

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 26, 2022

Item 3, Report No. 19, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 26, 2022.

**3. VMC EAST BLOCK RESIDENCES, AS A GENERAL PARTNER AND
ON BEHALF OF VMC EAST BLOCK RESIDENCES LIMITED
PARTNERSHIP DRAFT PLAN OF CONDOMINIUM FILES
19CDM-21V001 AND 19CDM-21V002 1000 PORTAGE PARKWAY AND
7890 JANE ST VICINITY OF PORTAGE PARKWAY AND JANE ST**

**The Committee of the Whole recommends approval of the
recommendation contained in the following report of the Deputy City
Manager, Planning and Growth Management, dated April 12, 2022:**

Recommendations

1. THAT Draft Plan of Condominium (Standard) Files 19CDM-21V001 and 19CDM-21V002 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the development that is consistent with Site Development File DA.18.074, subject to Conditions of Draft Approval in Attachment 1.

Committee of the Whole (2) Report

DATE: Tuesday, April 12, 2022

WARD: 4

**TITLE: VMC EAST BLOCK RESIDENCES, AS A GENERAL PARTNER
AND ON BEHALF OF VMC EAST BLOCK RESIDENCES
LIMITED PARTNERSHIP
DRAFT PLAN OF CONDOMINIUM FILES
19CDM-21V001 AND 19CDM-21V002
1000 PORTAGE PARKWAY AND 7890 JANE STREET
VICINITY OF PORTAGE PARKWAY AND JANE STREET**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-21V001 to create condominium tenure for Building B3 – 50-storeys (Jane Street), and Draft Plan of Condominium (Standard) File 19CDM-21V002 to create condominium tenure for Building B1 – 45-storeys (Portage Parkway). These Applications facilitate the condominium tenure for the previously approved mixed-use site development plan for Transit City Towers 4 and 5 (File DA.18.074) in the Vaughan Metropolitan Centre (VMC), as shown on Attachment 3. The third building (Building B2) on this site is a purpose-built rental building and is not subject to any condominium tenure. The proposal includes unitization of residential units, storage lockers, bicycle lockers, establishment of commonly accessible areas such as amenity areas, lobbies, elevators and stairwells within each building, and parking spaces within the underground parking structure serving the residential, visitor, and retail users for all 3 mixed-use buildings together.

Report Highlights

- The Draft Plan of Condominiums (Standard) consist of areas dedicated to create condominium tenure for 1,026 residential units, bicycle and parking units, and commonly accessible areas including amenity areas, lobbies, elevators and stairwells.
- This report recommends draft approval of Draft Plan of Condominium (Standard) Files 19CDM-21V001 and 19CDM-21V002, subject to conditions, to create the condominium tenure for the development that is consistent with the approved Site Development File DA.18.074, subject to Conditions of Draft Approval in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) Files 19CDM-21V001 and 19CDM-21V002 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the development that is consistent with Site Development File DA.18.074, subject to Conditions of Draft Approval in Attachment 1.

Background

The Subject Lands are located at the south-west corner of Portage Parkway and Jane Street, to the north of Bent Tree Drive, and are municipally known as 1000 Portage Parkway (Building B1) and 7890 Jane Street (Building B3), with the surrounding land-uses shown on Attachment 2.

The proposed Draft Plan of Condominium Files 19CDM-21V001 and 19CDM-21V002 will create standard condominium tenure for Buildings B1 and B3, as shown on Attachments 2 to 17. The Development is currently under construction and consists of the following:

- 3 residential apartment buildings with building heights of 45-storeys (Building B1), 50-storeys (Building B3) and 36-storeys (Building B2 – purpose built rental), each with 6-storey podiums integrated with retail at-grade
- A total residential gross floor area (GFA) of 75,054 m² for a total of 1,472 residential units (1,026 units for condominium tenure within Buildings B1 and B3)
- A total of 2,038 m² of retail GFA
- A total of 934 parking spaces for residential with shared visitor and retail parking spaces

The Applications are consistent with the Council approved ultimate site plan for the Development, as shown on Attachment 3.

Previous Reports/Authority

[Item 2, Report No. 17, Committee of the Whole, Site Development File DA.18.074 adopted by Vaughan Council on May 14, 2019](#)

Analysis and Options

19CDM-21V001 (Building B3 – 7890 Jane Street)

This Application proposes standard condominium tenure for Building B3 which includes the unitization of residential units, bicycle and storage and parking units, mechanical and garbage collection rooms, and establishment of commonly accessible areas such as amenity areas, lobbies, elevators, stairwells in each building. The building can be accessed via a common corridor to the main lobby from Jane Street. A portion of the residential parking spaces and bicycle/storage units located within underground parking Levels B and C are dedicated exclusively for this development.

19CDM-21V002 (Building B1 – 1000 Portage Parkway)

Similarly, this Application proposes standard condominium tenure for Building B1 to unitize the residential units, bicycle and storage and parking units, mechanical and garbage collection rooms, and establishment of commonly accessible areas such as amenity areas lobbies, elevators, stairwells in each building. The main residential lobby is accessible from the internal privately-owned public space ('POPS') and is also accessible from a lobby along Portage Parkway. A portion of the residential parking, bicycle and storage units within the underground parking Levels B and C will also be exclusively dedicated to this development.

The overall Development proposes shared use of facilities and accesses for all 3 buildings on-site. This includes all outdoor and indoor amenity areas which will be privately-owned and maintained by the Owner. These include the outdoor green roof amenity areas on Level 7 in Building B1, the indoor amenity areas located on Level 5 within Building B3, and the exterior POPs. As a condition of approval, the Owner is required to convey a public access easement to the City free of costs and encumbrances over the POPs, comprised of the corner plazas and large central courtyard. A condition to this effect is included in Attachment 1.

While parking spaces are exclusively unitized within Levels B and C of the underground parking garage, Level A will remain commonly accessible to all residents and visitors for the purposes of shared parking between these 3 buildings (Buildings B1, B2 (rental) and B3). Level A will be privately-owned and maintained by the Owner and is not subject to condominium tenure. In order to ensure that these parking spaces are publicly-accessible, the Owner shall agree to enter into Reciprocal Easement and Operations Agreements ("REOA") with the future Condominium Corporations for Buildings B1 and

B3. These REOAs will detail matters relating to parking, access, and operations and maintenance of the underground parking structure, and shall include provisions to ensure that a total of 221 visitor parking spaces will be permitted and available within the on-site commercial parking facility in perpetuity within the development block to satisfy the minimum zoning requirements. These spaces may be utilized as shared off-site residential, commercial, and paid parking spaces for Buildings B1, B2 and B3. A condition to this effect is included in Attachment 1.

Development access is also proposed from the south development frontage facing the new local road, Bent Tree Drive. Prior to final approval, the Owner shall confirm to the City that Bent Tree Drive has been fully constructed and operational to the satisfaction of the City. A condition to this effect is included in Attachment 1.

The Application is consistent with and conforms to Provincial and Regional policies and conforms to Vaughan Official Plan 2010 and the VMC Secondary Plan

The Provincial Policy Statement, 2020 ('PPS') and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') provide policy direction for land use planning and development for lands in Ontario. The Subject Lands are located within an "Urban Growth Centre" and "Major Transit Station Area" as identified by the Growth Plan and designated as "Urban Area" and located within a "Regional Centre" by the York Region Official Plan ('YROP'). Volume 2 of the Vaughan Official Plan 2010 ('VOP 2010'), specifically the Vaughan Metropolitan Centre Secondary Plan (the 'VMCSP'), designates the Subject Lands "Station Precinct", which permits a maximum building height of 25-storeys and a maximum density of 4.5 times the area of the lot (Floor Space Index – 'FSI'). The development is permitted a maximum density of 7.1 FSI with maximum building heights of 36-storeys (Building B2), 45-storeys (Building B1), and 50-storeys (Building B3), as approved through the site-specific OPA.

The Development is transit-supportive as the Subject Lands are located within an MTSA and is located within close proximity to the SmartVMC Bus Terminal, VMC Subway Station and the VivaNext Bus Rapid Transit along Highway 7 (the 'higher-order transit'). The Applications are permitted by the YROP, VOP 2010, and VMCSP. The Condominium Plans implement the tenures for the development that is consistent with and conforms to Provincial, York Region Official Plan and City Official Plan policies.

The Applications comply with Zoning By-law 1-88, and are consistent with the approved site plan

The Subject Lands are zoned C10 Corporate District Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1477). The development is permitted and complies with all the requirements of Zoning By-law 1-88. As a condition of approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

Zoning By-law 001-2021, has been appealed

The Subject Lands are zoned V1 VMC Station Precinct Zone, S(5-30)-D(2.5-5), subject to Exceptions 637, 1097 by Zoning By-law 001-2021. On October 20, 2021, Council enacted By-law 001-2021 as the new Comprehensive Zoning By-law. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

On March 1, 2022, a report was brought forward to the Committee of the Whole to amend the transition provisions of Zoning By-law 001-2021, which includes allowing Council decisions on development applications that were made prior to the passing of Zoning By-law 001-2021 to be recognized (Section 1.6.2.8). On March 22, 2022, Vaughan Council ratified the recommendations of the report along with the enactment of the revised Zoning By-law 001-2021 transition By-laws 038-2022 and 039-2022. Once Zoning By-law 001-2021 is in force and effect, the proposed transitions (Section 1.6.2.8) will allow the Council approval under previously approved Z.18.030 to be recognized.

The proposed garbage/recycling collection may be eligible for municipal waste collection service or shall be the responsibility of the Condominium Corporations

Upon a successfully completed application, site inspection and executed agreement as determined by the City, the Condominium Corporations may be eligible for municipal waste collection services. Should the Condominium Corporations be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporations.

The following commenting agencies have advised they have no objections to the approval of the Applications

Canada Post has no objection to the Application, subject to the conditions, in relation to approved Site Development Application File DA.18.074, being satisfied. Alectra Utilities, Enbridge Gas, Bell Canada, and Rogers have no objection to the Application. The

Owner is required to confirm 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.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Applications, subject to their Conditions of Draft Approval identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) Files 19CDM-21V001 and 19CDM-21V002 conform to the VMCSPP, comply with Zoning By-law 1-88, and are consistent with the approved ultimate site plan for the Development, as approved by File DA.18.074. Accordingly, the Planning and Growth Management Portfolio, VMC Program recommends approval of this Application, subject to the conditions as set out in Attachment 1.

For more information, please contact: Natalie Wong, Senior Planner, VMC at extension 8866.

Attachments

1. Conditions of Draft Approval 19CDM-21V001 and 19CDM-21V002
2. Context and Location Map
3. Approved Site Plan DA.18.074
4. Building B1 – Levels 1 and 2
5. Building B1 – Levels 3 and 4
6. Building B1 – Levels 5 and 6
7. Building B1 – Levels 7 and 8
8. Building B1 – Levels 9 to 46
9. Building B1 – Parking Levels A and B
10. Building B1 – Parking Level C
11. Building B3 – Levels 1 and 2
12. Building B3 – Levels 3 and 4
13. Building B3 – Levels 5 and 6
14. Building B3 – Levels 7 and 8 to 50
15. Building B3 – Building B3 - Cross Section
16. Building B3 – Parking Levels A and B
17. Building B3 – Parking Level C

Prepared by

Natalie Wong, Senior Planner VMC, extension 8866

Amy Roots, Senior Manager VMC, extension 8035

Christina Bruce, Director, Policy Planning and Special Programs, extension 8231

Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick'.

Nick Spensieri, City Manager

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-21V001 AND DRAFT
PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-21V002 ("THE PLANS")
VMC EAST BLOCK RESIDENCES GP INC. AS A GENERAL PARTNER AND ON
BEHALF OF VMC EAST BLOCK RESIDENCES LIMITED PARTNERSHIP ("THE
OWNER")**

**1000 PORTAGE PARKWAY AND 7890 JANE STREET
PART OF LOTS 6 AND 7, CONCESSION 5
CITY OF VAUGHAN ("THE CITY")**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE
SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF
CONDOMINIUM (STANDARD) FILE 19CDM-21V001 AND PLAN OF CONDOMINIUM
(STANDARD) FILE 19CDM-21V002, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plans shall relate to a Draft Plan of Condominium, prepared by J.D Barnes Limited, drawing File No. 19-22-760-00N dated January 21, 2021 and File No. 19-22-760-00E dated January 21, 2022.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
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.18.074.
4. The following provision(s) 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 collection, snow removal and clearing shall be the responsibility of the Condominium Corporation;
 - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post;
 - d) Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as

determined by the City, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by Vaughan or choose not to enter into an agreement with Vaughan for municipal collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation;

- e) Should archeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.
- f) Prior to the registration of the Draft Plan of Condominium, the Owner shall:
 - i) Ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan's satisfaction.
 - ii) Upon the Condominium Corporation's application to renew the Discharge Approval, the Condominium Corporation shall provide a report prepared and sealed by a licensed professional geoscientist, in the province of Ontario, attesting that all Private Groundwater Discharge comply with the requirements of the Discharge Approval issued by Vaughan.
 - iii) The Condominium Corporation agrees that post-development flow rates discharged to Vaughan's storm sewer system from the Lands, including Private Groundwater Discharge, shall not exceed the allowable flow rates discharged to Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Condominium Corporation may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at their sole cost and expense.
 - iv) The Condominium Corporation's right to Private Ground Water Discharge from its Land into Vaughan's storm sewer system is subject to all terms and conditions of this Agreement, the Discharge

Approval, Vaughan's Sewer Use By-law 087-2016, as amended, and all applicable laws and regulations.

- v) The Owner agrees that in the event the Condominium Corporation fails to comply with any of the terms and conditions set out above, Vaughan may immediately suspend, terminate or revoke at Vaughan's sole discretion, any discharge privileges granted under this Agreement and the Discharge Approval.
- g) The following warning clauses must be included in all condominium declarations, Condominium Agreements, including but not limited to the following:
- i) "Purchasers/tenants are advised that sound levels due to increasing road traffic may be audible and may occasionally interfere with some activities of the dwelling occupants."
 - ii) "This dwelling unit has been supplied with a central air conditioning system which will allow windows closed and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and Ministry of Environment, Conservation and Parks."
 - iii) "Purchasers/tenants are advised that this development is in proximity to various commercial developments including the York Region Rapid Transit Bus Terminal, and that sound levels may at times be audible."
 - iv) "Purchasers/tenants shall be advised that a large-scale digital installation (public art) has been installed on the adjacent site to the west, which may provide increased illumination to some units during its operating hours. Purchasers and/or tenants are advised that the artwork will be operational 12 months a year and 5 days a week during a period from dusk to midnight and will be switched off during daylight hours or during such other times as may be mutually agreed to between the Owner and the City of Vaughan. The operating hours are subject to change and adjustment with City of Vaughan approval."
 - v) "Purchasers are advised that sound levels due to increasing rail traffic may be audible and may occasionally interfere with some activities of the dwelling occupants."
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 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 (Alectra Corporation Utilities, Rogers, Bell, Enbridge Gas Inc.), drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall convey to the City free of costs and encumbrances that are registered on-title, a permanent public access easement over the privately-owned public space, including the two corner plazas, community pavilion and central courtyard. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits and claims, and demands whatsoever which may arise directly or indirectly by reason of the privately-owned public space or service, to the satisfaction of the City.
9. Prior to final approval, the Owner shall submit in writing to the City a copy of the Draft Reciprocal Easement and Operations Easement Agreements ("REOA") to be reviewed to the satisfaction of the VMC Program. Immediately following Condominium Registration, the Owner shall enter into Reciprocal Easement and Operations Agreements ("REOA") with the future Condominium Corporations for Buildings B1 and B3 for parking, access, operations, and maintenance of the underground parking structure, which shall include provisions to ensure that a minimum of 221 visitor parking spaces (0.15 spaces per unit) shall be permitted and made available at all times within the on-site commercial parking facility and may be utilized as shared off-site residential, commercial and paid parking spaces for Buildings B1, B2 and B3 in perpetuity within the development block to satisfy the minimum zoning requirements. The agreement(s) shall be registered on-title, to the satisfaction of the City.
10. Prior to final approval, the Owner shall confirm that Bent Tree Drive along the south development frontage is to be fully constructed and operational to the satisfaction of the VMC Program.
11. Prior to final approval, the Owner shall provide certificate by a noise consultant that the noise attenuation measures identified in the approved environmental noise report have been included in the building plans. The Owner's noise consultant shall certify that the noise attenuation measures identified in the approved environmental noise report have been incorporated into the building, to the satisfaction of the VMC Program, Development Engineering staff.
12. Prior to final approval, the Owner shall confirm to the Planning and Growth Management Portfolio, VMC Program 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 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.

York Region Conditions:

13. Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval issued for the subject property under Regional File No. SP.18.V.0263, have been satisfied.
14. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property under Regional File No.SP.18.V.0263.
15. Prior to final approval, the Owner shall confirm that all works within the Regional right-of-way have been completed to the satisfaction of the Region or 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.
16. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.
17. Prior to final approval, the Region shall be in receipt of a fully executed Maintenance Agreement between the City and the Region with respect to the unit pavers on the proposed east-west street within the Regional road right-of-way.
18. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following warning clauses:
 - a. “Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building’s occupants.”
 - b. “The purchaser and/or lessee specifically acknowledges and agrees that the proximity of the development to the VMC Transit Terminal operations and its construction may result in transmission of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke, and particulate matter (collectively referred to as “interferences”) on and/or to the Development and despite the inclusion on control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the purchaser or lessee agrees to release and save harmless the Regional Municipality of York from all

claims, losses, judgments or actions arising or resulting from any and all Interferences. The purchaser or lessee further acknowledges and agrees that an Interference clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die, or be null and void, with the closing of the transaction.”

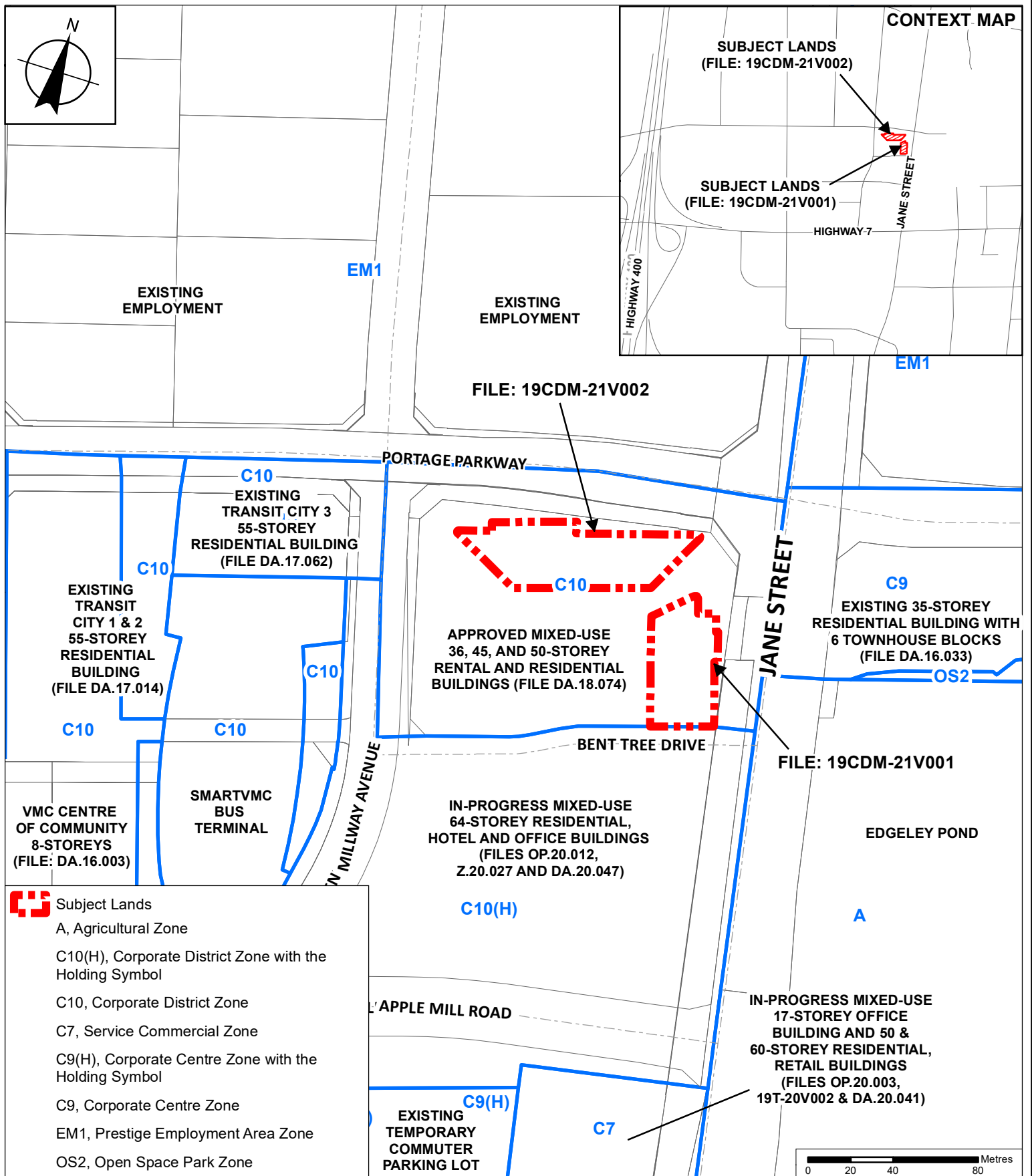
Bell Canada Conditions:

19. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
20. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Canada Post Conditions:

21. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
 - a. The Owner/Developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Owner/Developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure rear-fed mailroom must be provided;
 - b. The Owner/Developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses if applicable, the installation of a Canada Post lock in the building’s lobby intercom and the purchase of a deadbolt for the mail room that is a model which can be retro-fitted with a Canada Post deadbolt cylinder;
22. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 15 have been satisfied.
23. York Region Community Planning and Development Services shall advise that Conditions 16 to 21 have been satisfied.
24. Bell Canada shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program that Conditions 22 and 23 have been satisfied.

25. Canada Post shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program, that Condition 24 has been satisfied.



Context and Location Map

LOCATION: Part of Lots 6 and 7, Concession 5; 7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership



Attachment

FILES: 19CDM-21V001 and 19CDM-21V002

RELATED FILE: DA.18.074

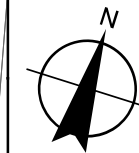
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2

MILLWAY AVENUE

PORTAGE PARKWAY

FILE: 19CDM-21V002



CORNER PLAZA

CORNER PLAZA

BUILDING B1 (45-STOREYS)

POPS

JANE STREET

FILE: 19CDM-21V001

BUILDING B2 (36-STOREYS)

BUILDING B3 (50-STOREYS)

BENT TREE DRIVE



0 15 30 60 Metres

Approved Site Plan DA.18.074

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

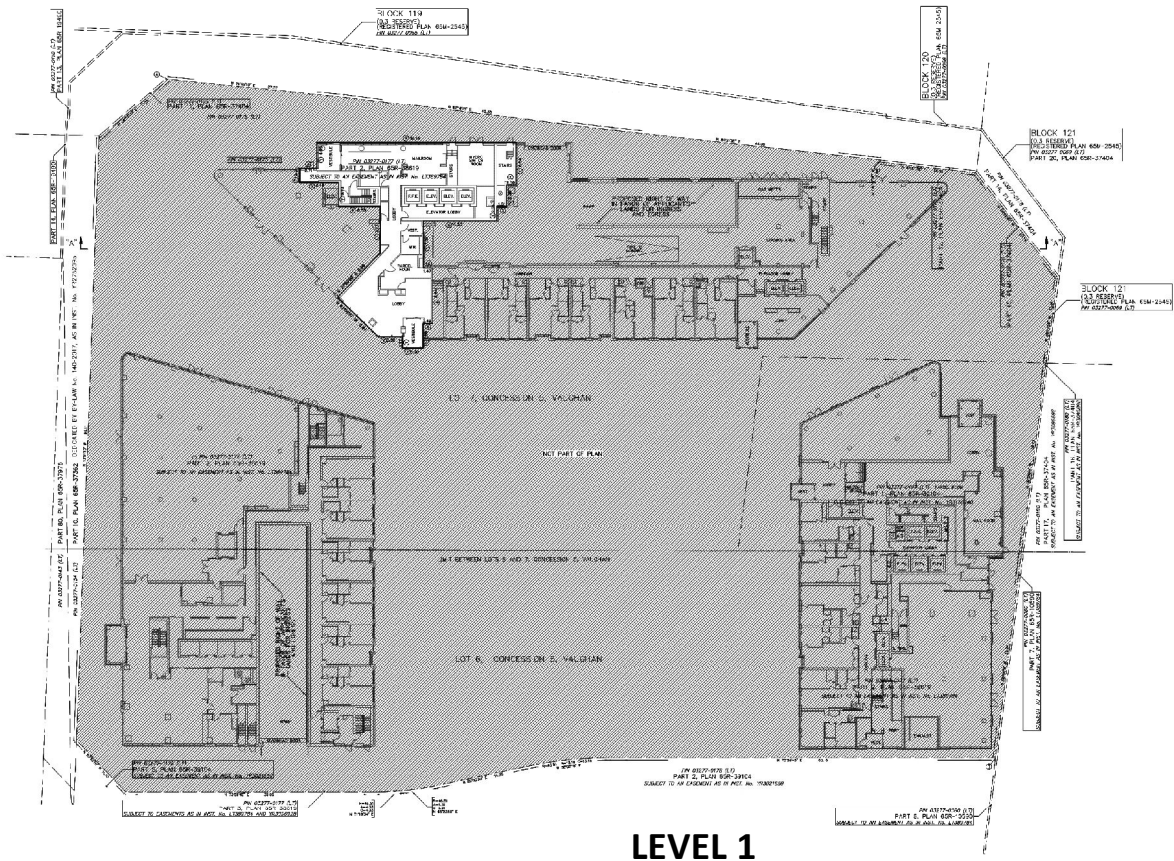
APPLICANT: VMC East Block Residences., as a
General Partner and on behalf of VMC East Block Residences
Limited Partnership



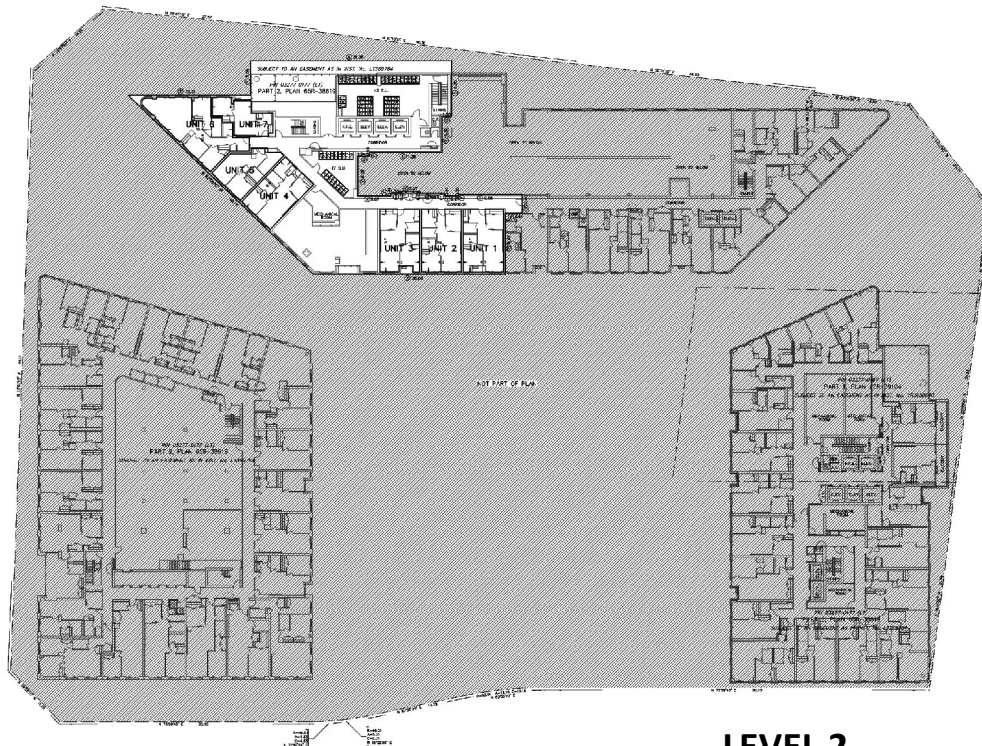
FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE:
April 12, 2022

Attachment
3



LEVEL 1



LEVEL 2

Building B1 - Levels 1 and 2

LOCATION: Part of Lots 6 and 7, Concession 5; 7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership



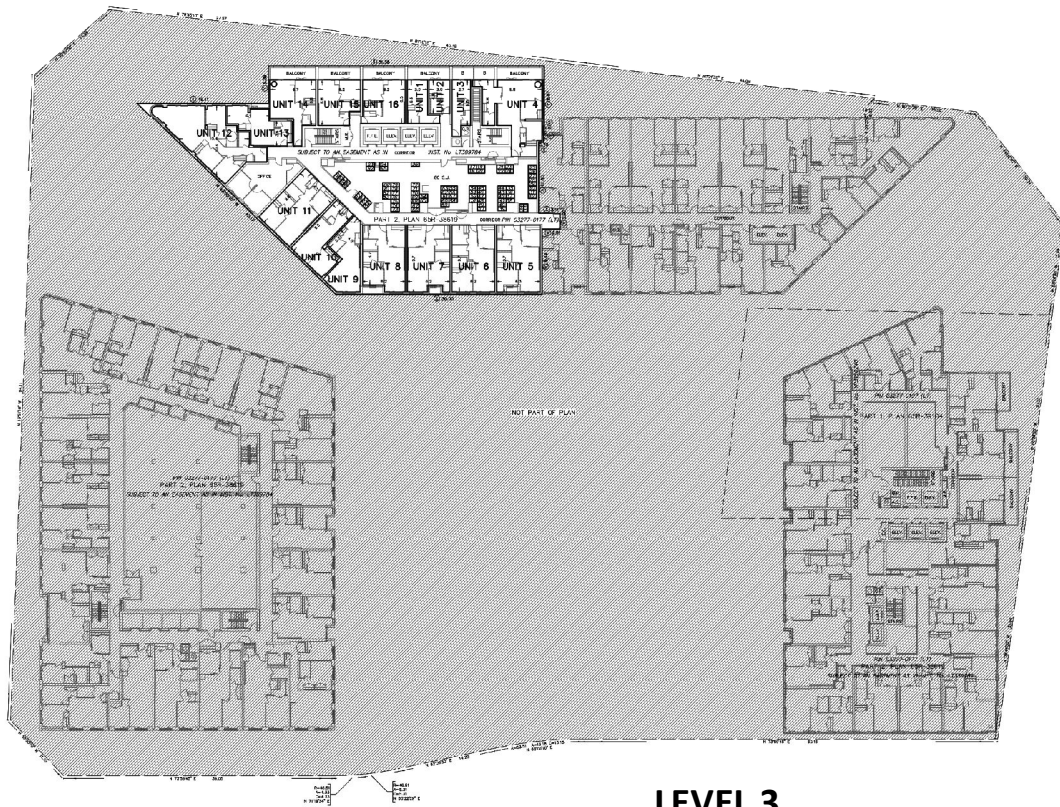
FILES: 19CDM-21V001 and 19CDM-21V002

RELATED FILE: DA.18.074

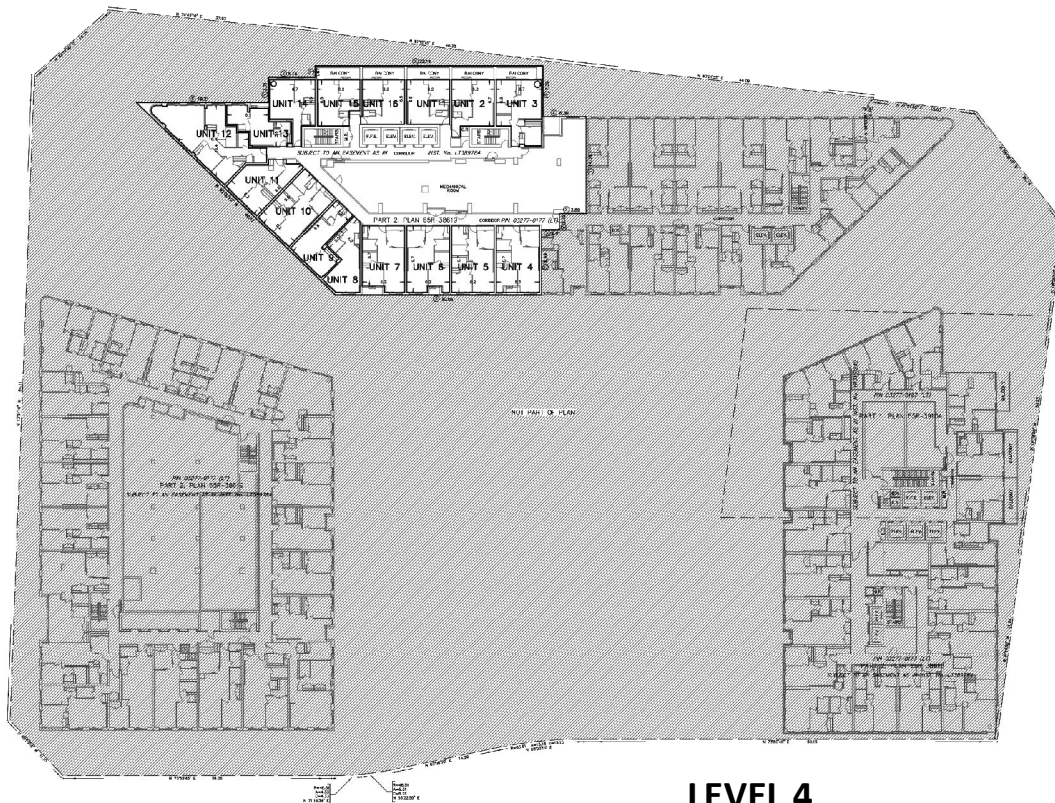
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Attachment

4



LEVEL 3



LEVEL 4

Building B1 - Levels 3 and 4

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership



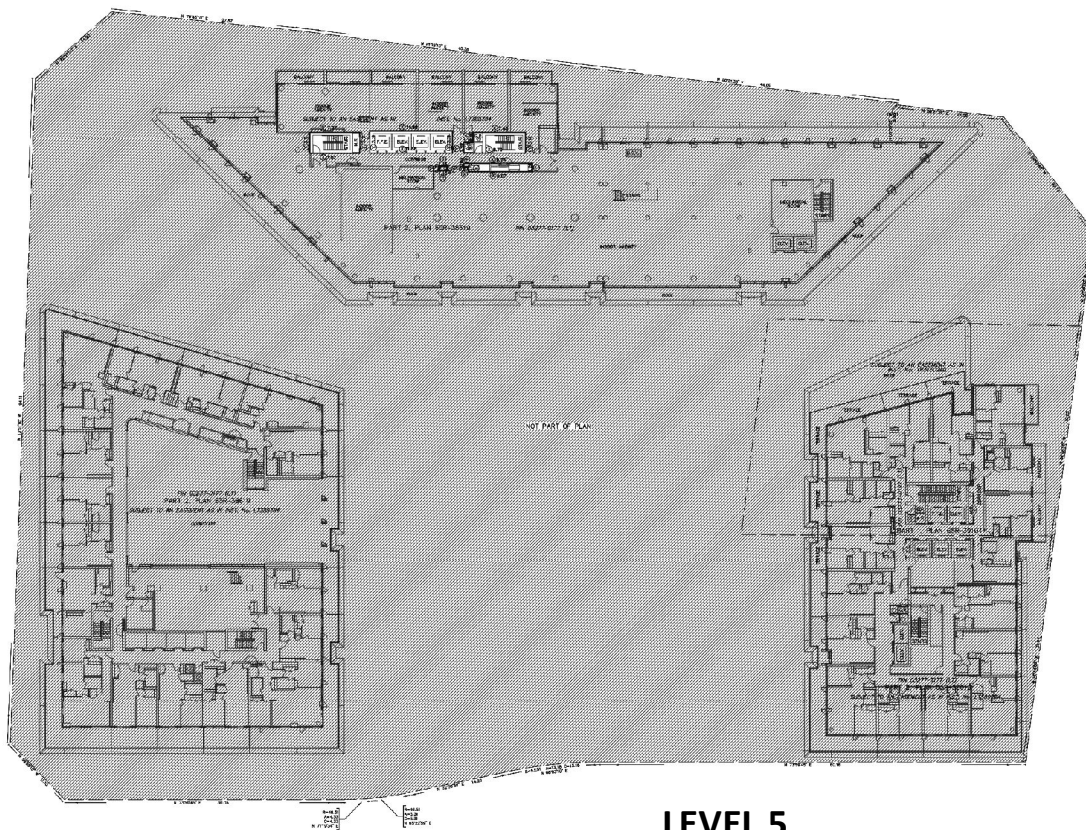
Attachment

FILES: 19CDM-21V001 and
19CDM-21V002

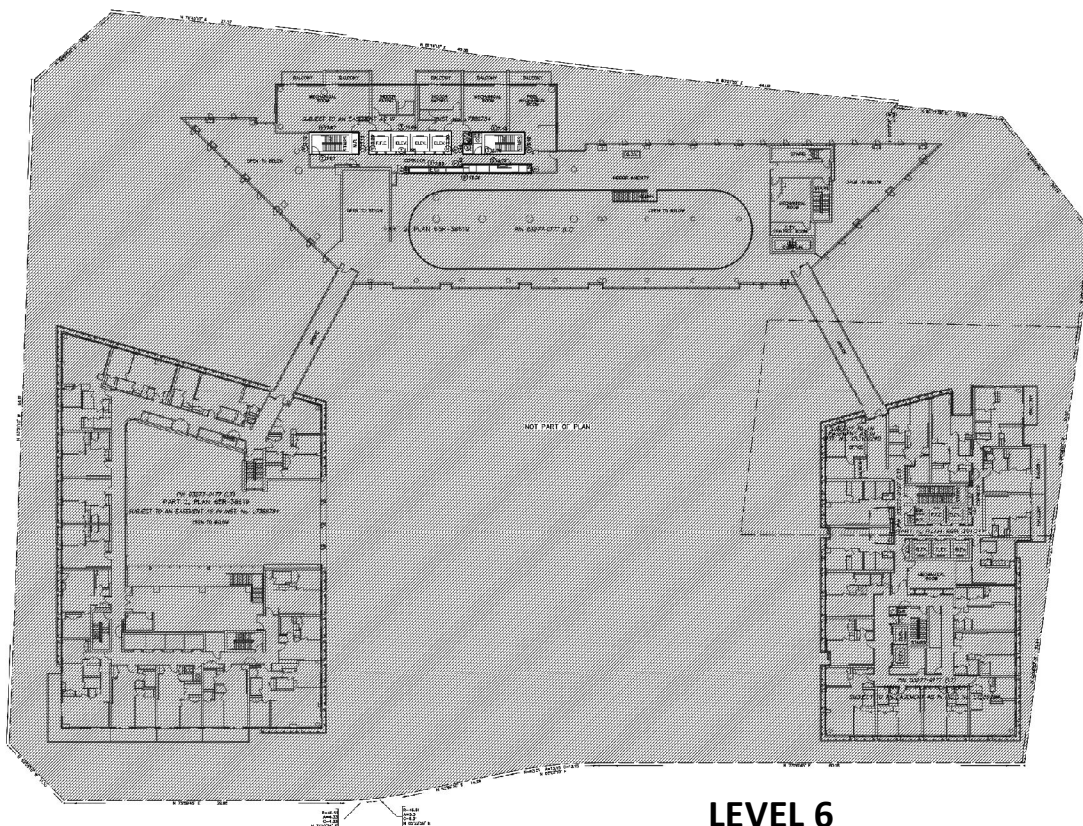
RELATED FILE: DA.18.074

DATE: April 12, 2022

5



LEVEL 5



LEVEL 6

Building B1 - Levels 5 and 6

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership



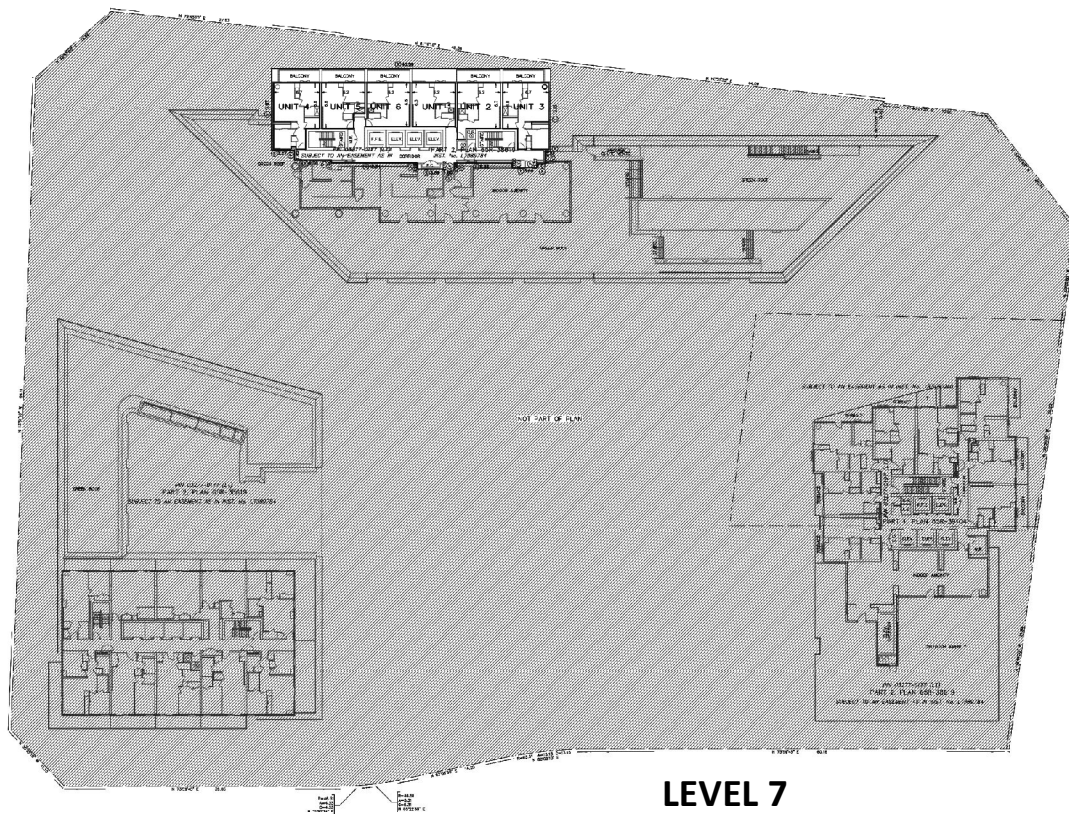
FILES: 19CDM-21V001 and
19CDM-21V002

RELATED FILE: DA.18.074

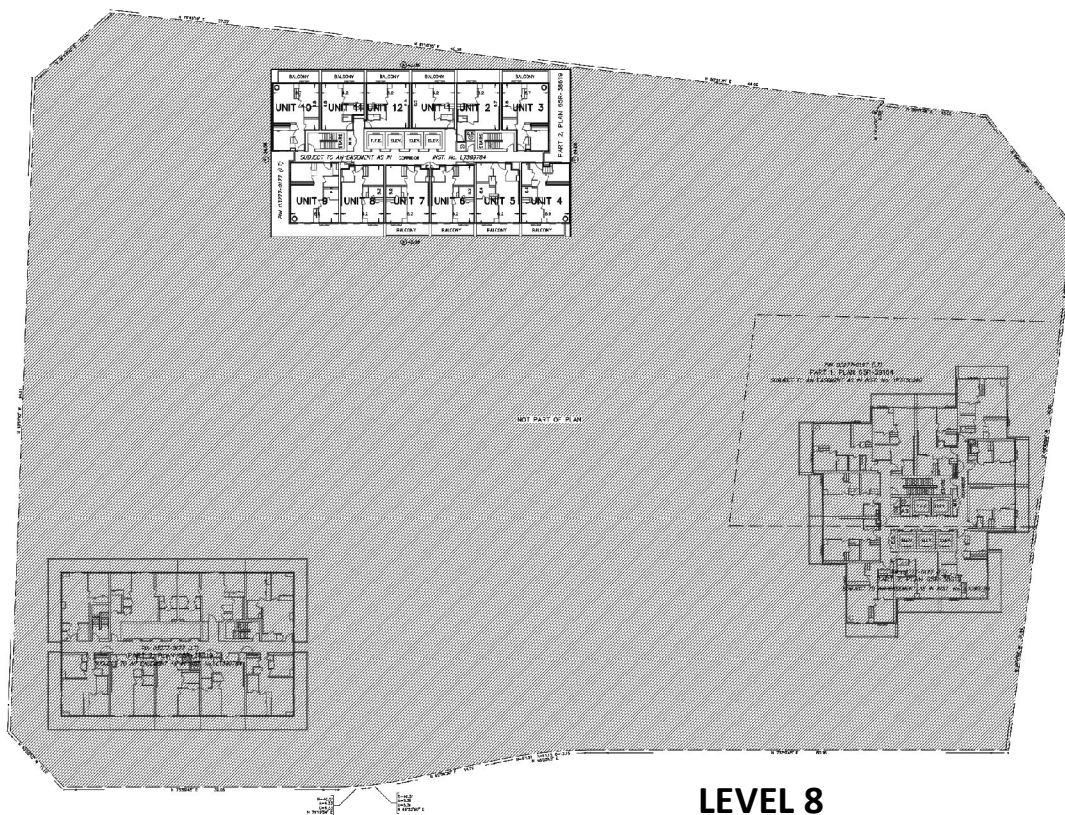
DATE: April 12, 2022

Attachment

6



LEVEL 7



LEVEL 8

Building B1 - Levels 7 and 8

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership

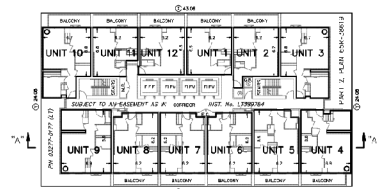


FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

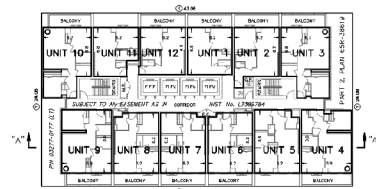
DATE: April 12, 2022

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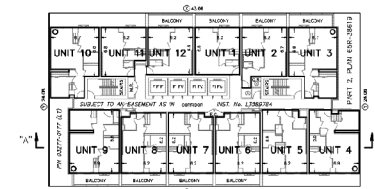
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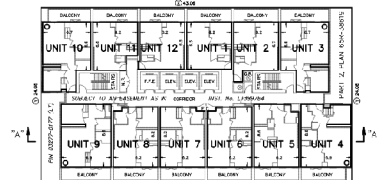
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 9, 17, 23, 33 AND 41



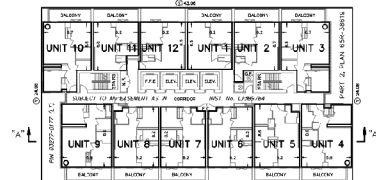
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 13, 21, 29 AND 37



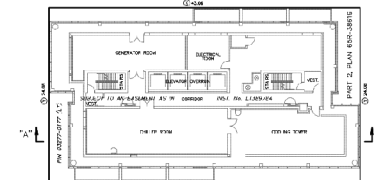
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVEL 43



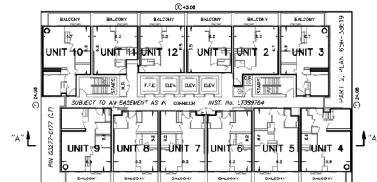
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 10, 16, 26, 34 AND 42



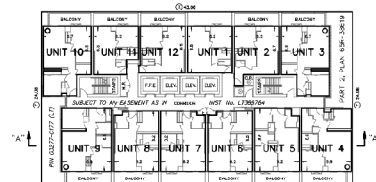
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 14, 22, 30 AND 38



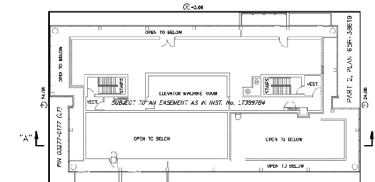
PLAN VIEW ILLUSTRATING
MECHANICAL PENTHOUSES
ON LEVEL 46
(NO UNITS)



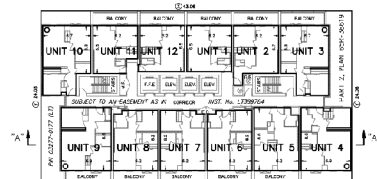
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 11, 19, 27, 35 AND 43



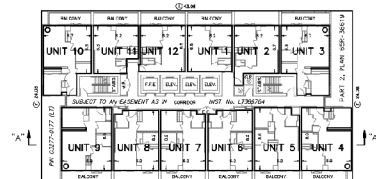
PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 15, 23, 31 AND 39



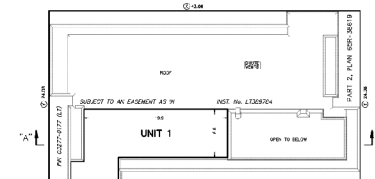
PLAN VIEW ILLUSTRATING
MECHANICAL PENTHOUSES
ON LEVEL 45, UPPER
(NO UNITS)



PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 12, 20, 28, 36 AND 44



PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 12, INCLUSIVE,
ON LEVELS 16, 24, 32 AND 40



PLAN VIEW ILLUSTRATING
COMMUNICATION UNIT 1,
MECHANICAL PENTHOUSES
ON LEVEL 46, ROOF

Building B1 - Levels 9 to 46

LOCATION: Part of Lots 6 and 7, Concession 5; 7890
Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a
General Partner and on behalf of VMC East Block
Residences Limited Partnership

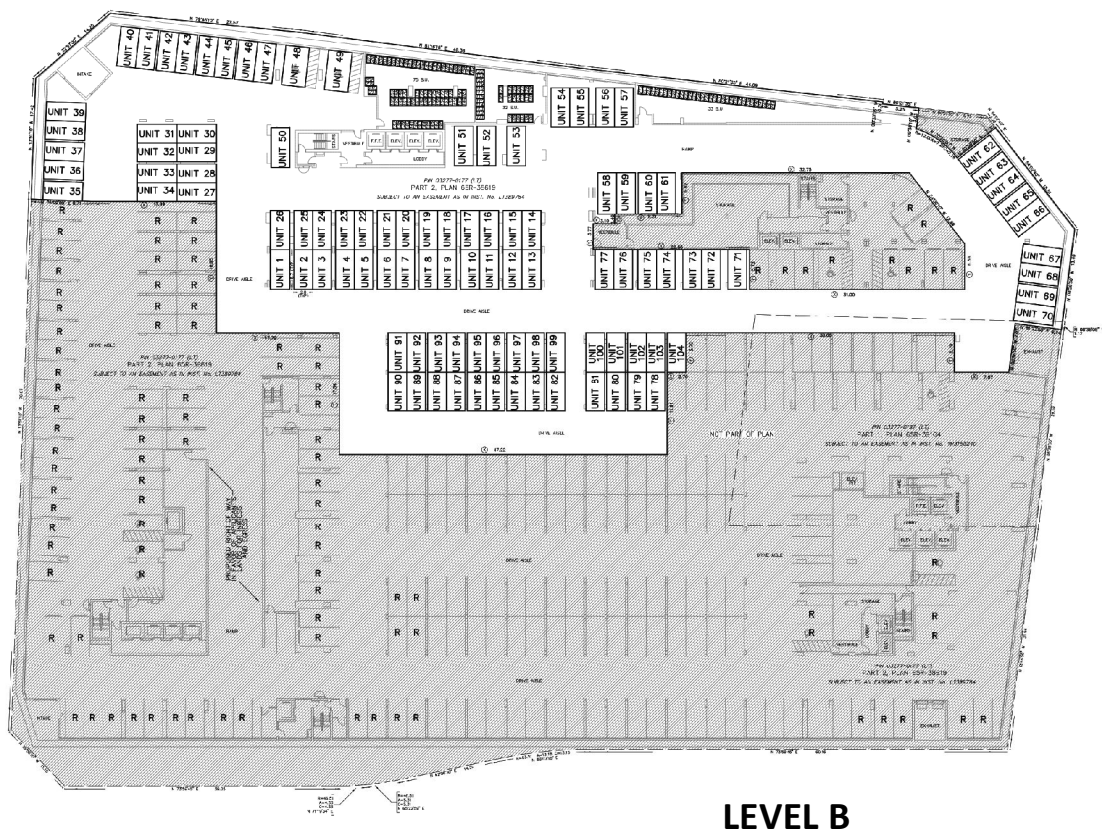
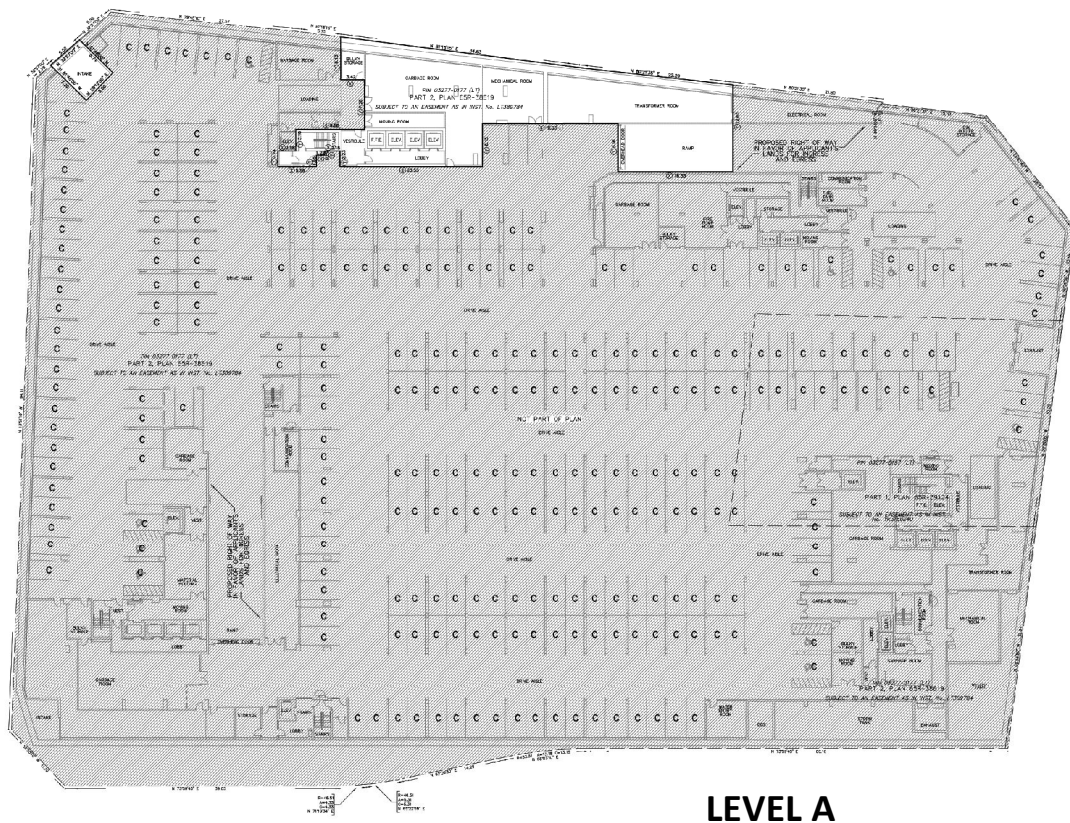


Attachment

FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE:
April 12, 2022

8



Building B1 - Parking Levels A and B

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership

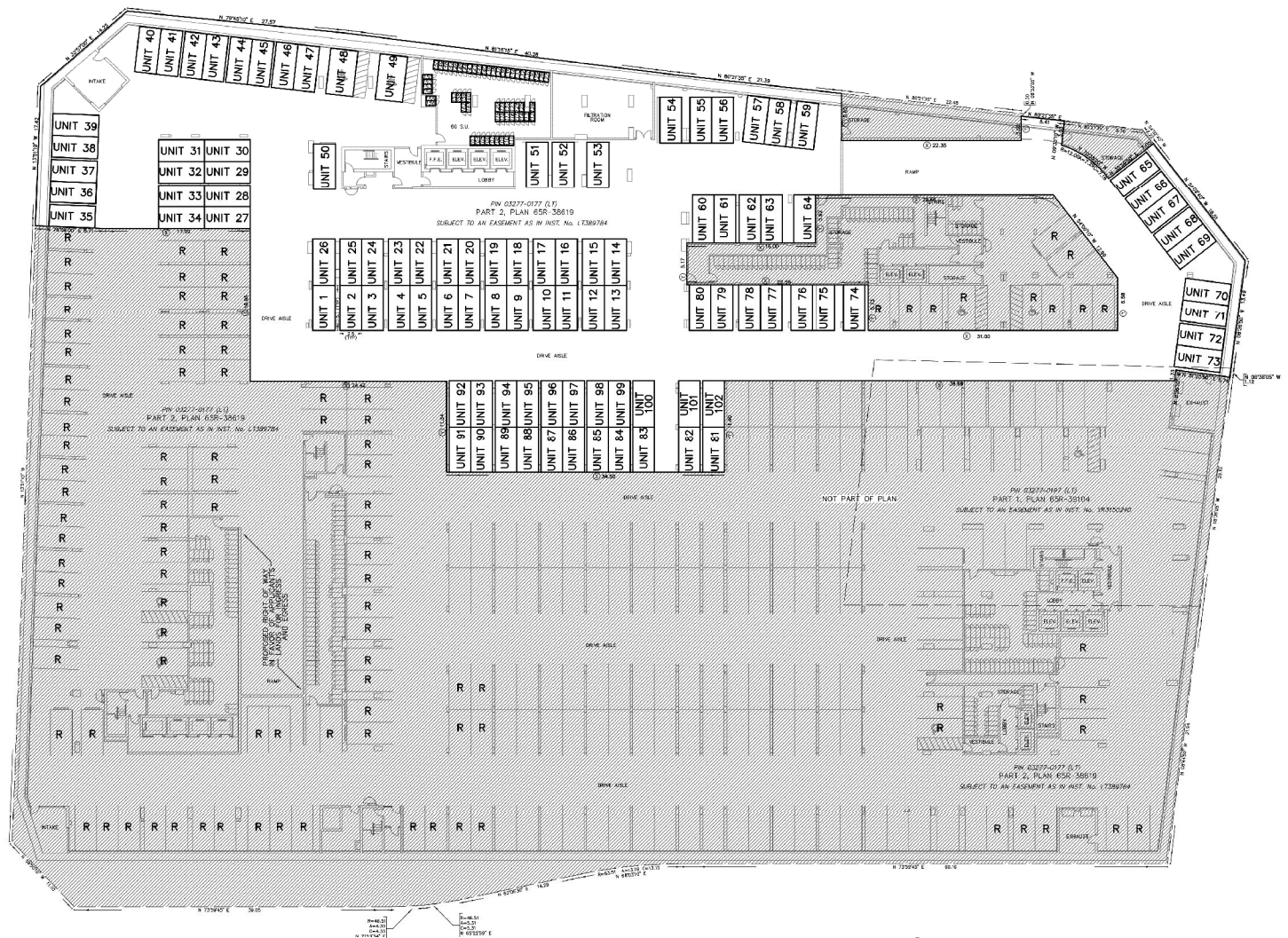


Attachment

FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE: April 12, 2022

9



LEVEL C

Building B1 - Parking Level C

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership

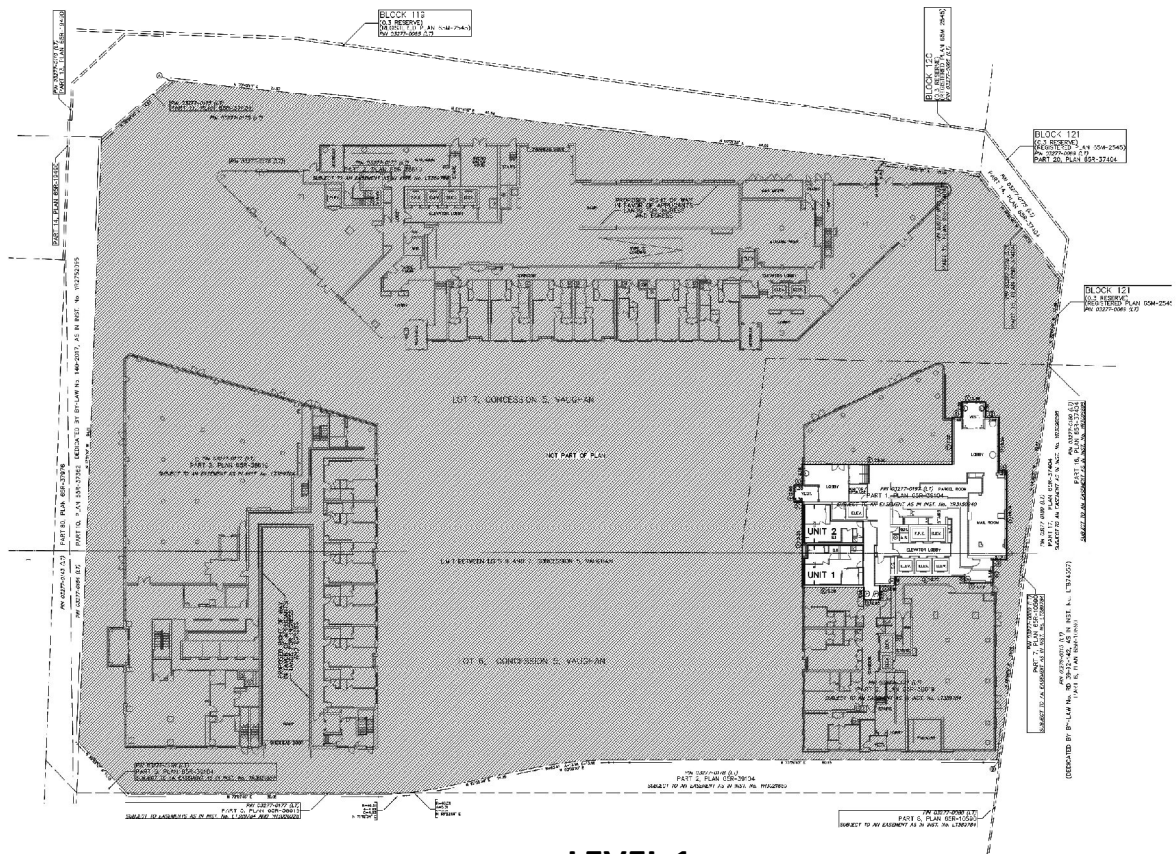


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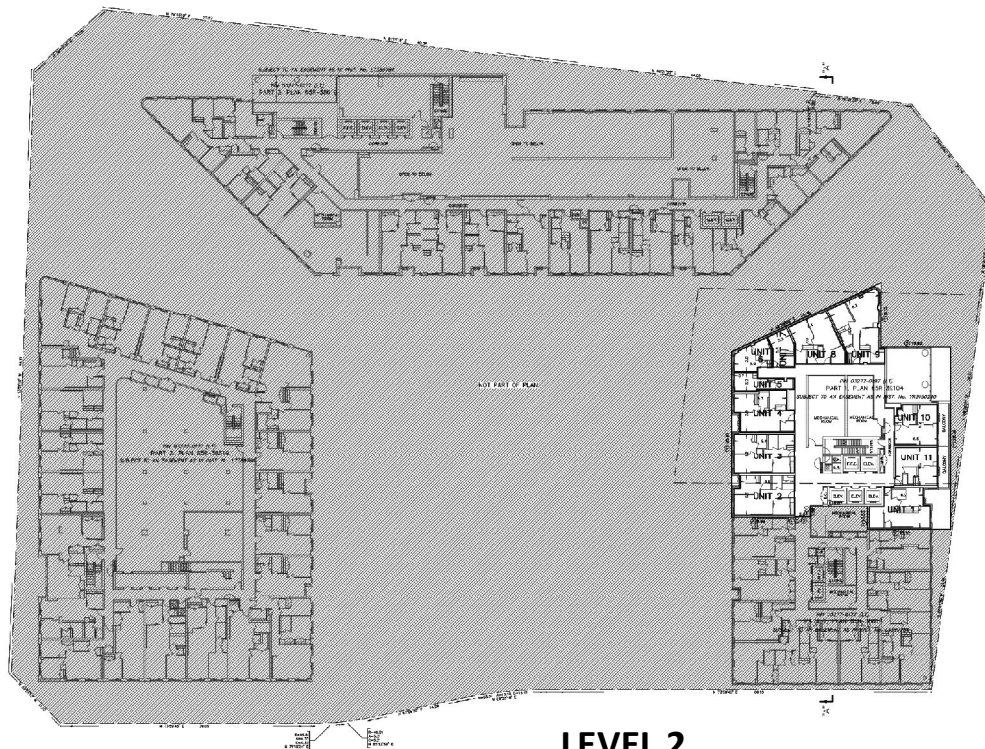
FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE: April 12, 2022

10



LEVEL 1



LEVEL 2

Building B3 - Levels 1 and 2

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership



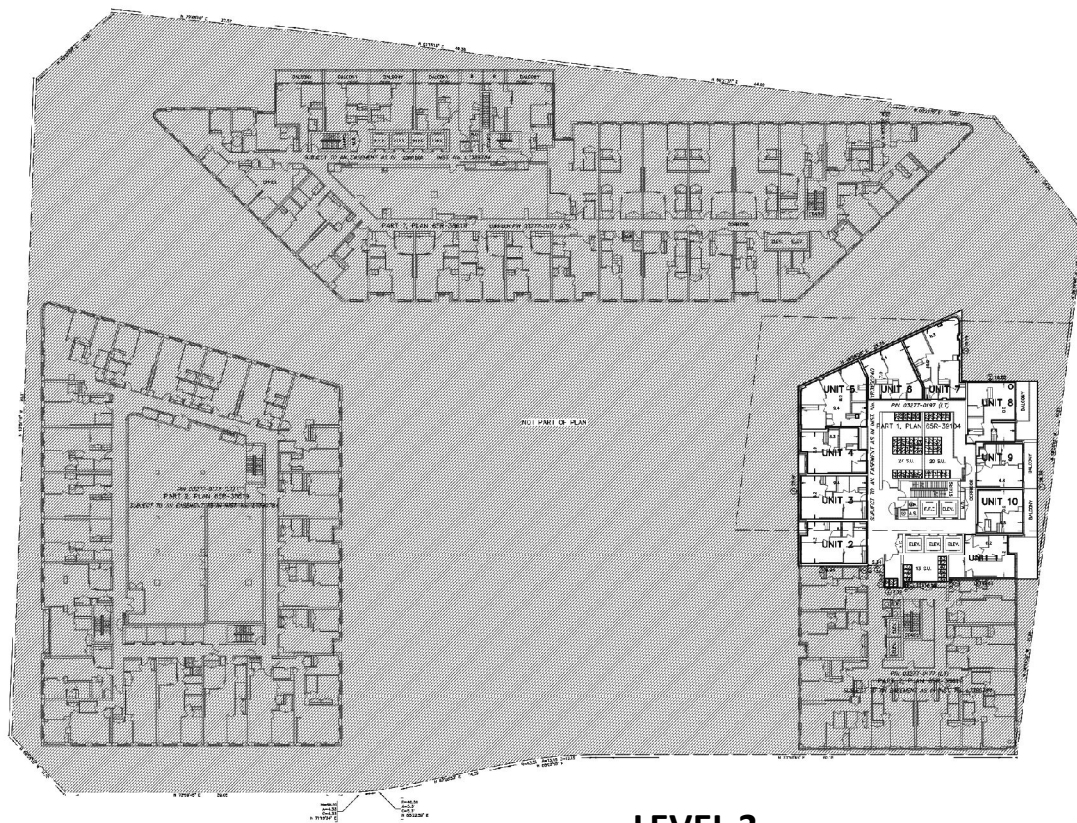
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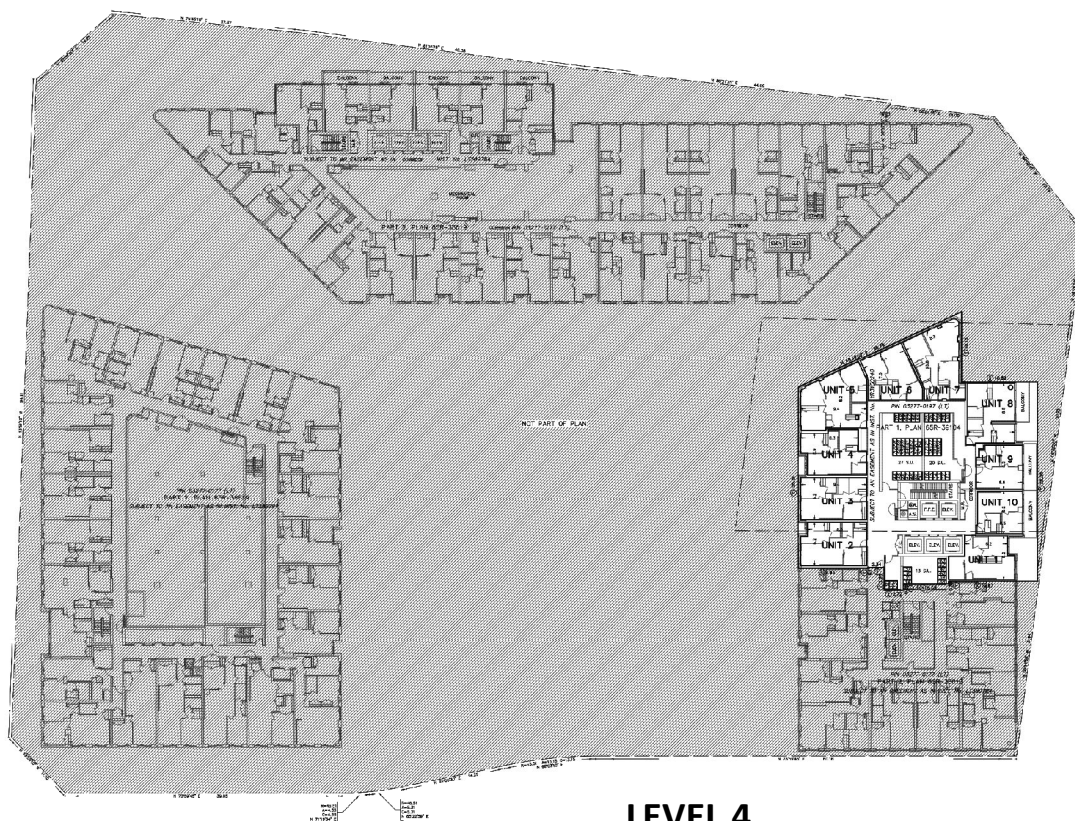
DATE: April 12, 2022

Attachment

11



LEVEL 3



LEVEL 4

Building B3 - Levels 3 and 4

LOCATION: Part of Lots 6 and 7, Concession 5; 7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership

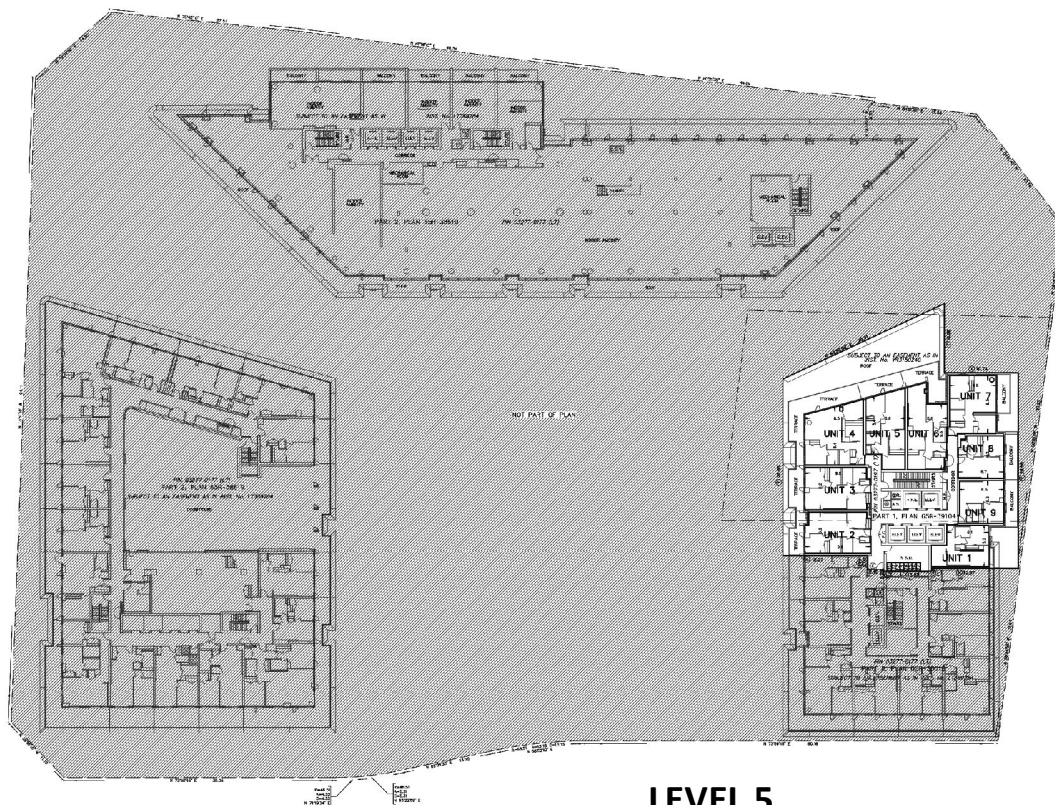


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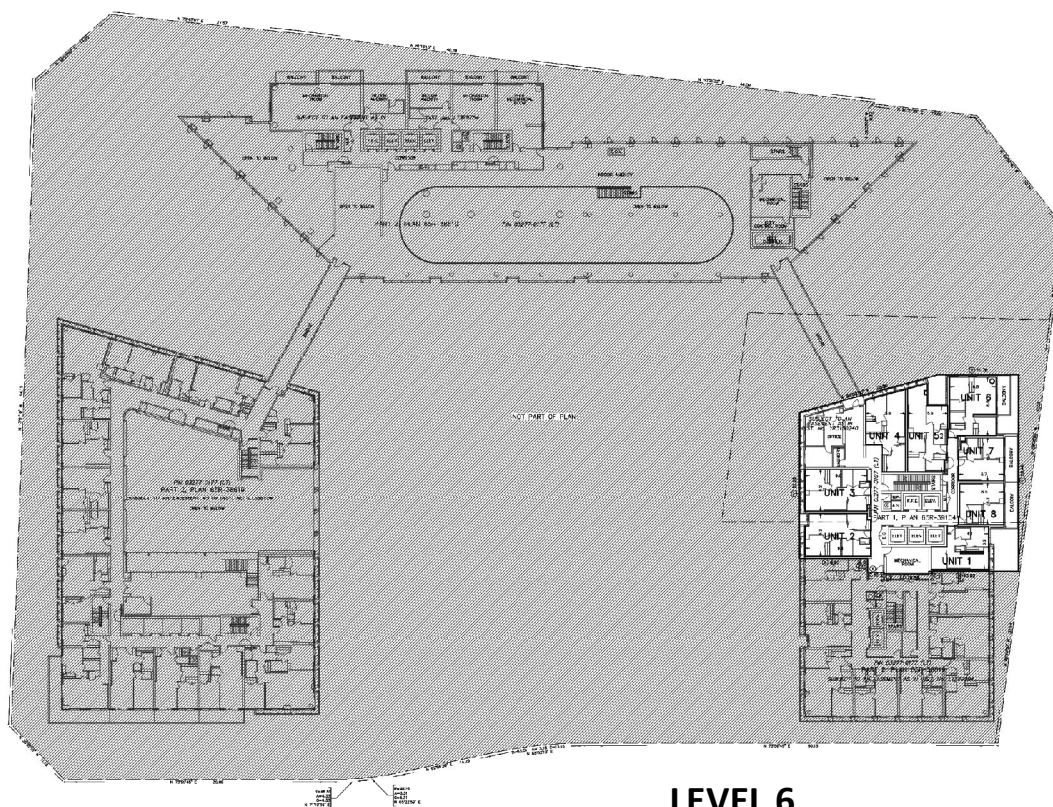
RELATED FILE: DA.18.074

DATE: April 12, 2022

Attachment
12



LEVEL 5



LEVEL 6

Building B3 - Levels 5 and 6

LOCATION: Part of Lots 6 and 7, Concession 5; 7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership



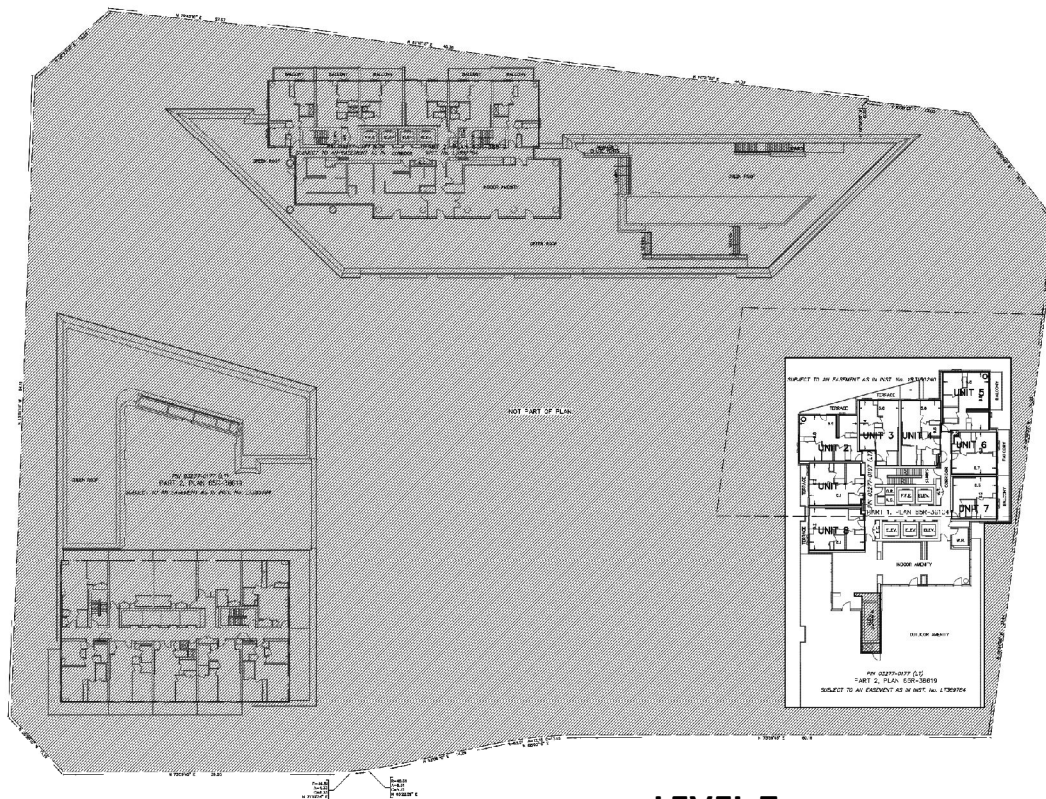
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RELATED FILE: DA.18.074

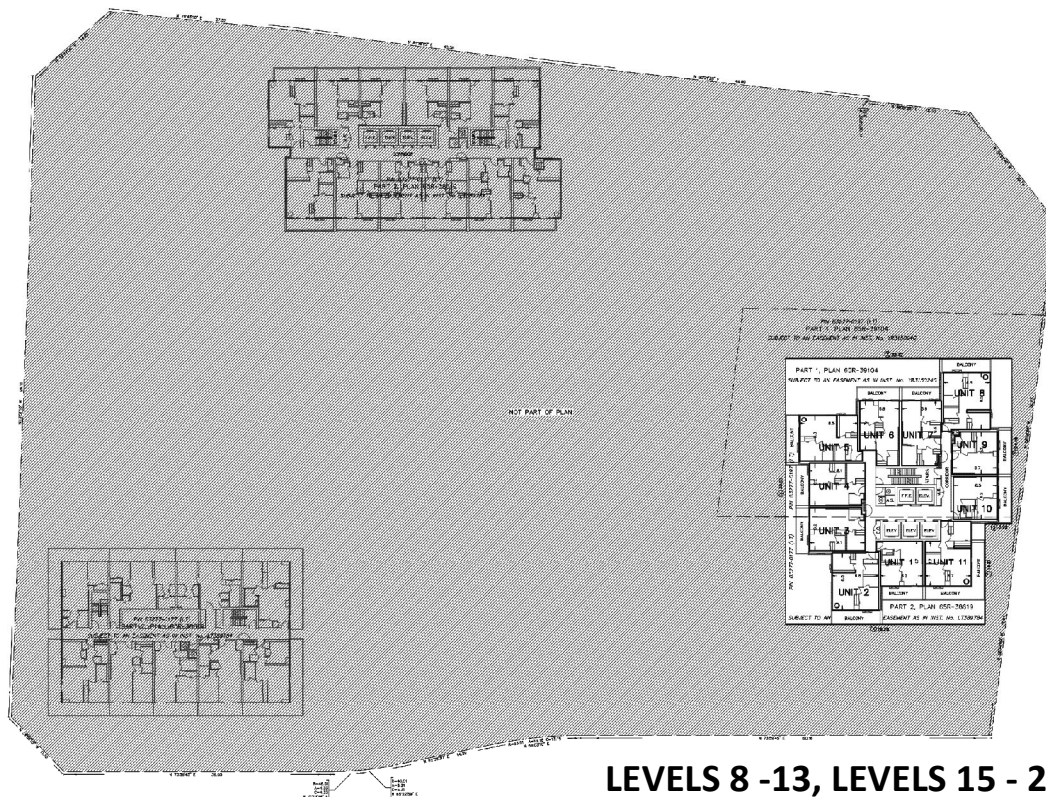
DATE: April 12, 2022

Attachment

13



LEVEL 7



**LEVELS 8 -13, LEVELS 15 - 20,
LEVELS 22 -27, LEVELS 29 - 34,
LEVELS 36 - 41, AND LEVELS 43 - 50**

Building B3 - Level 7 and 8 to 50

LOCATION: Part of Lots 6 and 7, Concession 5; 7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a General Partner and on behalf of VMC East Block Residences Limited Partnership



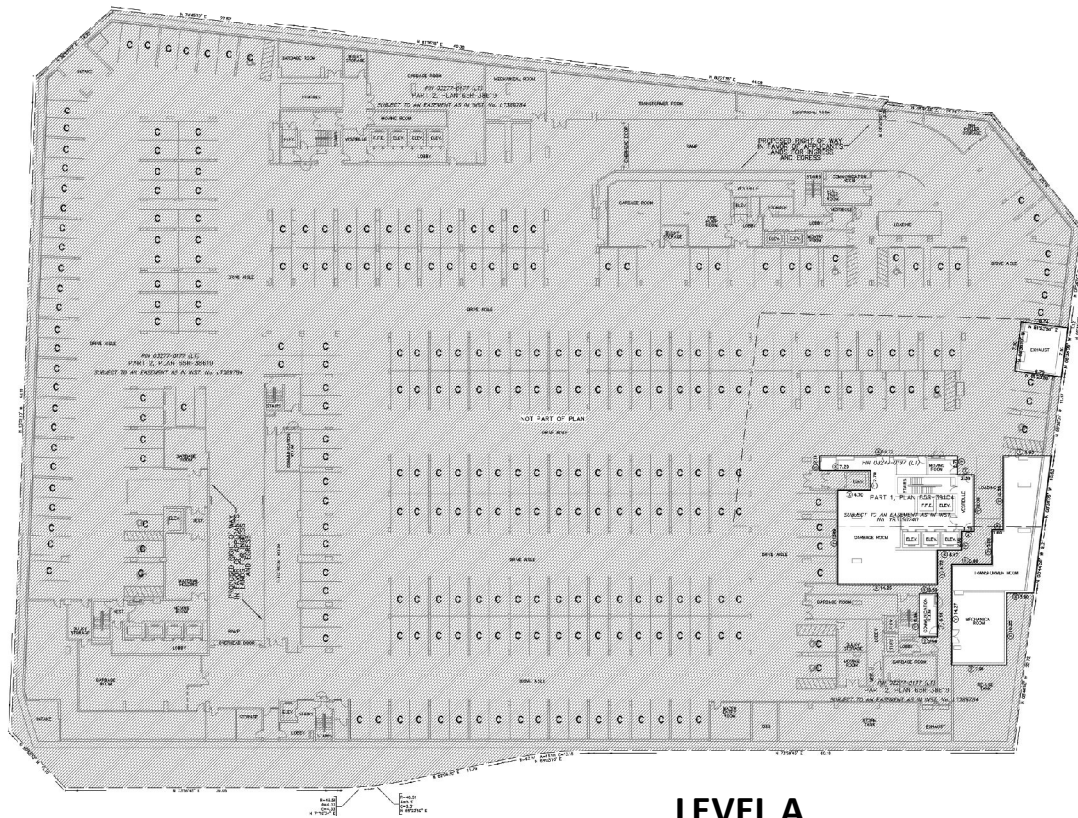
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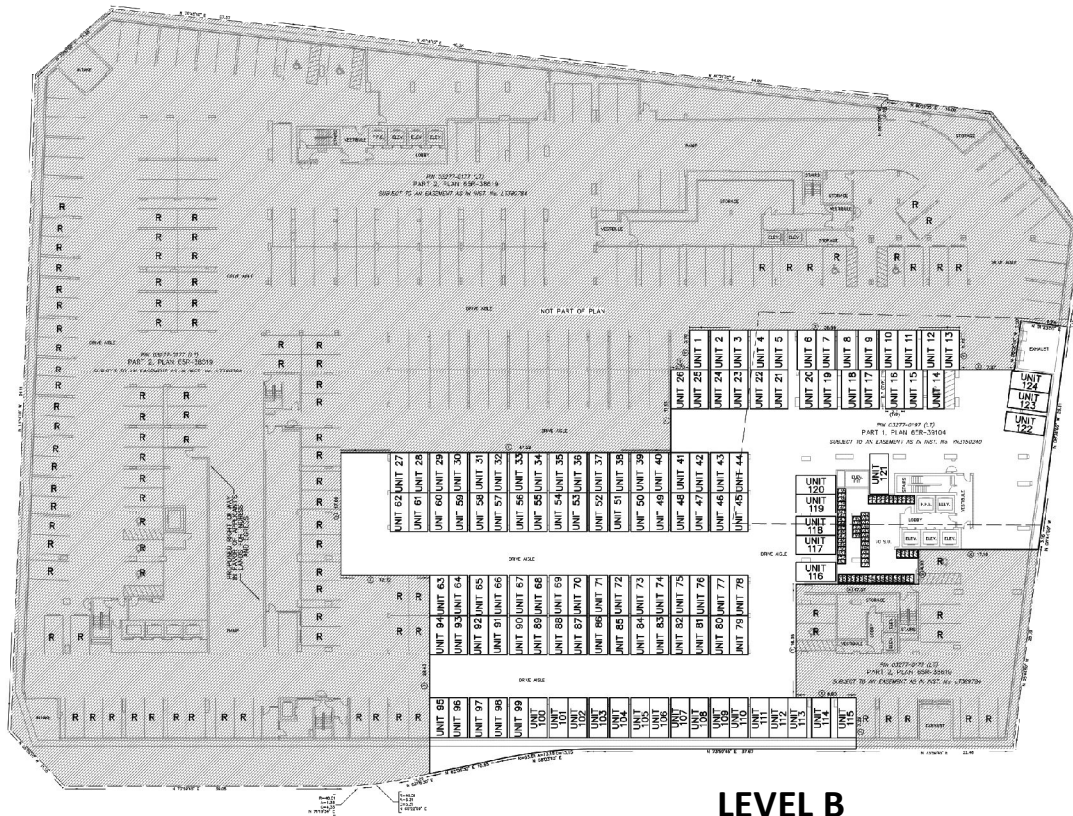
DATE: April 12, 2022

Attachment

14



LEVEL A



LEVEL B

Building B3 - Parking Levels A and B

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as a
General Partner and on behalf of VMC East Block
Residences Limited Partnership

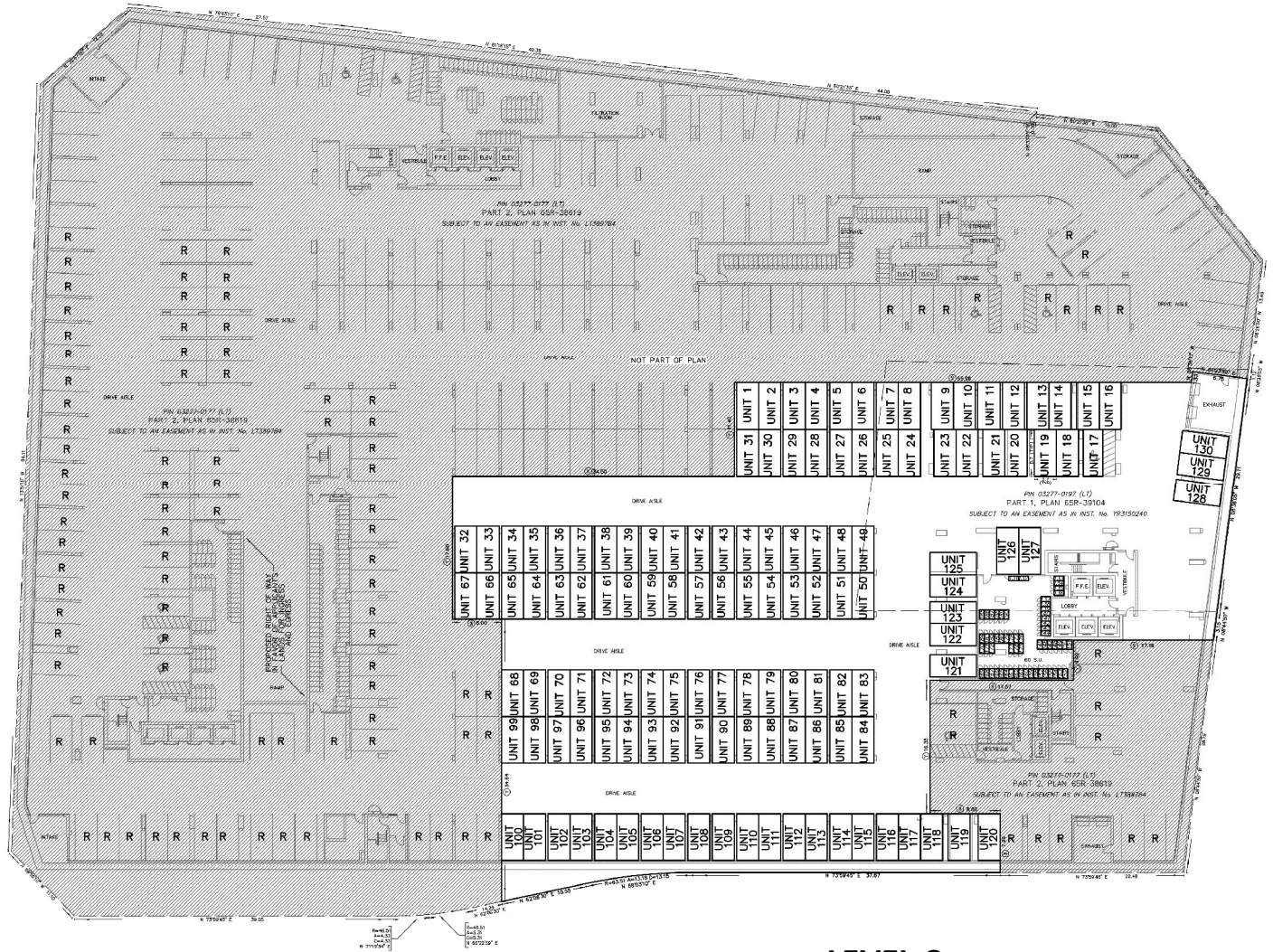


FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE: April 12, 2022

Attachment

16



LEVEL C

Building B3 - Parking Level C

LOCATION: Part of Lots 6 and 7, Concession 5;
7890 Jane Street and 1000 Portage Parkway

APPLICANT: VMC East Block Residences., as
a General Partner and on behalf of VMC East
Block Residences Limited Partnership



Attachment

FILES: 19CDM-21V001 and
19CDM-21V002
RELATED FILE: DA.18.074

DATE: April 12, 2022

17