGIONAL ROAD 7

LEVEL 6 - UNITS 1 TO 8 INCLUSIVE
(RESIDENTIAL)



Draft Plan of Condominium (Standard) - Levels 4 to 6

APPLICANT: *Royal 7 Developments Ltd.* LOCATION: *Part of Lot 6, Concession 4*

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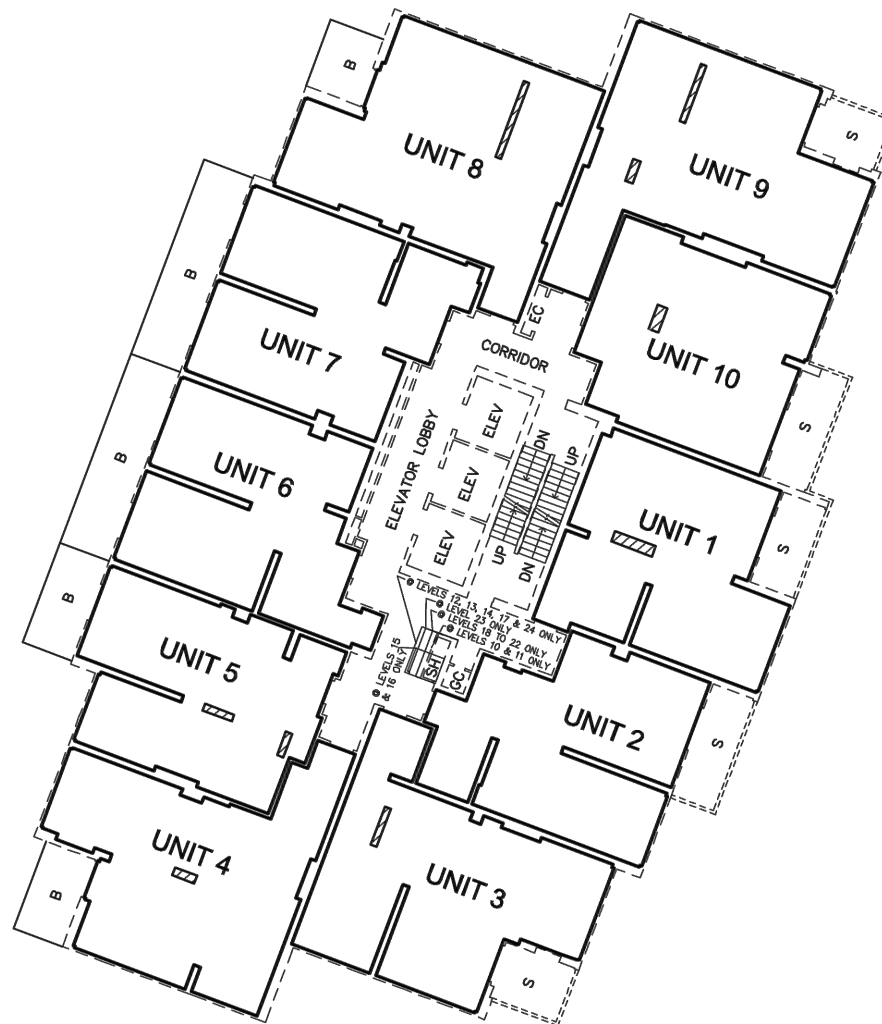


Attachment

FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

7



Not to Scale

LEVELS 10 TO 24 - UNITS 1 TO 10
INCLUSIVE (RESIDENTIAL)

Draft Plan of Condominium (Standard) - Levels 10 to 24

APPLICANT: *Royal 7 Developments Ltd.* LOCATION: *Part of Lot 6, Concession 4*

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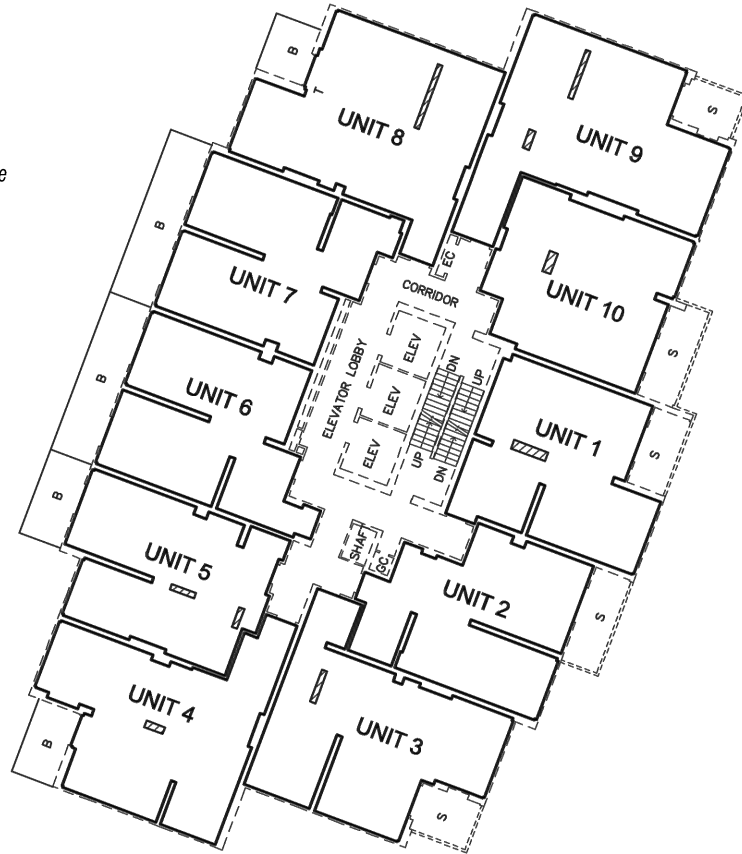


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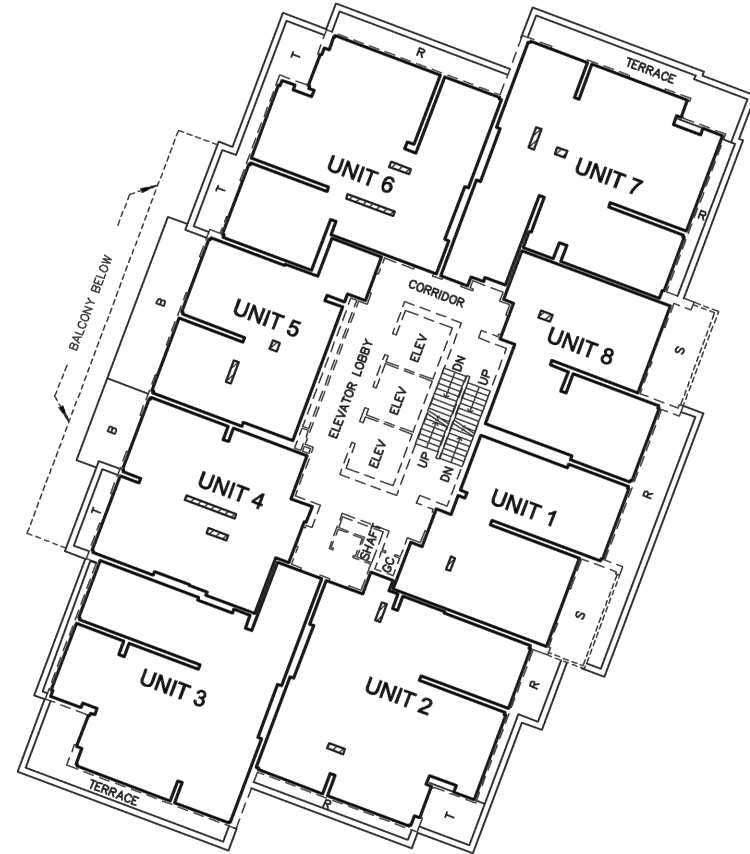
FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

8



LEVEL 25 - UNITS 1 TO 10
INCLUSIVE (RESIDENTIAL)



LEVEL 26 - UNITS 1 TO 8 INCLUSIVE
(RESIDENTIAL)

Draft Plan of Condominium (Standard) - Levels 25 & 26

APPLICANT: *Royal 7 Developments Ltd.*
LOCATION: *Part of Lot 6, Concession 4*

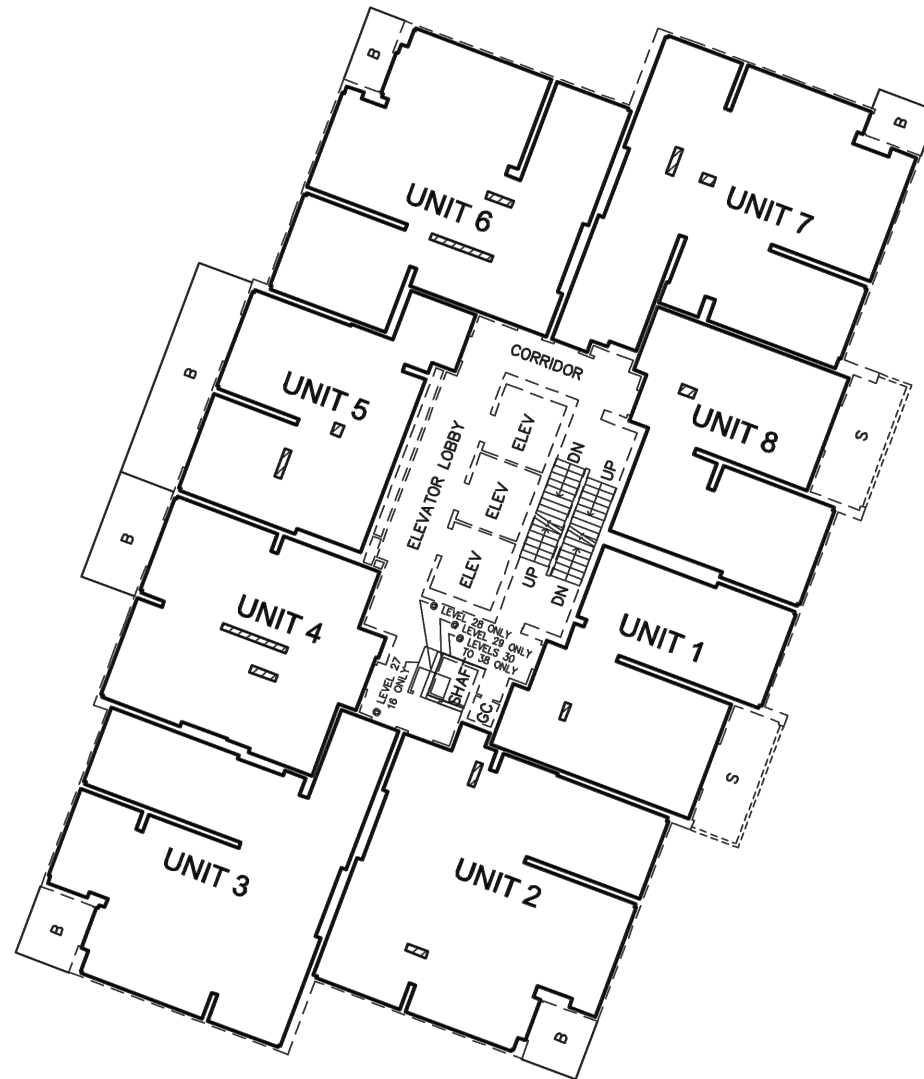


Attachment
FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008
DATE: February 7, 2017

9



Not to Scale



LEVELS 27 TO 35 - UNITS 1 TO 8
INCLUSIVE (RESIDENTIAL)

Draft Plan of Condominium (Standard) - Levels 27 to 35

APPLICANT: *Royal 7 Developments Ltd.* LOCATION: *Part of Lot 6, Concession 4*

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Attachment

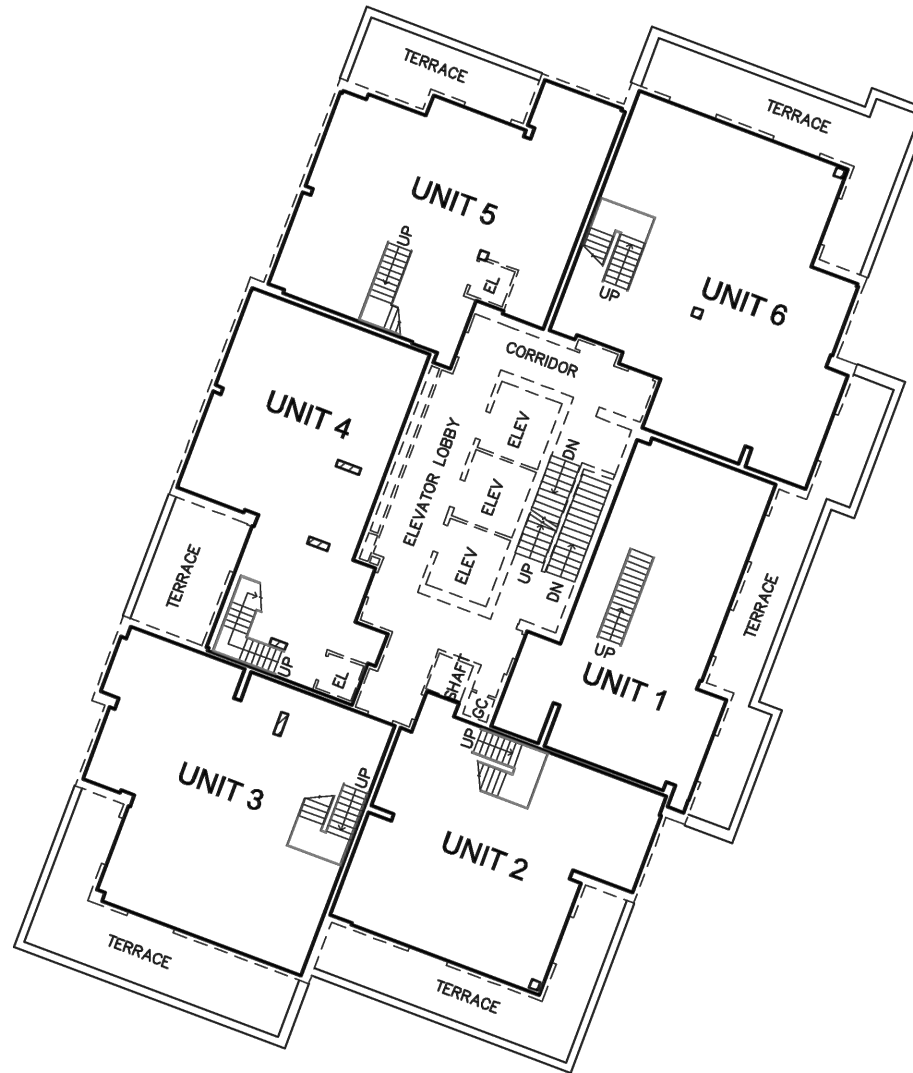
FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

10



Not to Scale



LEVEL 36 - UNITS 1 TO 6
INCLUSIVE (RESIDENTIAL)

Draft Plan of Condominium (Standard) - Level 36

APPLICANT: *Royal 7 Developments Ltd.*
LOCATION: *Part of Lot 6, Concession 4*

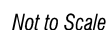


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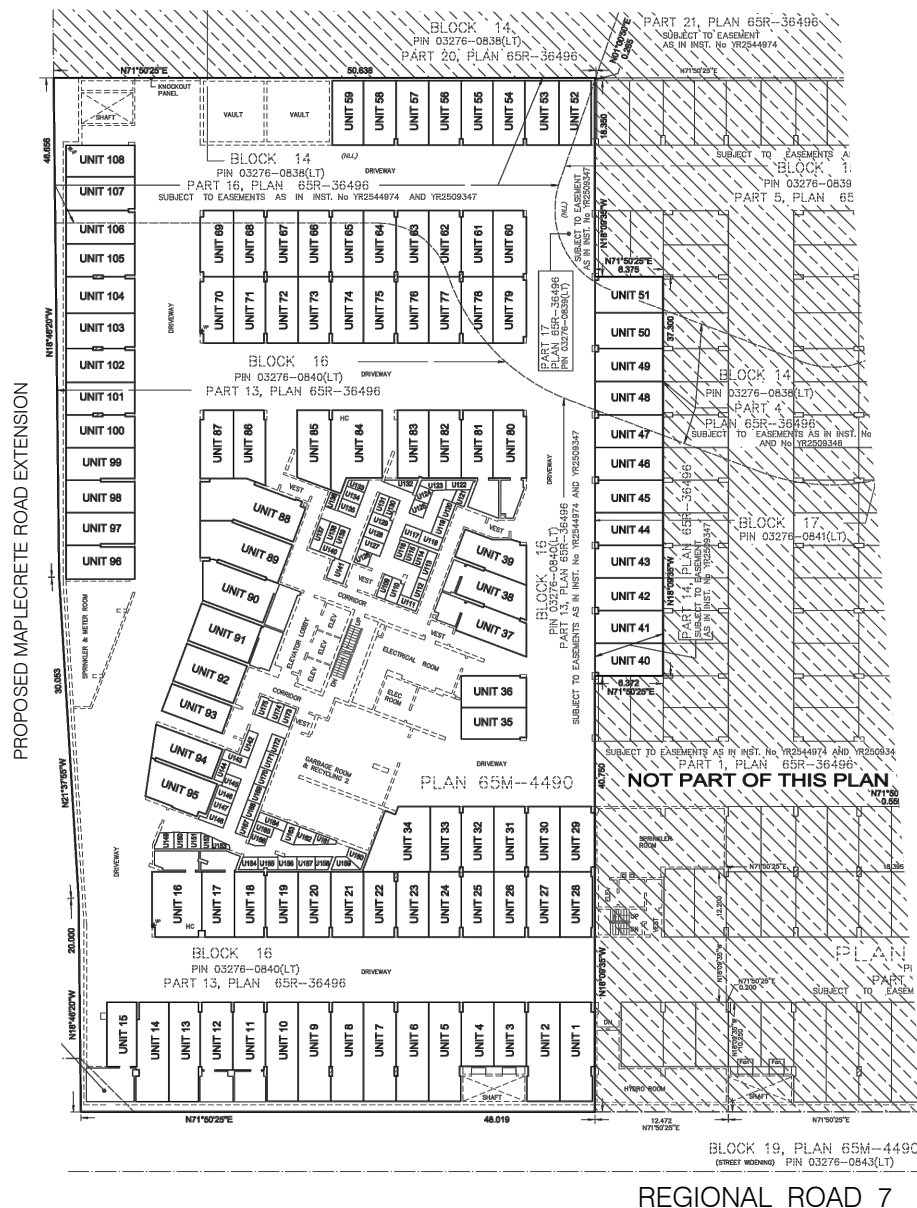
FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

11



LEVEL A - UNITS 1 TO 108
INCLUSIVE (RESIDENTIAL PARKING,
INCLUDES 2 BARRIER-FREE PARKING
SPACES) AND UNITS 109 TO 210
INCLUSIVE (STORAGE/LOCKER)



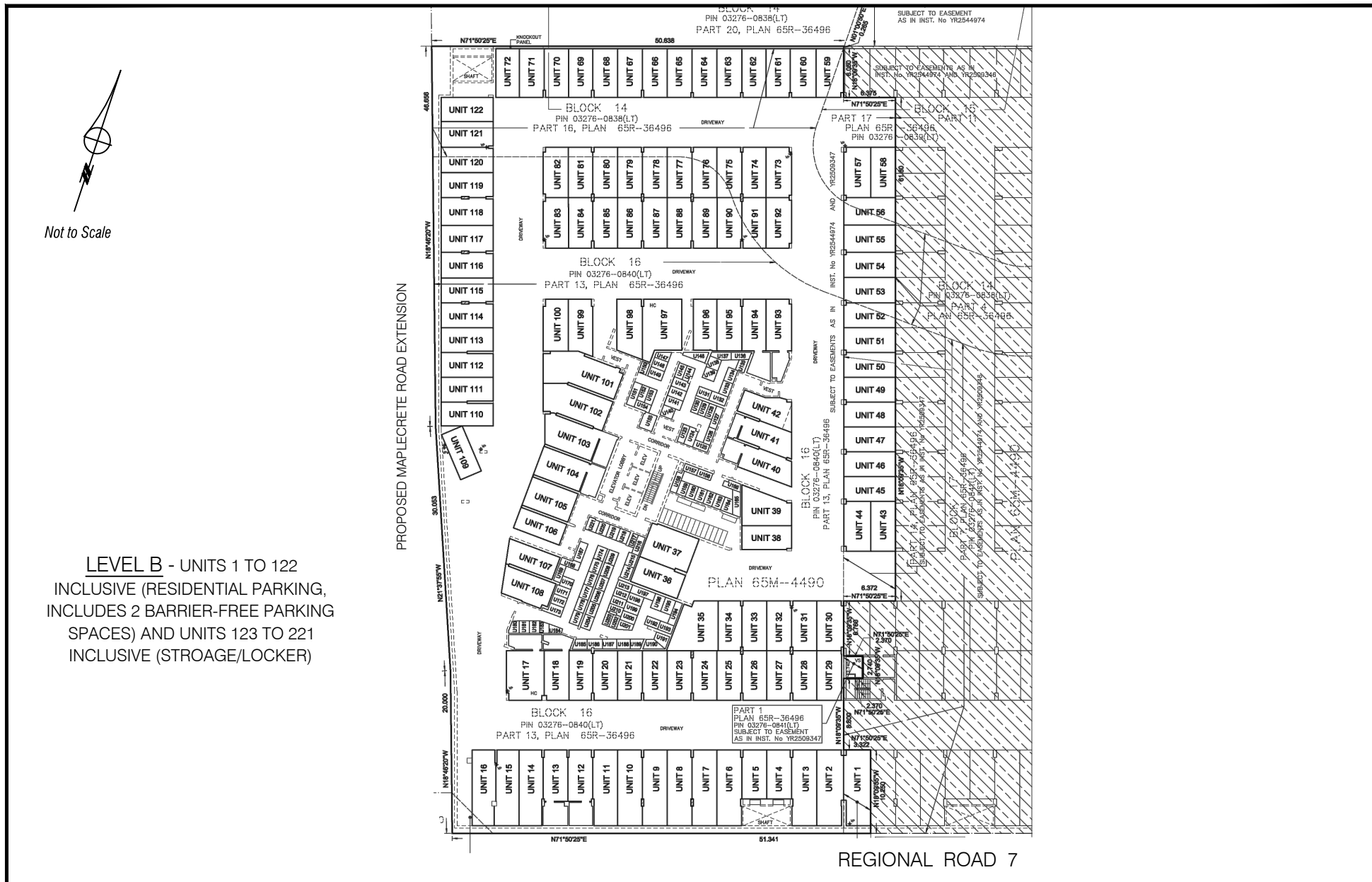
APPLICANT: *Royal 7 Developments Ltd.* **LOCATION:** *Part of Lot 6, Concession 4*

Development Planning
Department

FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008

DATE: February 7, 2017

12



Draft Plan of Condominium (Standard) - Parking Level B

APPLICANT: Royal 7 Developments Ltd.
LOCATION: Part of Lot 6, Concession 4

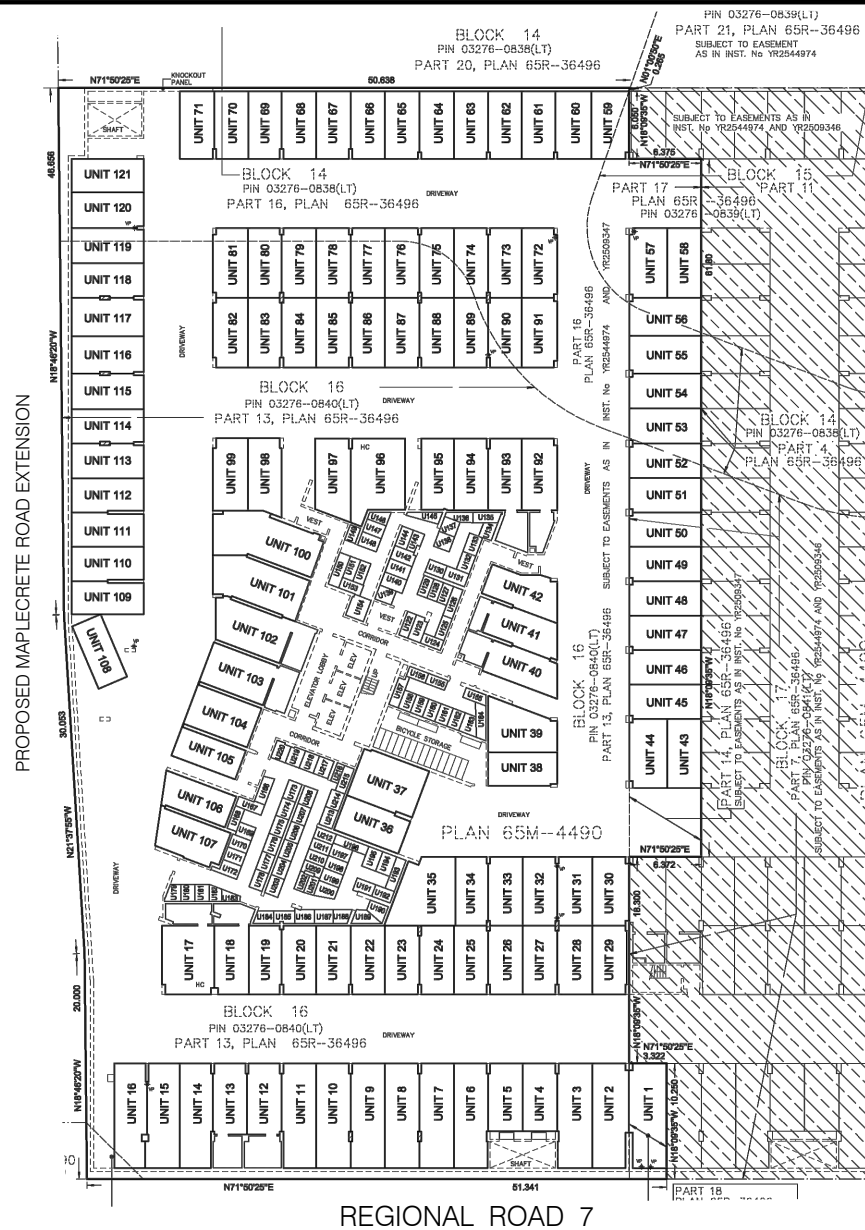


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Attachment
FILE: 19CDM-16V012
RELATED FILES: DA.14.014 &
19CDM-14V008
DATE: February 7, 2017
13



LEVEL C - UNITS 1 TO 121
 INCLUSIVE (RESIDENTIAL PARKING,
 INCLUDES 2 BARRIER-FREE PARKING
 SPACES) AND UNITS 122 TO 220
 INCLUSIVE (STORAGE/LOCKER)



Draft Plan of Condominium (Standard) - Parking Level C

APPLICANT: *Royal 7 Developments Ltd.* LOCATION: *Part of Lot 6, Concession 4*



Attachment
 FILE: 19CDM-16V012
 RELATED FILES: DA.14.014 &
 19CDM-14V008
 DATE: February 7, 2017
 14