

Committee of the Whole (2) Report

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

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 m² 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 m²
- A combined retail GFA of 114.3 m²
- 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

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