

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2023

Item 3, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 21, 2023.

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

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 March 8, 2023:

Recommendations

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

Committee of the Whole (2) Report

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

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

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-22V003 for the subject lands shown on Attachment 2 to establish the condominium tenure for two residential apartment buildings with building heights of 24 and 26-storeys, connected by a six-storey podium as shown on Attachments 3 to 20, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 1.

Report Highlights

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

Recommendations

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

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

Background

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

A Site Development Application was approved for the Subject Lands

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

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

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

Previous Reports/Authority

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

Analysis and Options

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

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

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

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

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

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

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

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

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

The Development Engineering Department has no objection to the Application

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

The various utilities have no objection to the Application

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

Canada Post has no objection to the Application

The Development will be serviced by centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Owner in order for Canada Post to provide mail service to the project. Canada Post has no objection to the Applications, subject to their conditions identified in Attachment 1.

Other City Departments and agencies have no objection to the Application

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

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application subject to the conditions identified in Attachment 1.

Conclusion

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

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

Attachments

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

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

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

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V003 (STANDARD)
GENAZANNO HIGHRISES INC. (OWNER)
BEING PART OF BLOCK 1, PLAN 65M-3696, CITY OF VAUGHAN (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-22V003, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., Job No. 15-294, Drawing Number 15-294-DR PLAN-1 dated April 13, 2022.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
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 as part of related Site Development File DA.18.047.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval, the Owner shall confirm 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 to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgment for responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium is separately assessed.
8. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:

- a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for snow removal and clearing the Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c) The Condominium Corporation shall be responsible for private waste collection services.
 - d) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
9. The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease, advising:
- i) “This development will function as a standard condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”
 - ii) “The Telecommunications Act and Canadian Radio Television and Telecommunications Commissions (‘CRTC’) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
 - iii) “Mail delivery will be from a centralized mail receiving facility as per the requirements of Canada Post. The centralized mail receiving facility will be located adjacent to the main entrance and maintained by the Condominium Corporation.”
 - iv) “This development will be serviced by a private waste collection system and snow clearing services.”
 - v) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the individual dwelling units, sound levels from increasing road traffic, adjacent employment/industrial use and from the CN MacMillan Rail Yard may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environment noise guidelines NPC-300.”

Canada Post

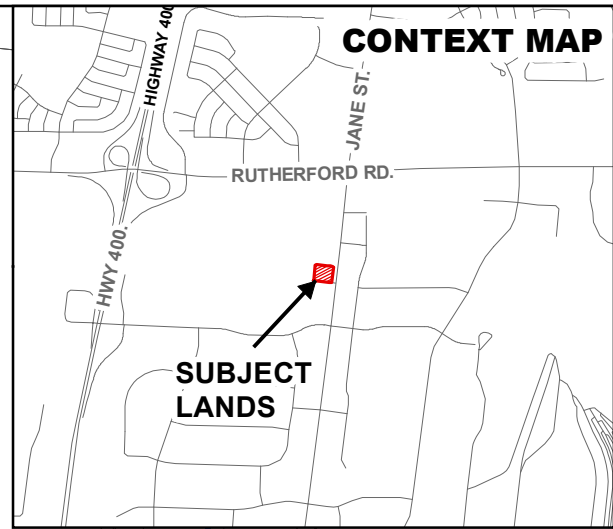
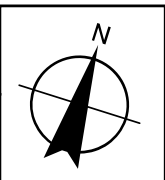
10. The Owner will provide the buildings with their own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Owner in order for Canada Post to provide mail service to the tenants/residents of this Development. A secure, rear-fed mailroom must be provided. The Owner is required to contact Canada Post to discuss a suitable mailroom location.
11. The Owner 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 mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.
12. As per Canada Post's National Delivery Policy, street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.
13. The Owner is required to contact Canada Post directly for Postal Code(s) as existing postal coding will not apply and new postal codes will be issues for this development.

Utilities

14. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights of way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at not cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easements(s) within the subject lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

15. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 9 have been satisfied.
16. Canada Post shall advise the Development Planning Department in writing when Conditions 10 to 13 have been satisfied
17. Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. shall advise the Development Planning Department in writing when Condition 14 had been satisfied.



VAUGHAN MILLS SHOPPING CENTRE

C1
GMU

GC

SCD

RA3

RM2

JANE STREET

EM1

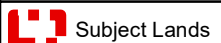
KORDA GATE

EM1

RA3(H)

RA3(H)

RM2(H)

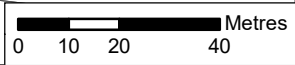


Subject Lands
Zoning Legend 1-88

- C1, Restricted Commercial Zone
- EM1, Prestige Employment Area Zone
- RA3(H), Apartment Residential Zone with the Holding Symbol
- RA3, Apartment Residential Zone
- SCD, Vaughan Shopping Centre District Zone

Zoning Legend 001-2021

- EM1, Prestige Employment Zone
- GC, General Commercial Zone
- RM2, Multiple Residential Zone
- RM2(H), Multiple Residential Zone with the Holding Symbol
- SC, Service Commercial Zone



Context and Location Map

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

APPLICANT:
Genazanno Highrises Inc.



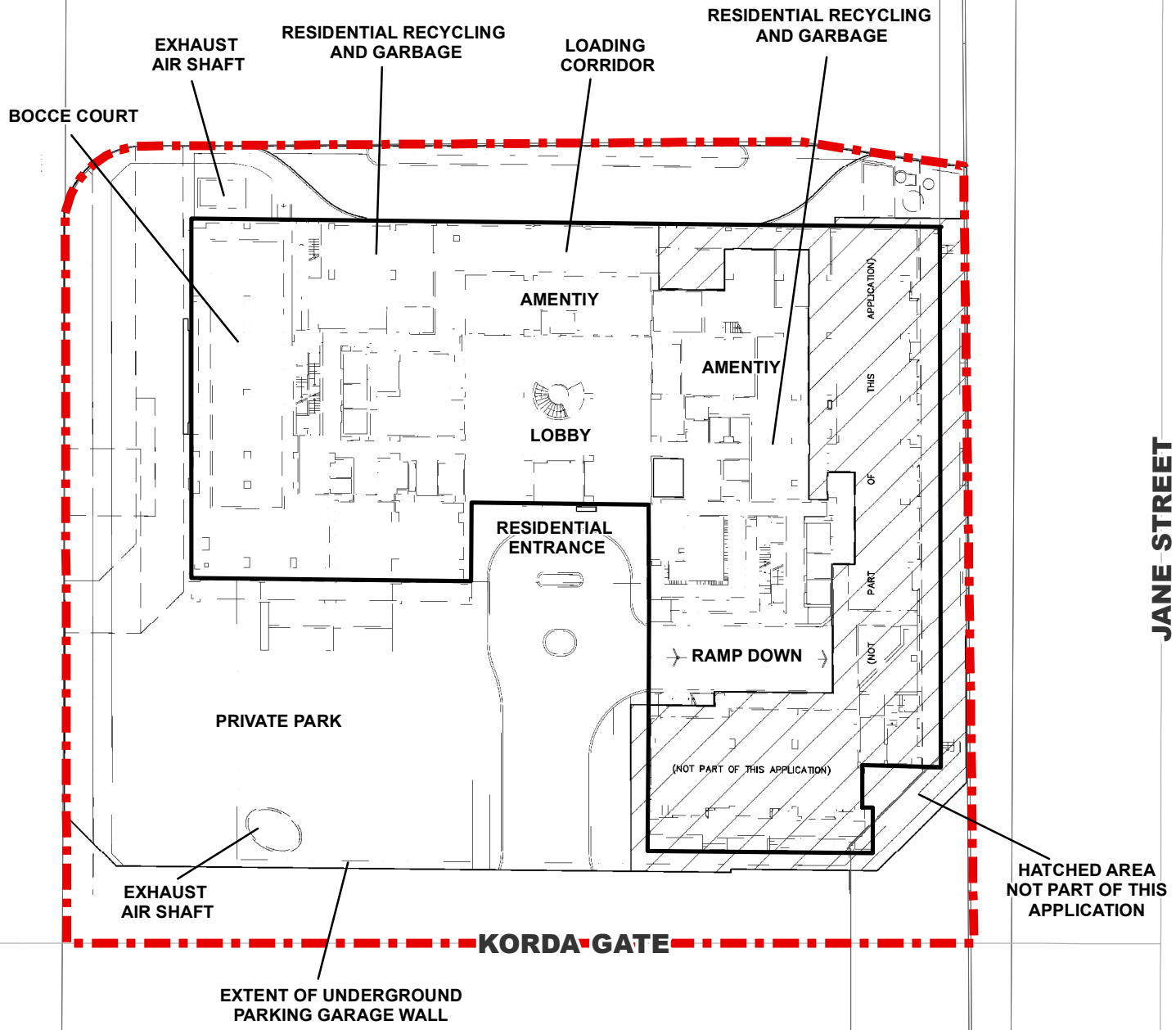
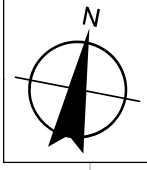
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FILE:
19CDM-22V003

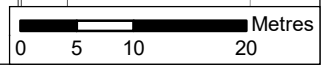
RELATED FILE:
DA.18.047

DATE:
March 08, 2023

2



 Subject Lands



Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

APPLICANT:
Genazanno Highrises Inc.

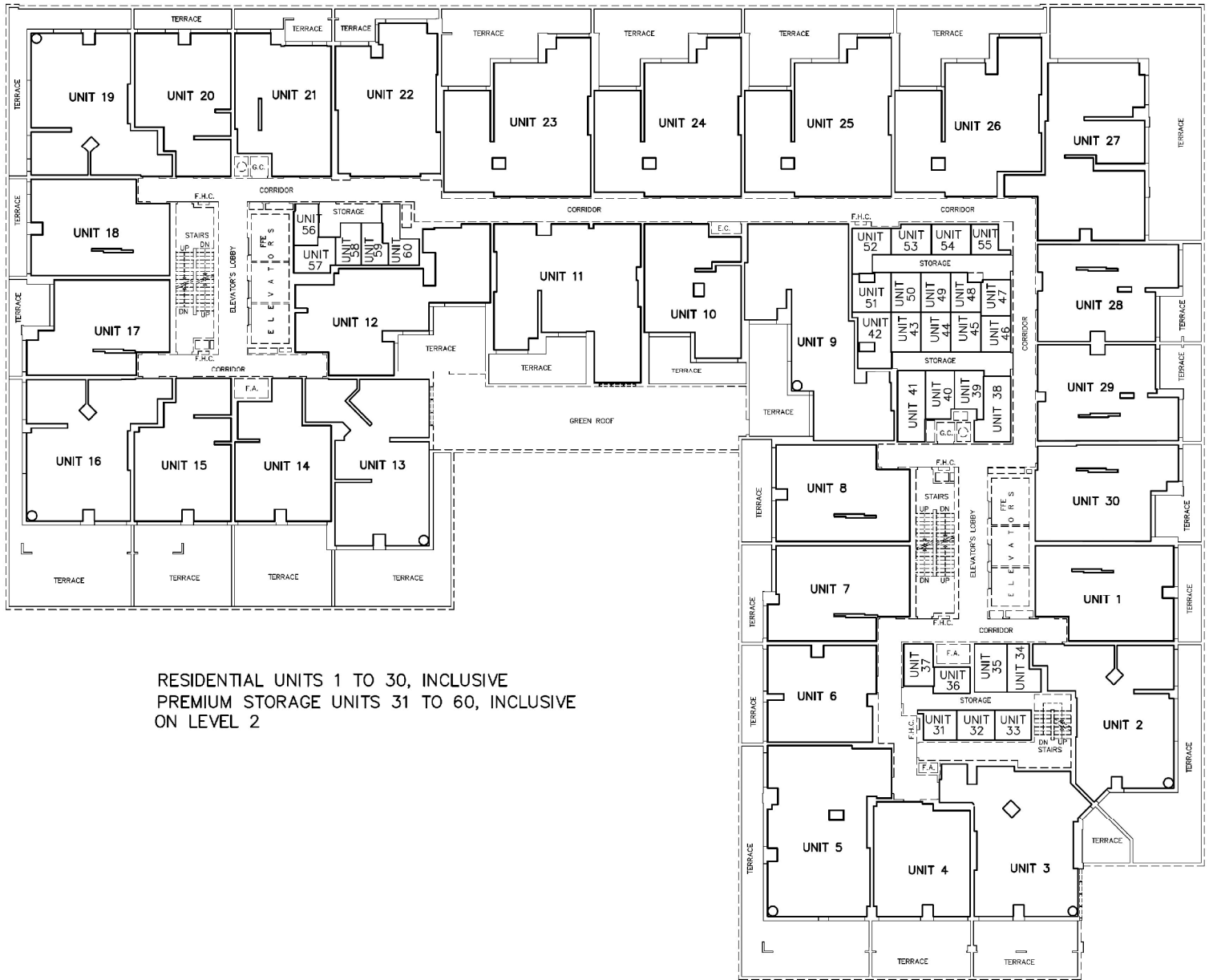


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FILE:
19CDM-22V003
RELATED FILE:
DA.18.047

DATE:
March 08, 2023

3



RESIDENTIAL UNITS 1 TO 30, INCLUSIVE
 PREMIUM STORAGE UNITS 31 TO 60, INCLUSIVE
 ON LEVEL 2

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

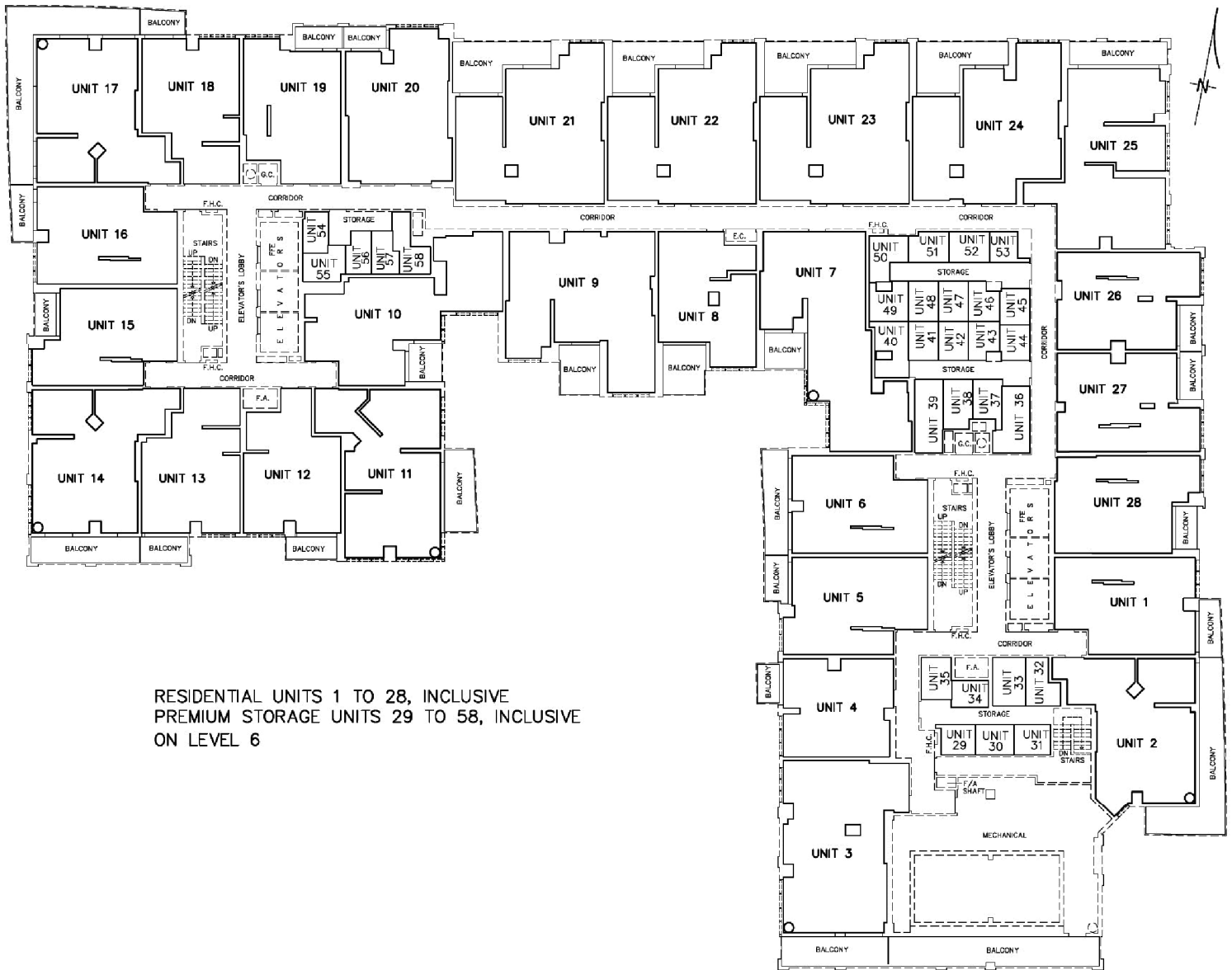
APPLICANT:
 Genazanno Highrises Inc.



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 DA.18.047
DATE:
 March 08, 2023

4



RESIDENTIAL UNITS 1 TO 28, INCLUSIVE
 PREMIUM STORAGE UNITS 29 TO 58, INCLUSIVE
 ON LEVEL 6

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

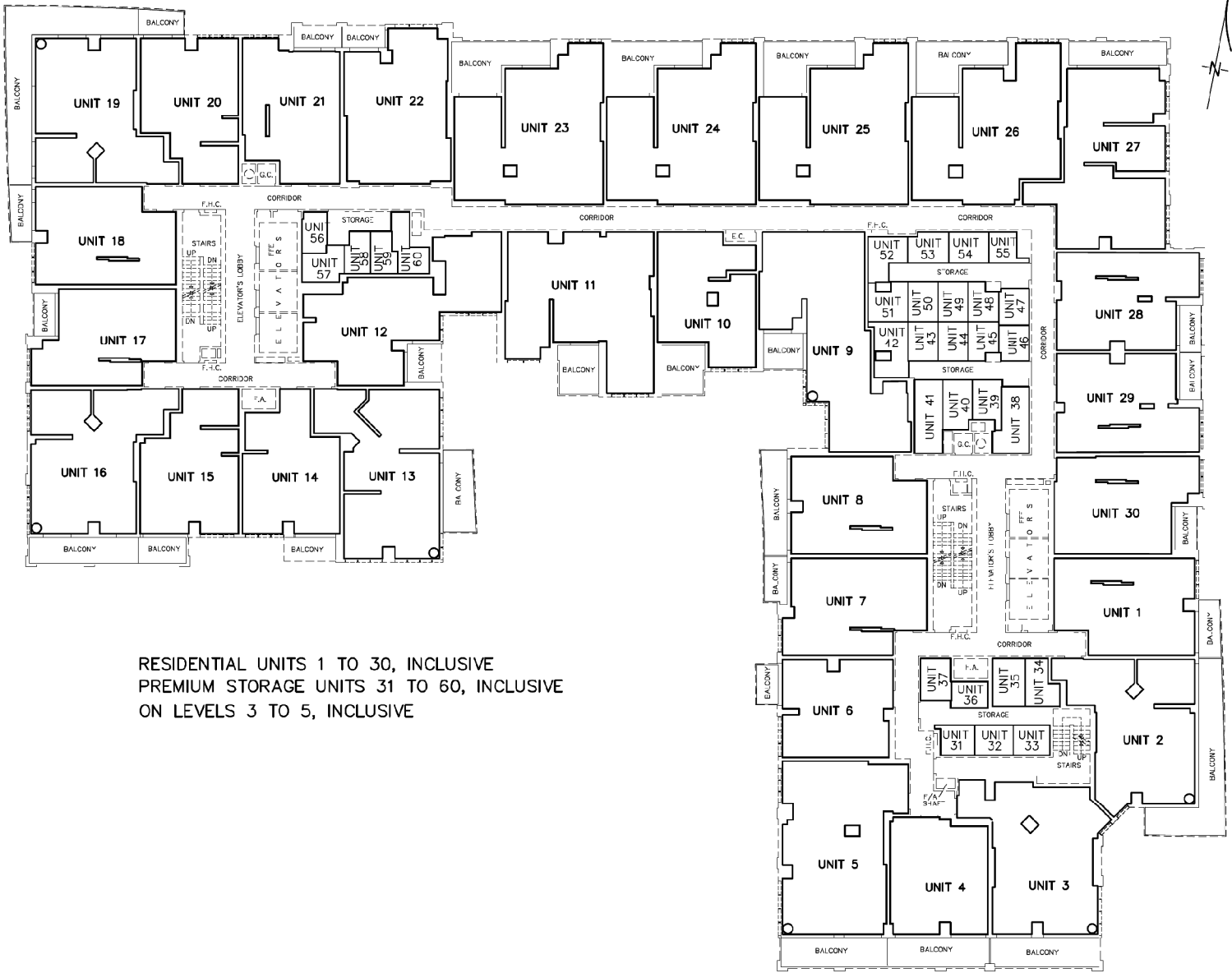
APPLICANT:
 Genazanno Highrises Inc.



Attachment

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 DA.18.047
DATE:
 March 08, 2023

5



RESIDENTIAL UNITS 1 TO 30, INCLUSIVE
 PREMIUM STORAGE UNITS 31 TO 60, INCLUSIVE
 ON LEVELS 3 TO 5, INCLUSIVE

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

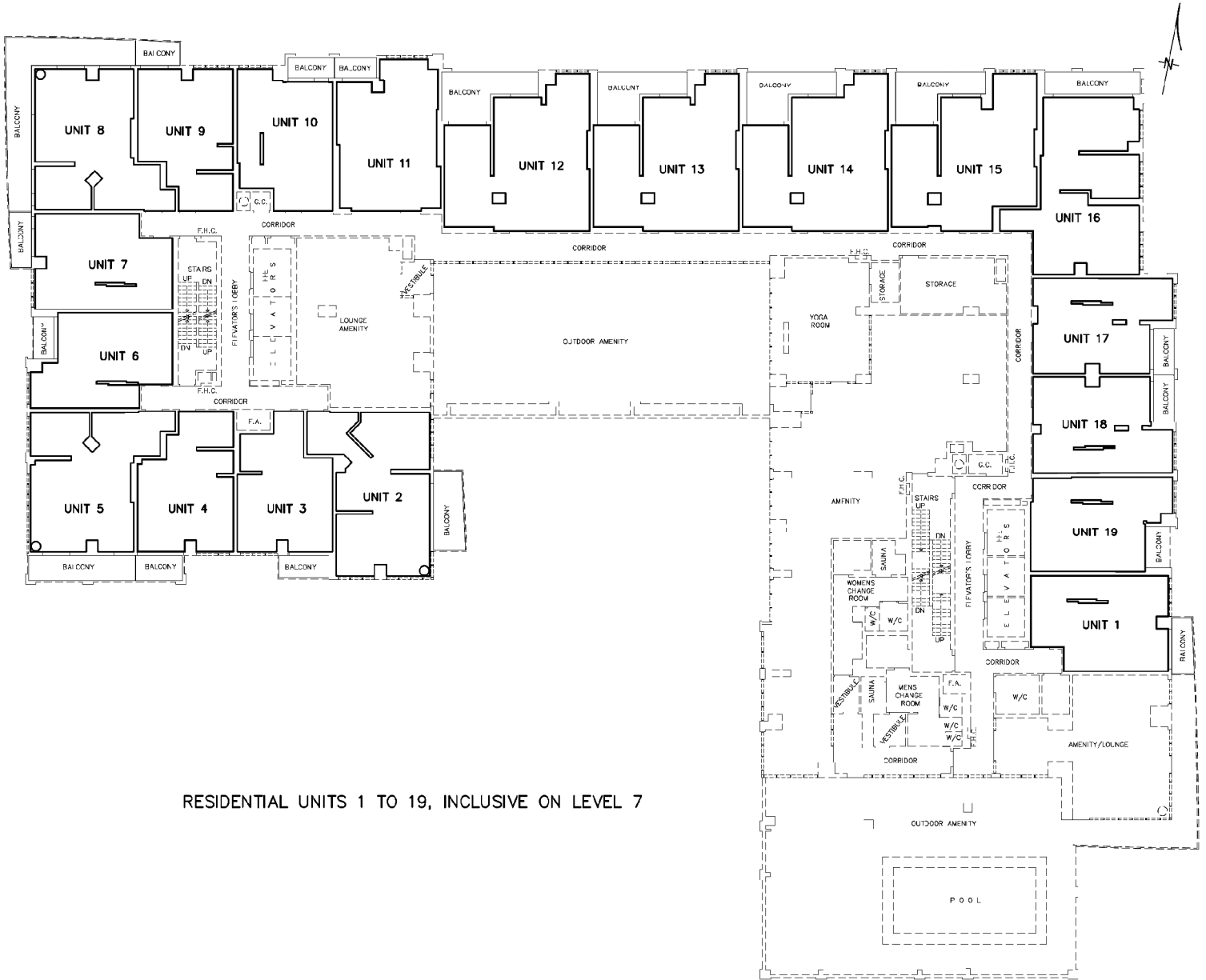
APPLICANT:
 Genazanno Highrises Inc.



Attachment

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 19CDM-22V003
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 DA.18.047
DATE:
 March 08, 2023

6



RESIDENTIAL UNITS 1 TO 19, INCLUSIVE ON LEVEL 7

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

APPLICANT:
 Genazanno Highrises Inc.



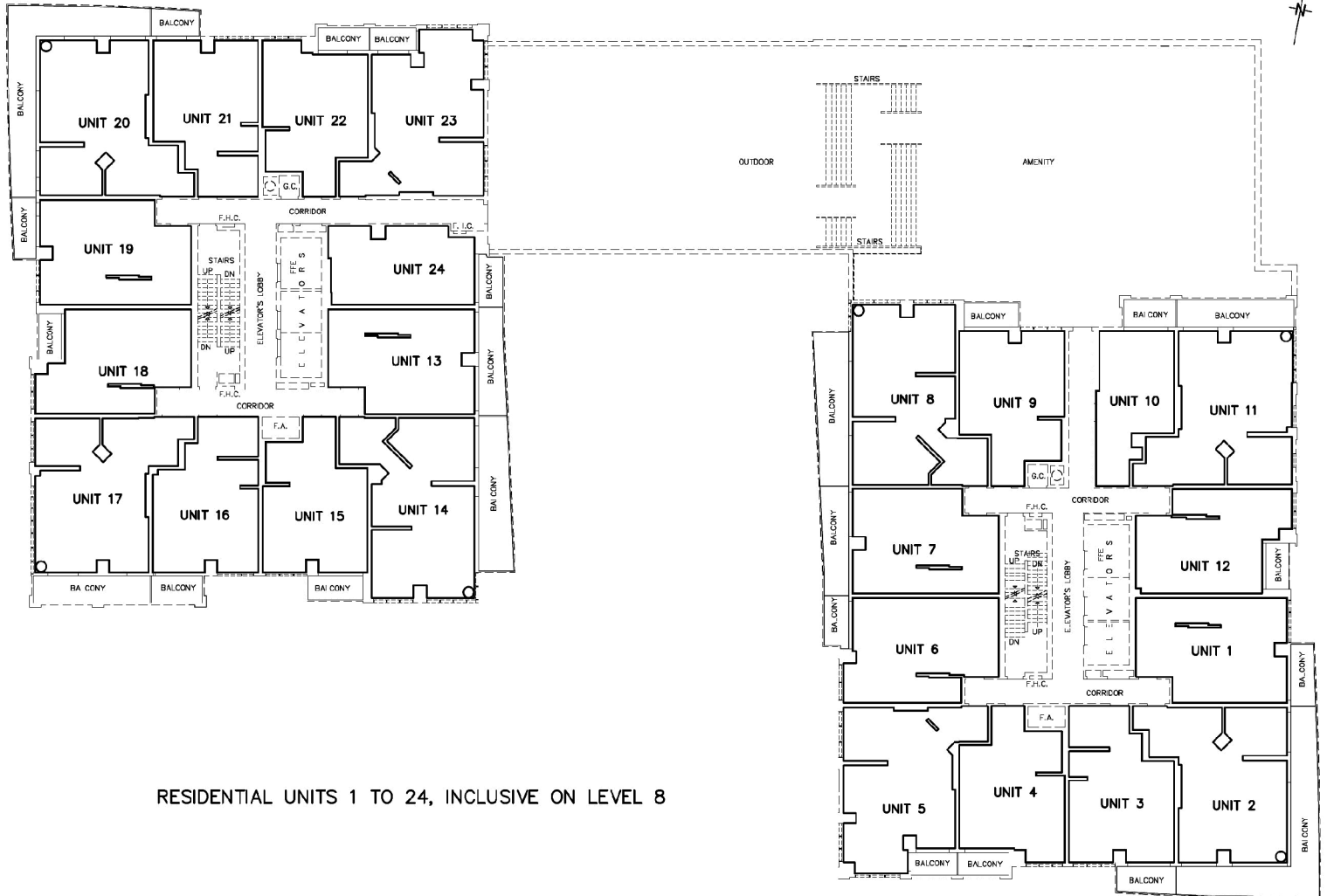
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 DA.18.047

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 March 08, 2023

7



Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

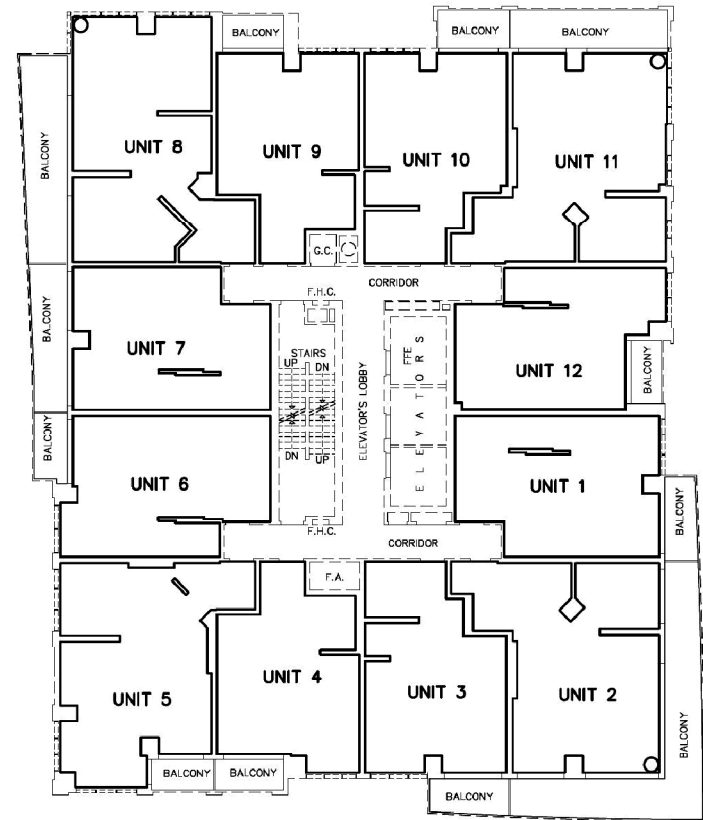
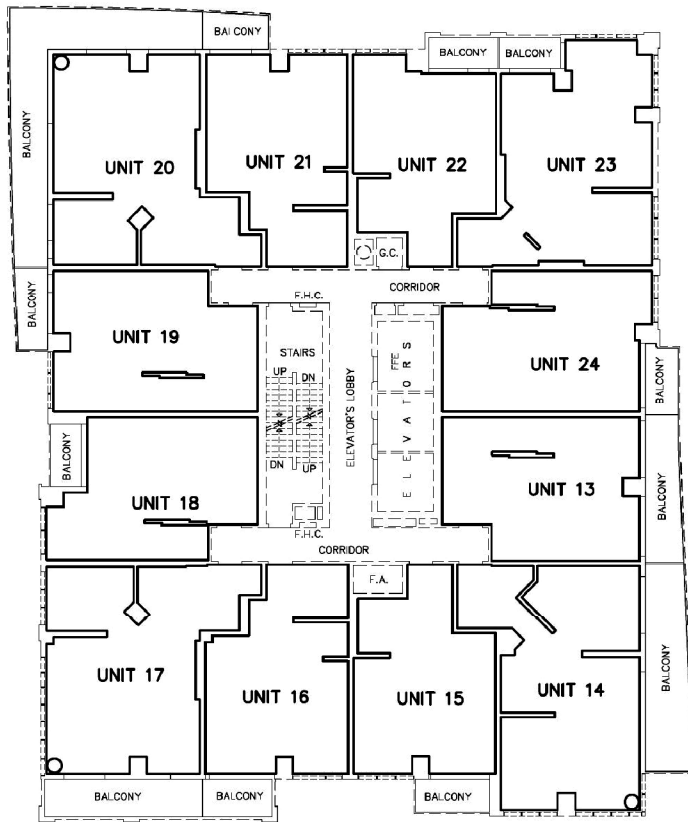
APPLICANT:
Genazanno Highrises Inc.



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DA.18.047
DATE:
March 08, 2023

8



RESIDENTIAL UNITS 1 TO 24, INCLUSIVE ON LEVEL 9

Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

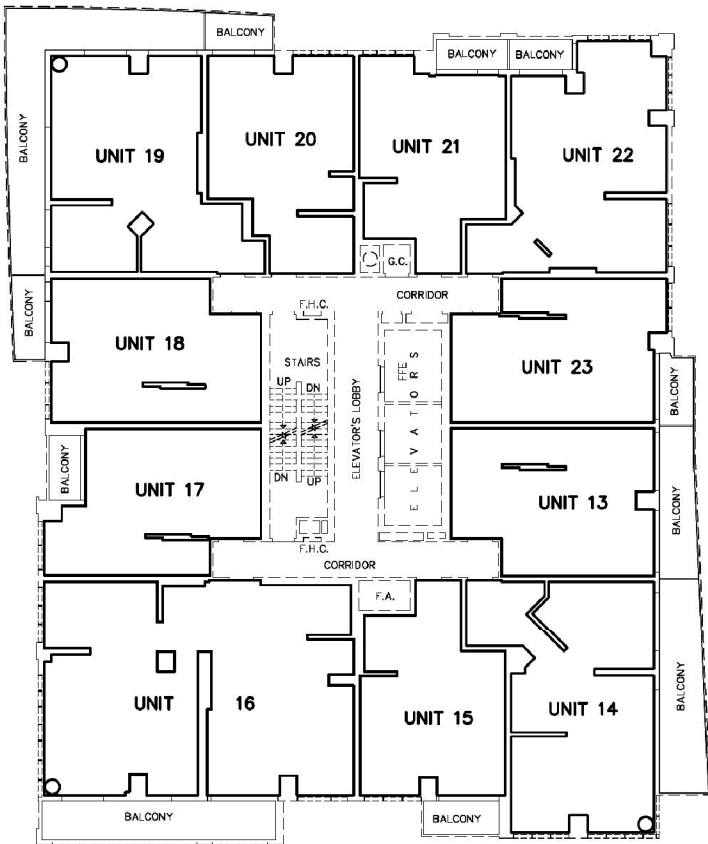
APPLICANT:
Genazanno Highrises Inc.



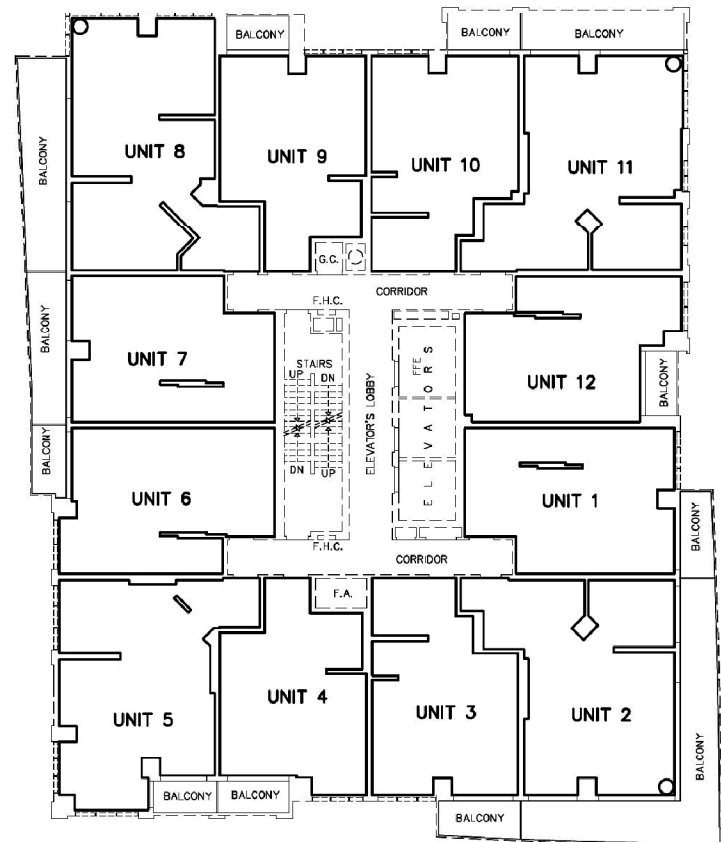
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March 08, 2023

9



RESIDENTIAL UNITS 1 TO 23, INCLUSIVE ON LEVEL 10



Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

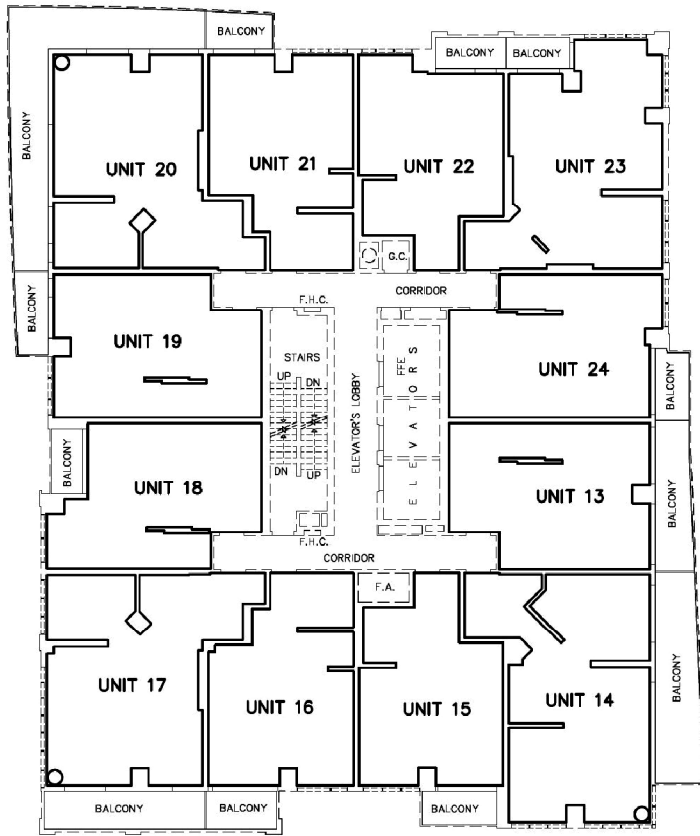
APPLICANT:
Genazanno Highrises Inc.



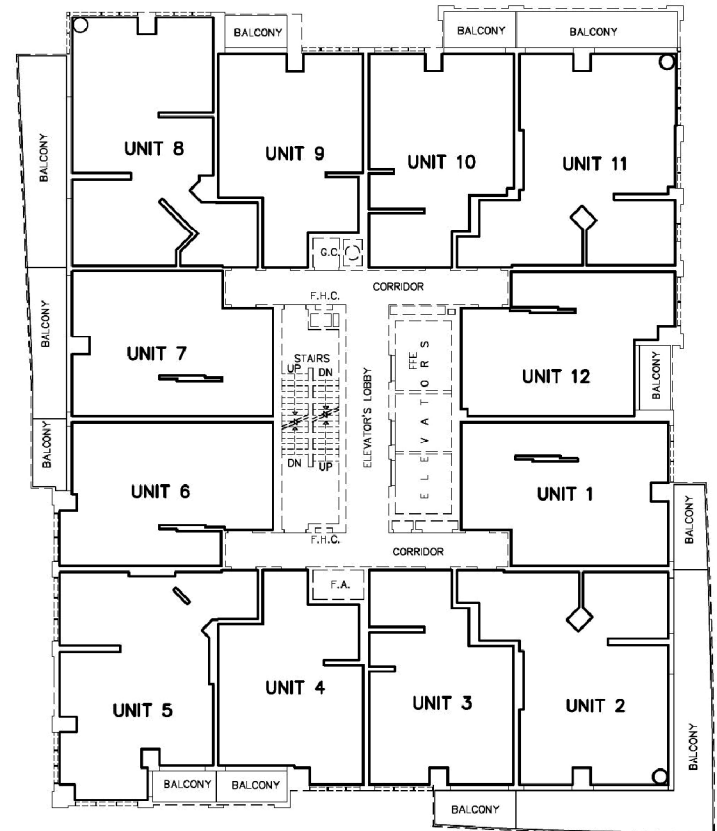
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DA.18.047
DATE:
March 08, 2023

10



RESIDENTIAL UNITS 1 TO 24, INCLUSIVE ON LEVELS 11 TO 22, INCLUSIVE



Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

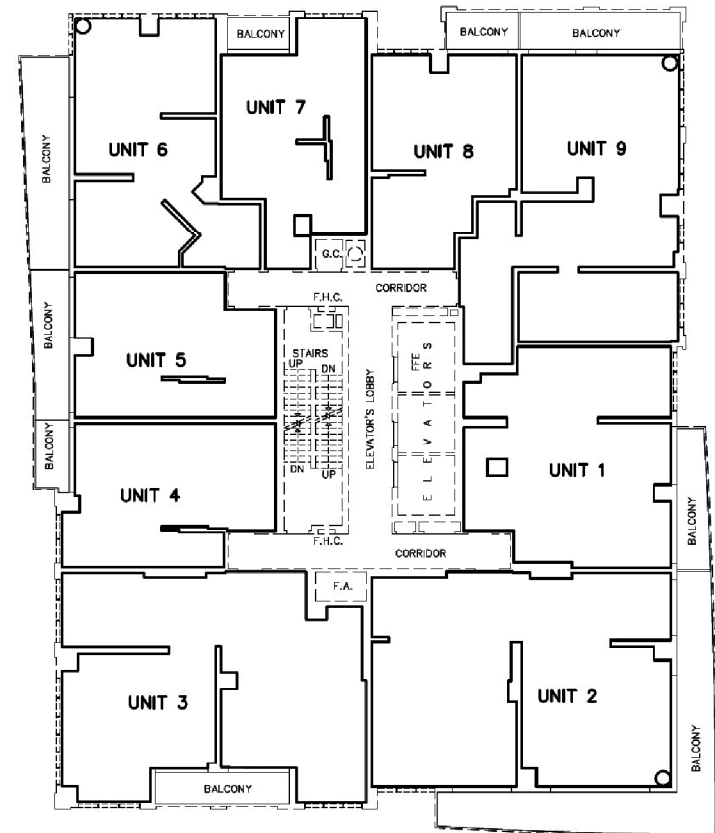
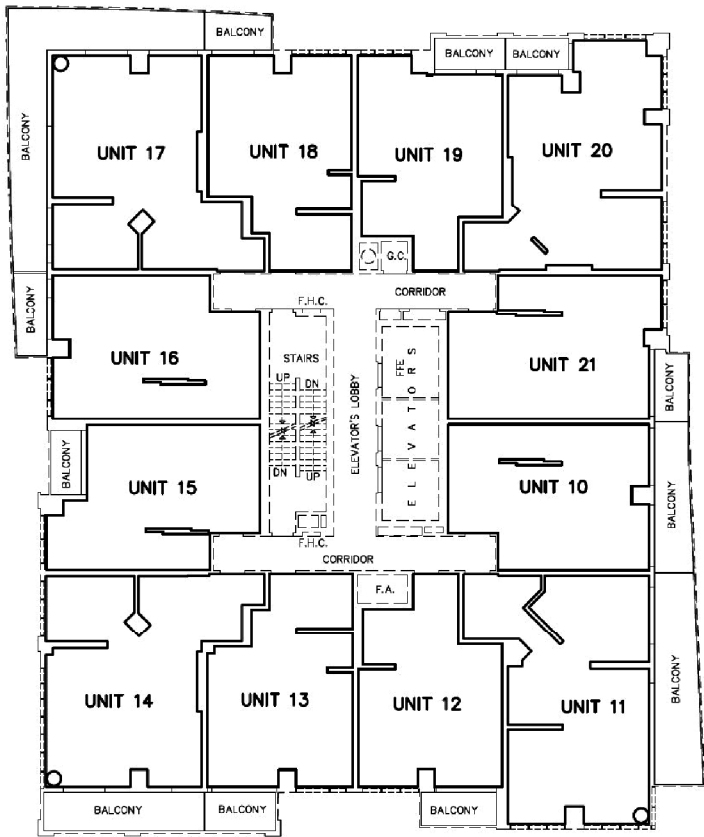
APPLICANT:
Genazanno Highrises Inc.



Attachment

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19CDM-22V003
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DA.18.047
DATE:
March 08, 2023

11



RESIDENTIAL UNITS 1 TO 21, INCLUSIVE ON LEVELS 23 AND 24

Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

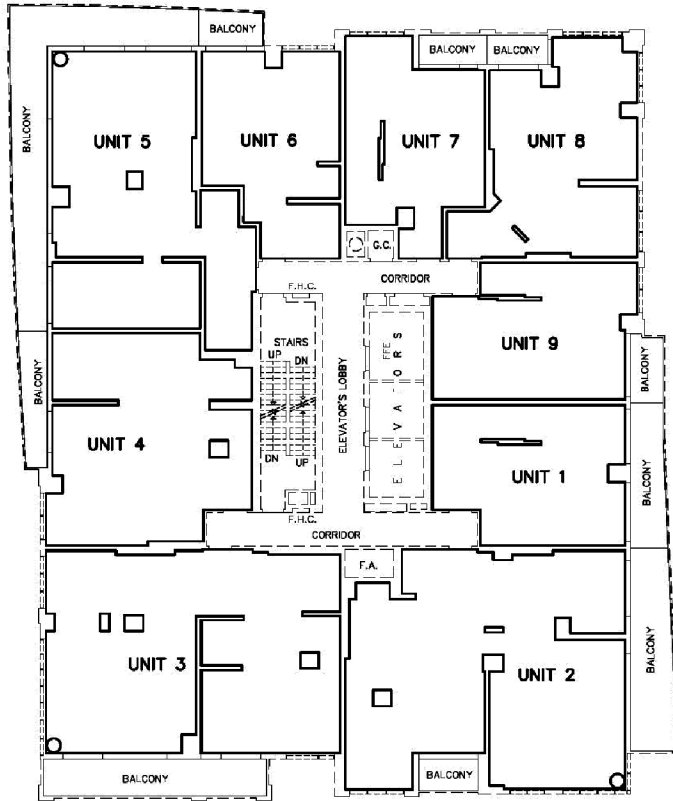
APPLICANT:
Genazanno Highrises Inc.



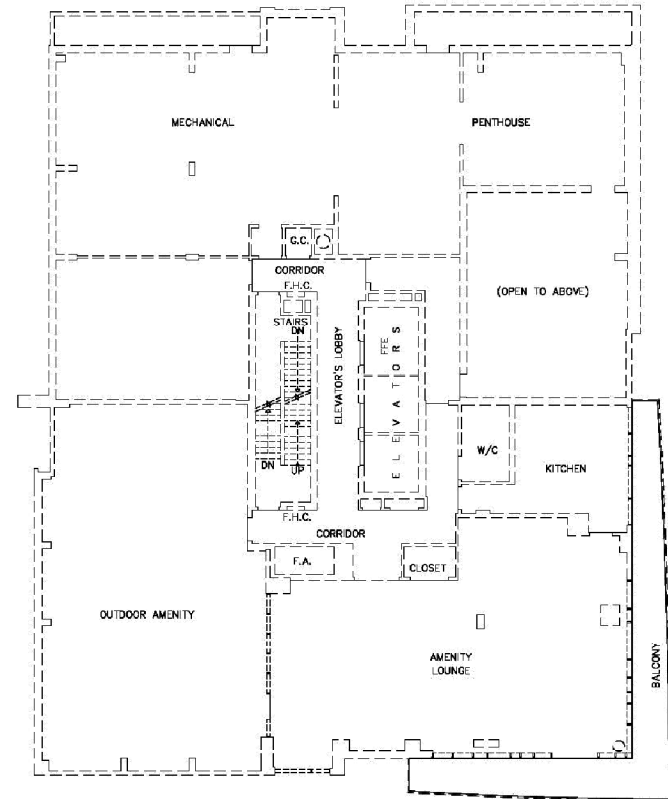
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RELATED FILE:
DA.18.047
DATE:
March 08, 2023

12



RESIDENTIAL UNITS 1 TO 9, INCLUSIVE ON LEVEL 25



Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

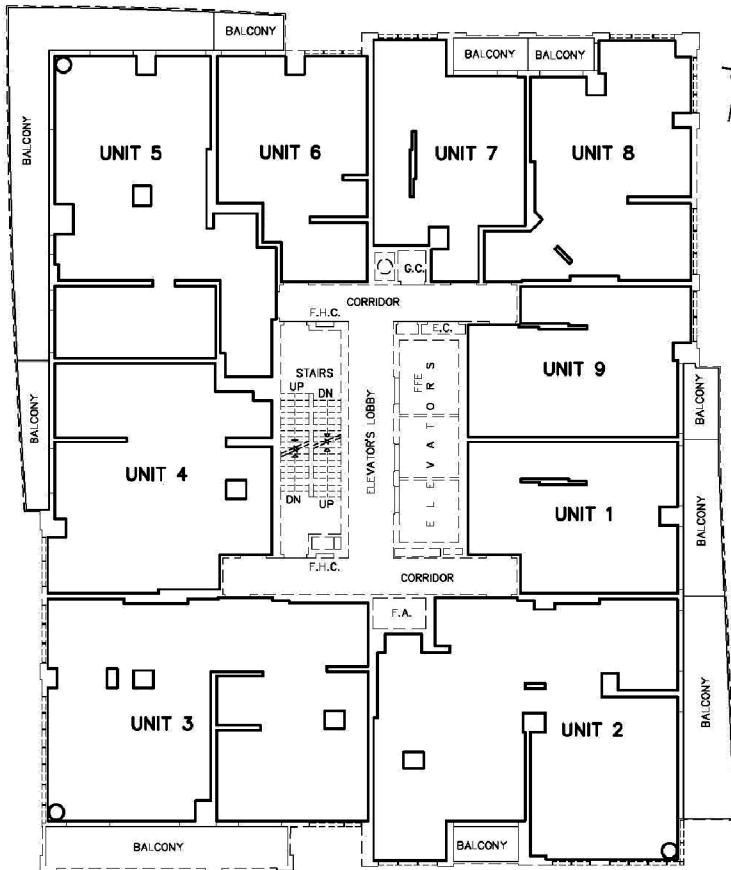
APPLICANT:
Genazanno Highrises Inc.



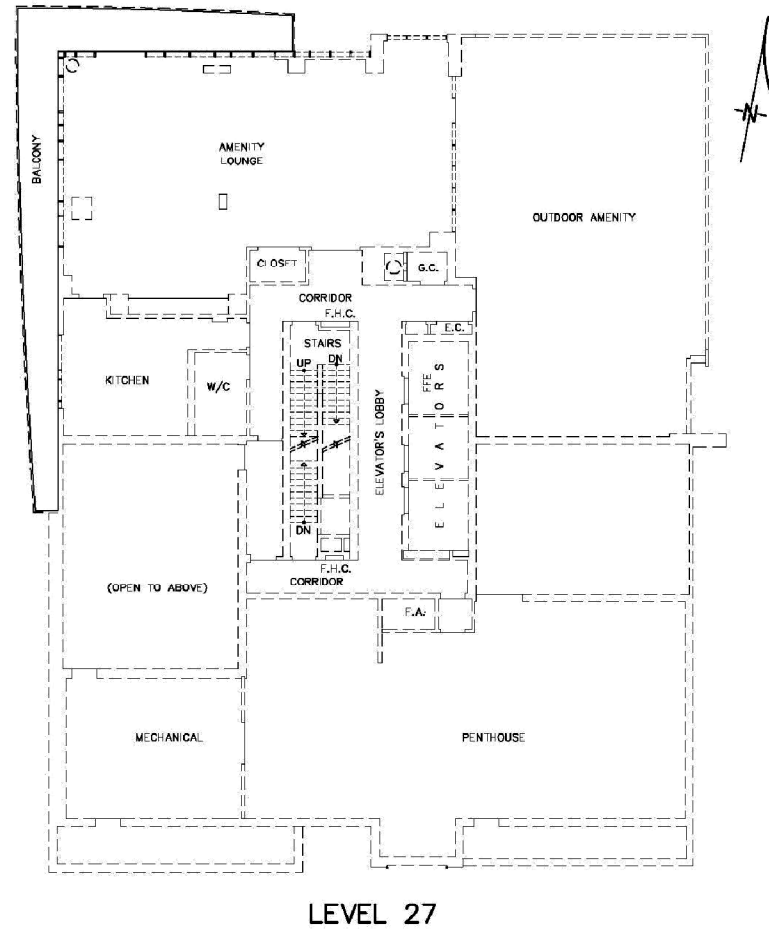
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RELATED FILE:
DA.18.047
DATE:
March 08, 2023

13



RESIDENTIAL UNITS 1 TO 9, INCLUSIVE ON LEVEL 26



LEVEL 27

Draft Plan of Condominium

LOCATION:
Part of Lot 14, Concession 5
9000 Jane Street

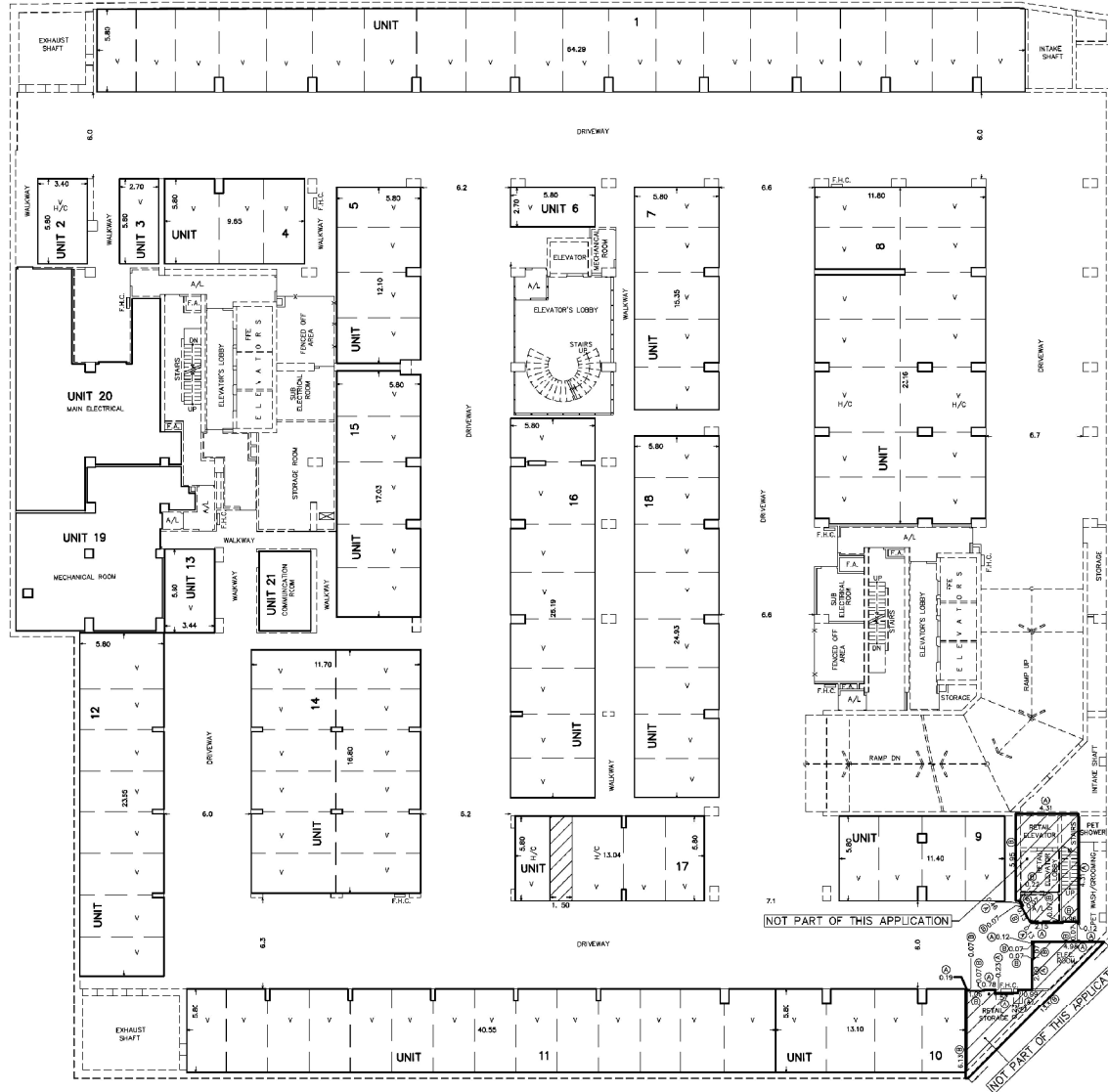
APPLICANT:
Genazanno Highrises Inc.



Attachment

FILE:
19CDM-22V003
RELATED FILE:
DA.18.047
DATE:
March 08, 2023

14



VISITOR PARKING UNITS 1 TO 18, INCLUSIVE,
 MECHANICAL ROOM UNIT 19, MAIN ELECTRICAL UNIT 20,
 AND COMMUNICATION ROOM UNIT 21
 ON LEVEL A

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

APPLICANT:
 Genazanno Highrises Inc.



Attachment

FILE:
 19CDM-22V003
RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

15



PARKING UNITS 1 TO 129, INCLUSIVE,
 BICYCLE/LOCKER UNITS 130 TO 228, INCLUSIVE,
 ON LEVEL B

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

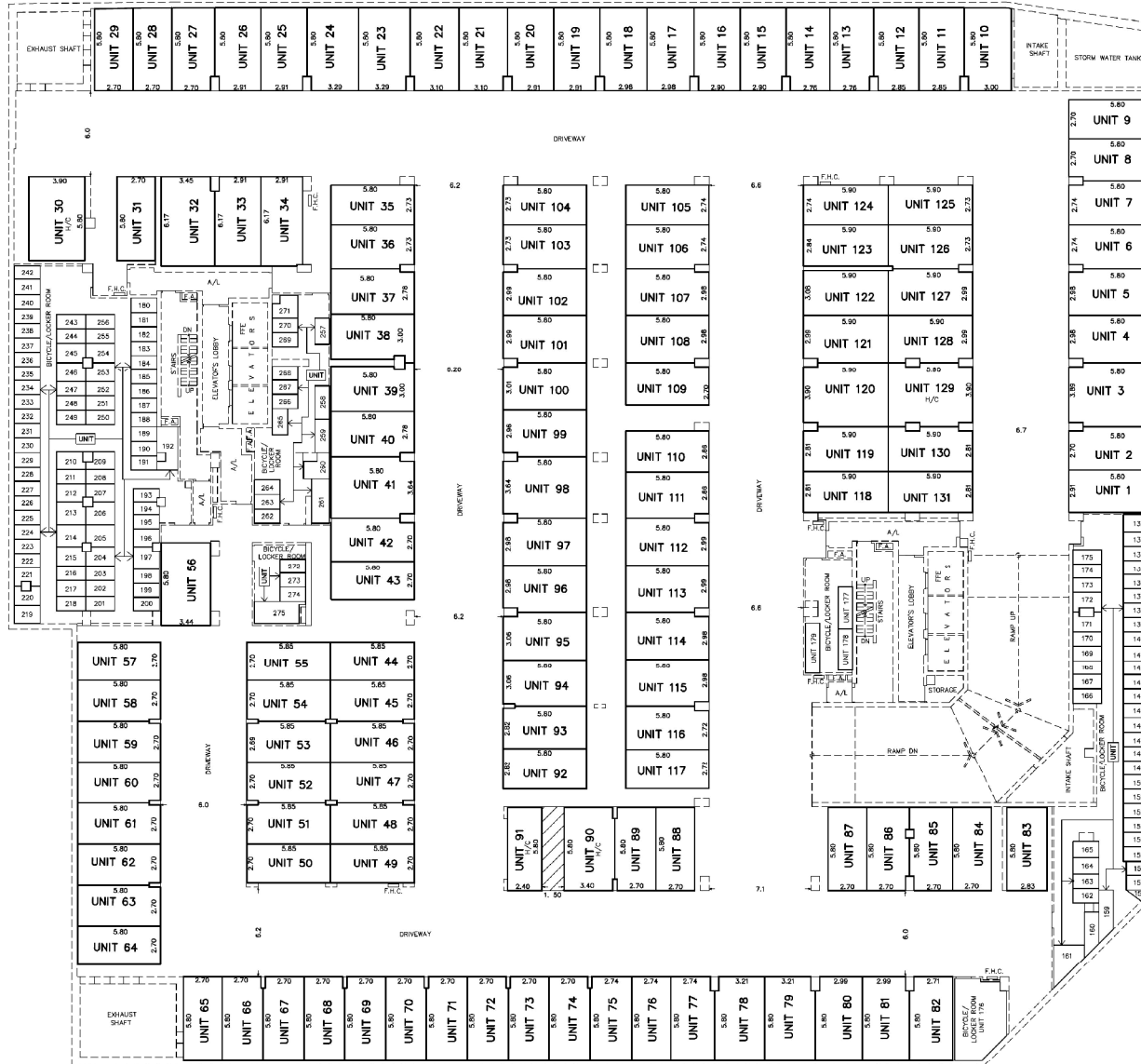
APPLICANT:
 Genazanno Highrises Inc.



Attachment

FILE:
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RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

16



PARKING UNITS 1 TO 131, INCLUSIVE,
 BICYCLE/LOCKER UNITS 132 TO 275, INCLUSIVE,
 ON LEVEL C

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

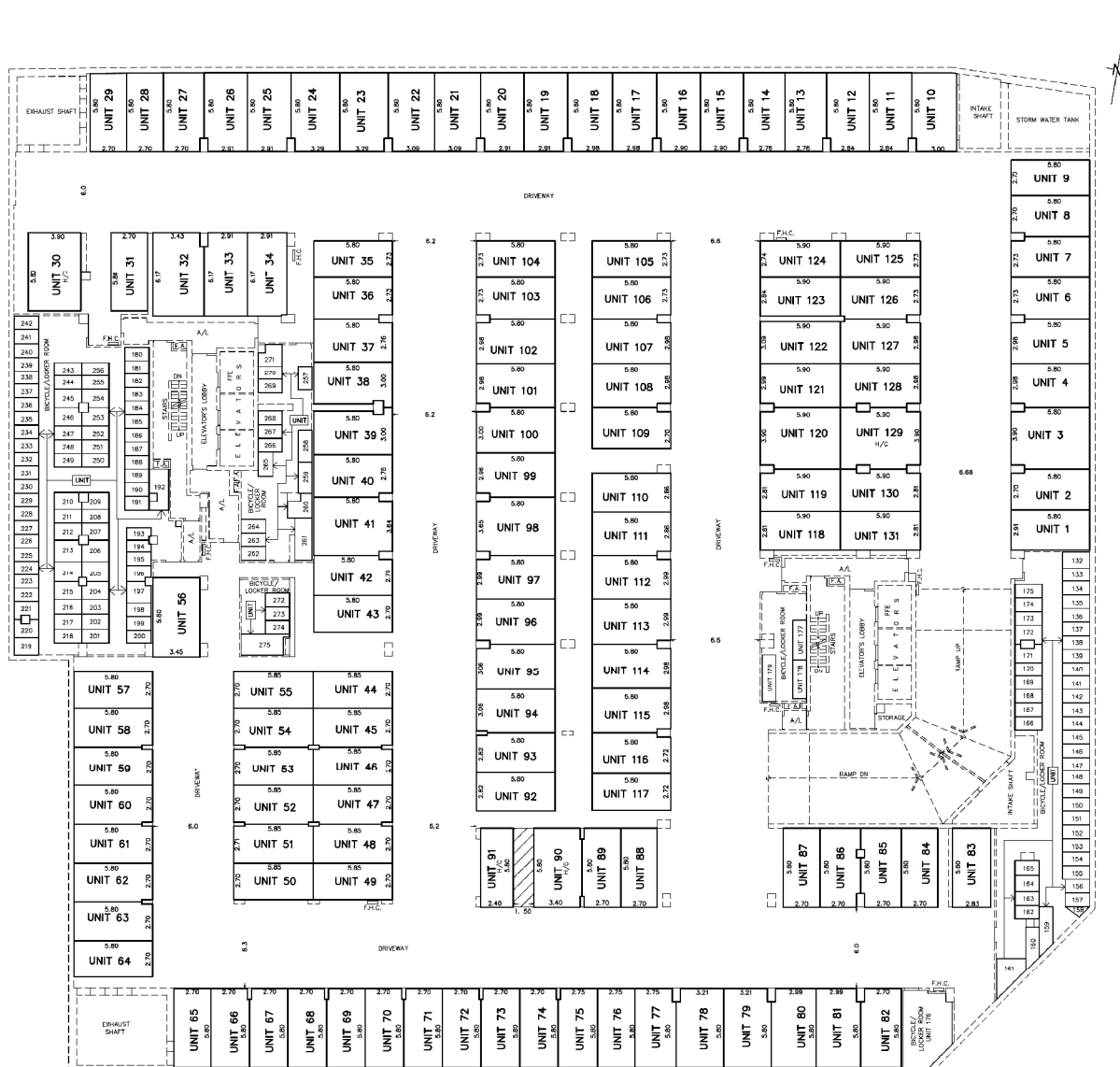
APPLICANT:
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FILE:
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RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

17



PARKING UNITS 1 TO 131, INCLUSIVE,
 BICYCLE/LOCKER UNITS 132 TO 275, INCLUSIVE,
 ON LEVEL D

Draft Plan of Condominium

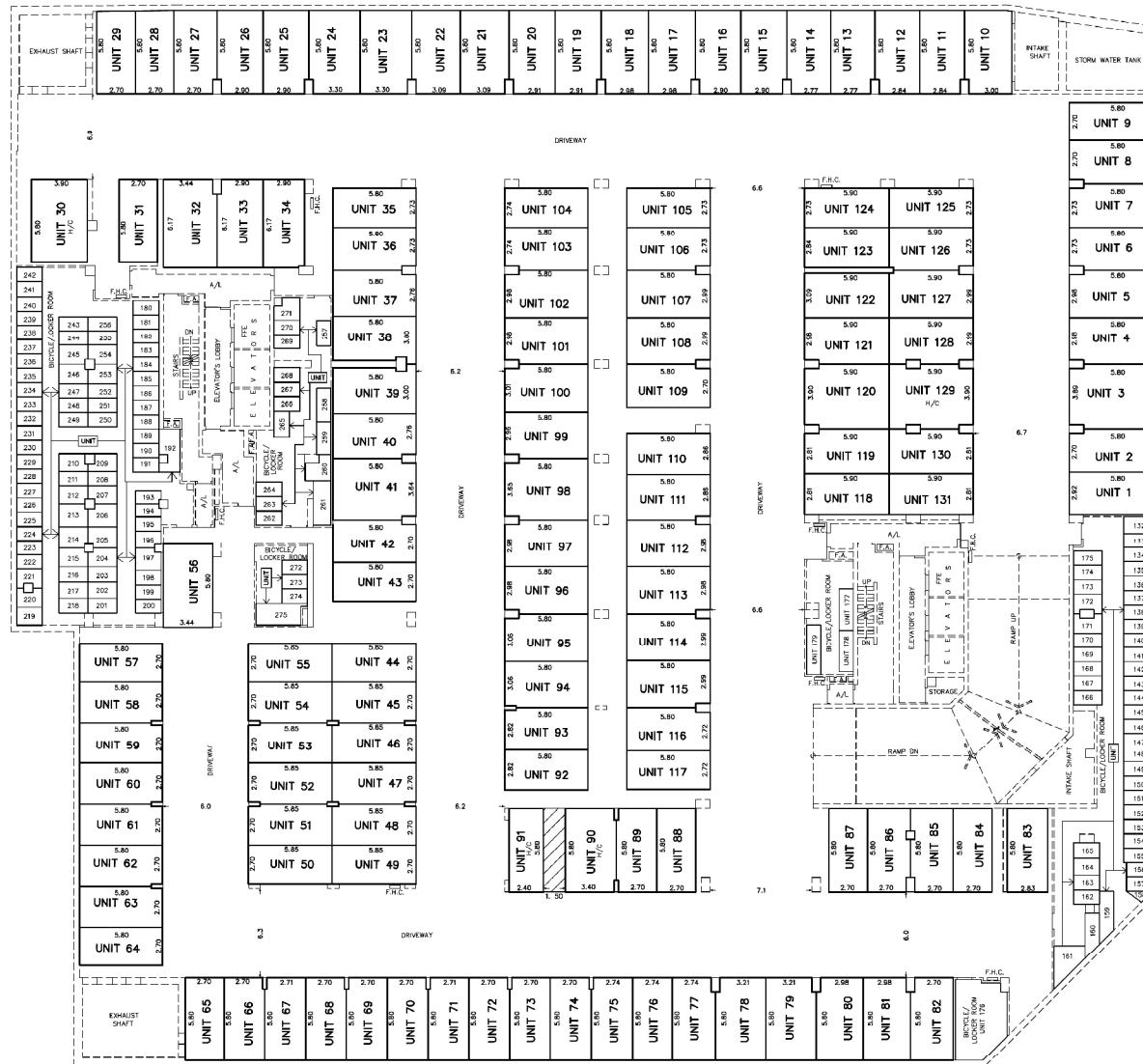
LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

APPLICANT:
 Genazanno Highrises Inc.



Attachment
FILE:
 19CDM-22V003
RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

18



PARKING UNITS 1 TO 131, INCLUSIVE,
 BICYCLE/LOCKER UNITS 132 TO 275, INCLUSIVE,
 ON LEVEL E

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

APPLICANT:
 Genazanno Highrises Inc.



Attachment

FILE:
 19CDM-22V003
RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

19



PARKING UNITS 1 TO 133, INCLUSIVE,
 BICYCLE/LOCKER UNITS 134 TO 279, INCLUSIVE,
 ON LEVEL F

Draft Plan of Condominium

LOCATION:
 Part of Lot 14, Concession 5
 9000 Jane Street

APPLICANT:
 Genazanno Highrises Inc.



Attachment
FILE:
 19CDM-22V003
RELATED FILE:
 DA.18.047
DATE:
 March 08, 2023

20