

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

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