

Committee of the Whole Report

DATE: Tuesday, May 07, 2019

WARD: 4

**TITLE: VMC RESIDENCES GP INC. AS A GENERAL PARTNER AND
ON BEHALF OF VMC RESIDENCES LIMITED PARTNERSHIP
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-18V006
VICINITY OF MILLWAY AVENUE AND PORTAGE PARKWAY**

FROM:

Jason Schmidt-Shoukri, 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-18V006 to create the condominium tenure for the approved interim site plan shown on Attachment 9, which consists of residential units, associated (commercial, residential and YMCA/library) parking spaces and commercial units.

Report Highlights

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-18V006, subject to conditions, to create the condominium tenure for the development that is consistent with approved Site Development File DA.17.014, subject to the Conditions of Draft Approval in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V006 (VMC Residences GP Inc. as a General Partner and on behalf of VMC Residences Limited Partnership Residences) BE APPROVED, as shown on Attachments 3 to 8, subject to the Conditions of Draft Approval in Attachment 1.

Background

The subject lands are located at the south side of Portage Parkway and west of Millway Avenue, municipally known as 898 Portage Parkway and 5 Buttermill Avenue (the 'Subject Lands'), with the surrounding lands uses shown on Attachment 2.

Previous Reports/Authority

[May 2, 2017, Committee of the Whole \(Public Hearing\), Item 2, Report 18](#)

[June 20, 2017, Committee of the Whole, Item 38, Report 26](#)

Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-18V006 (the 'Application') to create the condominium tenure, shown on Attachments 3 to 8, for the approved two 55-storey apartment buildings, shown on Attachments 9 and 10, which was approved on June 20, 2017, and is currently under construction. The Application consists of the following:

- a) 1,110 apartment units
- b) Gross Floor Area of 90,300 m² (consisting of 89,854 m² residential and 446 m² of retail area, where the retail area includes a restaurant and ancillary outdoor patio and a small commercial unit)
- c) 1,098 parking spaces in an above ground parking structure (dedicated 578 residential and 520 commercial parking)
- d) 686 bicycle parking spaces.

The Application is consistent with the approved interim site plan, shown on Attachment 9, an interim access off Portage Parkway, and an interim access to the above grade parking structure at the east-west mews. The approved ultimate site plan, shown on Attachment 10, which includes 11 townhouse units along the west property line, will be implemented upon the extension of Buttermill Avenue to Portage Parkway and would occur when the existing adjacent Wal-Mart store on the west side of the Subject Lands is relocated. The condominium tenure for the townhouse units will be subject to a separate Draft Plan of Condominium application for consideration at a future Committee of the Whole meeting once those units are constructed when Buttermill Avenue is extended.

The Application conforms to VOP 2010 and the VMC Secondary Plan

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 "Station Precinct", which permits a maximum building height of 30-storeys and a maximum density of 5 times the area of the lot (Floor Space Index – 'FSI'). The development is permitted a density of 8.64 FSI with two 55-storey apartment

buildings resulting from the provisions of Policy 8.1.24, respecting the transfer of unused building height and/or density, in 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 C10 Corporate District Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1445). The site plan was approved in 2017 with an enhanced pedestrian connection along the east property line that is subject to a public access arrangement. The development is permitted and complies with all the requirements of Zoning By-law 1-88. As a condition of approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

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.

The following commenting agencies have advised they have no objections to the approval of the Application

Canada Post has no objections to the Application, subject to the conditions, in relation to the approved Site Development File DA.17.014, have been satisfied. Alectra Utilities Corporation and Enbridge Gas have no objections to the Application. 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.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application, subject to their Conditions of Draft Approval identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-18V006 conforms to the VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department recommends approval of the

Application, subject to the conditions set out in Attachment 1.

For more information, please contact: Stephen Lue, Senior Planner, at extension 8210.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium (Standard) - Underground and Ground Levels
4. Draft Plan of Condominium (Standard) - Levels 2 and 3
5. Draft Plan of Condominium (Standard) - Levels 4 and 5
6. Draft Plan of Condominium (Standard) - Levels 6 and 7
7. Draft Plan of Condominium (Standard) - Level 8 and Typical Tower Levels
8. Draft Plan of Condominium (Standard) - Cross-sections
9. Approved Interim Site Plan (File DA.17.014)
10. Approved Ultimate Site Plan (File DA.17.014)

Prepared by

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