## **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9. 2014**

Item 20, Report No. 41, of the Committee the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by the legal firm that represents the applicant, and did not take part in the discussion or vote on the matter.

DRAFT PLAN OF (STANDARD) CONDOMINUM FILE 19CDM-14V008
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 Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014:

## **Recommendation**

20

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Draft Plan of (Standard) Condominium File 19CDM-14V008 (Royal 7 Developments Ltd.) as shown on Attachments #5 to #12, BE APPROVED, subject to conditions set out in Attachment #1.

# **Contribution to Sustainability**

The subject lands are being developed in accordance with Site Development File DA.11.058 that was approved by Vaughan Council on September 25, 2012. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium 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 (Standard) Condominium File 19CDM-14V008, as shown on Attachments #5 to #12, to facilitate a condominium tenure of the residential portion of an approved mixed-use, 37-storey residential apartment building (excluding the ground related commercial uses) (Site Development File DA.11.058), as shown on Attachments #5 to #12. The residential portion consists of areas dedicated to residential uses, including, but not limited to the lobby, corridors, garbage and recycling room, holding room, mail room, elevators, amenity areas, locker rooms, 401 parking spaces in three underground parking levels, and 353 residential units.

## **Background - Analysis and Options**

The 0.49 ha subject lands shown on Attachments #2 and #3 are part of the overall 3.47 ha lands located at Maplecrete Road and Regional Road 7 (2900 Regional Road 7), as shown on Attachment #4. The subject Phase 1 building is under construction and nearing completion. The surrounding land uses are shown on Attachment #3.

## **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9. 2014**

# Item 20, CW Report No. 41 - Page 2

# Official Plan and Zoning

The subject lands are designated "Corporate Centre Node" by in-effect OPA #500 (Vaughan Corporate Centre Plan), as amended by OPA #663 (Avenue Seven Plan) and designated "Station Precinct" by the Vaughan Metropolitan Centre Secondary Plan (VMCSP) (not in effect), which both permit the development. The proposal conforms to the Official Plans.

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 the development. The proposal complies with Zoning By-law 1-88.

#### Site Development

Access to the subject lands is provided by a temporary access road from Barnes Court, south to Tower 1. The subject lands are also served by an east west road, McCleary Court, which will be a private road with a public easement, as shown on Attachment #4.

On September 4, 2012, Vaughan Council approved Site Development File DA.11.058 and related Zoning By-law Amendment File Z.12.032 to permit the development consisting of the following:

Total Gross Floor Area	38,840 m <sup>2</sup>
Residential Gross Floor Area	34,303 m <sup>2</sup>
Commercial Gross Floor Area	1,620 m <sup>2</sup>
Amenity Area	6,506 m <sup>2</sup>
Total Parking Provided	503 spaces
Residential Parking Provided	405 spaces
Shared Residential Visitor/Commercial Parking Provided	98 spaces
Total Residential Units	353

The development of the lands shown on Attachments #5 to #12, is consistent with the approved site plan shown on Attachment #4, with the exception of the number of residential parking spaces. The Owner originally proposed 405 residential parking spaces (total 503 spaces, including 98 shared residential visitor and commercial parking spaces), whereas the condominium plans include 401 residential parking spaces (total 499 spaces, including the 98 shared residential visitor and commercial parking spaces). Exception 9(1248) contains a residential parking standard of 1.1 spaces per unit, thereby yielding a total parking requirement of 389 spaces (1.1 spaces/unit x 353 units). The proposed condominium plans comply with Zoning By-law 1-88, as amended by site-specific Exception 9(1248), in all respects.

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.

#### 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.

## **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9. 2014**

# Item 20, CW Report No. 41 - Page 3

## Bell Canada

Bell Canada has no objection to the Draft Plan of (Standard) Condominium, subject to their condition of approval included in Attachment #1.

#### Canadian National Railway (CN)

CN has no objections to the proposed condominium plans, subject to their conditions of approval 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 October 28, 2014, NavCanada advised they have no objections to the application to establish the condominium ownership.

The Toronto Downsview Airport is located approximately 14 km southeast of the subject lands and is within the flight path of the airport. Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path require review by Bombardier Aerospace. In a memorandum dated September 23, 2014, Bombardier Aerospace advised they have no objections to the proposed condominium plans.

## Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

#### Lead and Promote Environmental Sustainability

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development includes a three stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

## ii. Plan and Manage Growth & Economic Well-Being

The condominium plans would implement the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010, upon the Vaughan Metropolitan Centre Secondary Plan coming into effect.

The condominium plans facilitate intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

The development is located within the Vaughan Metropolitan Centre (VMC) planning area, which is a designated Urban Growth Centre and a key strategic development area in the City of Vaughan that will support a high capacity subway extension and future bus rapid transit infrastructure.

## **Regional Implications**

The York Region Transportation and Community Planning Department has no objection to the proposed condominium plans, subject to their conditions of approval identified in Attachment #1.

## **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9. 2014**

# Item 20, CW Report No. 41 - Page 4

# Conclusion

Draft Plan of (Standard) Condominium File 19CDM-14V008 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Vaughan Planning Department has no objection to the approval of the Draft Plan of (Standard) Condominium, subject to the conditions set out in Attachment #1.

# **Attachments**

- Conditions of Draft Approval 1.
- **Context Location Map** 2.
- **Location Map** 3.
- Approved Site Plan: Tower 1 (File DA.11.058) 4.
- Draft Plan of (Standard) Condominium Level 1 5.
- Draft Plan of (Standard) Condominium Levels 2 & 3 6.
- 7. Draft Plan of (Standard) Condominium – Levels 4 to 6
- 8. Draft Plan of (Standard) Condominium – Levels 7 to 34
- Draft Plan of (Standard) Condominium Levels 35 & 36 9.
- Draft Plan of (Standard) Condominium Parking Level A 10. 11.
- Draft Plan of (Standard) Condominium Parking Level B
- 12. Draft Plan of (Standard) Condominium - Parking Level C

## Report prepared by:

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 the foregoing matter, as his son is employed by the legal firm that represents the applicant, and did not take part in the discussion or vote on the matter.

## **COMMITTEE OF THE WHOLE DECEMBER 2, 2014**

DRAFT PLAN OF (STANDARD) CONDOMINUM FILE 19CDM-14V008 ROYAL 7 DEVELOPMENTS LTD. WARD 4 - VICINITY OF MAPLECRETE ROAD AND REGIONAL ROAD 7

## Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT the Draft Plan of (Standard) Condominium File 19CDM-14V008 (Royal 7 Developments Ltd.) as shown on Attachments #5 to #12, BE APPROVED, subject to conditions set out in Attachment #1.

## **Contribution to Sustainability**

The subject lands are being developed in accordance with Site Development File DA.11.058 that was approved by Vaughan Council on September 25, 2012. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium 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 (Standard) Condominium File 19CDM-14V008, as shown on Attachments #5 to #12, to facilitate a condominium tenure of the residential portion of an approved mixed-use, 37-storey residential apartment building (excluding the ground related commercial uses) (Site Development File DA.11.058), as shown on Attachments #5 to #12. The residential portion consists of areas dedicated to residential uses, including, but not limited to the lobby, corridors, garbage and recycling room, holding room, mail room, elevators, amenity areas, locker rooms, 401 parking spaces in three underground parking levels, and 353 residential units.

## **Background - Analysis and Options**

The 0.49 ha subject lands shown on Attachments #2 and #3 are part of the overall 3.47 ha lands located at Maplecrete Road and Regional Road 7 (2900 Regional Road 7), as shown on Attachment #4. The subject Phase 1 building is under construction and nearing completion. The surrounding land uses are shown on Attachment #3.

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#### Site Development

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The development of the lands shown on Attachments #5 to #12, is consistent with the approved site plan shown on Attachment #4, with the exception of the number of residential parking spaces. The Owner originally proposed 405 residential parking spaces (total 503 spaces, including 98 shared residential visitor and commercial parking spaces), whereas the condominium plans include 401 residential parking spaces (total 499 spaces, including the 98 shared residential visitor and commercial parking spaces). Exception 9(1248) contains a residential parking standard of 1.1 spaces per unit, thereby yielding a total parking requirement of 389 spaces (1.1 spaces/unit x 353 units). The proposed condominium plans comply with Zoning By-law 1-88, as amended by site-specific Exception 9(1248), in all respects.

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.

# 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.

#### Bell Canada

Bell Canada has no objection to the Draft Plan of (Standard) Condominium, subject to their condition of approval included in Attachment #1.

## Canadian National Railway (CN)

CN has no objections to the proposed condominium plans, subject to their conditions of approval 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 October 28, 2014, NavCanada advised they have no objections to the application to establish the condominium ownership.

The Toronto Downsview Airport is located approximately 14 km southeast of the subject lands and is within the flight path of the airport. Bombardier Aerospace exclusively owns and operates the Toronto Downsview Airport. All development proposals within the flight path require review by Bombardier Aerospace. In a memorandum dated September 23, 2014, Bombardier Aerospace advised they have no objections to the proposed condominium plans.

# Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

## i. <u>Lead and Promote Environmental Sustainability</u>

Committed to protecting and enhancing the natural and built environments through the efficient use of resources.

The proposed development includes a three stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

# ii. Plan and Manage Growth & Economic Well-Being

The condominium plans would implement the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010, upon the Vaughan Metropolitan Centre Secondary Plan coming into effect.

The condominium plans facilitate intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

The development is located within the Vaughan Metropolitan Centre (VMC) planning area, which is a designated Urban Growth Centre and a key strategic development area in the City of Vaughan that will support a high capacity subway extension and future bus rapid transit infrastructure.

# Regional Implications

The York Region Transportation and Community Planning Department has no objection to the proposed condominium plans, subject to their conditions of approval identified in Attachment #1.

## Conclusion

Draft Plan of (Standard) Condominium File 19CDM-14V008 conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the

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

# **Attachments**

- Conditions of Draft Approval
- 2. Context Location Map
- 3. Location Map
- 4. Approved Site Plan: Tower 1 (File DA.11.058)
- 5. Draft Plan of (Standard) Condominium Level 1
- 6. Draft Plan of (Standard) Condominium Levels 2 & 3
- 7. Draft Plan of (Standard) Condominium Levels 4 to 6
- 8. Draft Plan of (Standard) Condominium Levels 7 to 34
- 9. Draft Plan of (Standard) Condominium Levels 35 & 36
- 10. Draft Plan of (Standard) Condominium Parking Level A
- 11. Draft Plan of (Standard) Condominium Parking Level B
- 12. Draft Plan of (Standard) Condominium Parking Level C

## Report prepared by:

Stephen Lue, Senior Planner, ext. 8210

Respectfully submitted,

JOHN MACKENZIE Commissioner of Planning GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI Manager of Development Planning

/CM

# **ATTACHMENT NO. 1**

## **CONDITIONS OF DRAFT APPROVAL**

# DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V008 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-14V008, ARE AS FOLLOWS:

# City of Vaughan

- 1. The Plan shall relate to a Draft Plan of (Standard) Condominium, prepared by KRCMAR, Reference No. 00-202DC01, dated July 30, 2014.
- 2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan Planning Department.
- 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.11.058.
- 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 that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Development Finance and Investments Department.

# York Region

- 9. 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-013-11, 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-013-11.
- 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

- 10. 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:

11. 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 ("MOE") 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 LU-131 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 facade:
  - 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.

- 12. The Owner shall provide the necessary postponement agreement(s) postponing all mortgages and encumbrances to this agreement.
- 13. The Owner shall implement in the design and construction of the development of the site the recommendations of the Noise and Vibration Study of Valcoustics dated June 6, 2011, subject to the following additional requirements:
  - a) No private open terraces, balconies or rooftop patios/terraces outdoor areas to be located on the north and east facades of Building 1 other than terraces, balconies, grade level patios or rooftop patios/terraces/common outdoor areas within the top storeys of the building above a height of approximately 79.1 metres (28<sup>th</sup> floor) of Building 1;
  - b) Any other terraces, balconies or rooftop patios shall be fully screened by the proposed development, as currently provided by the general building siting and massing of the remainder of the development;
  - c) All buildings shall be constructed of brick veneer or masonry equivalent or materials of acoustical equivalency;
  - d) No portion of any of the buildings or podiums shall be constructed of curtain wall construction except for spandrel panels which may be used where constructed to the following specifications:
    - Minimum 6 mm glazing;
    - Minimum 125 mm insulation:
    - Minimum 18 gauge sheet metal liner panel;
    - 92 mm studs with batt insulation;
    - Two layers 16 mm gypsum board;

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;

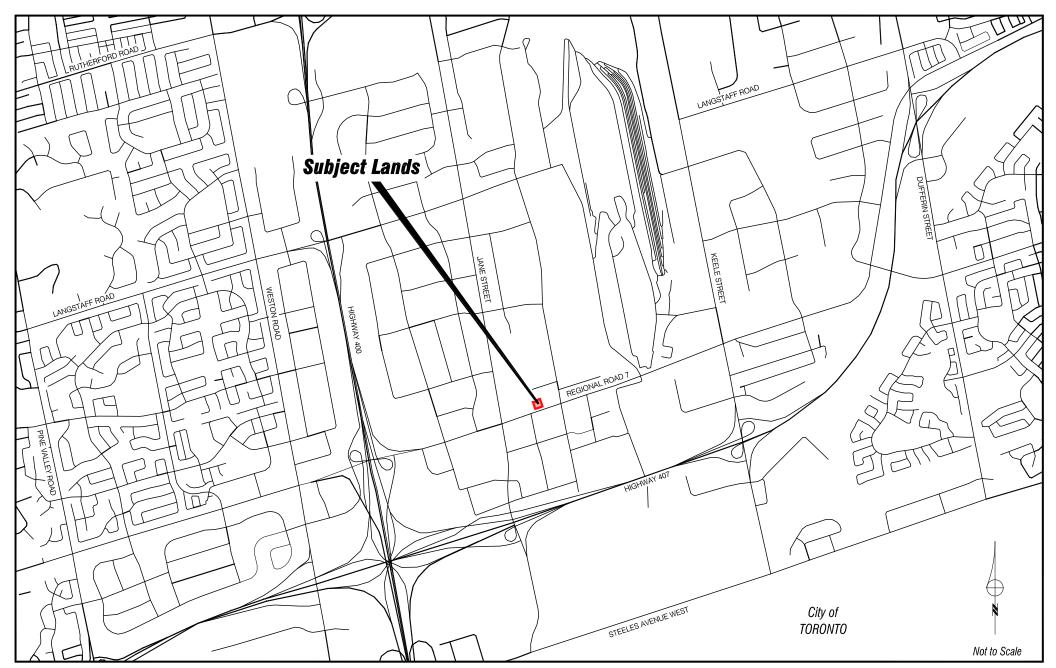
- e) Upgraded windows/exterior doors shall be provided having an STC (Sound Transmission Class) 37 rating or higher on the north and east facades of Building 1;
- Proposed windows/doors including frames shall be tested and results provided to CN for review;
- g) Owner's acoustical consultant to inspect the as constructed buildings and confirm that all required mitigation measures, as agreed upon, in the agreement have been implemented. Confirmation letter to be provided to CN prior to occupancy. CN to confirm in writing that the conditions have been satisfied.
- 14. 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.
- f) Warning clause for units on the north and east facades of building on the site that have unenclosed balconies, patios or terraces. Noise levels from CN's MacMillan Rail Yard may not meet the maximum noise limits of Ministry of the Environment ("MOE") criteria as defined in Noise Assessment Criteria in Land Use Planning Publication LU-131 of the MOE dated October 1997 in the outdoor areas accessible from your unit. Such outdoor areas have not been designed to be used as Outdoor Living Areas as defined in Noise Assessment Criteria in Land Use Planning Publication LU-131 of the MOE dated October 1997. Noise levels from activities from the CN MacMillan Rail Yard could potentially cause discomfort or annoyance and/or interrupt conversations in these outdoor areas.
- 15. The Owner shall pay CN its reasonable costs of reviewing the application and conditions of approval.

## Clearances

- 16. The City (Vaughan Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
- 17. York Region shall advise the Vaughan Planning Department in writing that Condition 9 has been satisfied.
- 18. Bell Canada shall advise the Vaughan Planning Department in writing that Condition 10 has been satisfied.
- 19. Canadian National Railway (CN) shall advise the Vaughan Planning Department in writing that Conditions 11 to 15 have been satisfied.



# **Context Location Map**

LOCATION:

Part of Lot 6, Concession 4

APPLICANT:

Royal 7 Developments Ltd.

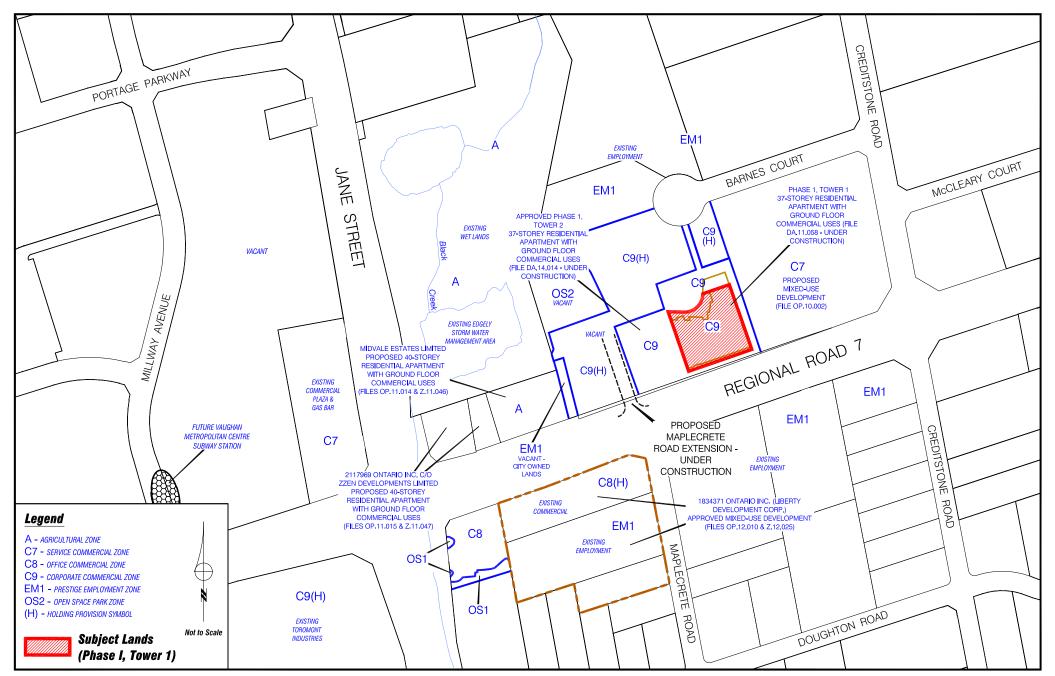


# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

December 2, 2014





# **Location Map**

LOCATION:

Part of Lot 6, Concession 4

**APPLICANT**:

Royal 7 Developments Ltd.

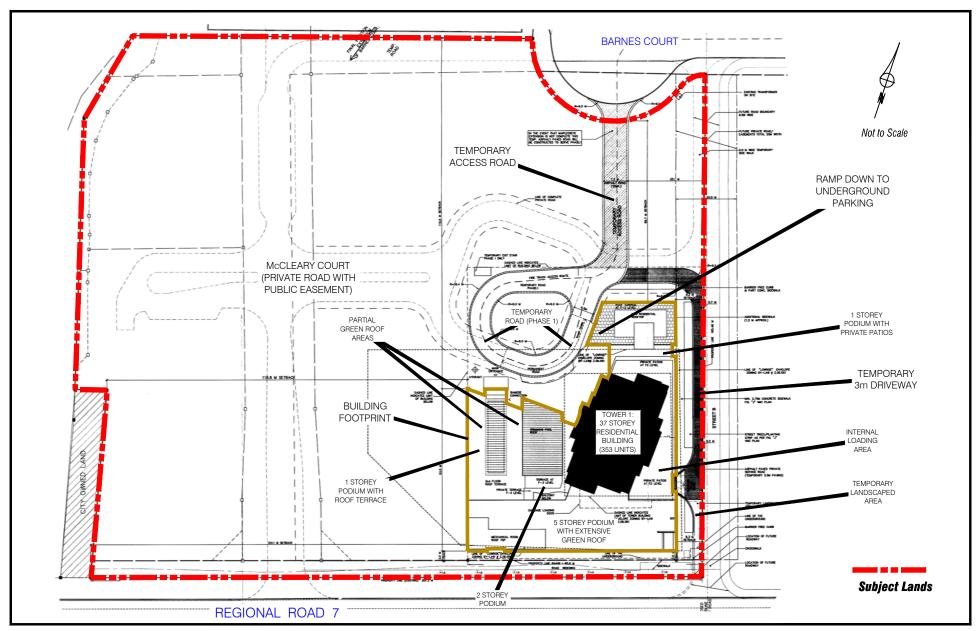


# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

> DATE: December 2, 2014





Approved Site Plan: Tower 1 (File DA.11.058)

APPLICANT: Royal 7 Developments Ltd.

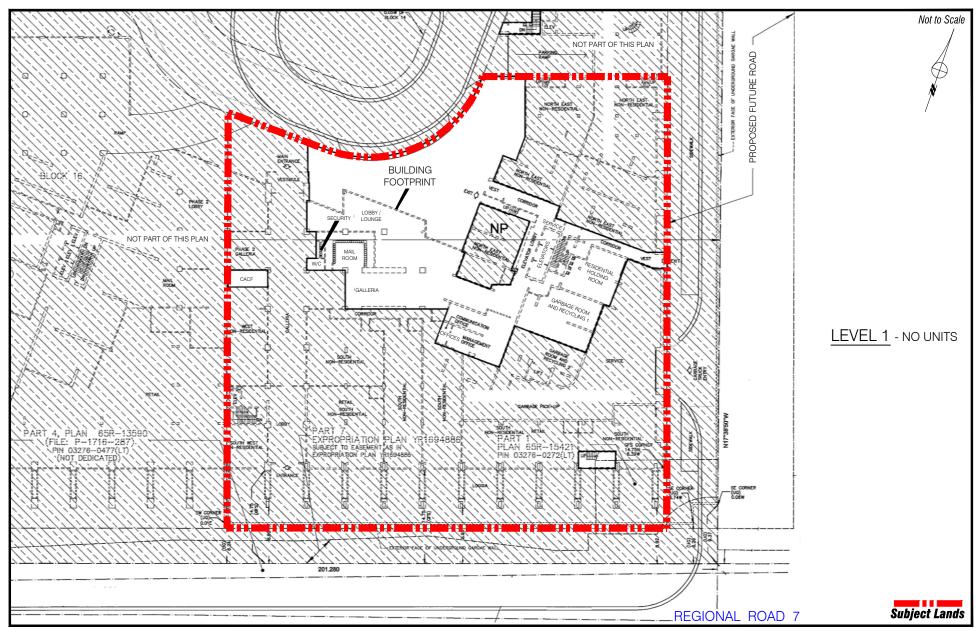
Part of Lot 6. Concession 4



# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

December 2, 2014



# Draft Plan of (Standard) Condominium - Level 1

APPLICANT: Royal 7 Developments Ltd.

LOCATION:

Part of Lot 6, Concession 4

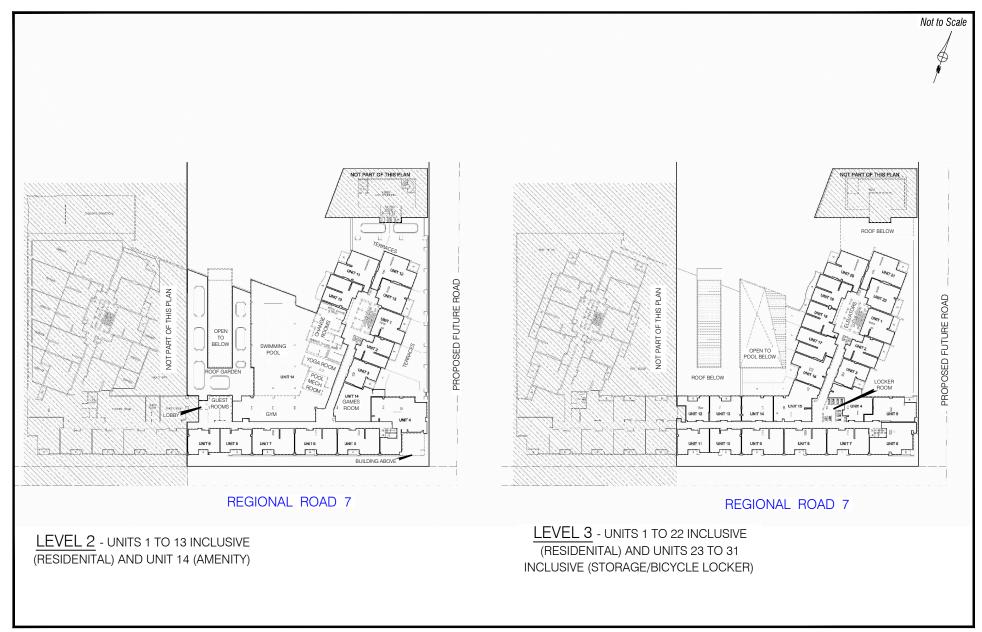


# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

December 2, 2014





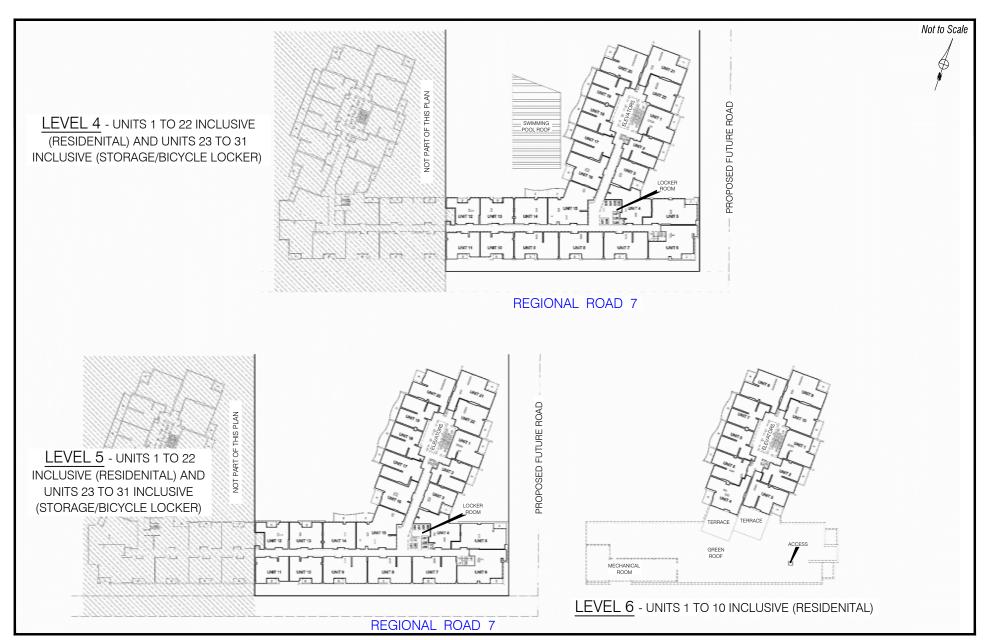
# Draft Plan of (Standard) Condominium - Levels 2 & 3

APPLICANT: LOCATION: Royal 7 Developments Ltd. Part of Lot 0

Part of Lot 6, Concession 4



# **Attachment**



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

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

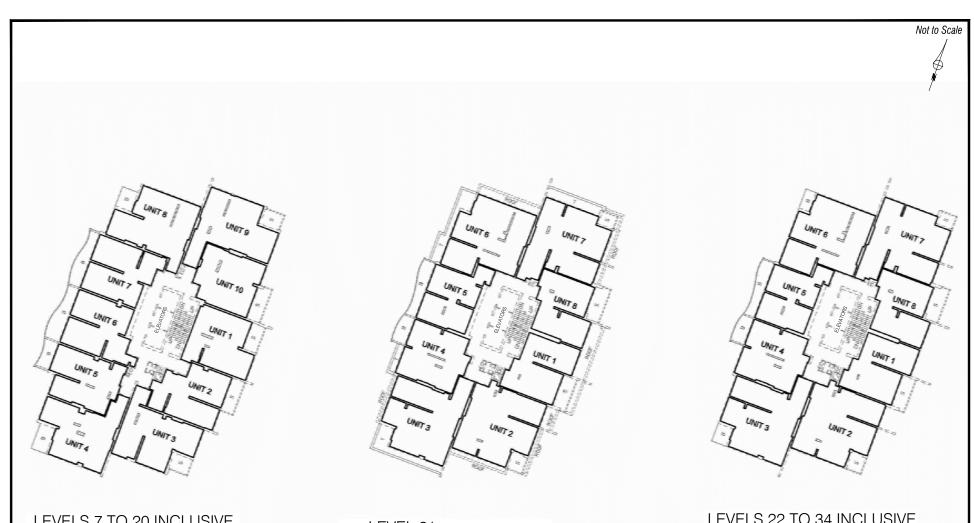
LOCATION:
Part of Lot 6, Concession 4



# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

> DATE: December 2, 2014



LEVELS 7 TO 20 INCLUSIVE
UNITS 1 TO 10 INCLUSIVE
(RESIDENITAL)

LEVEL 21 - UNITS 1 TO 8 INCLUSIVE (RESIDENITAL)

LEVELS 22 TO 34 INCLUSIVE
UNITS 1 TO 8 INCLUSIVE
(RESIDENITAL)

Draft Plan of (Standard)
Condominium - Levels 7 to 34

APPLICANT: LOCATION:
Royal 7 Developments Ltd. Part of Lot 0

Part of Lot 6, Concession 4



# Attachment



# Draft Plan of (Standard) Condominium - Levels 35 & 36

APPLICANT: LOCATION:

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



# Attachment



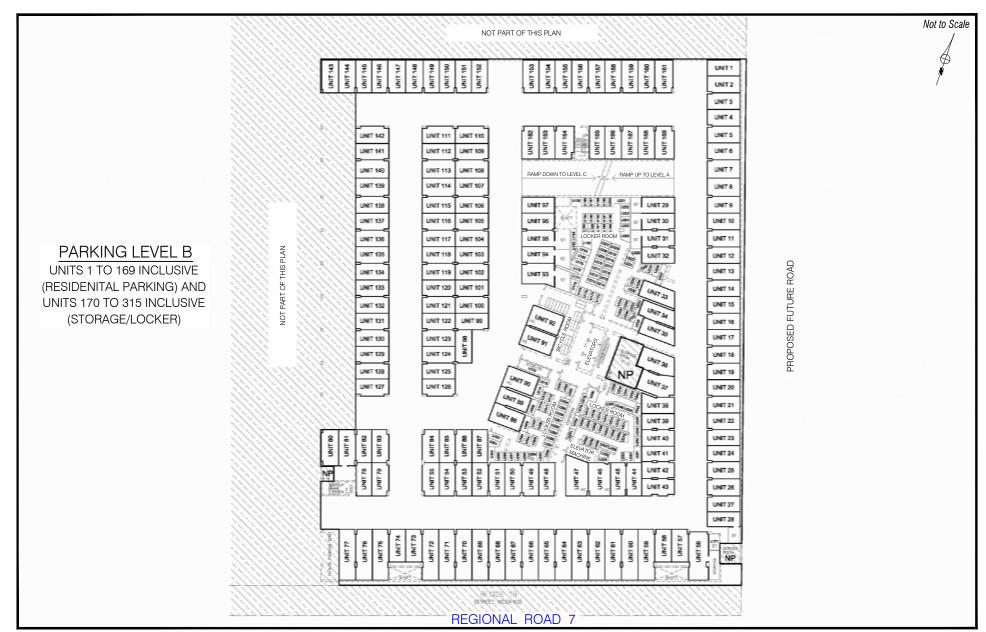
# Draft Plan of (Standard) Condominium - Parking Level A

APPLICANT: LOCATION:

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



# **Attachment**



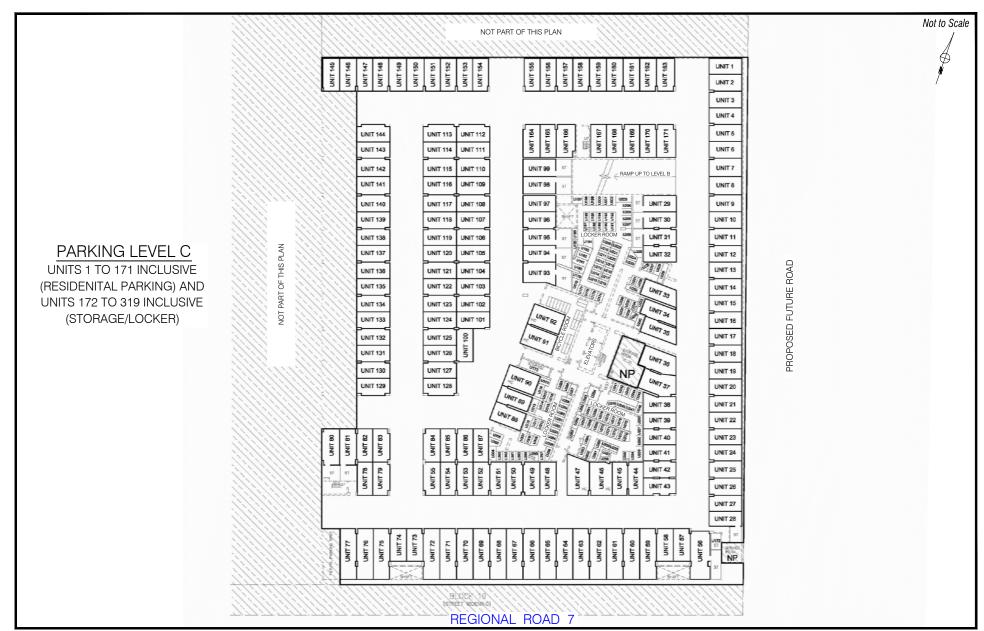
# Draft Plan of (Standard) Condominium - Parking Level B

APPLICANT: LOCATION:

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



# **Attachment**



# Draft Plan of (Standard) Condominium - Parking Level C

APPLICANT: LOCATION:

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



# **Attachment**

FILE: 19CDM-14V008 RELATED FILE: DA.11.058

> DATE: December 2, 2014

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