

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2023

Item 7, 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.

7. MOBILIO RESIDENCES INC. (QUADREAL BLOCK 2) DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V0013 VICINITY OF INTERCHANGE WAY AND JANE STREET 60 HONEYCRISP CRESCENT

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) Files 19CDM-22V0013 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
19CDM-22V0013
VICINITY OF INTERCHANGE WAY AND JANE STREET
60 HONEYCRISP CRESCENT

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-22V0013 ('the Application') to create the condominium tenure for a 13-storey building (Building 3) 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, storage lockers, bicycle parking spaces, private driveway (Honeycrisp Crescent) establishment of commonly accessible areas such as the public open space, amenity areas, lobbies, elevators and stairwells, and residential parking spaces within the underground parking structure serving the residential and visitor users for one (1) of three (3) apartment buildings.

Report Highlights

- The Draft Plan of Condominium (Standard) Files 19CDM-22V0013 consists of areas dedicated to creating condominium tenure for 225 residential units, residential and visitor? parking spaces, bicycle parking spaces, storage lockers, and commonly accessible areas including the public open space.
- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-22V0013, 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-22V0013 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 surrounding land uses are shown on Attachment 2. The Subject Lands, which are currently under construction, are municipally known as 60 Honeycrisp Crescent (previously 250 Interchange Way), and form part of the larger landholdings legally described as Blocks 1 and 18 of Plan 65M-4718 (the 'Development Lands').

The proposed Draft Plan of Condominium File 19CDM-22V0013 will create standard condominium tenure for Building 3 (as shown on Attachments 3 to 6). The building forms part of the first phase of the Development as approved by Vaughan Council on September 17, 2019 (File DA.18.056), and consists of the following:

- 225 residential units
- 156 parking spaces (including residential and visitor)
- 991 m² of public open space
- Commonly accessible areas such as lockers, bicycle parking spaces, and amenity areas (as further described below)

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-22V0013 (the 'Condominium Plan') to create the condominium tenure shown on Attachments 3 to 6, for the approved 13-storey apartment building (Building 3). Additional details with respect to the condominium tenure for Building 3 are as follows:

The Application proposes standard condominium tenure for Building 3 to unitize the residential units, vehicular and bicycle parking spaces, storage lockers, mechanical and garbage collection rooms, and for establishment of commonly accessible areas such as the public outdoor amenity area, private driveway (Honeycrisp Crescent), amenity areas, lobbies, elevators, and stairwells. A portion of the residential parking spaces and bicycle parking/storage units located within underground parking Level A are dedicated exclusively for Building 3, which can be accessed via two (2) ramps located under Building 1 as well as along the southerly portion of the site (see Attachments 3 and 5).

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. As a condition of draft approval, the Owner will be required to convey this public access easement over the pedestrian mews.

As a condition of approval, the Owner shall agree to update their Shared Facilities Agreement (the 'Agreement'), which addresses matters relating to parking, access, and operations and maintenance of the underground parking structure. The Agreement also covers all indoor and outdoor community amenity areas and walkways, ramps and garbage and delivery loading docks, private roads (Honeycrisp Crescent), the publicly-accessible and privately-owned mews (Apple Blossom Mews), public open space

located and the north-east corner of the site, and identifies areas to be unitized for transfer to the respective condominium corporations in their proportionate shares.

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 Development File DA.18.056.

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 submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

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 the Discharge Approval 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 identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-22V0013 conforms to the VOP 2010 and VMC Secondary Plan, complies with Zoning By-law 1-88, and is 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 (Standard) – All Levels
5. Draft Plan of Condominium (Standard) – Underground

Prepared by

Monica Wu, Planner, VMC, ext. 8161

Natalie Wong, Senior Planner, VMC, ext. 8866

Gaston Soucy, Senior Manager, VMC, ext. 8266

Christina Bruce, Director Policy Planning and Special Programs, ext. 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-22V0013
MOBILIO RESIDENCES INC. (“THE OWNER”)
60 HONEYCRISP CRESCENT
PART 1 AND 18 OF 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-22V0013, 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. 3263-0DP dated November 30, 2022, File No. 3263-2DP1 (date to be included), 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 60 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 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. 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 final approval, the Owner shall submit in writing to the City a copy of the updated 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.
9. 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.
10. 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:

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.

Bell Canada Conditions:

12. 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.
13. 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.

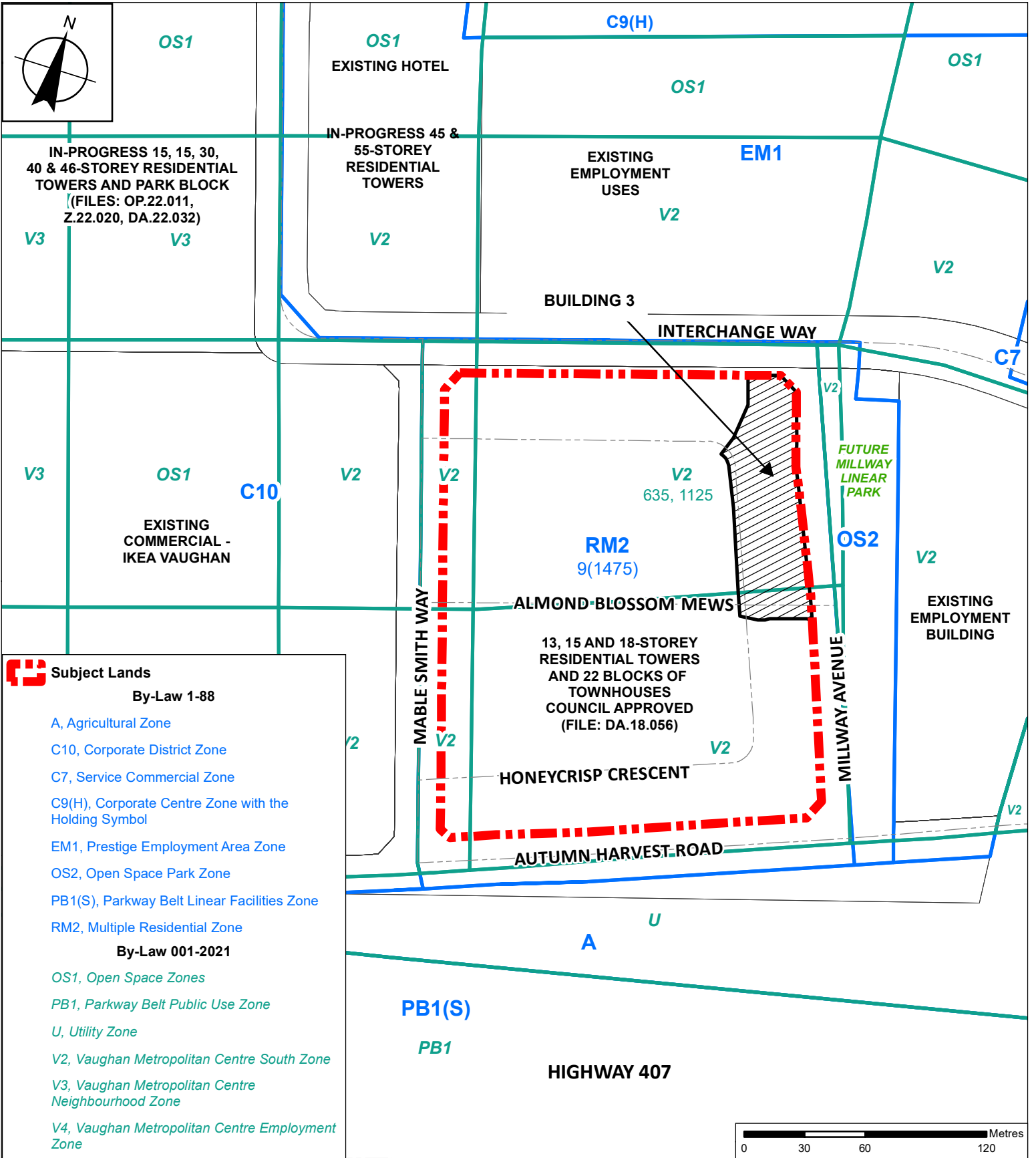
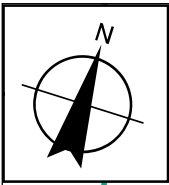
Canada Post Conditions:

14. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
 - a. The owner/developer will provide each building/tower with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/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.

Clearances

15. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 10 have been satisfied.
16. York Region Community Planning and Development Services shall advise that Condition 11 has been satisfied.

17. Bell Canada shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program that Conditions 12 and 13 have been satisfied.
18. Canada Post shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program, that Condition 14 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: 60 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT:
Mobilio Residences Inc.

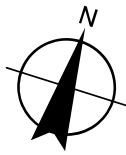


Attachment

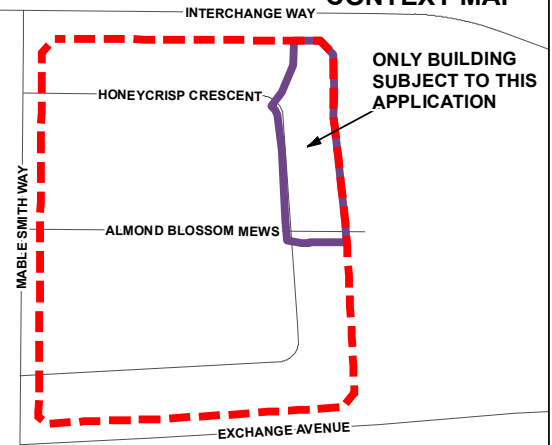
FILE: 19CDM-22V013
RELATED FILES: DA.18.056,
19CDM-21V008, 19CDM-22V001

DATE:
May 9, 2023

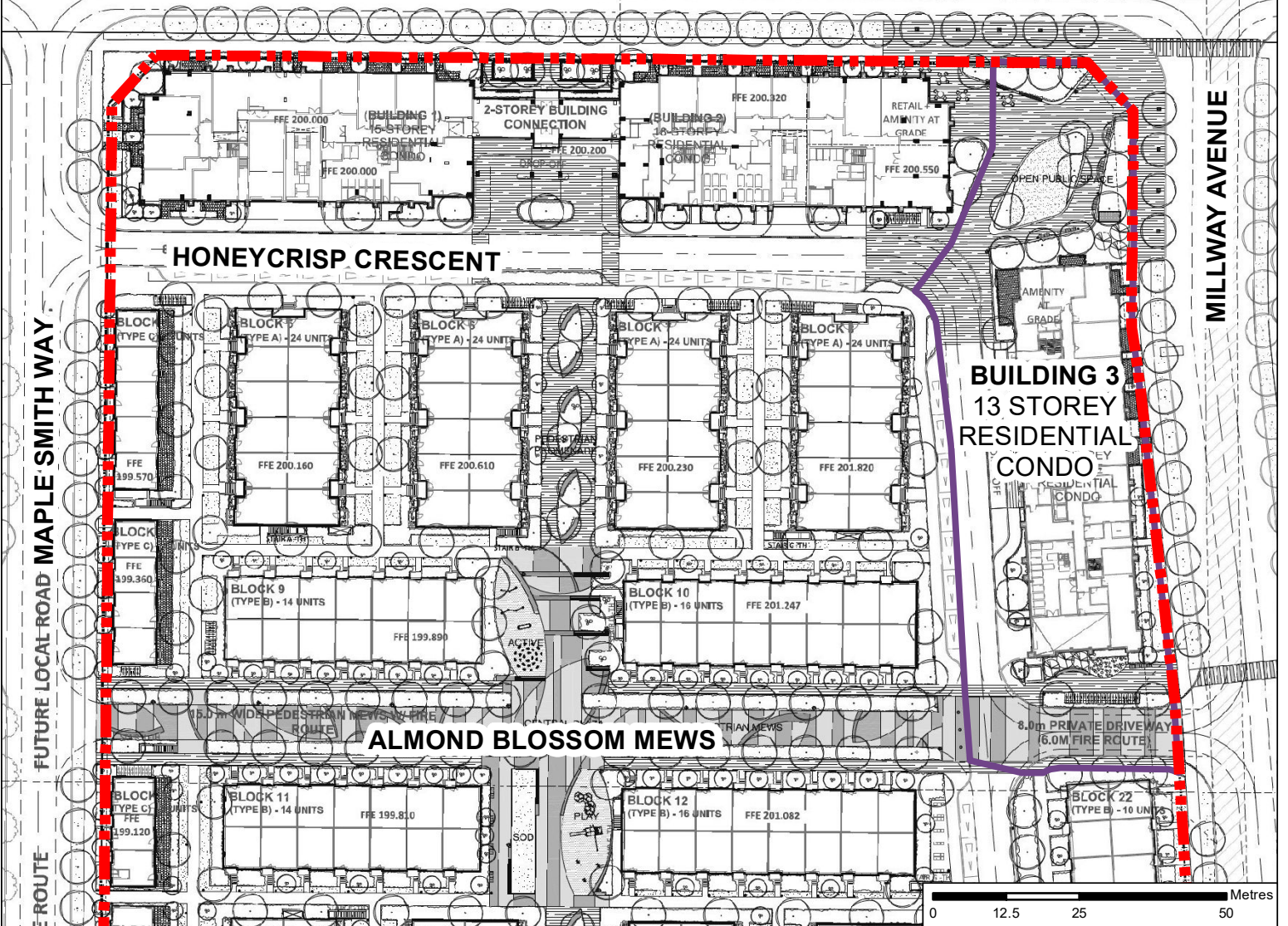
2



CONTEXT MAP

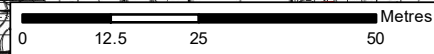


INTERCHANGE WAY G2 COLLECTORS - 33.0m R.O.W.



FUTURE LOCAL ROAD MAPLE SMITH WAY

MILLWAY AVENUE



Approved Site Plan DA.18.056

LOCATION: 60 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT:
Mobilio Residences Inc.

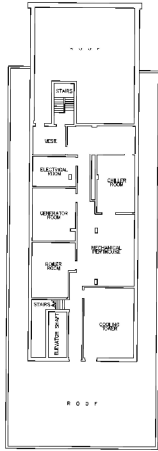
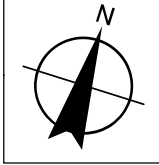


Attachment

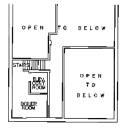
FILE: 19CDM-22V013
RELATED FILES: DA.18.056,
19CDM-21V008, 19CDM-22V001

DATE:
May 9, 2023

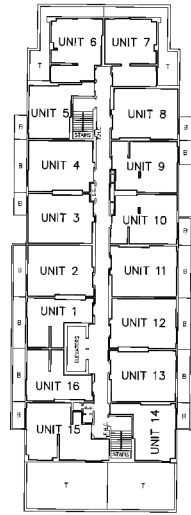
3



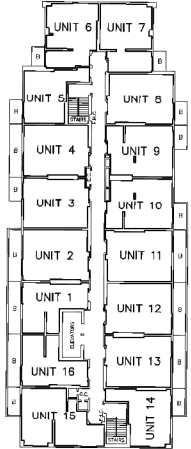
PLAN VIEW SHOWING MECHANICAL PENTHOUSE



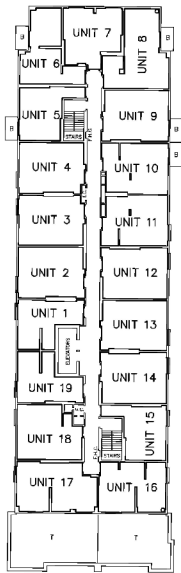
PLAN VIEW SHOWING ELEVATOR MACHINE ROOM



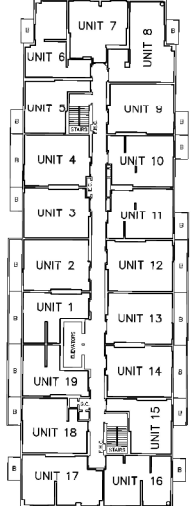
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 16 INCLUSIVE ON LEVEL 9



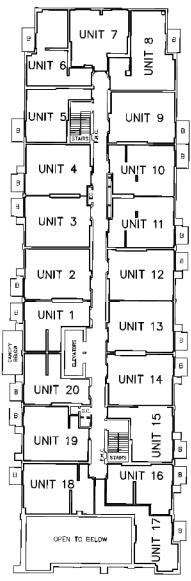
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 16 INCLUSIVE ON LEVELS 10 TO 13 INCLUSIVE



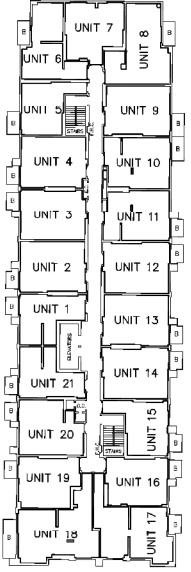
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 19 INCLUSIVE ON LEVEL 4



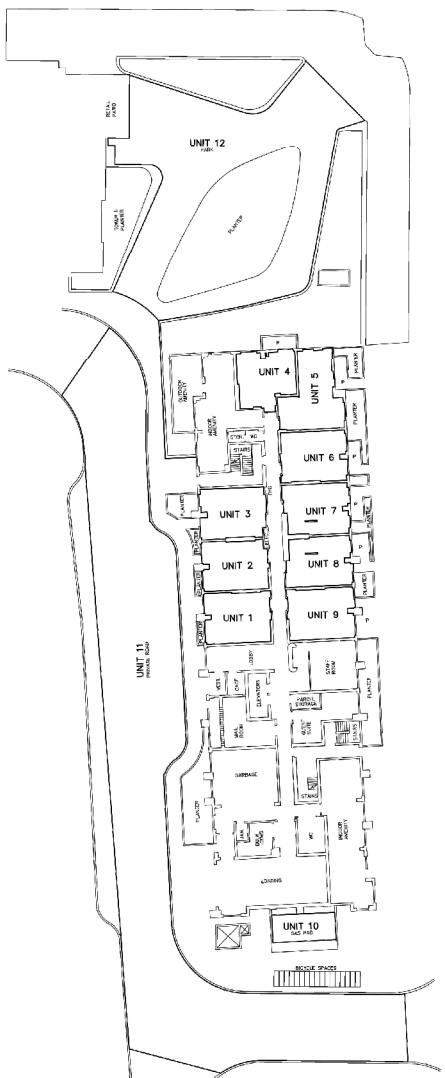
PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 19 INCLUSIVE ON LEVELS 5 TO 8 INCLUSIVE



PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 20 INCLUSIVE ON LEVEL 2

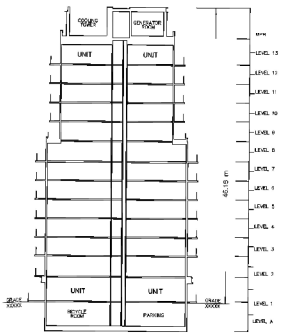


PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 21 INCLUSIVE ON LEVEL 3



PLAN VIEW SHOWING RESIDENTIAL UNITS 1 TO 9 INCLUSIVE, GAS PAD UNIT 10, PRIVATE ROAD UNIT 11 AND PARK UNIT 12 ON LEVEL 1

SCALE 1 : 250
 METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

Draft Plan of Condominium - All Levels

LOCATION: 60 Honeycrisp Crescent
 Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.



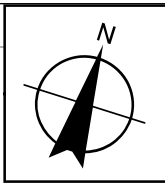
Attachment

FILE: 19CDM-22V013
 RELATED FILES: DA.18.056,
 19CDM-21V008, 19CDM-22V001

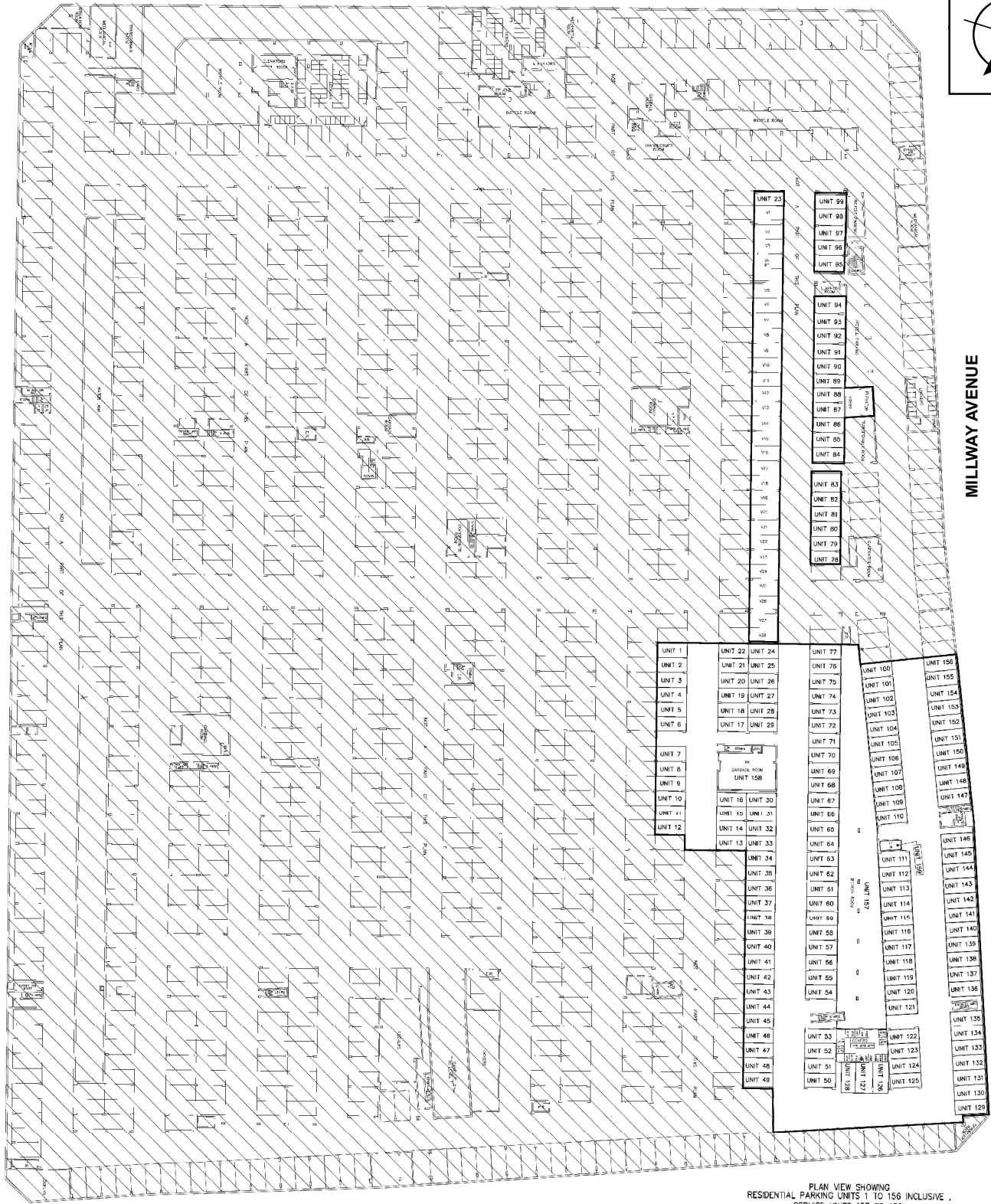
DATE: May 9, 2023

4

INTERCHANGE WAY



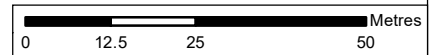
MAPLE SMITH WAY



MILLWAY AVENUE

AUTUMN HARVEST ROAD

PLAN VIEW SHOWING
RESIDENTIAL PARKING UNITS 1 TO 156 INCLUSIVE,
SERVICE UNITS 157 TO 159,
AND LOCKER UNITS 160 TO 162 INCLUSIVE
ON LEVEL A



Draft Plan of Condominium - Underground

LOCATION: 60 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT: Mobilio Residences Inc.



Attachment

FILE: 19CDM-22V013
RELATED FILES: DA.18.056,
19CDM-21V008, 19CDM-22V001

DATE:
May 9, 2023

5