

Committee of the Whole (1) Report

DATE: Tuesday, June 7, 2022

WARD: 4

TITLE: CHELSEA MAPLE RESIDENCES (PHASE II) INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-21V006
120 EAGLE ROCK WAY
VICINITY OF EAGLE ROCK WAY AND TROON AVENUE

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-21V006 application for the subject lands shown on Attachment 2. The Owner is proposing to create a condominium tenure for a 16-storey apartment building having 117 residential dwelling units with 3 levels of underground parking, as shown on Attachments 3 to 6.

Report Highlights

- The Owner is proposing to create the condominium tenure for the residential portion of the apartment building currently under construction
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to the residential units, amenity area, underground parking and locker units
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and is consistent with Council approved Site Development File DA.18.069 (York Major Holdings Inc.)

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-21V006 (Chelsea Maple Residences (Phase II) Inc.), as shown on Attachments 3 to 6, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The subject lands ('Subject Lands') shown on Attachment 2 are municipally known as 120 Eagle Rock Way and are located on the north side of Eagle Rock Way, west of Troon Avenue. The surrounding land uses are shown on Attachment 2.

The Owner submitted related Official Plan and Zoning By-law Amendment and Site Development Files OP.18.017, Z.18.029 and DA.18.069 to the City of Vaughan on August 27, 2018.

On January 22, 2019, the Official Plan Amendment and Zoning By-Law Amendment Applications were heard by the Committee of the Whole (Public Meeting). On June 12, 2019, Vaughan City Council approved the site-specific amendments to the Official Plan and Zoning By-law and the Site Development Application. The approvals facilitated the development of a 16-storey residential apartment building (117 units) with 447.2 m² of ground floor retail and office uses on the Subject Lands. The Site Plan Agreement related to Site Development File DA.18.069 is required to be registered on title prior to the execution of the Condominium Agreement. A condition to this effect is included in Attachment 1. The Draft Plan of Condominium is consistent with the approved site plan, as shown on Attachment 3.

Previous Reports/Authority

The previous decision regarding the Official Plan and Zoning By-law Amendment and Site Development Files can be found at the following link:

[York Major Holdings Inc, January 22, 2019, Public Meeting Report](#)

[York Major Holdings Inc, June 4, 2019, Committee of the Whole \(Report 20, Item 22\)](#)

Analysis and Options

Chelsea Maple Residences (Phase II) Inc. (the 'Owner') has submitted a Draft Plan of Condominium (Standard) File 19CDM-21V006 (the 'Application'). The Application seeks to create the residential condominium tenure for a 16-storey mixed-use apartment building currently under construction (the 'Development'), as shown on Attachment 3. The apartment building also includes 447.2 m² of ground floor retail and office space not forming part of the future condominium and does not form part of this Application. The Application consists of the residential portion of the building including the following:

- 117 residential units
- 117 combined bicycle and storage lockers, plus 18 short term bicycle spaces
- 113 parking spaces (95 residential parking units and 18 visitor parking spaces the amenity areas for the Development (e.g. landscaped areas and bicycle storage spaces)

The Application is Consistent with and Conforms to Provincial, Region of York and City Official Plan Policies

The Provincial Policy Statement, 2020 ('PPS') and the Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') provide policy direction for orderly land use

planning and development of lands in Ontario. The Subject Lands are within the “Settlement Area” designation of the Oak Ridges Moraine Conservation Plan (‘ORMCP’) and “Urban Area” of the York Region Official Plan 2010 (‘YROP’) and are designated “High-Rise Mixed-Use” as approved by Council through OP.18.107 (Official Plan Amendment 42).

The Development makes an efficient use of the Subject Lands at a transit-supportive density in the vicinity of the Maple GO station and provides a housing form (apartment units) in the community consistent with and conforming to Provincial policies. The Development conforms to the YROP and VOP 2010, complies with Zoning by-law 1- 88 and is consistent with the Council approved Site Plan File DA.18.069. The Application would create the ownership tenure for the Development.

The Application would create the condominium tenure for an approved Development that conforms to VOP 2010 and complies with Zoning By-law 1-88

The Subject Lands are designated “High-Rise Mixed-Use” by VOP 2010, specifically Volume 2, Section 11.6 Maple GO Station Secondary Plan (‘MGSSP’). The site-specific policies of the MGSSP permit a maximum building height of 16-storeys on the Subject Lands, and an overall total maximum gross floor area (‘GFA’) of 122,398 m² dedicated to residential uses and a maximum total of 1018 units. The Development conforms to VOP 2010.

The Subject Lands are zoned “RA3 Apartment Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1407) and permits the residential apartment building. The Condominium Plan complies with the requirements of Zoning By-Law 1-88.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. 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 01-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 01-2021 applies.

The Application is consistent with the Council approved Site Development File DA.18.069

Vaughan Council, on June 12, 2019, approved Site Development File DA.18.069, to permit the Development consisting of a 16-storey mixed-use residential apartment building (117 units) with 447.2 m² ground floor retail and office uses, 113 parking spaces (including 18 visitor spaces), with 117 long term and 18 short term combined bicycle lockers all located within three levels of underground parking. The Application is consistent with the approved site plan, as shown Attachment 3. As noted above, the

Application will create the condominium tenure for the residential portion of the Development.

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. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the approval of the Application, subject to the comments and conditions outlined in this report

The Development Planning Department supports the approval of the Condominium Plan, subject to the comments in this report and conditions included in Attachment 1.

The Development Engineering Department has no objection to the Application, subject to their conditions of Draft Approval

The Development Engineering Department (‘DE’) has no objection to the Application, subject to the Owner providing documentation to the DE Department prior to registration of the condominium plans, to confirm that site plan conditions warning clauses and other specific conditions and warning clauses have been incorporated into all Agreements of Purchase, Sale and Lease, the Condominium Declaration, and the Condominium Agreement. A condition to this effect is included in Attachment 1.

The Vaughan Financial Planning and Development Finance Department has no objection to the Application, subject to their conditions of Draft Approval

The Financial Planning and Development Finance Department advise the Owner shall confirm to the Development Planning Department and the Office of the City Clerk that all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this Development have been paid. The Owner shall also certify 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 the Agreement, if required, until each unit covered under the Condominium Agreement is separately assessed. A condition to this effect is included in Attachment 1.

The Environmental Services Department has no objection to the Application. The garbage/recycling collection may be eligible for municipal waste collection services and snow removal will be privately administered

The Development includes a three-stream waste disposal system, the Owner has indicated that the Development will be serviced by private garbage/ recycling collection. However, upon a successfully completed application, site inspection and an executed agreement as determined by the City and to the satisfaction of the Environmental Services Department, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation 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 Corporation. All snow removal for the Development will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect has been included in Attachment 1.

Other Departments of the City of Vaughan have no objection to the Application

The Building Standards, Parks Infrastructure Planning and Development Department, Office of Infrastructure and Development - Real Estate Department and By-law and Compliance, Licensing and Permit Services Departments have no objection to the Applications.

Metrolinx and CN Rail, has no objection to the Application, subject to their Conditions of Approval

The Owner is required to satisfy the conditions, as required by Metrolinx and CN Rail, included in Attachments 1.

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

Canada Post has no objection to the Application, subject to the conditions, in relation to approved Site Development Application File DA.18.069, being satisfied. Alectra Utilities, Enbridge Gas, Bell Canada, Hydro One 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 approval of the Application, subject to the conditions outlined in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-21V006 would create a condominium tenure for 117 units with 3 levels of underground parking on the Subject Lands. The Draft Plan of Condominium is consistent with and conforms to the PPS, Growth Plan, and the YROP and VOP 2010, Zoning By-law 1-88 and Site Development File DA.18.069. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval set out in Attachments 1.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

Attachments

1. Conditions of Draft Approval Draft Plan of Condominium (Standard) 19CDM-21V006
2. Context and Location Map
3. Approved Site Plan (File DA.18.069)
4. Draft Plan of Condominium – Level 1
5. Draft Plan of Condominium – Levels A - C Inclusive
6. Draft Plan of Condominium – Levels 2 - 16 Inclusive

Prepared by

Daniela DeGasperis, Planner, Development Planning, ext. 8382

Margaret Holyday, Senior Planner, Development Planning, ext. 8216

Mary Caputo, Senior Development Manager, Development Planning, ext. 8635

Nancy Tuckett, Director, Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager