

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2023

Item 6, Report No. 23, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2023.

6. MOBILIO RESIDENCES INC. DRAFT PLAN OF CONDOMINIUM FILE (STANDARD) 19CDM-23V001 VICINITY OF INTERCHANGE WAY AND JANE STREET 47-79 MABLE SMITH WAY, 11-39 HONEYCRISP CRESCENT, 10 AND 30 ALMOND BLOSSOM MEWS

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 May 9, 2023:

Local and Regional Councillor Mario G. Racco declared an interest with respect to the foregoing matter, as his children purchased property within the subject area, and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V001 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

DATE: Tuesday, May 9, 2023 **WARD(S):** 4

**TITLE: MOBILIO RESIDENCES INC. (QUADREAL BLOCK 2)
DRAFT PLAN OF CONDOMINIUM FILE (STANDARD)
19CDM-23V001
VICINITY OF INTERCHANGE WAY AND JANE STREET
47, 51, 55, 59, 63, 67, 71, 75 AND 79 MABLE SMITH WAY,
11, 21, 31 AND 39 HONEYCRISP CRESCENT,
10 AND 30 ALMOND**

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-23V001 ('the Application') to create the condominium tenure for 135 traditional, back-to-back, and stacked townhouse units (the 'North Townhouses') located in the Vaughan Metropolitan Centre, as shown on Attachment 2.

The Application will facilitate the first phase of a two (2) phased mixed-use residential and commercial development comprised of three (3) apartment buildings and 22 townhouse blocks, for a total of 1,148 residential units and 114.3 m² of commercial space ('the Development'). The proposal includes unitization of residential units, residential and visitor parking spaces, and a central plaza.

Report Highlights

- The Draft Plan of Condominiums (Standard) File 19CDM-23V001 consists of areas dedicated to creating condominium tenure for 135 residential townhouse units, parking spaces, and a central plaza.
- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-23V001, 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) File 19CDM-23V001 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 (the 'Subject Lands') is located south of Interchange Way and west of Jane Street, with the surrounding land uses shown on Attachment 2. The Subject Lands, which are currently under construction, are municipally known as 47, 51, 55, 59, 63, 67, 71, 75 and 79 Mable Smith Way, 11, 21, 31 and 39 Honeycrisp Crescent, and 10 and 30 Almond Blossom Mews, and form part of the larger landholdings legally described as Part 1 and 18 of Plan 65M-4718 (the 'Development Lands').

The proposed Draft Plan of Condominium File 19CDM-23V001 will create standard condominium tenure for the North Townhouses, which are comprised of eight (8) townhouse blocks, as shown on Attachments 3 to 8. The North Townhouses form part of the first phase of the Development as approved by Vaughan Council on September 17, 2019 (File DA.18.056), and consist of the following:

- 135 residential units, including private rooftop amenity areas
- 158 vehicular parking spaces (including residential and visitor)
- Commonly accessible areas, such as stairwells and an outdoor amenity area (central plaza)

Previous Reports/Authority

The Committee of the Whole report for the related Official Plan and Zoning Amendment and Draft Plan of Subdivision files OP.18.014, Z.18.021, 19T-18V008:

[April 2, 2019, Committee of the Whole, Item 3, Report 14](#)

The Committee of the Whole report for the related Site Development File DA.18.056:
[September 17, 2019, Committee of the Whole, Item 10, Report 24](#)

The Committee of the Whole report for the related Plan of Condominium Files 19CDM-21V008 and 19CDM-22V001 (Buildings 1 and 2):
[September 20, 2022, Committee of the Whole, Item 8, Report 36](#)

Analysis and Options

The Owner has submitted a Draft Plan of Condominium application, File 19CDM-23V001 (the “Condominium Plan”) to create the condominium tenure for 135 traditional, back-to-back, and stacked townhouse units and one (1) level of underground parking, as shown on Attachments 3 to 8. Additional details with respect to the condominium tenure for North Townhouses are as follows:

The Application proposes standard condominium tenure for eight (8) townhouse blocks comprised of nine (9) traditional townhouse units (blocks 1 & 2), 96 stacked townhouse units (blocks 5-8) and 30 back-to-back townhouse units (blocks 9-10), as shown on Attachment 3. The Application includes the unitization of residential units, parking units, mechanical/electrical and garbage collection rooms, and the establishment of commonly accessible areas such as an outdoor amenity area (central plaza) and stairwells. A portion of the residential parking spaces located within the underground parking are dedicated exclusively for the North Townhouses, which can be accessed via two (2) ramps located under Building 1 and at the south end of the site, as well as four (4) stairwells identified throughout the Subject Lands (see Attachments 4 and 8).

The underground parking level will remain commonly accessible to all residents and visitors for the purposes of shared parking for the entirety of the Development. The Development is to be serviced by a private condominium driveway (Honeycrisp Crescent), with two (2) access points off Mable Smith Way, as well as mid-block off of Millway Avenue (previously Street ‘B’) (see Attachment 3). As well, there is an enhanced east-west pedestrian mews (Almond Blossom Mews) bisecting the Development lands that is subject to a future public access easement arrangement, which is to be secured through the second phase of the Development. As a Condition of Draft Approval, the Owner will be required to convey a public access easement over Apple Blossom Mews, the pedestrian mews.

The Application is consistent and conforms with Provincial Plans, Region of York Official Plan 2022, Vaughan Official Plan 2010, and the VMC Secondary Plan.

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’).

Consistency with the PPS and conformity with the Growth Plan were confirmed through Council’s May 1, 2019, and September 17, 2019 decision to approve Files OP.18.014, Z.18.021, 19T-18V008 and DA.18.056, respectively.

The Subject Lands are located within the “Urban Area” on York Region Official Plan 2022 (‘YROP 2022’) Map 1 – Regional Structure, and designated “Regional Centre” on YROP 2022 Map 1A – Land Use Designations. Regional Centres are intended to contain the highest concentration and the greatest mix of uses in the Region.

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 Condominium Plan would create the condominium tenure for the Development permitted by the YROP 2022, VOP 2010, and the VMC Secondary Plan.

The Application complies with Zoning By-law 1-88 and is consistent with the approved site plan.

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

On November 29, 2022, Vaughan Council approved an administrative correction to By-law 052-2019 to deem the Developments Lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. As such, the vehicular and bicycle parking rate approved through Site Development file DA.18.056 is intended to apply to the Development Lands, and not to each individual condominium.

The Development is permitted within the existing zone and is generally consistent with the site plan approved by Vaughan Council on September 17, 2019, as shown on Attachment 3. As a condition of approval, the Owner shall provide all outstanding site statistics requested by the Building Standards Department, prior to the registration of the final condominium plan. Furthermore, 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 Committee's decisions regarding the Minor Variance shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

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

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 identified in Attachment 1. Hydro One, Alectra Utilities Corporation, Enbridge Gas, Rogers Communications, and Bell Canada 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.

Operational Impact

The Policy Planning and Special Programs Department supports the Draft Plan of Condominium File 19CDM-22V0013, subject to Conditions of Approval as outlined in Attachment 1.

The Development Engineering Department has no objection to the Application

The Development Engineering Division of the VMC Program, Policy Planning and Special Programs Department has reviewed the Application and has no objection, subject to conditions identified in Attachment 1.

Financial Planning and Development Finance have no objection to the Application

The Financial Planning and Development Finance Department has no objection to the Application subject to the conditions of approval identified in Attachment 1.

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

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 identified in Attachment 1. Hydro One, Alectra Utilities Corporation, Enbridge Gas, Rogers Communications, and Bell Canada, 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.

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) File 19CDM-23V001 conforms to the VOP 2010 and VMCS, complies with Zoning By-law 1-88 subject to all outstanding 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. Location Map
3. Approved Site Plan DA.18.056
4. Draft Plan of Condominium – 1st Storey
5. Draft Plan of Condominium – 2nd Storey
6. Draft Plan of Condominium – 3rd Storey
7. Draft Plan of Condominium – Roof Terraces
8. Draft Plan of Condominium - Underground

Prepared by

Monica Wu, Planner, VMC, extension 8161
Natalie Wong, Senior Planner, VMC, extension 8866
Gaston Soucy, 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



Vince Musacchio
on behalf of Nick Spensieri,
City Manager

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V001
MOBILIO RESIDENCES INC. (“THE OWNER”)
47, 51, 55, 59, 63, 67, 71, 75 AND 79 MABLE SMITH WAY,
11, 21, 31 AND 39 HONEYCRISP CRESCENT,
10 AND 30 ALMOND BLOSSOM MEWS
BLOCK 1 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-23V001, 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-ODP dated November 30, 2022, File No. 3263-2DP1, and File No. 3263-2DP3 dated December 7, 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) 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.
- f) 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.

- g) 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 47, 51, 55, 59, 63, 67, 71, 75 and 79 Mable Smith Way, 11, 21, 31 and 39 Honeycrisp Crescent, 10 and 30 Almond Blossom Mews (formerly 30 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 noted 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.
7. Prior to final approval, the Owner shall submit in writing to the City an updated 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") to be reviewed to the satisfaction of the VMC Program. Immediately following Condominium Registration, the Owner shall enter into the REOA, MPREA and HREA with the Condominium Corporations or future Condominium Corporations located on the Subject Lands identified in file DA.18.056 for parking, access, operations and maintenance of the underground parking structure and all shared facilities which include but are not limited to indoor and outdoor community amenity areas and walkways, private roads, ramps and garbage and delivery and loading docks. The agreement shall be registered on-title to the satisfaction of the City.
8. 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.
9. 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.
10. 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.

York Region Conditions:

11. 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.
12. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following clause:

“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”

Bell Canada Conditions:

13. 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.
14. 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:

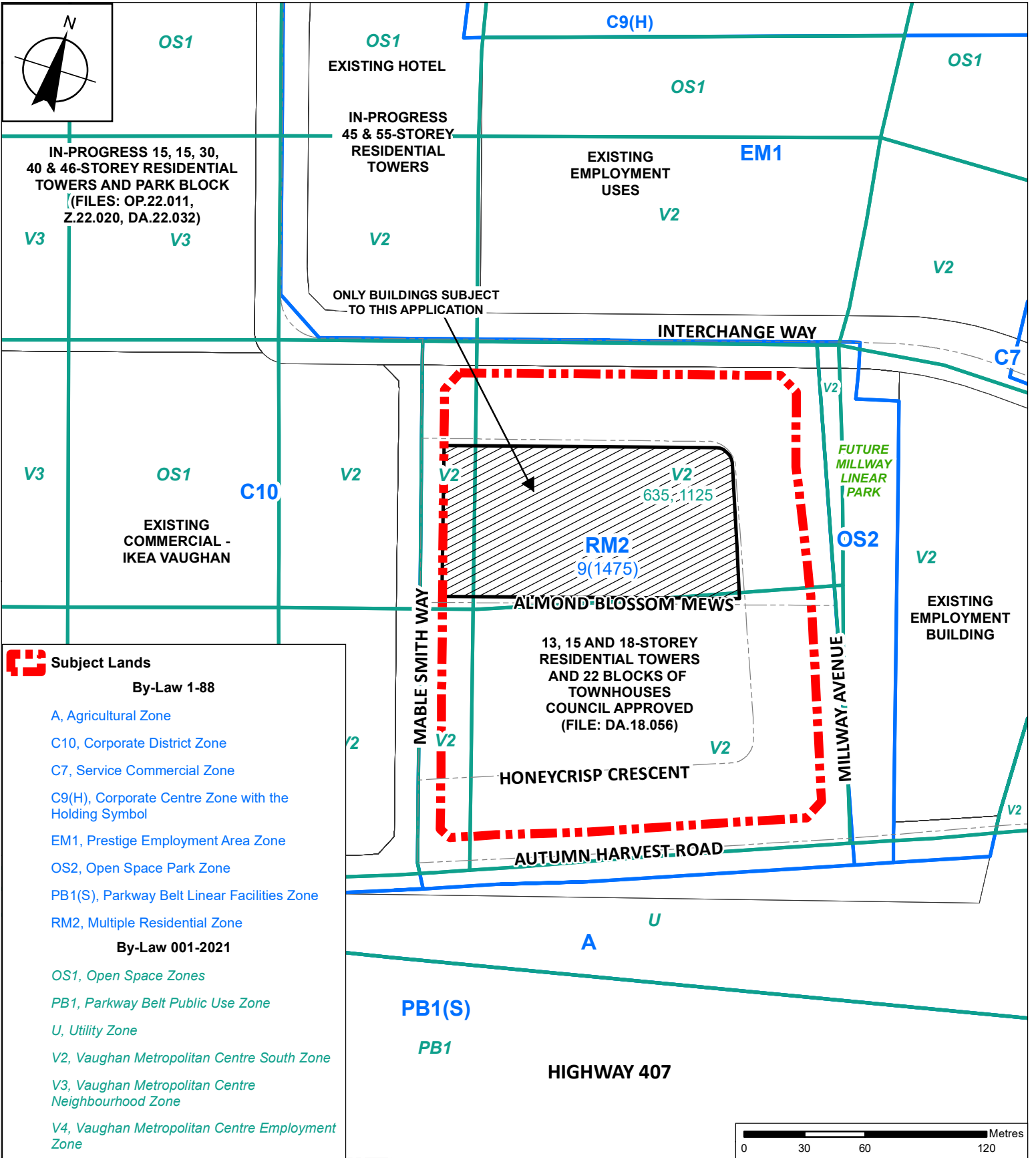
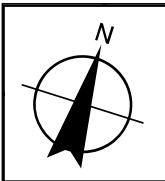
15. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
 - a. The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
 - b. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
 - c. The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
 - d. The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the


permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;

- e. The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

Clearances

16. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 10 have been satisfied.
17. York Region Community Planning and Development Services shall advise that Conditions 11 and 12 have been satisfied.
18. Bell Canada shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program that Conditions 13 and 14 have been satisfied.
19. Canada Post shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program, that Condition 15 has been satisfied.



-  **Subject Lands**
- By-Law 1-88**
- A, Agricultural Zone
 - C10, Corporate District Zone
 - C7, Service Commercial Zone
 - C9(H), Corporate Centre Zone with the Holding Symbol
 - EM1, Prestige Employment Area Zone
 - OS2, Open Space Park Zone
 - PB1(S), Parkway Belt Linear Facilities Zone
 - RM2, Multiple Residential Zone
- By-Law 001-2021**
- OS1, Open Space Zones
 - PB1, Parkway Belt Public Use Zone
 - U, Utility Zone
 - V2, Vaughan Metropolitan Centre South Zone
 - V3, Vaughan Metropolitan Centre Neighbourhood Zone
 - V4, Vaughan Metropolitan Centre Employment Zone

Location Map

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way; 11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.

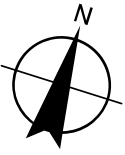


Attachment

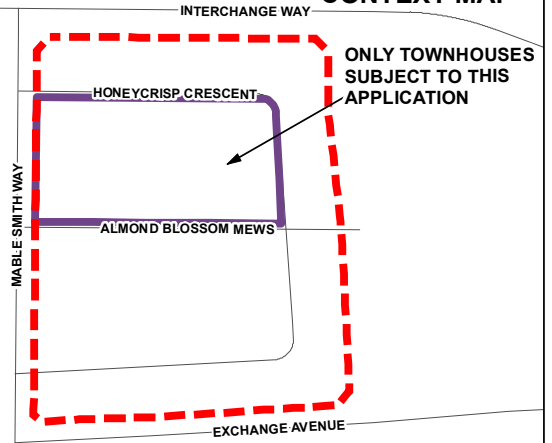
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RELATED FILE: DA.18.056

DATE: May 9, 2023

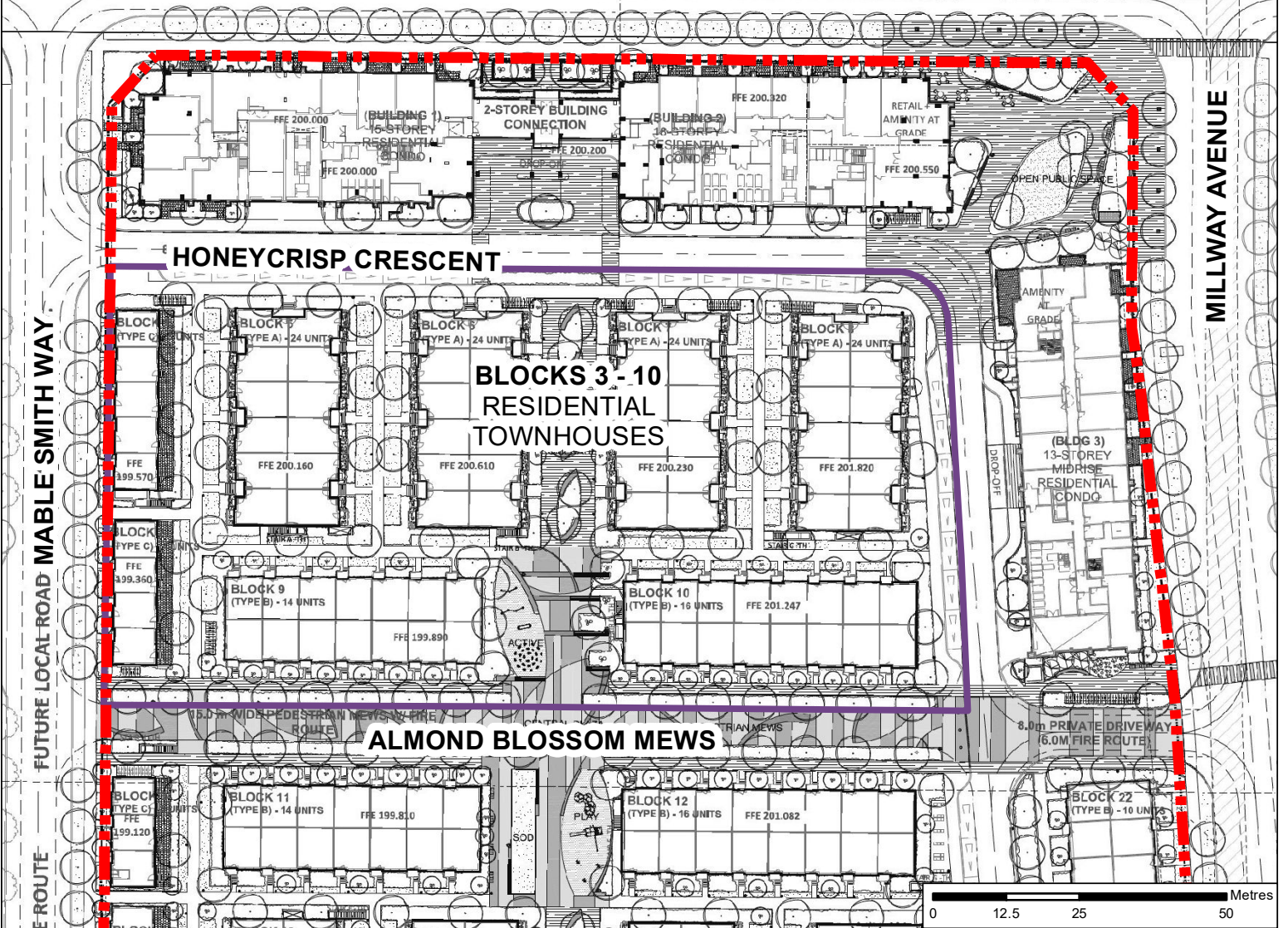
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CONTEXT MAP



INTERCHANGE WAY G2 COLLECTORS - 33.0m R.O.W.



Approved Site Plan DA.18.056

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
11, 21, 31 & 39 Honeycrisp Crescent;
10 & 30 Almond Blossom Mews
Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.



Attachment

FILE: 19CDM-23V001

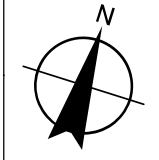
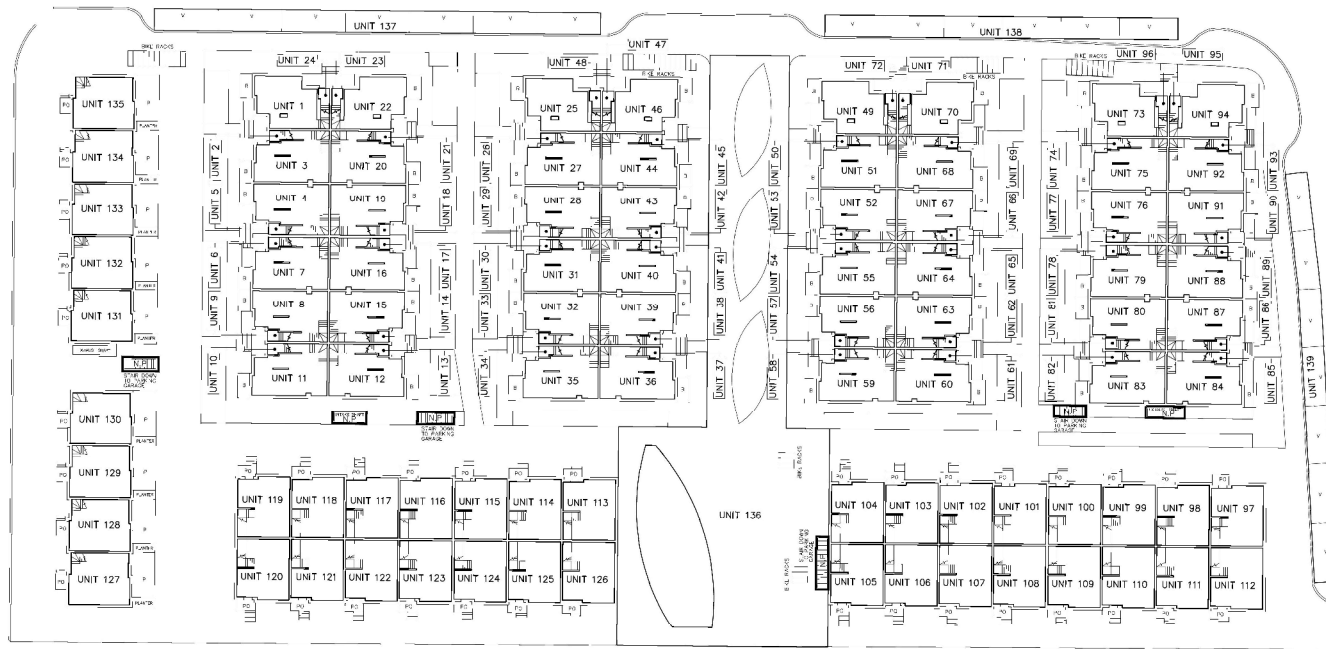
RELATED FILE:

DA.18.056

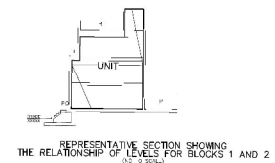
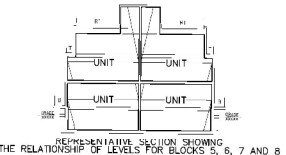
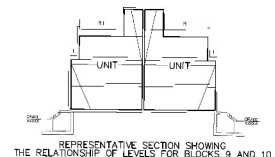
DATE:

May 9, 2023

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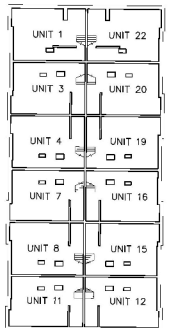


SCALE 1 : 200
 METRIC : DIMENSIONS SHOWN ON THIS PLAN ARE TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE NOTED BY DIMENSIONS IN BLOCKS

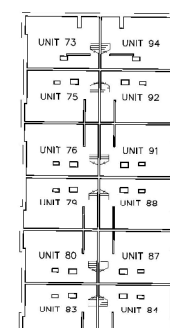
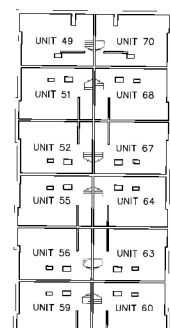
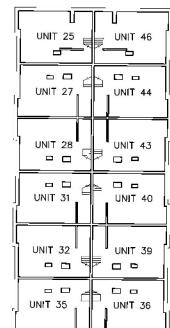


PROPOSED P.D.S. IRRIAN M.C.W.S. (NO PART OF THIS PLAN)

PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 135 INCLUSIVE, AMENITY UNIT 136 AND VISITORS PARKING UNITS 137 TO 139 INCLUSIVE ON LEVEL 1



PLAN VIEW SHOWING RESIDENTIAL UNITS 1, 3, 4, 7, 8, 11, 12, 15, 16, 19, 20, 22, 25, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 46, 49, 51, 52, 55, 56, 59, 60, 63, 64, 67, 68, 70, 73, 75, 76, 79, 80, 83, 84, 87, 88, 91, 92 AND 94 (LOWER STOREY)



Draft Plan of Condominium - First Storey

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
 11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews
 Part of Lot 4, Concession 5

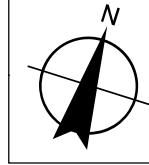
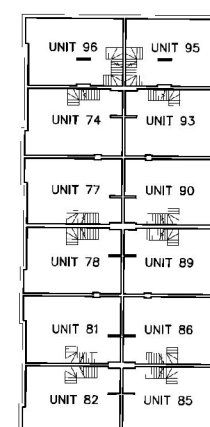
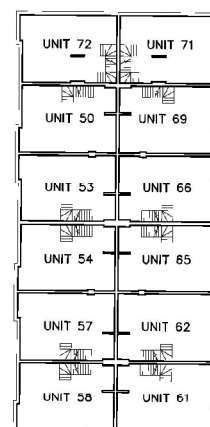
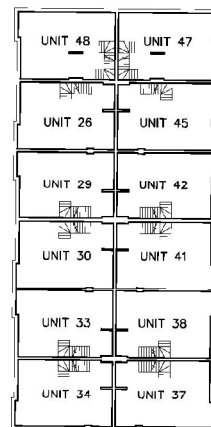
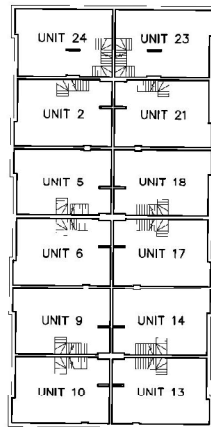
APPLICANT: Mobilio Residences Inc.



Attachment

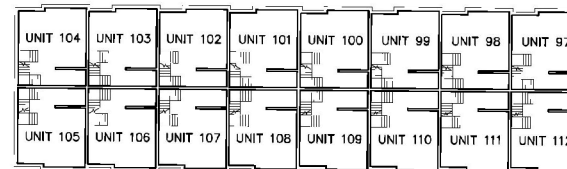
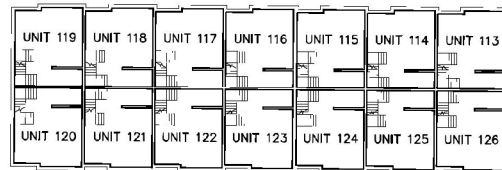
FILE: 19CDM-23V001
 RELATED FILE: DA.18.056
 DATE: May 9, 2023

4

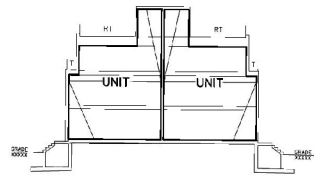


SCALE 1 : 250

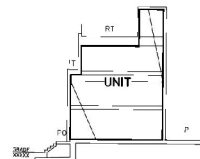
 METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



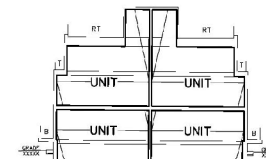
PLAN VIEW SHOWING
 RESIDENTIAL UNITS 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 23, 24, 26, 29, 30, 33, 34, 37, 38, 41, 42, 45, 47,
 48, 50, 53, 54, 57, 58, 61, 62, 65, 66, 69, 71, 72, 74, 77, 78, 81, 82, 85, 86, 89, 90, 93, 95 TO 135 INCLUSIVE
 (SECOND STOREY)



REPRESENTATIVE SECTION SHOWING
 THE RELATIONSHIP OF LEVELS FOR BLOCKS 9 AND 10
 (NO TO SCALE)



REPRESENTATIVE SECTION SHOWING
 THE RELATIONSHIP OF LEVELS FOR BLOCKS 1 AND 2
 (NO TO SCALE)



REPRESENTATIVE SECTION SHOWING
 THE RELATIONSHIP OF LEVELS FOR BLOCKS 5, 6, 7 AND 8
 (NO TO SCALE)

Draft Plan of Condominium - Second Storey

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
 11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews
 Part of Lot 4, Concession 5

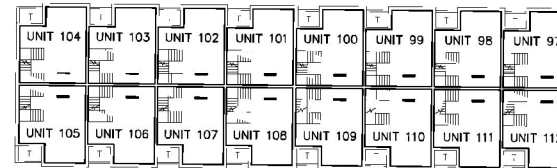
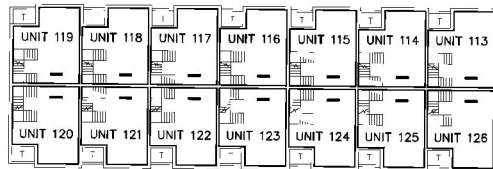
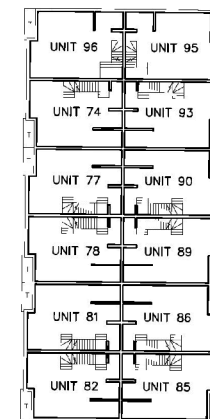
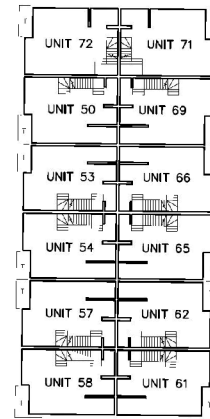
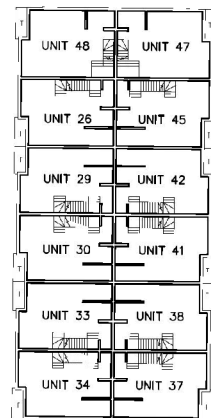
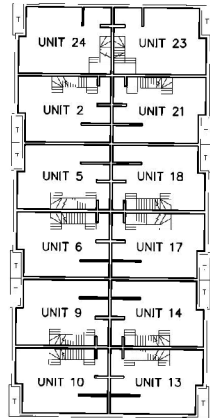
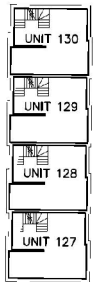
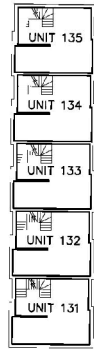
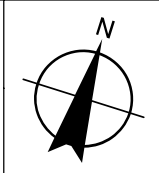
APPLICANT: Mobilio Residences Inc.



Attachment

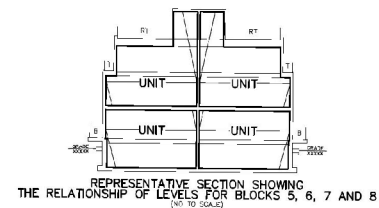
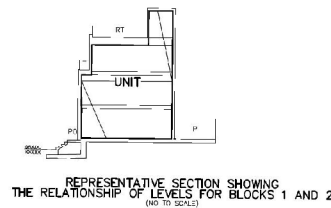
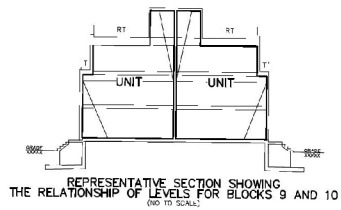
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RELATED FILE:
 DA.18.056
DATE:
 May 9, 2023

5



SCALE 1 : 250
 0m 5 10 15 20m
 METRIC : DISTANCE SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.2808

PLAN VIEW SHOWING
 RESIDENTIAL UNITS 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 23, 24, 26, 29, 30, 33, 34, 37, 38, 41, 42, 45, 47,
 48, 50, 53, 54, 57, 58, 61, 62, 65, 66, 69, 71, 72, 74, 77, 78, 81, 82, 85, 86, 89, 90, 93, 95, 100, 103, 105, 107, 108, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135 INCLUSIVE
 (THIRD STOREY)



Draft Plan of Condominium - Third Storey

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
 11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews
 Part of Lot 4, Concession 5

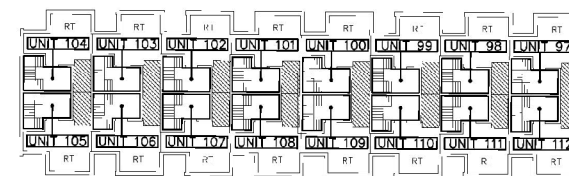
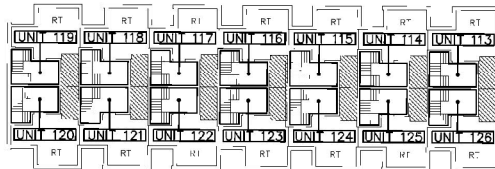
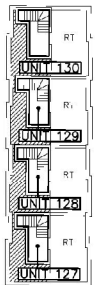
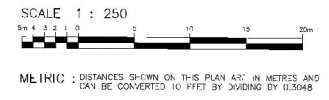
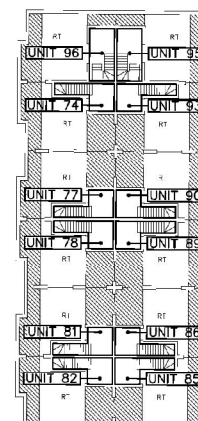
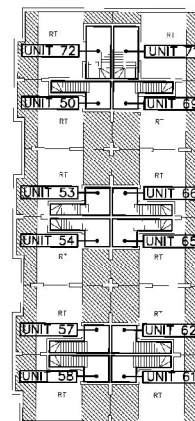
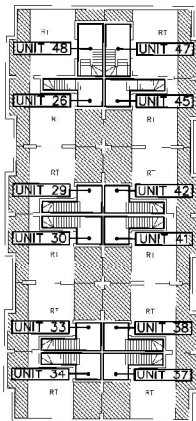
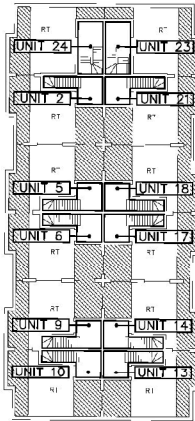
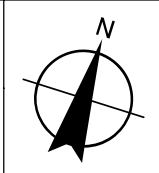
APPLICANT: Mobilio Residences Inc.



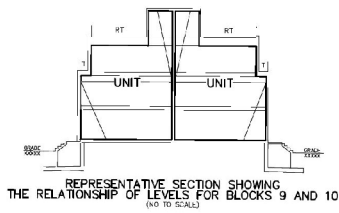
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 DATE:
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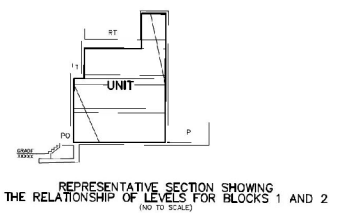
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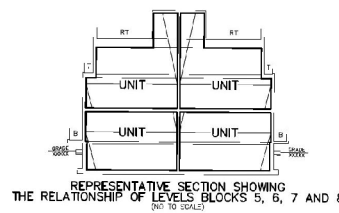
PLAN VIEW SHOWING
RESIDENTIAL UNITS 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 23, 24, 26, 29, 30, 33, 34, 37, 38, 41, 42, 45, 47,
48, 50, 53, 54, 57, 58, 61, 62, 65, 66, 69, 71, 72, 74, 77, 78, 81, 82, 85, 86, 89, 90, 93, 95 TO 135 INCLUSIVE
(ROOF TERRACES)



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP OF LEVELS FOR BLOCKS 9 AND 10
(NO TO SCALE)



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP OF LEVELS FOR BLOCKS 1 AND 2
(NO TO SCALE)



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP OF LEVELS FOR BLOCKS 5, 6, 7 AND 8
(NO TO SCALE)

Draft Plan of Condominium - Roof Terraces

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews
Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.

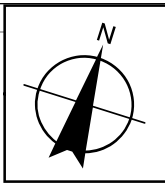


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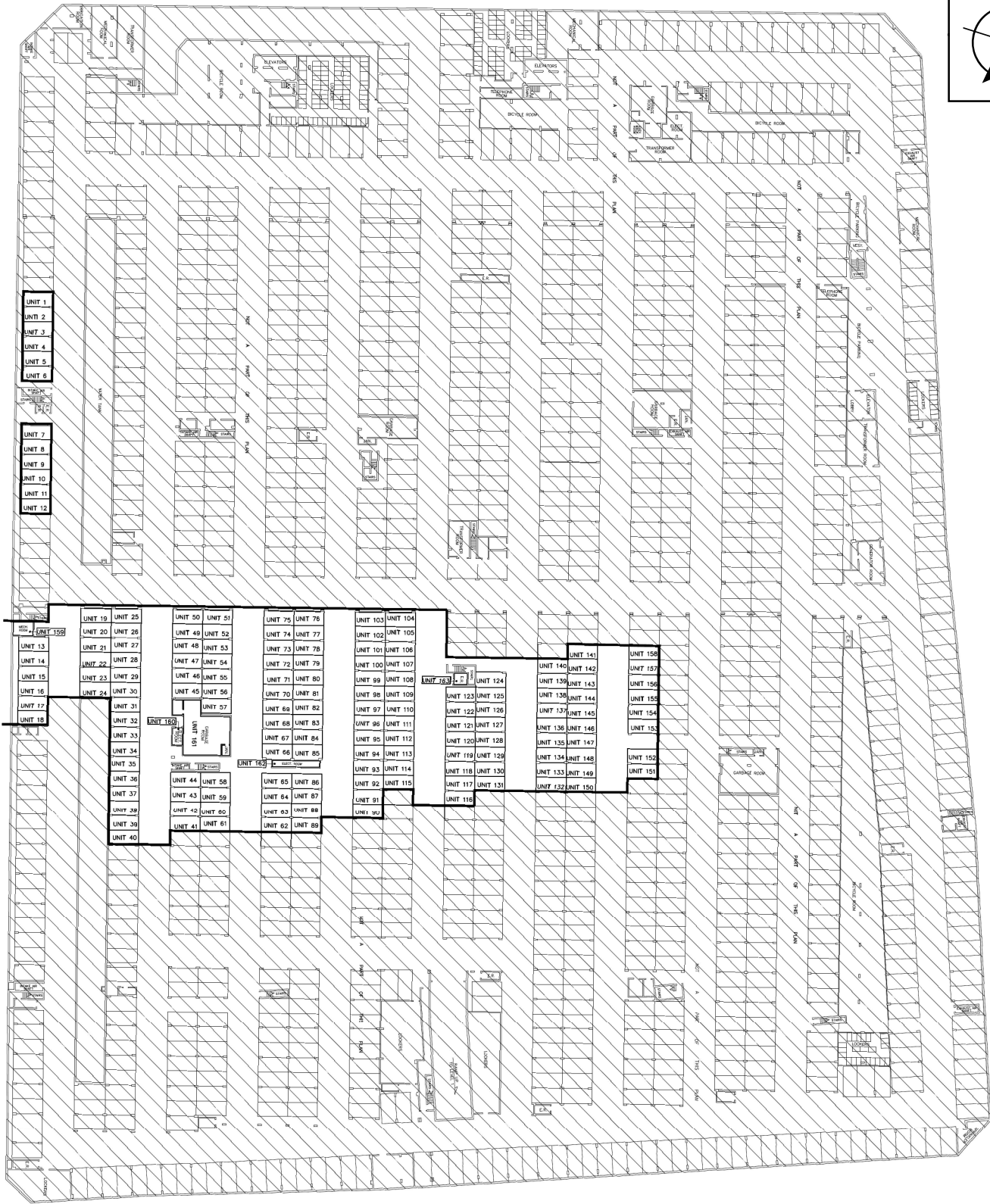
7

INTERCHANGE WAY



MABLE SMITH WAY

MILLWAY AVENUE



AUTUMN HARVEST ROAD

PLAN VIEW SHOWING
RESIDENTIAL PARKING UNITS 1 TO 158 INCLUSIVE,
SERVICE UNITS 159 AND 163,
ON LEVEL A



Draft Plan of Condominium - Underground

LOCATION: 7, 51, 55, 59, 63, 67, 71, 75 & 79 Mable Smith Way;
11, 21, 31 & 39 Honeycrisp Crescent; 10 & 30 Almond Blossom Mews
Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.



Attachment

FILE: 19CDM-23V001

RELATED FILE:

DA.18.056

DATE:

May 9, 2023

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