

## **CITY OF VAUGHAN**

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

Item 8, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

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**8. 2748355 CANADA INC. (QUADREAL BLOCK 2) DRAFT PLAN OF CONDOMINIUM FILES - 19CDM-22V001 AND 19CDM-21V008 VICINITY OF INTERCHANGE WAY AND JANE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated September 20, 2022.**

**Recommendation**

1. THAT Draft Plan of Condominium (Standard) Files 19CDM-21V008 and 19CDM-22V001 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the Development that is consistent with Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, September 20, 2022

**WARD:** 4

**TITLE:** 2748355 CANADA INC. (QUADREAL BLOCK 2)  
DRAFT PLAN OF CONDOMINIUM FILES  
19CDM-22V001 AND 19CDM-21V008  
VICINITY OF INTERCHANGE WAY AND JANE STREET

**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-21V008 to create condominium tenure for Building 1 – 15-storeys (10 Honeycrisp Crescent), and Draft Plan of Condominium (Standard) File 19CDM-22V001 to create condominium tenure for Building 2 –18-storeys (38 Honeycrisp Crescent) (collectively ‘the Applications’). The Applications will facilitate the condominium tenure for the Council approved mixed-use site development plan for 2748355 Canada Inc. (Quadreal Block 2) File DA.18.056 in the Vaughan Metropolitan Centre (VMC), as shown on Attachment 3.

The Applications will facilitate the first phase of a two-phased mixed-use residential and commercial development comprised of three (3) apartment buildings and 22 townhouse blocks (‘the Development’), for a total of 1,148 residential units and 114.3 m<sup>2</sup> of commercial space. 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 residential parking spaces within the underground parking structure serving the residential, visitor, and retail users for two (2) of three (3) apartment buildings.

### **Report Highlights**

- The Draft Plan of Condominiums (Standard) Files 19CDM-21V008 and 19CDM-22V001 consist of areas dedicated to creating condominium tenure for 525 residential units, bicycle and parking units, storage lockers, and commonly accessible areas including amenity areas, lobbies, elevators and stairwells.
- This report recommends draft approval of Draft Plan of Condominium (Standard) Files 19CDM-21V008 and 19CDM-22V001, to create the condominium tenure for the Development that is consistent with the approved Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

### **Recommendation**

1. THAT Draft Plan of Condominium (Standard) Files 19CDM-21V008 and 19CDM-22V001 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the Development that is consistent with Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

### **Background**

The subject site is located south of Interchange Way and west of Jane Street (the 'Subject Lands') with the surrounding land uses shown on Attachment 2. The Subject Lands are municipally known as 10 and 38 Honeycrisp Crescent (previously 250 Interchange Way) and form part of the larger landholdings legally described as 65M-4718.

The proposed Draft Plan of Condominium Files 19CDM-21V008 and 19CDM-22V001 will create standard condominium tenure for Buildings 1 and 2, respectively (as shown on Attachments 2 to 7). The buildings, which were approved on September 17, 2019 by Vaughan Council (File DA.18.056), are currently under construction and consist of the following:

- 525 residential units (Building 1 – 243 units; Building 2 – 282 units)
- A combined residential gross floor area (GFA) of 75,054 m<sup>2</sup>
- A combined retail GFA of 114.3 m<sup>2</sup>
- 457 parking spaces for the residential uses to be shared amongst visitor and residential parking spaces (Building 1 – 196 spaces; Building 2 – 261 spaces)

### **Previous Reports/Authority**

[May 1, 2019, Committee of the Whole, Item 3, Report 14](#)

## **Analysis and Options**

The Owner has submitted two Draft Plan of Condominium applications, Files 19CDM-21V008 and 19CDM-22V001 to create the condominium tenure shown on Attachments 3 to 7, for the approved 15- and 18-storey apartment buildings (Buildings 1 and 2, respectively). Additional details with respect to the condominium tenure for Buildings 1 and 2 are as follows:

### **19CDM-21V008 (Building 1 – 10 Honeycrisp Crescent)**

This Application proposes standard condominium tenure for Building 1 to unitize the residential units, bicycle and storage and parking units, mechanical and garbage collection rooms, a portion of the private roadway (Honeycrisp Crescent), and for establishment of commonly accessible areas such as amenity areas lobbies, elevators, stairwells. A portion of the residential parking spaces and bicycle/storage units located within underground parking Level A are dedicated exclusively for this development, which can be accessed via a ramp located directly behind the building and accessed from the private roadway (Honeycrisp Crescent) off of Mabel Smith Way (previously Street 'C') (see Attachments 3 and 5).

### **19CDM-22V001 (Building 2 – 38 Honeycrisp Crescent)**

This Application proposes standard condominium tenure for Building 2, which includes the unitization of residential units, bicycle and storage and parking units, mechanical and garbage collection rooms, a portion of the private roadway (Honeycrisp Crescent), and establishment of commonly accessible areas such as amenity areas, lobbies, elevators, stairwells. The building can be accessed via a common corridor to the main lobby from Interchange Way. A portion of the residential parking spaces and bicycle/storage units located within underground parking Level A are dedicated exclusively for this development, which can be accessed via the same ramp located behind Building 1 (see Attachments 3 and 7).

The underground parking level will remain commonly accessible to all residents and visitors for the purposes of shared parking between Buildings 1 and 2. In order to ensure that these parking spaces are publicly accessible to serve the entirety of the Development, the Owner has identified the requirement for two Reciprocal Easement Agreements including the Master Project Reciprocal Easement Agreement ("MPREA") and a Highrise Reciprocal Easement Agreement ("HREA").



The MPREA intends to cover all indoor community amenity areas, outdoor community amenity areas and walkways, private roads, ramps and garbage and delivery loading docks, which include areas to be unitized for transfer to the respective condominium corporations in their proportionate shares. The HREA includes shared facilities exclusive to Buildings 1 and 2.

As a condition of approval, the Owner shall agree to enter into Reciprocal Easement and Operations Agreements (“REOA”), including the MPREA and HREA with the future Condominium Corporations for Buildings 1 and 2. These REOAs will detail matters relating to parking, access, and operations and maintenance of the underground parking structure, amenity areas, walkways, ramps and garbage and delivery loading docks, and private roadways, including Honeycrisp Crescent, and the publicly-accessible and privately-owned mews (Apple Blossom Way).

Development access is proposed off of Mable Smith Way via the private roadway (Honeycrisp Crescent), as well as mid-block off of Millway Avenue (previously Street ‘B’) (see Attachment 3). Prior to execution of the Condominium Agreement, the Owner shall submit to the City a deposited draft-reference plan outlining the creation of the private roadway (Honeycrisp Crescent). As a condition of approval, the Owner shall ensure that each condominium corporation will have a proportionate title ownership of all unitized portions of the private roadway (Honeycrisp Crescent) and include in the Condominium Declarations, the provision for reciprocal easements be created to allow for unrestricted access over the private roadway. In addition to the private roadway, the site plan includes an enhanced east-west pedestrian mews (Apple Blossom Way), which bisects the middle of the site and is subject to a public access easement arrangement. A condition to this effect is included in Attachment 1.

***The Application conforms to VOP 2010 and the VMC Secondary Plan***

Volume 2 of the Vaughan Official Plan 2010 (‘VOP 2010’), specifically the Vaughan Metropolitan Centre Secondary Plan (the ‘VMC Secondary Plan’), designates the Subject Lands “South Precinct”, which permits a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back, and stacked townhouses), retail and service commercial. The Development includes residential with limited commercial uses.

***The Application complies with Zoning By-law 1-88 and is consistent with the approved site plan. By-law 001-2021 does not apply as the Applications are transitioned under By-law 039-2022, as amended.***

The Subject Lands are zoned RM2, Multiple Residential Zone, subject to Exception 9(1475) under By-law 1-88 as amended. The Development is permitted within the

existing zone and is generally consistent with the approved site plan (File DA.18.056). As a condition of approval, the Owner shall provide all outstanding building dimensions and site statistics (as requested by the Building Standards Department in a memo dated March 29, 2022) and submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

The Applications were submitted to the City on December 21, 2021 and January 25, 2022 (19CDM-21V008 and 19CDM-22V001, respectively) following the enactment of Zoning By-law 001-2021 on October 20, 2021. Pursuant to provision 1.6.3.3.2, these applications are considered to be transitioned as Exception 9(1475) under By-law 1-88 as they were approved prior to October 20, 2021. Accordingly, By-law 001-2021 does not apply.

***The proposed garbage/recycling collection may be eligible for municipal waste collection services or shall be the responsibility of the Condominium Corporation***

Upon a successfully completed application, site inspection and executed agreement 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.

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

Canada Post has no objections to the Applications, subject to the conditions related to the approved Site Development File DA.18.056, being satisfied. Alectra Utilities Corporation and Enbridge Gas have no objections to the Applications. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

**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-21V008 and 19CDM-22V001 conform to the VOP 2010, comply with Zoning By-law 1-88 subject to all outstanding building dimensions and site statistics being provided by the Owner, and are generally consistent with the approved site plan. Accordingly, the VMC Program Division of the Policy Planning and Special Programs Department recommends approval of the Applications, subject to the conditions set out in Attachment 1.

**For more information**, please contact: Monica Wu, Planner, VMC, at ext. 8161.

## **Attachments**

1. Conditions of Draft Approval
2. Context and Location Map
3. Approved Site Plan DA.18.056
4. 19CDM-21V008 - Draft Plan of Condominium (Building 1, All Levels)
5. 19CDM-21V008 - Draft Plan of Condominium Underground (Building 1, Underground)
6. 19CDM-21V001 - Draft Plan of Condominium (Building 2, All Levels)
7. 19CDM-21V001 - Draft Plan of Condominium Underground (Building 2, Underground)

## **Prepared by**

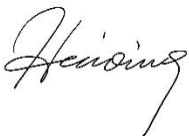
Monica Wu, Planner, VMC, extension 8161.

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**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**



Nick Spensieri, City Manager

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-21V008 AND DRAFT  
PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V001 ("THE PLANS")  
MOBILIO DEVELOPMENTS LIMITED. ("THE OWNER")  
10 HONEYCRISP CRESCENT AND 38 HONEYCRISP CRESCENT  
PLAN 65M-4718  
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-21V008 AND PLAN OF CONDOMINIUM  
(STANDARD) FILE 19CDM-22V001, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plans shall relate to a Draft Plan of Condominium, prepared by R. Avis Surveying Inc., drawing File No. 3263-0DP1 dated September 6, 2022 and File No. 3263-1DP1 dated September 6, 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.18.056.
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) The Owner shall install and maintain paved construction access along the private roadway (Honeycrisp Crescent). All private roadways and walkaways shall be maintained in a safe and useable condition by the Owner, which shall be unobstructed, clean and free from disturbance by site development operations during the construction of services and buildings within the buildout of Phase 1.
- f) The Owner shall include in the respective Condominium Declarations, the provision for reciprocal easements to be created upon the registration of the Declaration to allow for unrestricted access over the private roadway (Honeycrisp Crescent), generally described as Parts 7, 8 and 11 on Plan of Survey Drawing no: 3263-0DP1 dated September 6, 2022 from R. Avis Surveying Inc.
- g) 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.
- g) 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.
- h) 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 despite the inclusion of noise control features in the development 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 may exceed the sound level limits of the City and Ministry of Environment, Conservation and Parks."
  - 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 nearby commercial/office/retail facilities, sound levels from these facilities may at times be audible."
  - iv) "Purchasers/tenants are advised that due to the proximity of the nearby IKEA store and warehouse, sound levels from these facilities may at times be audible."

- v) "Purchasers and/or tenants are advised that solid waste management collection services will be privately administered by the Owner."
- vi) "Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing, and programming of parkland is at the discretion of the City."
- vii) "The Purchaser and/or Lessee specifically acknowledges and agrees that the proximity of the development of the lands municipally known as 10 and 38 Honeycrisp Crescent (formerly 250 Interchange Way ) (the "Development") to TTC operations, presently in existence or subsequently constructed or re-constructed, may result in transmissions of noise, vibration, electromagnetic interference, stray current, smoke, particulate matter or other interferences (collectively referred to as "Interferences") on or to the Development and despite the inclusion of control features within the Development, Interferences from transit operations or construction activity may continue to be of concern, occasionally interfering with some activities of the occupants in the Development. Notwithstanding the above, the Purchaser and/or Lessee agrees to release and save harmless the City of Toronto, the Toronto Transit Commission, together with their Commissioners, officers, employees, successors and assigns, from all claims, losses, judgements or actions arising or resulting from any all Interferences. Furthermore, the Purchase and/or Lessee acknowledges and agrees that an Interferences clause substantially 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 parties hereto but also their respective successors and assigns and shall not ide with the closing of the transaction."
- viii) "Purchasers, unit owners, and occupants acknowledge and agree that the proximity of the development to TTC infrastructure, presently in existence or subsequently constructed or re-constructed, may result in the transmissions of noise, vibration, electromagnetic interference, stray current, smoke and particulate matter (collectively referred to as "Interferences") to the development.
- ix) "Purchasers, unit owners, and occupants are advised that TTC had informed of the need to apply reasonable attenuation/mitigation measures during construction of the development with respect to the level of the Interferences on and in the development."

- x) "Purchasers, unit owners, and occupants are advised that despite the inclusion of control features within the development, Interferences due to transit operations or construction activity may continue to be of concern, occasionally interfering with the activities of unit owners and/or occupants."
  - xi) "Purchasers, unit owners, and occupants are advised that the City and/or the TTC assume no responsibility for the effects of any of the Interferences on the development and/or its occupants."
  - xii) "Provisions found under sections A (1) above shall not be modified or deleted from the Declaration."
- 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. The Owner shall submit all final plans, including fully-dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 requirements, to the satisfaction of the VMC Program and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 1-88 be required, the Owner shall successfully obtain approval of a Minor Variance application for the required site-specific exceptions to Zoning By-law 1-88, from the Vaughan Committee of Adjustment. The Committees decisions regarding the Minor Variance shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
- 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 the execution of the Condominium Agreement, the Owner shall provide a deposited R-Plan identifying the private roadway (Honeycrisp Crescent), and the pedestrian mews (Apple Blossom Way), generally described as Parts 7, 8, 9 and 11 on Plan of Survey Drawing no: 3263-0DP1 dated September 6, 2022 from R. Avis Surveying Inc., to the satisfaction of the City.
- 9. Prior to final approval, the Owner shall include in the Condominium Declarations, the provision for reciprocal easements be created to allow for unrestricted access over the private roadway (Honeycrisp Crescent), generally described as Parts 7, 8 and 11 on Plan of Survey Drawing no: 3263-0DP1 dated September 6, 2022 from R. Avis Surveying Inc.
- 10. Prior to final approval, the Owner/Condominium Corporation shall include in the respective Condominium Declarations, a provision/declaration that each



condominium corporation created within Block 1 on Plan 65M-4718 will have a proportionate title ownership of all unitized portions of the private roadway, which will be governed by a cost sharing agreement the Master Project Reciprocal Easement Agreement ("MPREA") and Highrise Reciprocal Easement Agreement ("HREA").

11. Prior to final approval, the Owner shall submit in writing to the City, to be reviewed to the satisfaction of the VMC Program, a copy of the Draft Reciprocal Easement and Operation Agreements ("REOA") which include the Master Project Reciprocal Easement Agreement ("MPREA") and Highrise Reciprocal Easement Agreement ("HREA"), and which addresses parking, driveway access, operations and maintenance of the underground parking structure and all shared facilities including indoor and outdoor community amenity areas and walkways, private roads, ramps and garbage and delivery and loading docks. Immediately following Condominium Registration(s), the Owner shall enter into the REOA, MPREA and HREA with the future Condominium Corporations for Buildings 1 and 2 and shall register the agreements on-title to the satisfaction of the City.
12. 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 private road Honeycrisp Crescent and a permanent public access easement over the pedestrian mews Apple Blossom Way, all as shown on Attachment 3, to the satisfaction of the City.
13. 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.
14. 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:

15. 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.0223, have been satisfied.

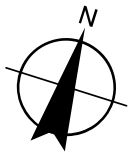
Bell Canada Conditions:

16. 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.
17. 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.

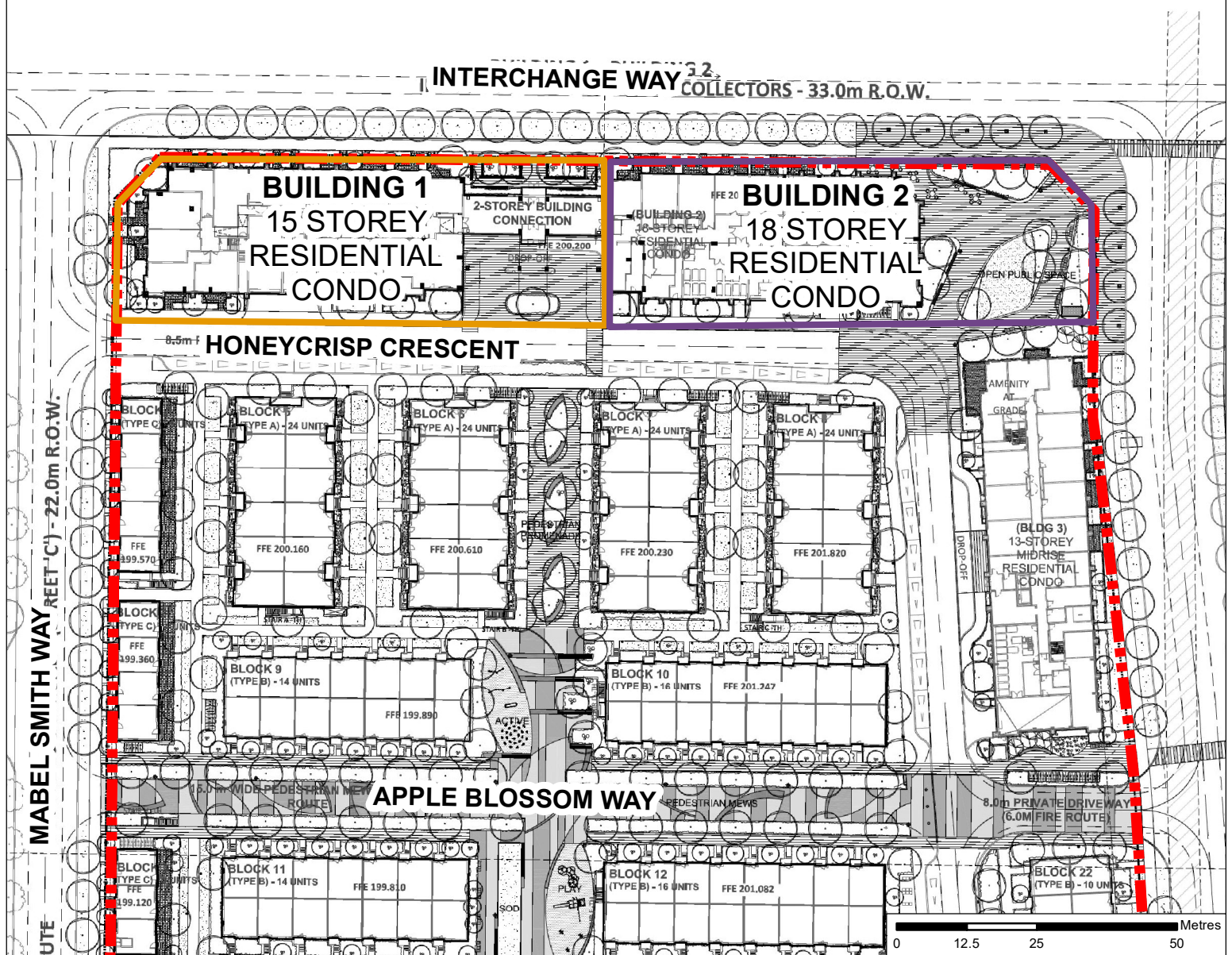
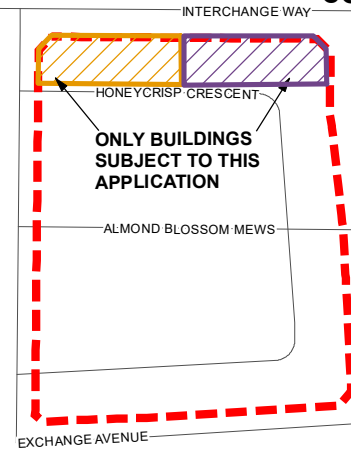
Canada Post Conditions:

18. 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.
19. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 12 have been satisfied.
20. York Region Community Planning and Development Services shall advise that Condition 13 has been satisfied.
21. Bell Canada shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program that Conditions 14 and 15 have been satisfied.
22. Canada Post shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program, that Condition 16 has been satisfied.





## CONTEXT MAP



## Approved Site Plan DA.18.056

**LOCATION:**  
10 and 38 Honeycrisp Crescent

**APPLICANT:**  
MOBILIO DEVELOPMENTS LTD.

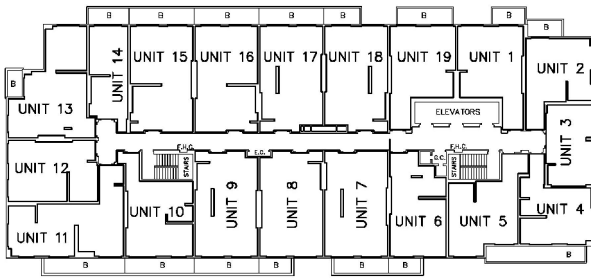


## Attachment

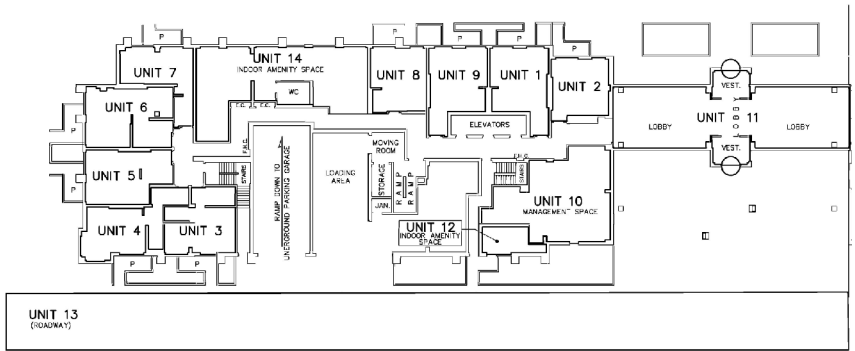
**FILE:**  
19CDM-21V008 and  
19CDM-22V001

**DATE:**  
September 20, 2022

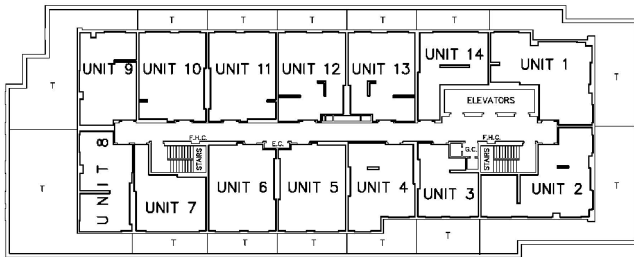
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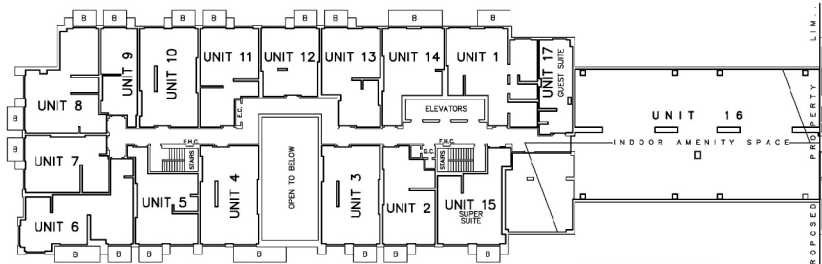
**PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 19 INCLUSIVE  
ON LEVELS 5 TO 10 INCLUSIVE**



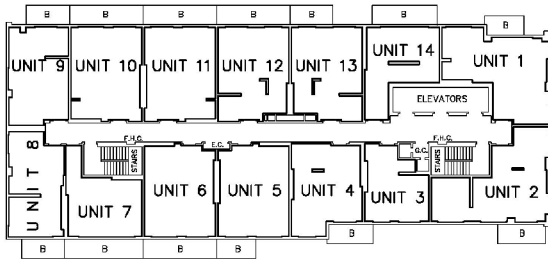
**PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 9 INCLUSIVE  
SHARED UNIT 10, AMENITY UNITS 11 AND 12 AND ROADWAY UNIT 13  
ON LEVEL 1**



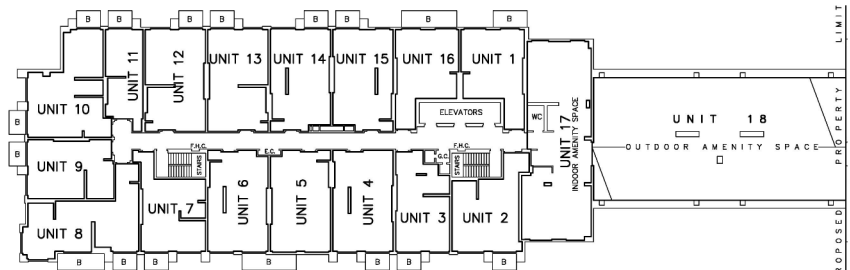
**PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 14 INCLUSIVE  
ON LEVEL 11**



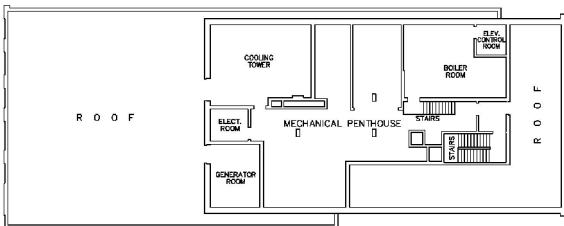
**PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 15 INCLUSIVE  
AMENITY UNIT 16 AND GUEST SUITE UNIT 17  
ON LEVEL 2**



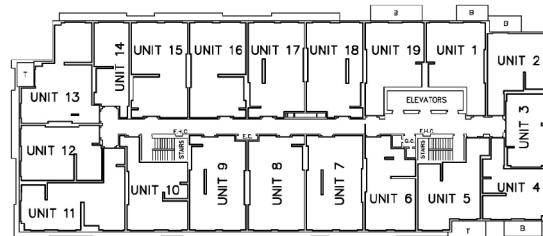
**PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 14 INCLUSIVE  
ON LEVELS 12 TO 15 INCLUSIVE**



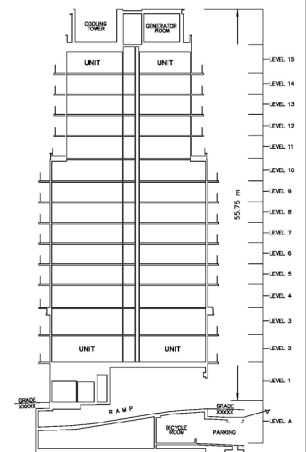
**PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 16 INCLUSIVE  
AND AMENITY UNITS 17 AND 18  
ON LEVELS 3**



**PLAN VIEW SHOWING  
MECHANICAL PENTHOUSE**



**PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 19 INCLUSIVE  
ON LEVEL 4**



**REPRESENTATIVE SECTION SHOWING  
THE RELATIONSHIP BETWEEN LEVELS**

# Draft Plan of Condominium (Building 1, All Levels)

**LOCATION:**  
10 Honeycrisp Crescent

**APPLICANT:**  
MOBILIO DEVELOPMENTS LTD.



## Attachment

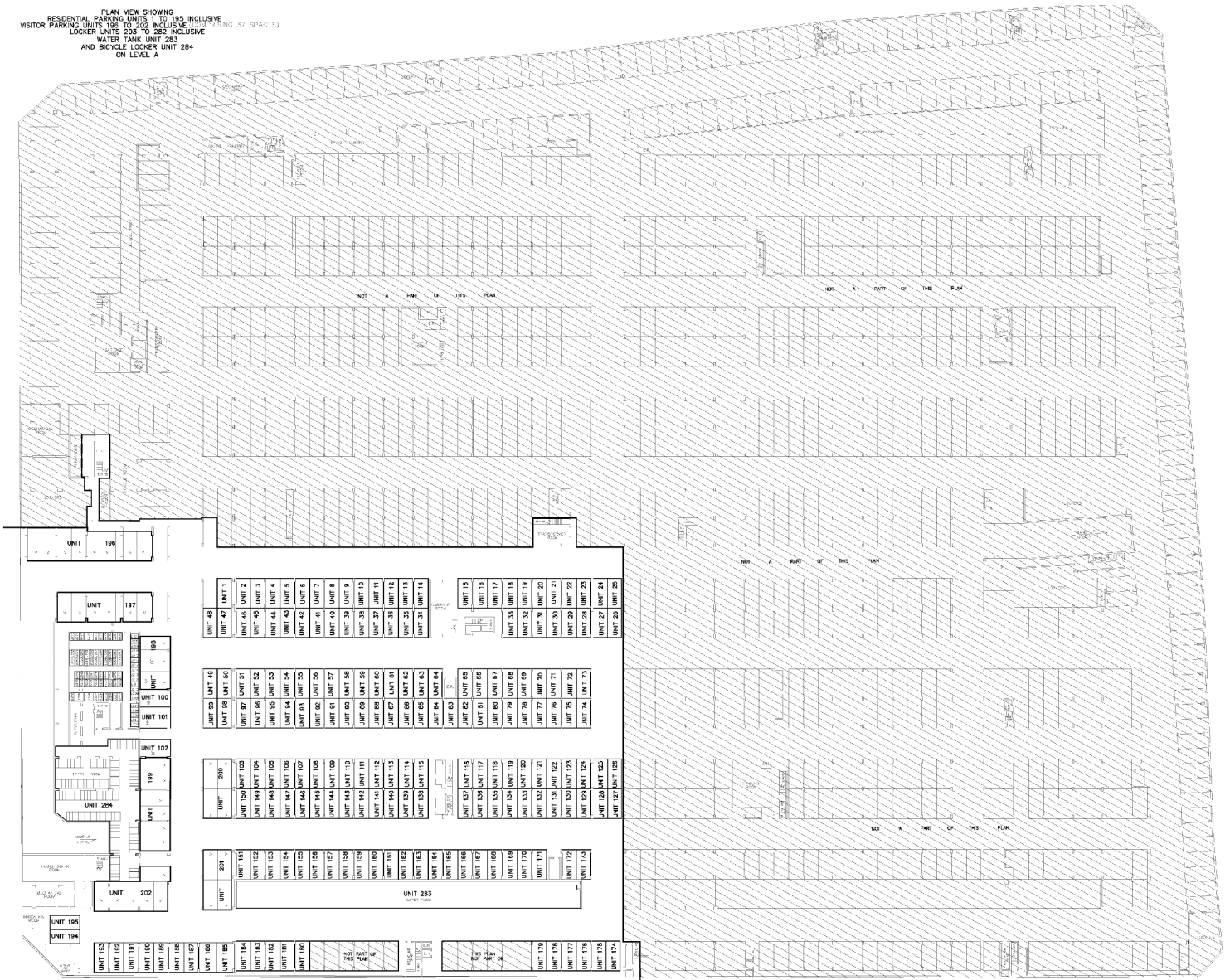
**FILE:**  
19CDM-21V008

**DATE:**  
September 20, 2022

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PLAN VIEW SHOWING  
RESIDENTIAL PARKING UNITS 1 TO 195 INCLUSIVE  
VISITOR PARKING UNITS 196 TO 202 INCLUSIVE  
LOCKER UNITS 203 TO 289 INCLUSIVE  
WATER TANK UNIT 293  
AND BICYCLE LOCKER UNIT 294  
ON LEVEL A



# **Draft Plan of Condominium (Building 1, Underground)**

**LOCATION:**  
10 Honeycrisp Crescent

**APPLICANT:**  
MOBILIO DEVELOPMENTS LTD.

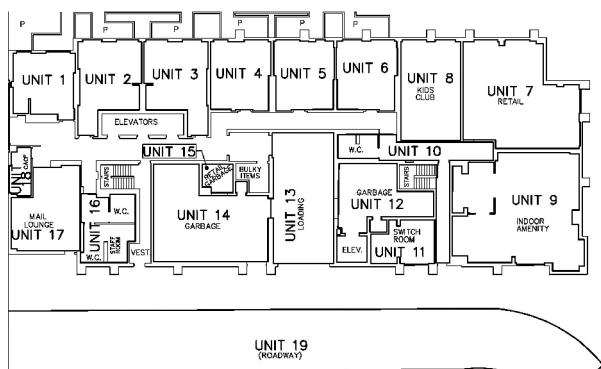


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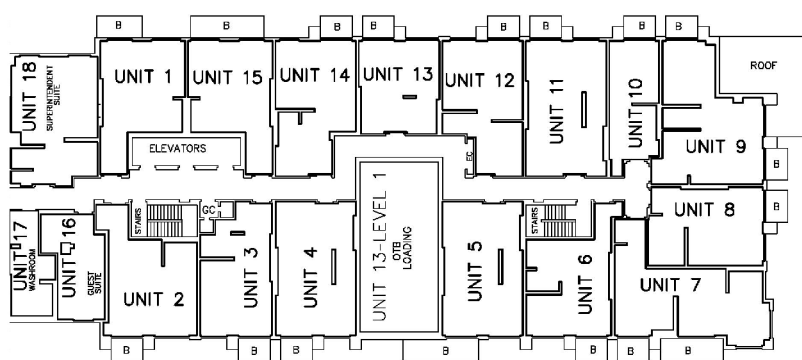
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19CDM-21V008

**DATE:**  
September 20, 2022

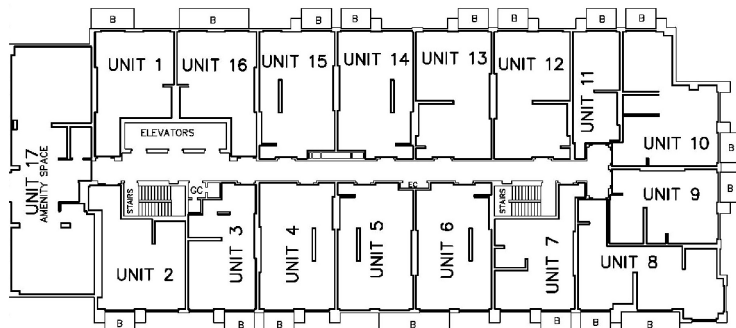
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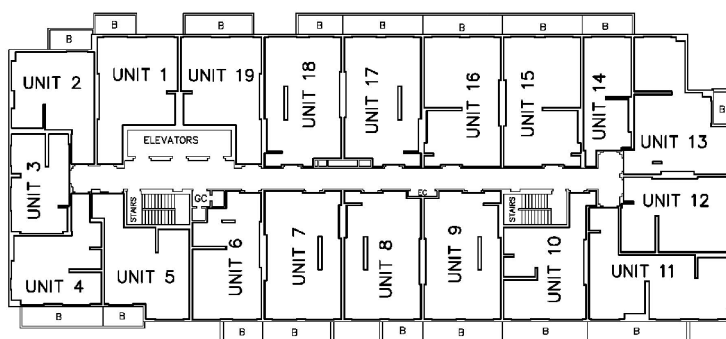
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 6  
RETAIL/COMMERCIAL UNIT 7, AMENITY UNITS 8 AND 9  
AND SERVICE UNIT 10, ON LEVEL 1



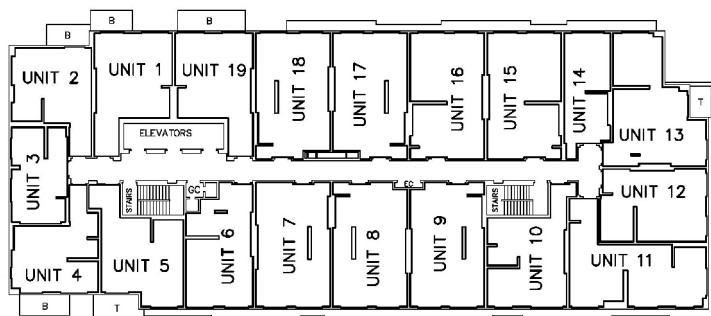
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 15 INCLUSIVE  
AND AMENITY UNIT 16, ON LEVEL 2



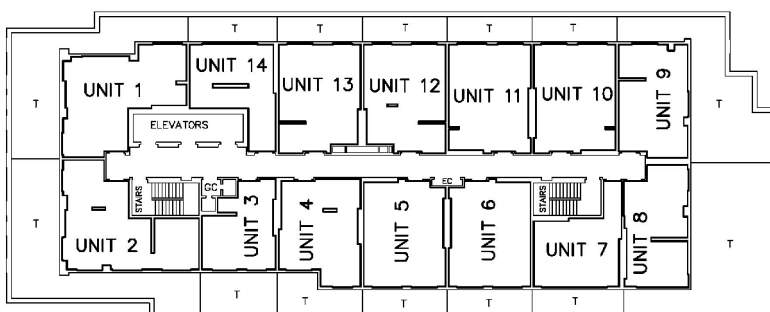
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 16 INCLUSIVE  
AND AMENITY UNIT 17, ON LEVEL 3



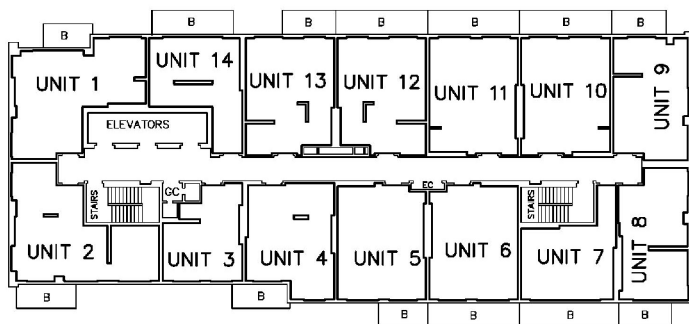
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 19 INCLUSIVE  
ON LEVELS 5 TO 10 INCLUSIVE



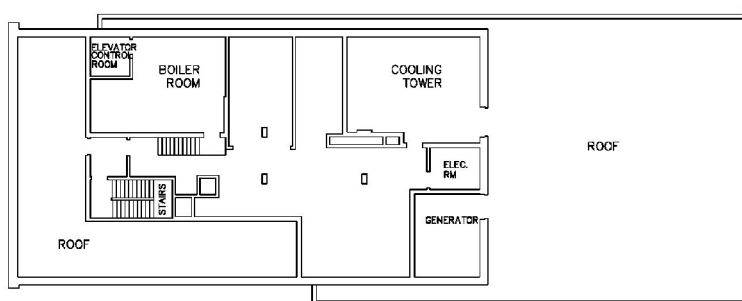
PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 19 INCLUSIVE  
ON LEVEL 4



PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 14 INCLUSIVE  
ON LEVEL 11



PLAN VIEW SHOWING  
RESIDENTIAL UNITS 1 TO 14 INCLUSIVE  
ON LEVELS 12 TO 18 INCLUSIVE



PLAN VIEW SHOWING  
MECHANICAL PENTHOUSE

# Draft Plan of Condominium (Building 2, All Levels)

LOCATION:  
38 Honeycrisp Crescent

APPLICANT:  
MOBILIO DEVELOPMENTS LTD.



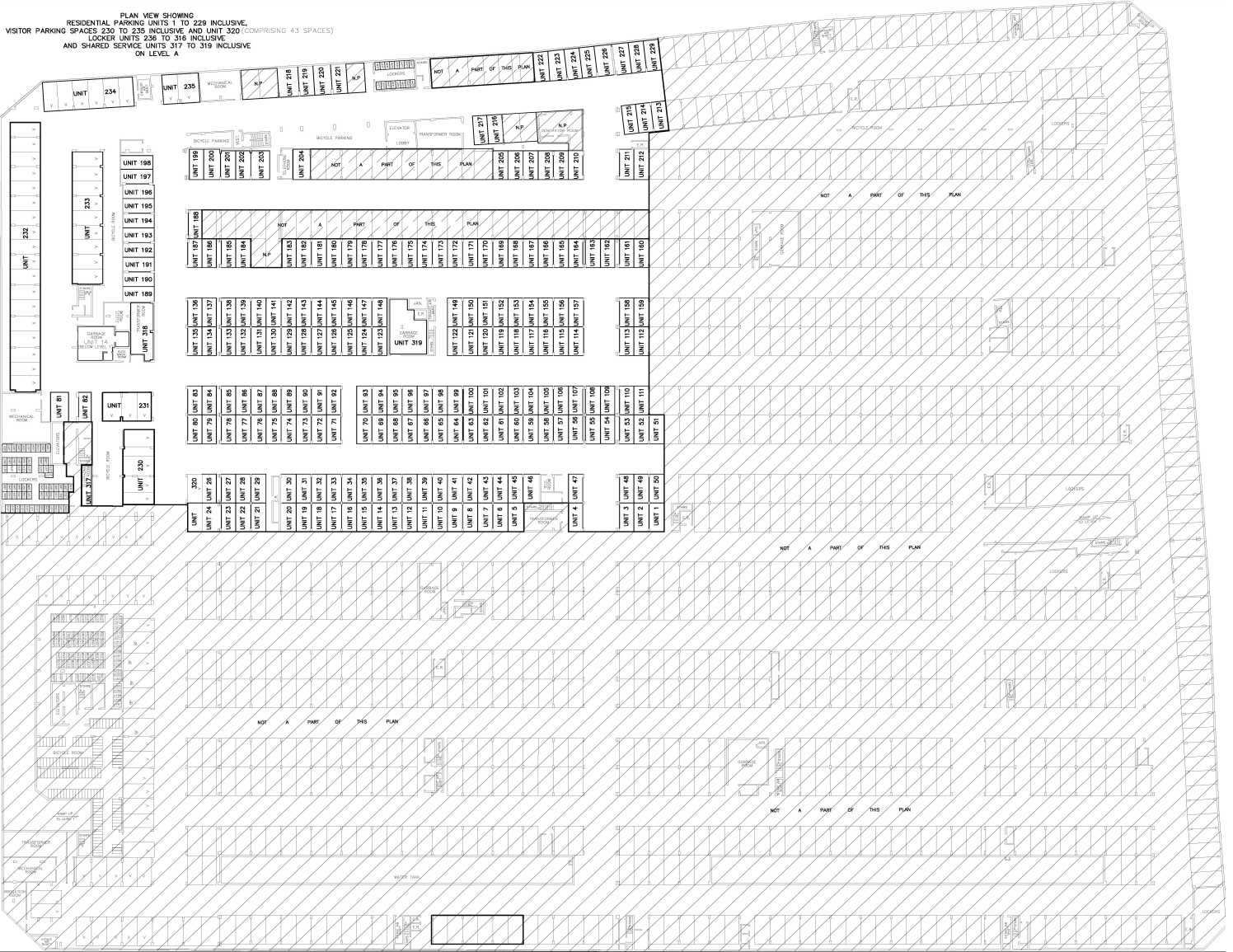
## Attachment

FILE:  
19CDM-22V001

DATE:  
September 20, 2022

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RESIDENTIAL PLAN VIEW SHOWING  
VISITOR PARKING SPACES 230 TO 235 INCLUSIVE AND UNIT 320 (COMPRISING 43 SPACES)  
LOCKER UNITS 236 TO 316 INCLUSIVE  
AND SHARED SERVICE UNITS 317 TO 319 INCLUSIVE  
ON LEVEL A



# Draft Plan of Condominium (Building 2, Underground)

**LOCATION:**  
38 Honeycrisp Crescent

**APPLICANT:**  
MOBILIO DEVELOPMENTS LTD.



## Attachment

**FILE:**  
19CDM-22V001

**DATE:**  
September 20, 2022

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