

Committee of the Whole (2) Report

DATE: Wednesday, March 8, 2023 **WARD:** 4

TITLE: GENAZANNO HIGHRISES INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V003
VICINITY OF JANE STREET AND RUTHERFORD ROAD

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-22V003 for the subject lands shown on Attachment 2 to establish the condominium tenure for two residential apartment buildings with building heights of 24 and 26-storeys, connected by a six-storey podium as shown on Attachments 3 to 20, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 1.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish condominium tenure for two residential apartment buildings with building heights of 24 and 26-storeys, connected by a six-storey podium located at 9000 Jane Street.
- The Development Planning Department supports the Draft Plan of Condominium File 19CDM-22V003, subject to conditions.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V003 (Genazanno Highrises Inc.) BE APPROVED, to establish the condominium tenure to two residential apartment buildings connected by a six-storey podium located at 9000

Jane Street, subject to the conditions of Draft Plan Approval identified in Attachment 1.

Background

The 1.02 ha subject lands (the 'Subject Lands') shown on Attachment 2 are located on the west side of Jane Street south of Rutherford Road, municipally known as 9000 Jane Street. The Subject Lands and surrounding land uses are shown on Attachment 2. The two residential buildings are under construction.

A Site Development Application was approved for the Subject Lands

Council on October 23, 2019, endorsed the recommendation in the Committee of the Whole report to approve Site Development File DA.18.047.

The Ontario Land Tribunal (previously the Local Planning Appeal Tribunal) issued a Decision on September 17, 2018, for the overall landholdings

The Subject Lands form part of a larger 3.9 ha landholding for which the Ontario Land Tribunal ('OLT') on September 17, 2018, approved Zoning By-law 033-2019. This By-law permits the Development.

Previous Reports/Authority

[Committee of the Whole Report \(Item 6, Report 29\) October 7, 2019](#)

Analysis and Options

A Draft Plan of Condominium (Standard) Application was submitted to establish tenure for the Subject Lands

Genzanno Highrises Inc. (the 'Owner') has submitted Draft plan of Condominium (Standard) File 19CDM-22V003 (the 'Application'). The Application proposes to establish the standard condominium tenure for the existing Development, as shown on Attachment 3.

The Application is Consistent and Conforms with Provincial Policy, Region of York Official Plan 2022 and Vaughan Official Plan 2010

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). Council's planning decisions are also required by the Planning Act to conform, or not conflict with, the Provincial Growth Plan "A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended (the 'Growth Plan').

Section 1.4 of the PPS, Section 2.2.6 of the Growth Plan, and Section 2.3 of the York Region Official Plan 2022 ('YROP') provide for residential uses. The Draft Plan of

Condominium establishes condominium tenure for residential uses on the Subject Lands.

The Subject Lands are designated “Urban Area” by the York Region Official Plan 2022 which permits a wide range of uses, including residential uses. The Development includes two residential buildings with building heights of 24 and 26-storeys that contribute to the City of Vaughan housing supply. The Subject Lands are within a Primary Centre and designated as “High-Rise Mixed-Use” on Schedule C: Land Use Designation of the Vaughan Mills Centre Secondary Plan, Vaughan Official Plan Volume 2. The Application conforms to the York Region and City of Vaughan Official Plans.

The condominium plan is consistent with the Council endorsed Site Development File DA.18.047

The Draft Plan of Condominium (Standard) shown on Attachment 3 is consistent with the approved site plan for the Subject Lands. The Development Planning Department has no objection to the Application, subject to the Conditions identified in Attachment 1.

The Development Engineering Department has no objection to the Application

The Development Engineering Department have no objection to the application, subject to the Conditions identified in Attachment 1

The various utilities have no objection to the Application

Hydro One, Enbridge Gas, Alectra Utilities Corporation, and Rogers Communications Inc. have no objection to the Application, subject to the Owner coordinating servicing, connections, easements and locates with the required utility company prior to the commencement of any site works. A condition to this effect is included in Attachment 1.

Canada Post has no objection to the Application

The Development will be serviced by 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 project. Canada Post has no objection to the Applications, subject to their conditions identified in Attachment 1.

Other City Departments and agencies have no objection to the Application

Building Standards, By-law and Compliance, Licensing and Permit Services Department, Policy Planning and Environmental Services, Financial Planning and Development Finance, Parks Infrastructure Planning and Development, Real Estate Department, Infrastructure Planning and Corporate Asset Management Department and the York Catholic District School Board have no objection to the Application.

Financial Impact

There are no financial 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 Application subject to the conditions identified in Attachment 1.

Conclusion

The Development Planning Department supports the Application to create a standard condominium tenure for the Development, subject to the Conditions of Draft Approval identified in Attachment 1, as it is consistent with the PPS and conforms to the Growth Plan, the YROP 2022 and VOP 2010 and would implement an Ontario Land Tribunal and Council approved development.

For more information, please contact: Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Conditions of Draft Approval File 19CDM-22V003
2. Context and Location Map File 19CDM-22V003
3. Draft Plan of Condominium (Standard) File 19CDM-22V003
4. Draft Plan of Condominium (Standard) File 19CDM-22V003
5. Draft Plan of Condominium (Standard) File 19CDM-22V003
6. Draft Plan of Condominium (Standard) File 19CDM-22V003
7. Draft Plan of Condominium (Standard) File 19CDM-22V003
8. Draft Plan of Condominium (Standard) File 19CDM-22V003
9. Draft Plan of Condominium (Standard) File 19CDM-22V003
10. Draft Plan of Condominium (Standard) File 19CDM-22V003
11. Draft Plan of Condominium (Standard) File 19CDM-22V003
12. Draft Plan of Condominium (Standard) File 19CDM-22V003
13. Draft Plan of Condominium (Standard) File 19CDM-22V003
14. Draft Plan of Condominium (Standard) File 19CDM-22V003
15. Draft Plan of Condominium (Standard) File 19CDM-22V003
16. Draft Plan of Condominium (Standard) File 19CDM-22V003
17. Draft Plan of Condominium (Standard) File 19CDM-22V003
18. Draft Plan of Condominium (Standard) File 19CDM-22V003
19. Draft Plan of Condominium (Standard) File 19CDM-22V003
20. Draft Plan of Condominium (Standard) File 19CDM-22V003

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager