

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022**

Item 3, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

**3. D'OR DEVELOPMENTS INC. DRAFT PLAN OF CONDOMINIUM  
(STANDARD) FILE 19CDM-22V002 10 AND 20 GATINEAU DRIVE  
VICINITY OF CENTRE STREET AND NEW WESTMINSTER DRIVE**

**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 September 13, 2022:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V002 (D'Or Developments Inc.), as shown on Attachments 4 to 10, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 13, 2022      **WARD(S):** 5

**TITLE:** D'OR DEVELOPMENTS INC.  
DRAFT PLAN OF CONDOMINIUM (STANDARD)  
FILE 19CDM-22V002  
10 AND 20 GATINEAU DRIVE  
VICINITY OF CENTRE STREET AND NEW WESTMINSTER  
DRIVE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-22V002 application for the subject lands shown on Attachment 2. D'Or Developments Inc. is proposing to create a condominium tenure for two residential apartment buildings with heights of 17 and 20-storeys connected by a 2-storey podium containing 394 residential units and 3 levels of underground parking, as shown on Attachments 4 to 10.

**Report Highlights**

- The Owner is proposing to create the condominium tenure for the residential portion of the apartment buildings 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 Local Planning Appeal Tribunal (now the Ontario Land Tribunal) approved Site Development File DA.13.014 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.)

## **Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V002 (D'Or Developments Inc.), as shown on Attachments 4 to 10, 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 10 and 20 Gatineau Drive and are located on the north side of Gatineau Drive, east of New Westminster Drive. The surrounding land uses are shown on Attachment 2.

Blue Water Ranch Developments Inc. submitted related Zoning By-law Amendment and Site Development Files Z.08.032 and DA.13.014 (the 'Related Applications') to the City of Vaughan on June 19, 2008 and March 8, 2013, respectively.

On November 6, 2012, the Zoning By-law Amendment Application was heard by the Committee of the Whole (Public Meeting). On November 20, 2013, pursuant to Section 34(11) of the *Planning Act*, the owner appealed Zoning By-law Amendment File Z.08.032 to the Ontario Municipal Board ('OMB') (now the Ontario Land Tribunal ('OLT')), citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment application within 120 days of the making of the application.

On August 26, 2014, pursuant to Section 41(12) of the *Planning Act*, the owner appealed Site Development File DA.13.014 to the OMB (now the OLT), on the basis of the failure of the City of Vaughan to approve the Site Plan Application submission within 30 days. Both appeals were consolidated under File No. PL131327 to be heard together.

Vaughan Council on September 9, 2014, refused the Related Applications. On February 12, 2019, the Local Planning Appeal Tribunal ('LPAT') (formerly the OMB, now the OLT), issued a final order approving site-specific amendments to the Zoning By-law. On June 2, 2020, the LPAT issued its final order on the Site Development Application. The approvals facilitated the development of a 17-storey and a 20-storey residential apartment building (394 units). The Site Plan Agreement related to Site Development File DA.13.014 was registered on title on July 16, 2019. The Draft Plan of Condominium is consistent with the approved site plan, as shown on Attachment 3.

## **Previous Reports/Authority**

Previous reports regarding the Zoning By-law Amendment and Site Development Files can be found at the following links:

[Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P., November 6, 2012, Public Meeting Report](#)

[Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P., September 9, 2014, Committee of the Whole Report](#)

## **Analysis and Options**

D'Or Developments Inc. (the 'Owner') has submitted a Draft Plan of Condominium (Standard) File 19CDM-22V002 (the 'Application'). The Application seeks to create the residential condominium tenure for a 17-storey and 20-storey residential apartment building, which are currently under construction (the 'Development'), as shown on Attachments 3 to 10. The Application consists of:

- 394 residential units
- 338 combined bicycle parking spaces and storage lockers
- 2,020 m<sup>2</sup> of amenity space (1,130 m<sup>2</sup> of indoor amenity, 830 m<sup>2</sup> of outdoor amenity)
- 463 residential parking underground spaces and 39 visitor parking spaces (13 visitor spaces at-grade and 26 underground)

### ***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.

Section 1.4.1 of the PPS, Section 2.2.6. of the Growth Plan, and Section 3.5.4 of the York Region Official Plan ('YROP') requires an appropriate range and mix of housing options and densities be provided within "Settlement Areas" to meet the needs of current and future residents. The residential buildings of the Draft Plan of Condominium provide additional housing options in the area in the form of residential apartment units.

The Subject Lands are located within the "Urban Area" on Map 1 - Regional Structure, of the YROP. Section 5.3 of the YROP requires intensification to occur in strategic locations in the built-up area to maximize efficiencies in infrastructure and service delivery, along with transit ridership. The Subject Lands are adjacent to Centre Street which is a Regional Corridor on Map 12 – Street Network, of the York Region Official Plan. The VIVA Next Regional Road 7 Corridor is a rapid bus transit corridor which is currently operational in the Bathurst Street and Centre Street area and connects east into Richmond Hill. In consideration of the above, the Application is consistent with and conforms to the PPS, Growth Plan and the YROP.

The Subject Lands are designated "High-Rise Residential" and "Area A" by the City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 (12.11 Bathurst and Centre: Thornhill Town Centre) with maximum permitted height of 22-storeys and a maximum permitted density of 2.7 times the area of the lot with the maximum density calculated on the entirety of the lands designated "Area A" on Map 12.11.A of VOP 2010 Volume 2.

The Development makes efficient use of the Subject Lands at a transit-supportive density 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.

***A Minor Variance is required for the Development to comply with the site-specific exception 9(1433)***

The Subject Lands are zoned “RA5 High Density Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1433) and permits the residential apartment buildings. The following additional zoning exception is required for the Development

1. To permit a minimum parking space size of 5.57 m x 2.4 m for 17 parking spaces

The Development Planning Department, in consultation with the Development Engineering Department, can support for the above referenced variance as the Development provides an excess of 36 parking spaces and the 17 deficient parking spaces sizes can be designated for compact cars.

Should Council approve the recommendations in this Report, the Owner shall submit a Minor Variance Application for consideration by the Committee of Adjustment to permit the above noticed variance. The Minor Variance Application must be approved by the Committed of Adjustment, and the decision be Final and Binding prior to prior to final registration of the condominium plan. A condition to this effect is included in Attachment 1.

***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 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Application for the Subject Lands are determined to be transitioned in accordance with Subsection 1.6.3 of Zoning By-law 001-2021 and therefore the Development is subject to Zoning By-law 1-88, as amended, only.

***The Application is consistent with the LPAT approved Site Development File DA.13.014***

The LPAT approved Site Development File DA.13.014 to permit the Development consisting of a 17-storey and 20-storey apartment buildings (394 units), 463 parking underground spaces and 39 visitor spaces (26 underground and 13 at-grade), with 338 combined bicycle and storage lockers, and 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 Draft Plan of Condominium, subject to their condition of Draft Approval***

The Development Engineering (‘DE’) Department 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 conditions relating to noise and dewatering 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.

***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.

***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.13.014, 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-22V002 would create a condominium tenure for 394 units with 3 levels of underground parking on the Subject Lands as shown on Attachments 4 to 10. 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.13.014. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval set out in Attachment 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) File 19CDM-22V002
2. Context and Location Map
3. Approved Site Plan (File DA.13.014)
4. Draft Plan of Condominium File 19CDM-22V002 – Level 1
5. Draft Plan of Condominium File 19CDM-22V002 – Levels 2 – 5
6. Draft Plan of Condominium File 19CDM-22V002 – Levels 6 – 9
7. Draft Plan of Condominium File 19CDM-22V002 – Levels 10 – 13
8. Draft Plan of Condominium File 19CDM-22V002 – Levels 14 – 17
9. Draft Plan of Condominium File 19CDM-22V002 – Levels 18 – 20
10. Draft Plan of Condominium File 19CDM-22V002 – Levels A, B & C

**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**

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 Spensieri'.

Nick Spensieri, City Manager



**ATTACHMENT 1**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD)**  
**FILE 19CDM-22V002**  
**D'OR DEVELOPMENTS INC. (THE 'OWNER')**  
**10 AND 20 GATINEAU DRIVE, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V002 (THE 'PLAN'), ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared Krcmar Surveyors Ltd., dated January 24, 2022, Job No.18-007.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the 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.
4. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
5. The following provisions shall be included in the Condominium Agreement:
  - i. the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - ii. snow removal and clearing shall be the responsibility of the Condominium Corporation; and
  - iii. 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 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.

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 of the Plan, the Owner shall obtain approval of a Minor Variance Application from the Committee of Adjustment and the Decision shall be Final and Binding.
9. 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.
10. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential unit.
11. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
  - a) Development Engineering:
    - "Purchasers and/or tenants are advised that the City of Vaughan is within its rights to enforce the provisions of the City's Sewer Use By-law 130-2022, as amended, or its successor by-law, against the Condominium Corporation and/or the Owner of the Lands at any time and that the Condominium Corporation is aware that the purpose of such By-law is to regulate the installation and connection of private sewers to sewage works, and the discharge of sewage, storm water and land drainage which may include long-term discharge activities in the future within the serviced area of The Corporation of the City of Vaughan."
  - b) Noise
    - "Purchasers/Tenants are advised that despite the inclusion of noise control features in the development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the

Municipality's and the Ministry of Environment's noise criteria. This dwelling unit has been equipped with a central air conditioning system, which will 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 due to the close proximity of the adjacent commercial uses, noise from the commercial uses may at time be audible".

#### Region of York Conditions

12. Prior to final approval, the Owner shall demonstrate that all conditions of Site Plan approval issued under file SP.13.V.0105 (SP-V-011-13) on November 19, 2022 have been complied with and satisfied.

#### Canada Post Conditions

13. The Owner will provide each building/tower 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 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.
14. The Owner 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 mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

#### Utilities Conditions

15. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

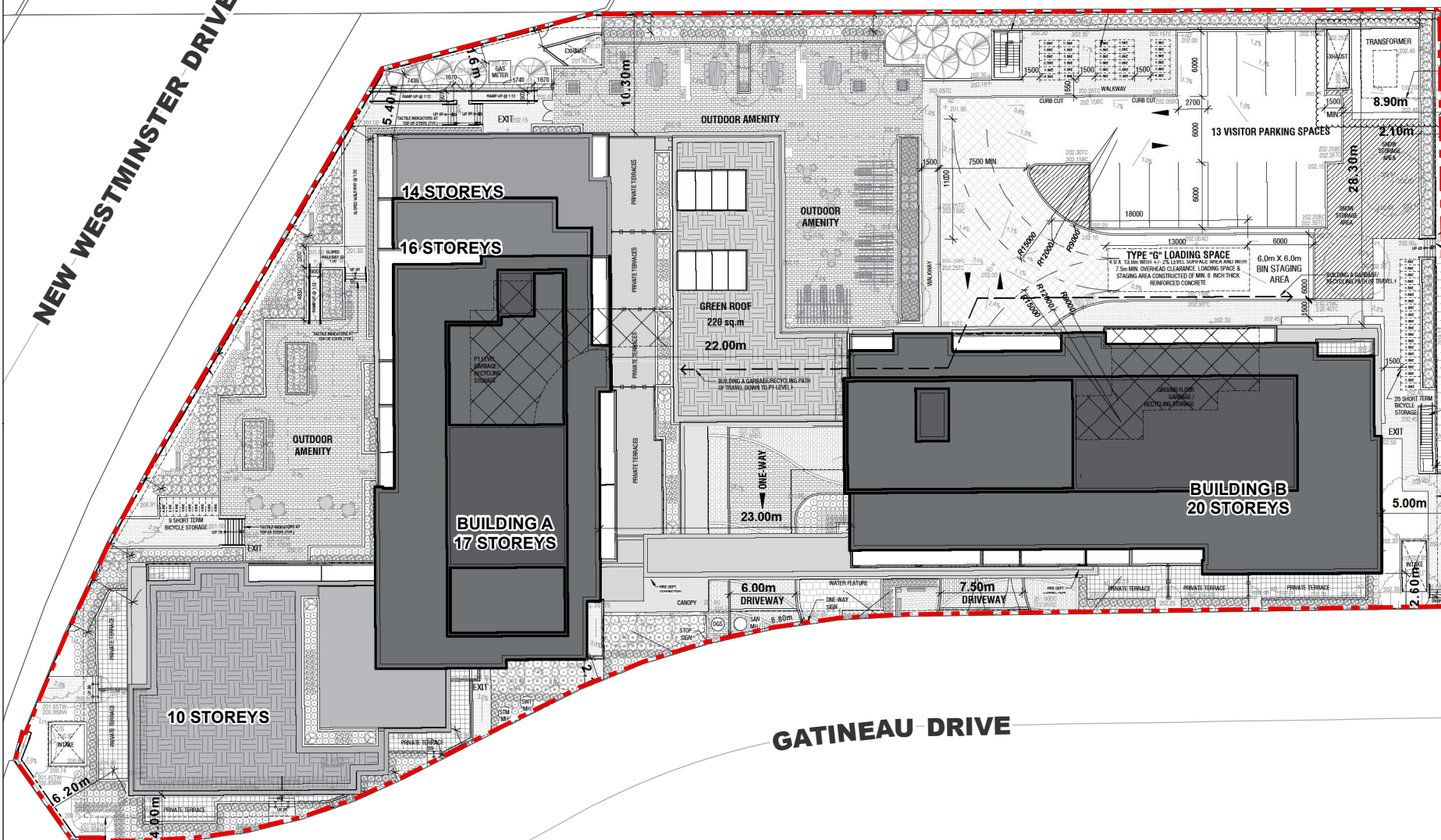
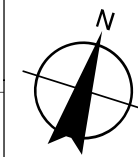
#### Clearances

16. The Development Planning Department shall advise that Conditions 1 to 11 have been satisfied.
17. The Region of York shall advise the Development Planning Department in writing that Condition 12 has been satisfied.
18. Canada Post shall advise the Development Planning Department in writing that Conditions 13 to 14 have been satisfied.
19. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 15 has been satisfied.




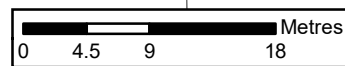


NEW WESTMINSTER DRIVE



GATINEAU DRIVE

 Subject Lands



# Site Plan

**LOCATION:**  
10 and 20 Gatineau Drive  
Part 2 Plan 65R-37034  
Part of Lot 6 Concession 2

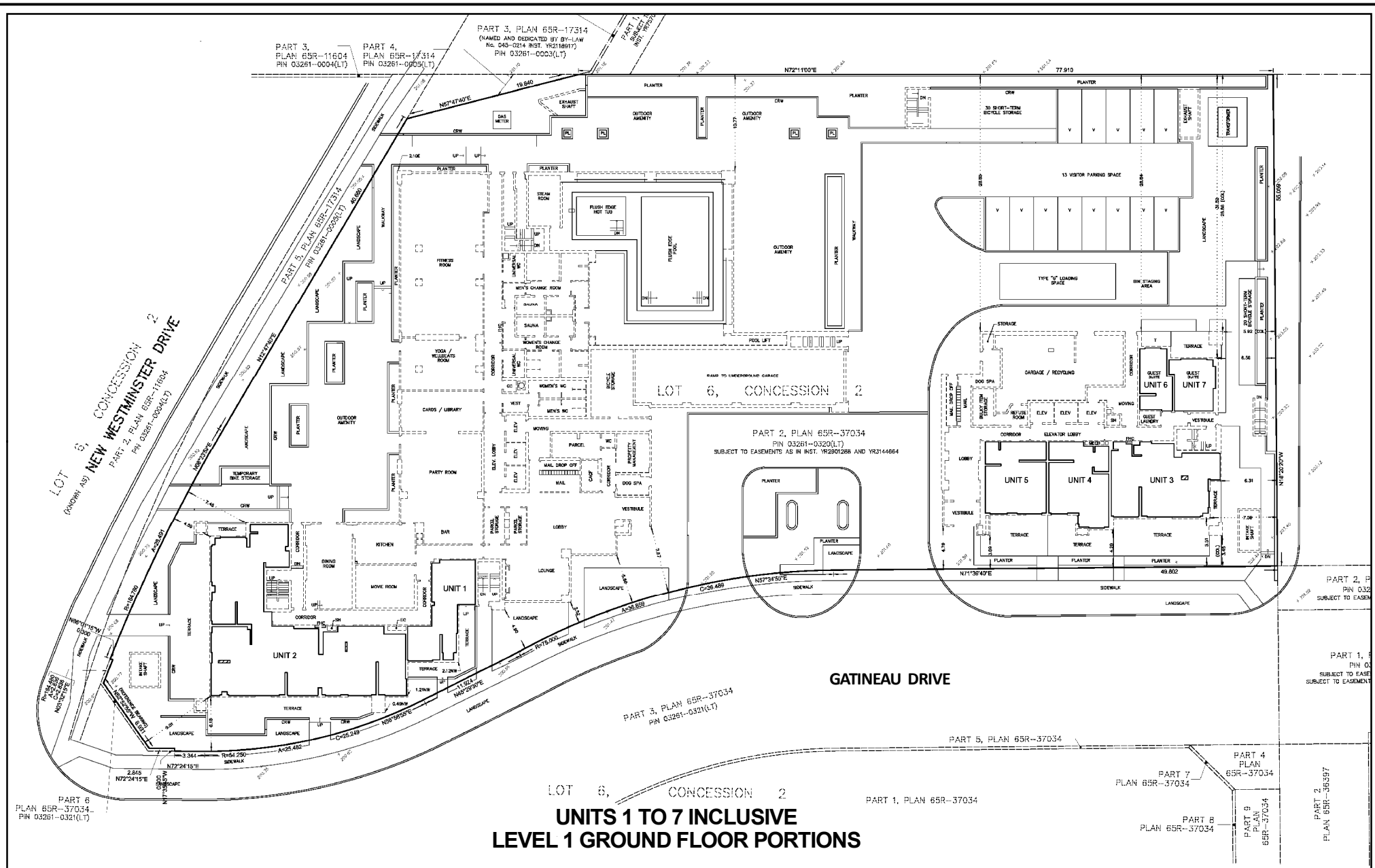
**APPLICANT:**  
D'Or Developments Inc.



**RELATED FILES:**  
Z.08.032 and DA.13.014

**Attachment**  
**FILE:**  
19CDM-22V002  
**DATE:**  
September 13, 2022  
**3**





# Draft Plan of Condominium File 19CDM-22V002 - Level 1

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



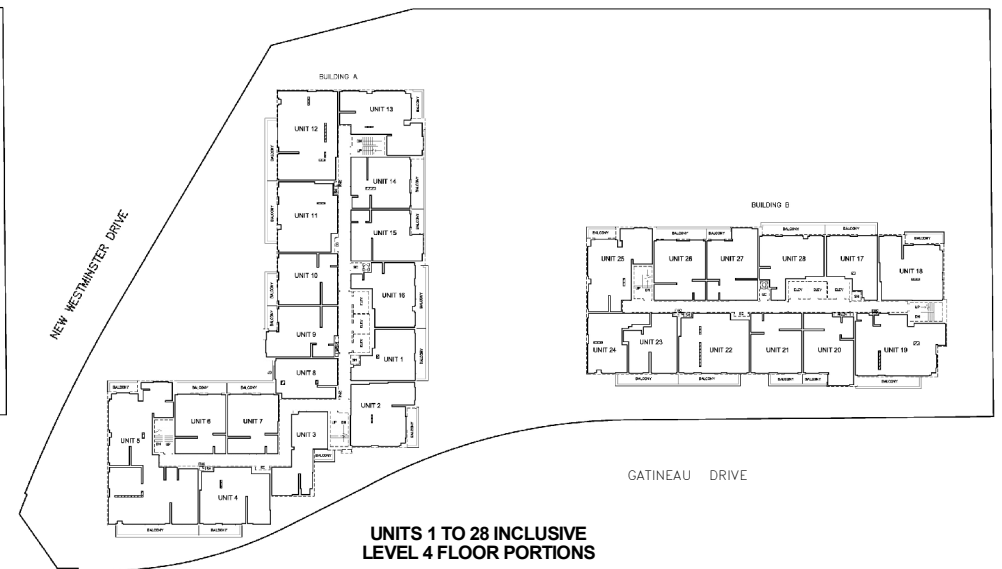
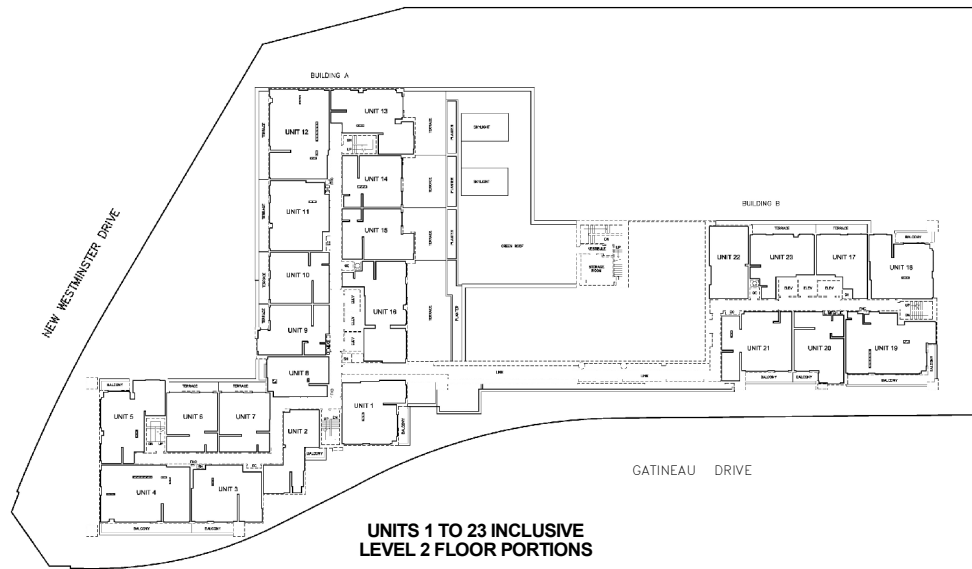
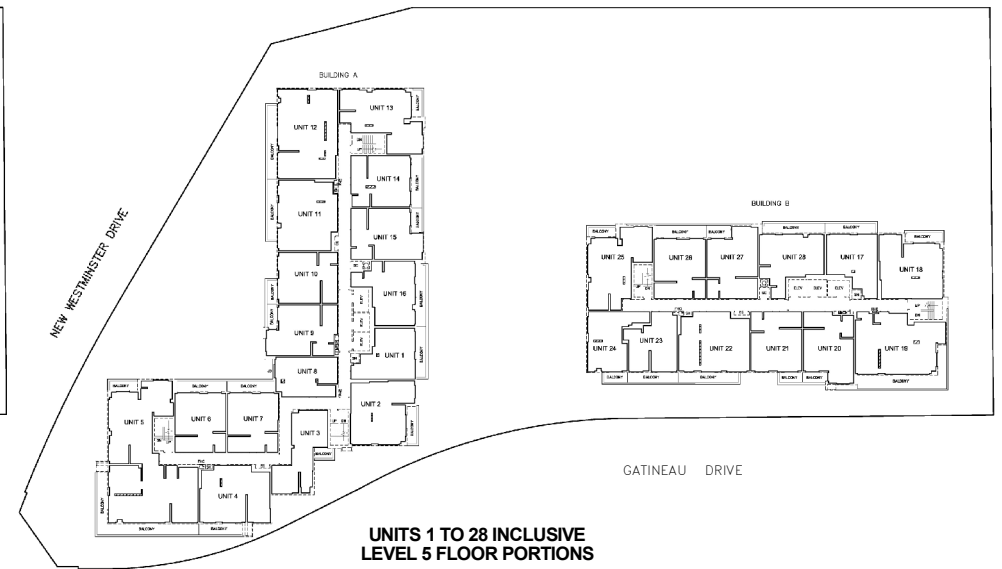
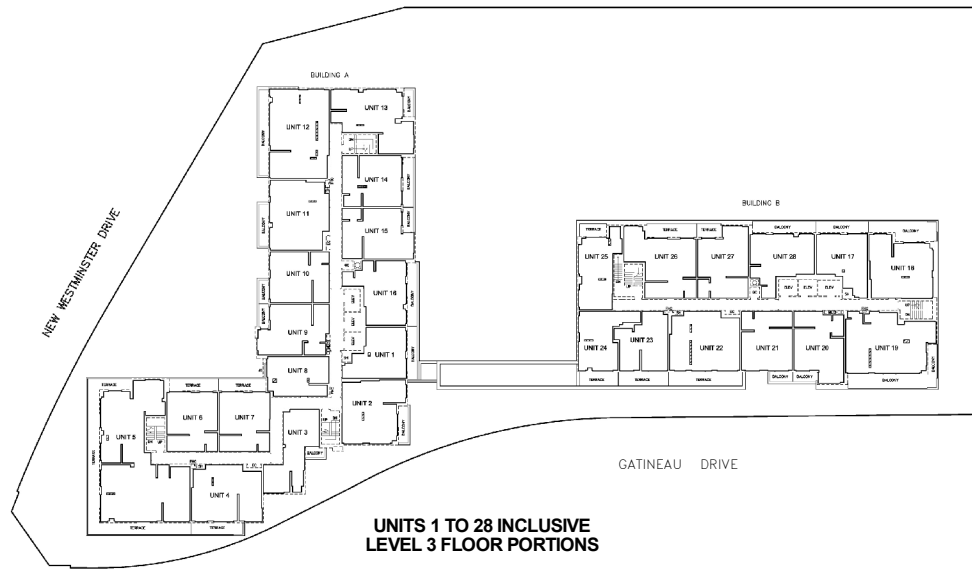
## Attachment

**FILE:**  
19CDM-22V002

**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

**4**



# Draft Plan of Condominium File 19CDM-22V002 - Levels 2 - 5

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



**Attachment**

**FILE:**  
19CDM-22V002

**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

**5**





# Draft Plan of Condominium File 19CDM-22V002 - Levels 6 - 9

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



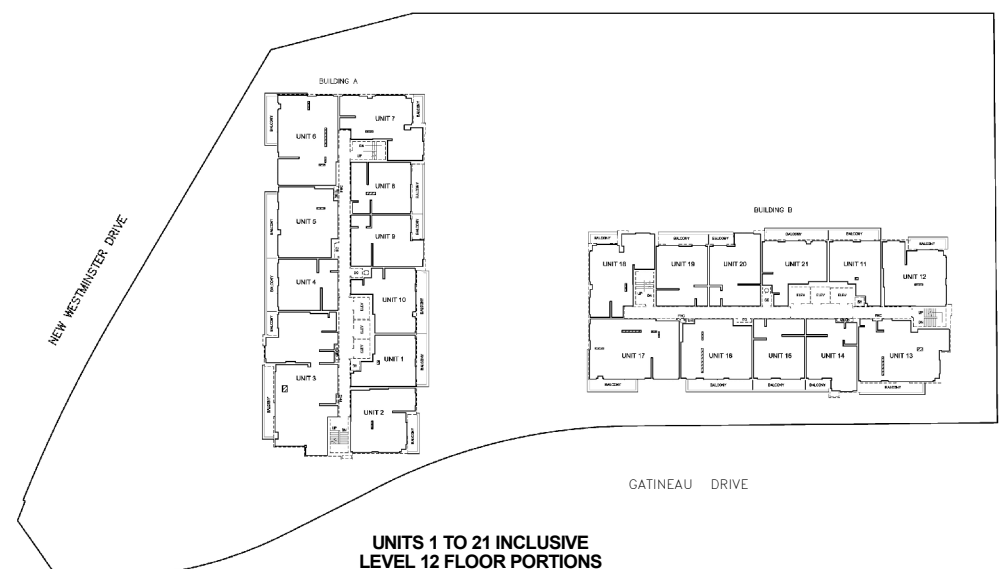
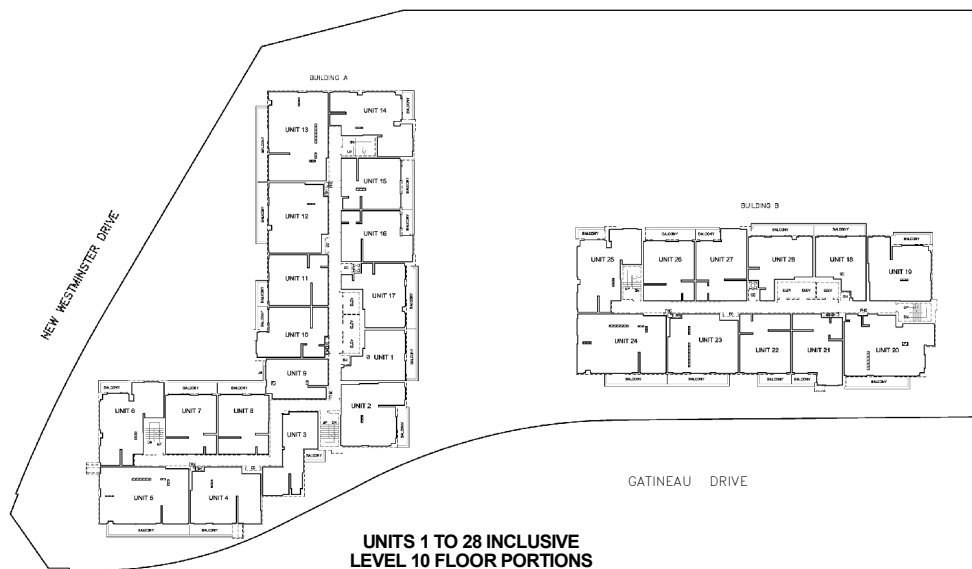
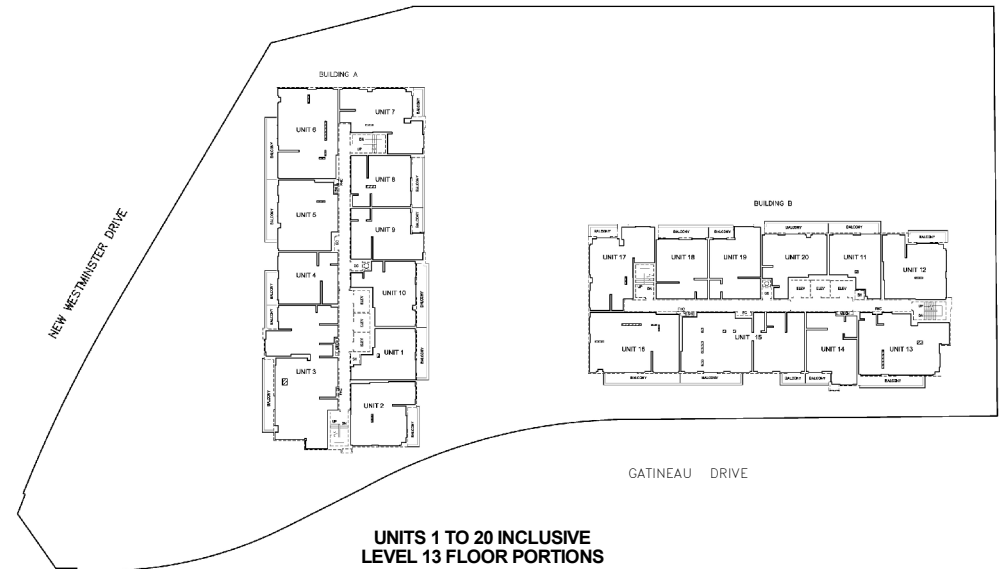
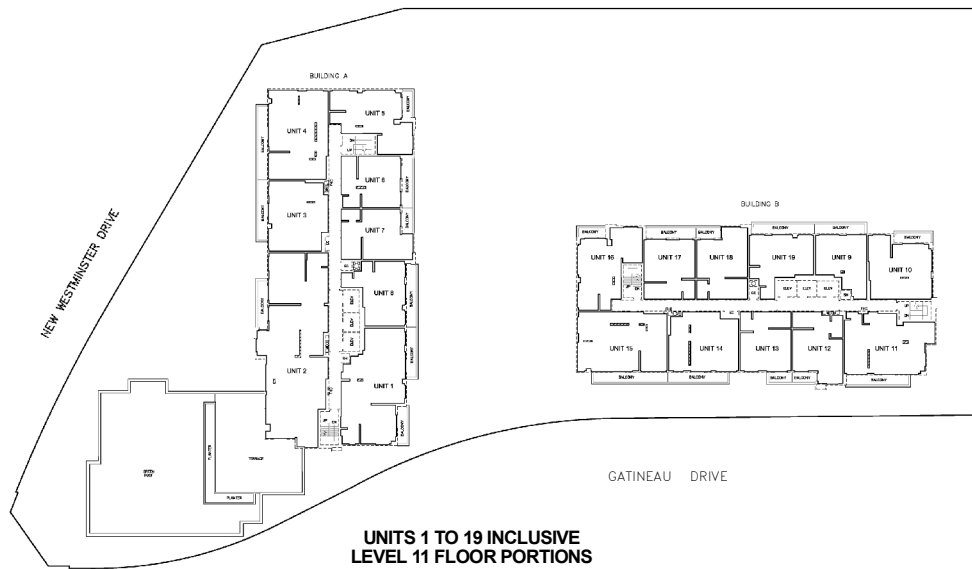
## Attachment

**FILE:**  
19CDM-22V002

**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

# 6



# Draft Plan of Condominium File 19CDM-22V002 - Levels 10 - 13

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



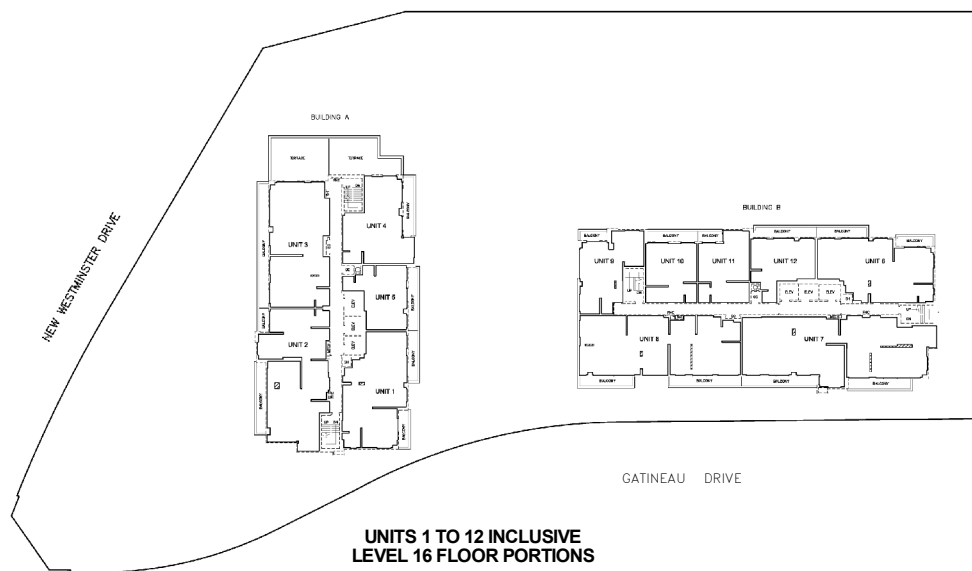
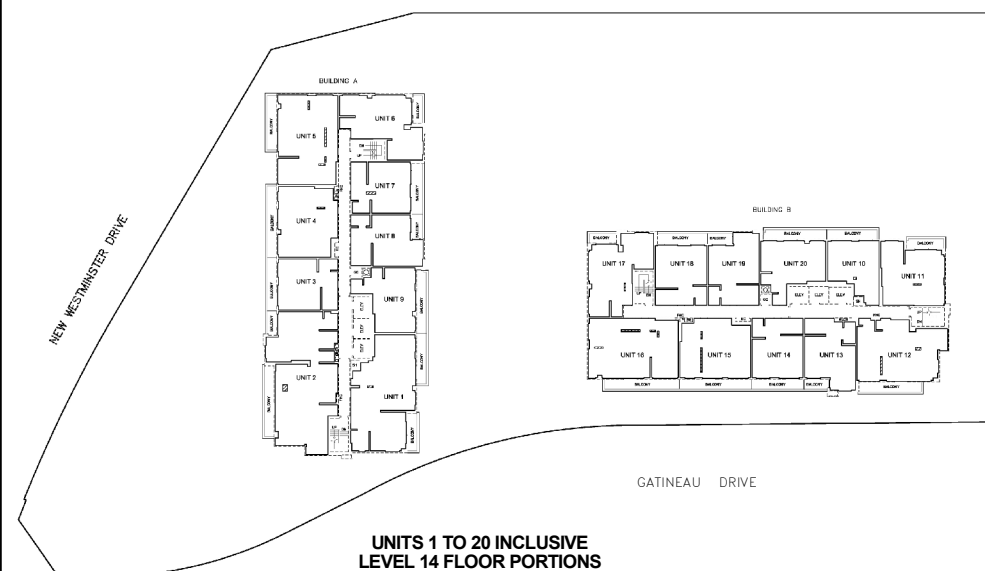
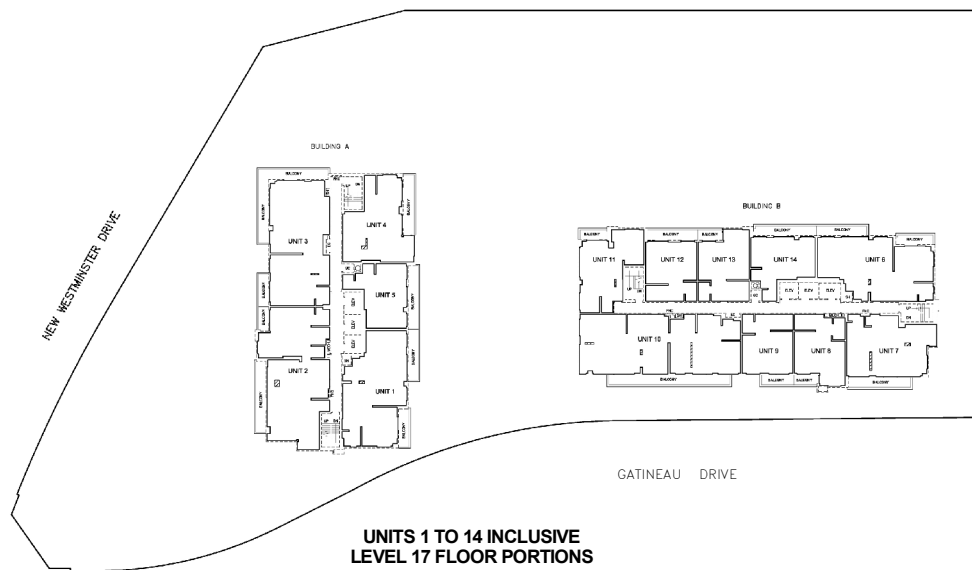
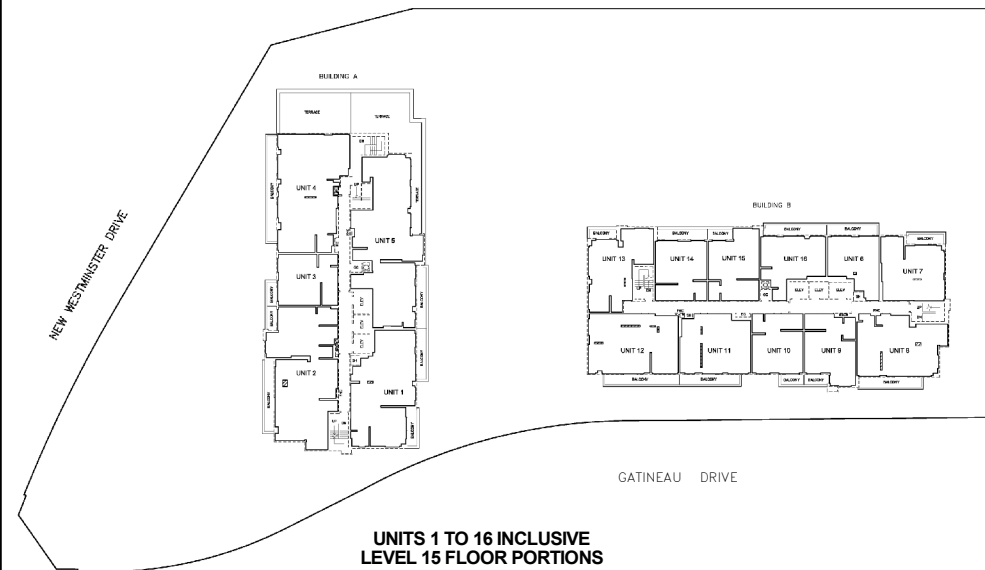
## Attachment

**FILE:**  
19CDM-22V002

**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

# 7



# Draft Plan of Condominium File 19CDM-22V002 - Levels 14 - 17

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



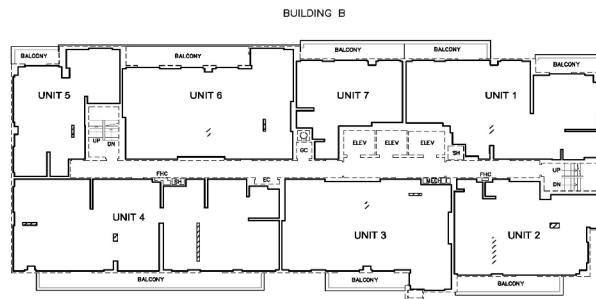
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**FILE:**  
19CDM-22V002

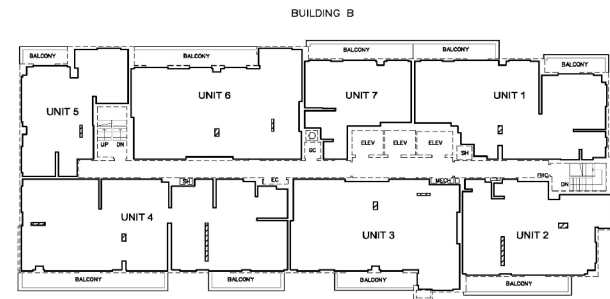
**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

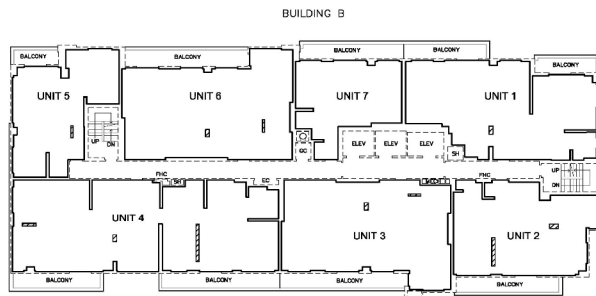
# 8



**UNITS 1 TO 7 INCLUSIVE  
LEVEL 19 FLOOR PORTIONS**



**UNITS 1 TO 7 INCLUSIVE  
LEVEL 20 FLOOR PORTIONS**



**UNITS 1 TO 7 INCLUSIVE  
LEVEL 18 FLOOR PORTIONS**

# Draft Plan of Condominium File 19CDM-22V002 - Levels 18 - 20

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



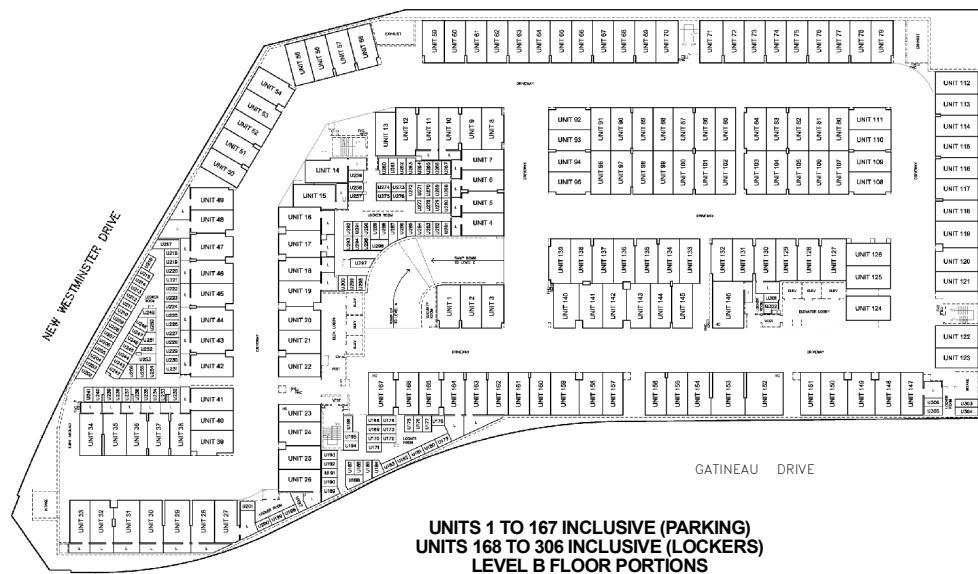
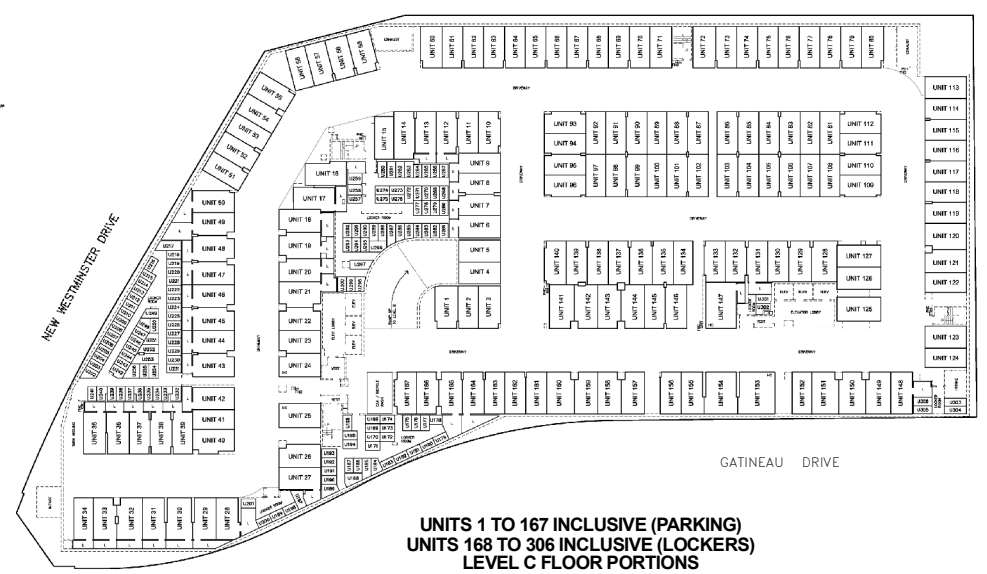
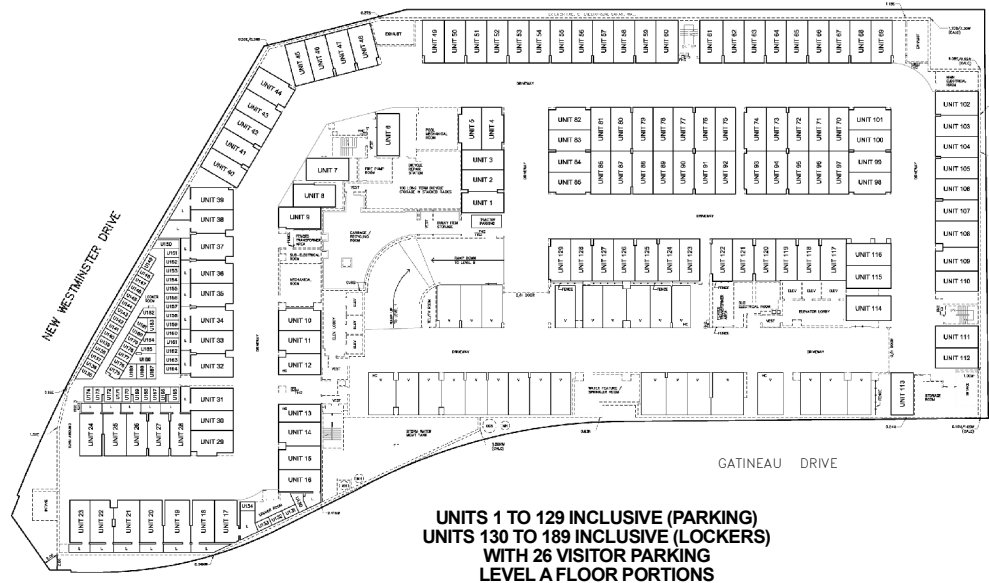
**Attachment**

**FILE:**  
19CDM-22V002

**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

**9**



# Draft Plan of Condominium File 19CDM-22V002 - Levels A,B,C

**LOCATION:**  
10 and 20 Gatineau Drive  
Part of Lot 6 Concession 2

**APPLICANT:**  
D'Or Developments Inc.



**RELATED FILES:**  
Z.08.032 and DA.13.014

**DATE:**  
September 13, 2022

**Attachment**

**FILE:**  
19CDM-22V002

**10**