

Committee of the Whole (1) Report

DATE: Tuesday, May 30, 2023

WARD: 4

TITLE: GRANEROLA RESIDENCES LTD.:
DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V012,
VICINITY OF RUTHERFORD ROAD AND JANE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on Draft Plan of Condominium (Standard) File 19CDM-22V012 for the subject lands shown on Attachment 2 to establish the condominium tenure for two high-rise residential apartment buildings on a 5 and 6-storey podium, shown on Attachments 3 to 7, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 9.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish condominium tenure for two high-rise residential apartment buildings on a 5 and 6-storey podium with building heights of 26 (Building B1) and 28-storeys (Building B2).
- The Development Planning Department supports the approval of the Draft Plan of Condominium File 19CDM-22V012, subjects to conditions.
- The Ontario Land Tribunal (Previously known as Local Planning Appeal Tribunal and Ontario Municipal Board) on September 17, 2018, issued an Order approving the Zoning By-law for the Subject Lands.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V009 (Granerola Residences Ltd.) BE DRAFT APPROVED, to establish the condominium tenure for two residential apartment buildings connected by a 5 and 6-storey podium at 8960 Jane Street, subject to conditions of the Draft Plan Approval identified in Attachment 9.

Background

Location: 8960 Jane Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Granerola Residences Ltd. (the 'Owner') previously submitted Site Development File DA.19.084 to permit the development of the Subject Lands with 26 and 28-storey apartment buildings that are connected by a 5 and 6-storey podium, a total of 566 residential dwelling units, 688.36 m² of at-grade commercial uses and approximately 420 m² of community space (the 'Development'). The two residential apartment buildings are under construction.

A Site Development Application was approved for the Subject Lands

Council on April 20, 2021, endorsed the recommendation of the Committee of the Whole report to approve Site Development File DA.19.084, as shown on Attachment 8.

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. The By-law permits the Development.

Granerola Residences Ltd. (the 'Owner') has submitted Draft Plan of Condominium (Standard) File 19CDM-22V012 (the 'Application'). The Application proposes to establish standard condominium tenure for the existing Development, as shown on Attachment 2.

Previous Report(s)/Authority

Previous report(s) related to the application can be found at the following links:
Granerola Residences Ltd., Committee of the Whole Report
[April 13, 2021, Committee of the Whole \(Item 8, Report 16\)](#)

Analysis and Options

The Application is Consistent and Conforms with Provincial Policy, the Region of York Official Plan 2022 and the 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 YROP which permits a wide range of uses, including residential uses. The Development includes two residential buildings of 26 and 28-storeys which contributes to the housing supply and capitalizes on existing infrastructure within the City of Vaughan. The Subject Lands are within a “Primary Centre” on Schedule 1 – Urban Structure and designated as “High-Rise Mixed-Use” on Schedule C: Land Use Designation of 11.7 Vaughan Mills Centre Secondary Plan, Vaughan Official Plan 2010 (‘VOP’), Volume 2. The Secondary Plan permits a maximum building height of 26-storeys with no building exceeding 28-storeys. The Application conforms to the YROP and VOP.

The condominium plan is consistent with the Council endorsed Site Development File DA.19.084

The Draft Plan of Condominium (Standard) shown on Attachment 2 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 9.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

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 9.

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 9.

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 objection to the Application.

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 9.

Conclusion

The Development Planning Department is satisfied that the Application to create a standard condominium tenure for the Development, subject to the Conditions of Draft Approval identified in Attachment 9, as it is consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, and would implement an Ontario Land Tribunal and Council approved development.

For more information, please contact Roberto Simbana, Planner, Development Planning Department at extension 8810.

Attachments

1. Context and Location Map File 19CDM-22V012
2. Draft Plan of Condominium, Ground Floor Level
3. Draft Plan of Condominium, Levels 2 to 5
4. Draft Plan of Condominium, Levels 6 to 8
5. Draft Plan of Condominium, Levels 9 to 28 and Mechanical Roof Level 29
6. Draft Plan of Condominium, Underground Parking Level A and B
7. Draft Plan of Condominium, Underground Parking Level C and D
8. Approved Site Plan File DA.19.084
9. Conditions of Draft Approval File 19CDM-22V012

Prepared by

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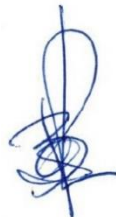
Nancy Tuckett, Director of Development Planning, ext. 8529.

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Zoran Postic
on behalf of Nick Spensieri,
City Manager