

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 8, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

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

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V012 ~~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.

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

Roberto Simbana, Planner, ext. 8810.

David Harding, Senior Planner, ext. 8409.

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

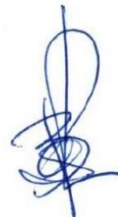
Nancy Tuckett, Director of Development Planning, ext. 8529.

Approved by

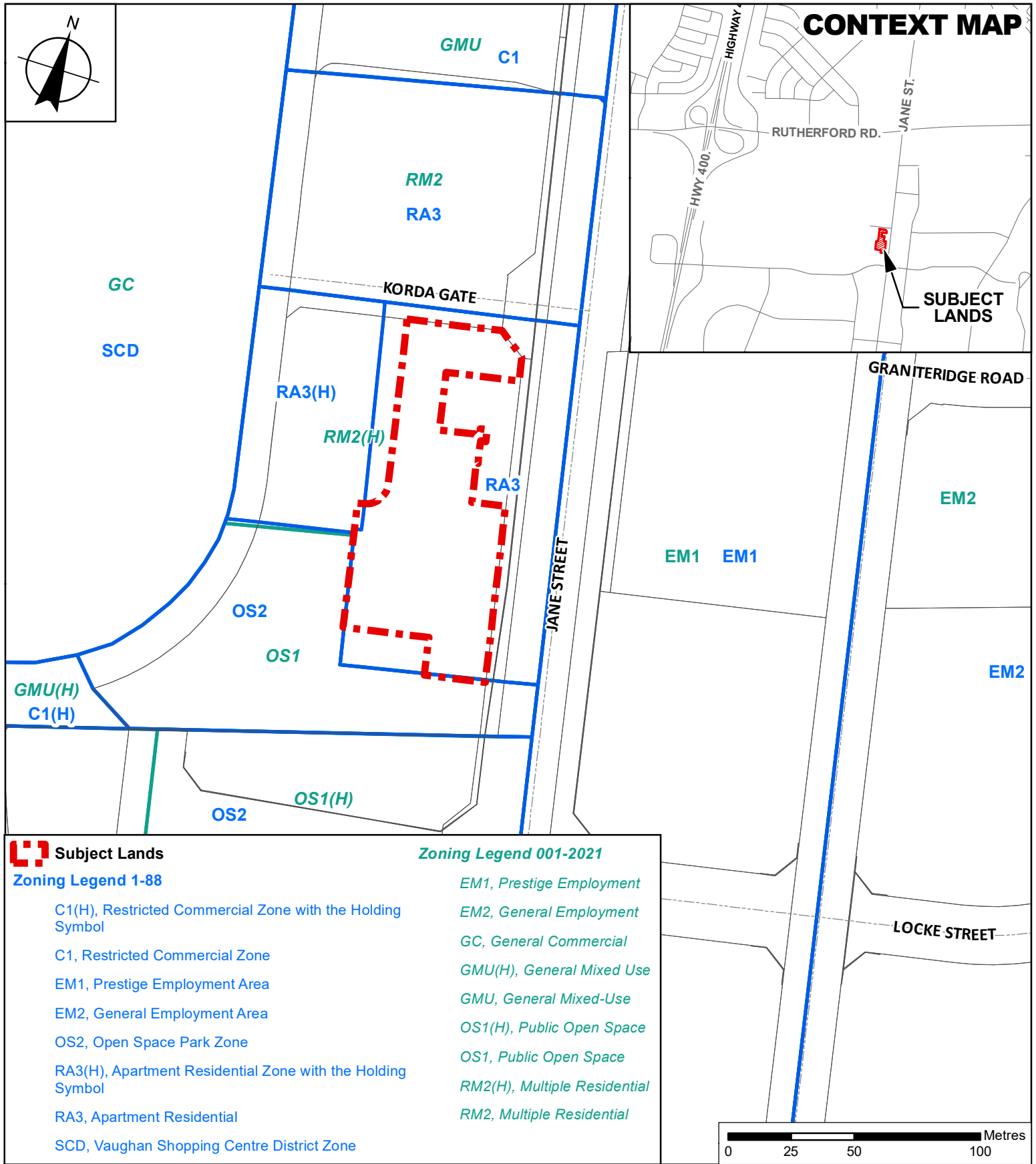


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Zoran Postic
on behalf of Nick Spensieri,
City Manager



Context and Location Map

LOCATION:
8960 Jane Street
Part of Lot 14, Concession 5

APPLICANT:
Granerola Residences Ltd.



Attachment

FILE:
19CDM-22V012
RELATED FILES:
DA.19.084 And Z.19.032
DATE:
May 30, 2023

1



Draft Plan of Condominium, Levels 2 to 5

LOCATION:
8960 Jane Street
Part of Lot 14, Concession 5

APPLICANT:
Granerola Residences Ltd.



Attachment
FILE:
19CDM-22V012
RELATED FILES:
DA.19.084 And Z.19.032
DATE:
May 30, 2023

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Draft Plan of Condominium, Levels 6 to 8

LOCATION:
 8960 Jane Street
 Part of Lot 14, Concession 5

APPLICANT:
 Granerola Residences Ltd.



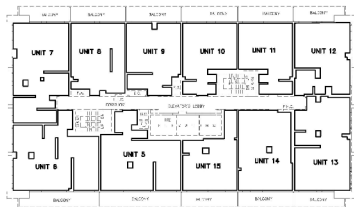
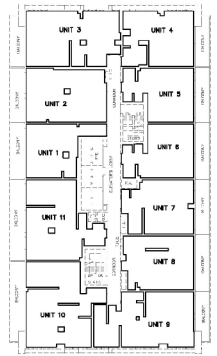
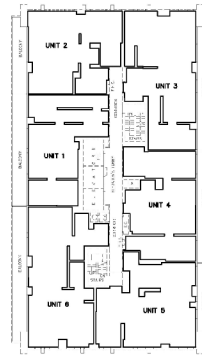
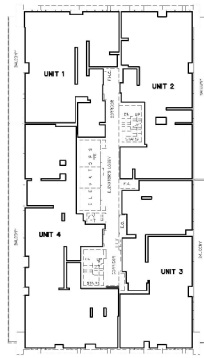
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FILE:
 19CDM-22V012

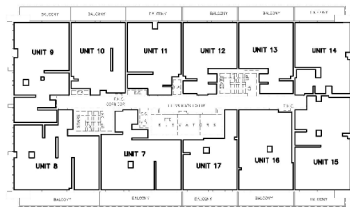
RELATED FILES:
 DA.19.084 And Z.19.032

DATE:
 May 30, 2023

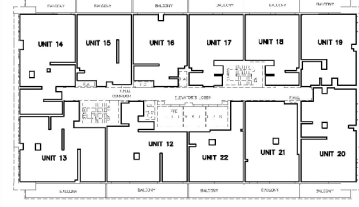
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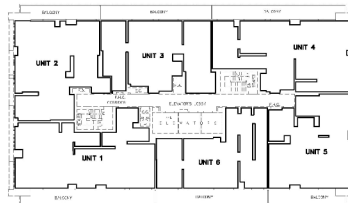
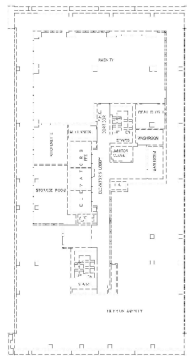
RESIDENTIAL UNITS 1 TO 15, INCLUSIVE ON LEVEL 25



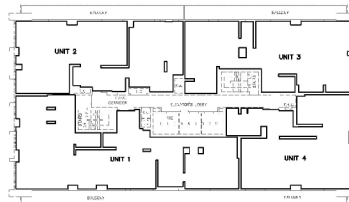
RESIDENTIAL UNITS 1 TO 17, INCLUSIVE ON LEVEL 24



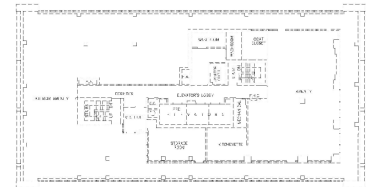
RESIDENTIAL UNITS 1 TO 22, INCLUSIVE ON LEVELS 9 TO 23, INCLUSIVE



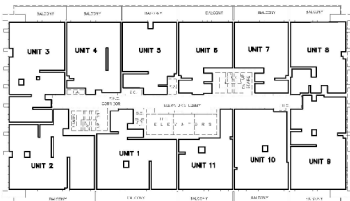
RESIDENTIAL UNITS 1 TO 6, INCLUSIVE ON LEVEL 27



RESIDENTIAL UNITS 1 TO 4, INCLUSIVE ON LEVEL 28



LEVEL 29



RESIDENTIAL UNITS 1 TO 11, INCLUSIVE ON LEVEL 26

rpe R-P-E SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 643 Ontario Road, Suite 101
 Scarborough, Ontario M1V 5A3
 Tel: (416) 291-5000 Fax: (416) 291-5001
 Toll: (800) 264-3881 Fax: (800) 264-2099
 Website: www.rpe.ca
 DRAWN: Y.L./J.C. CHECKED: Y.L.
 APP. BY: J.P./J.C.
 CADD FILE: No.19-084-OR PL-4(2022)
 19-084-OR PL-4(2022)

Draft Plan of Condominium, Levels 9 to 28 and Mechanical Roof Level 29

LOCATION:
 8960 Jane Street
 Part of Lot 14, Concession 5

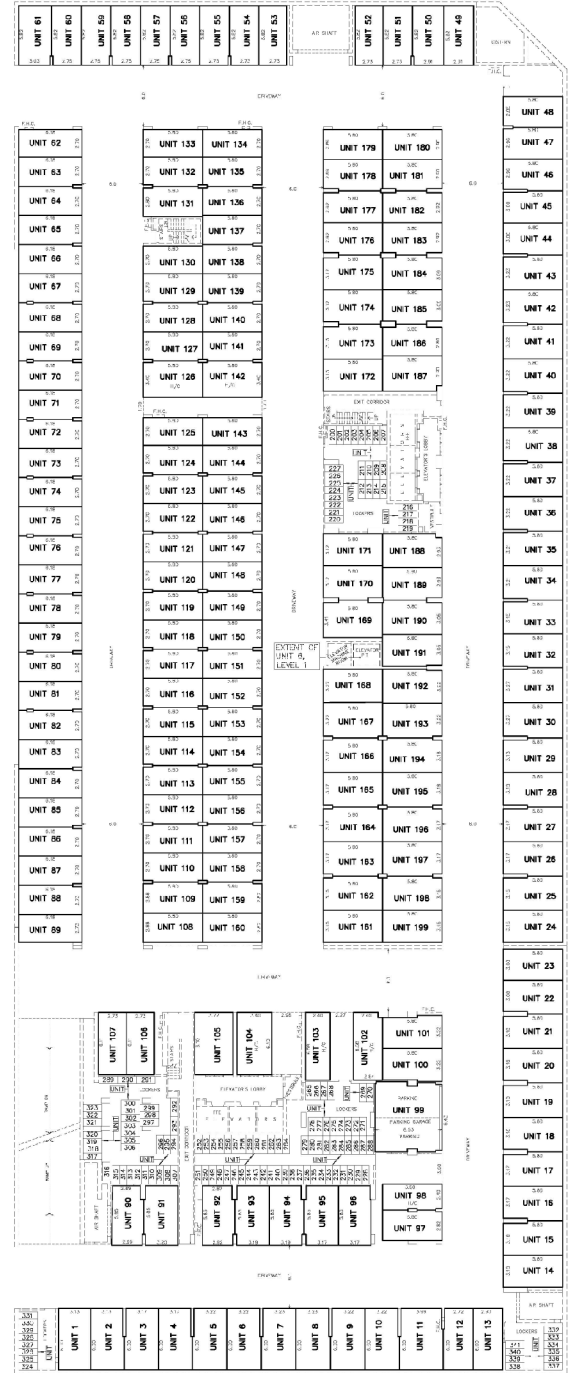
APPLICANT:
 Granerola Residences Ltd.



Attachment

FILE:
 19CDM-22V012
RELATED FILES:
 DA.19.084 And Z.19.032
DATE:
 May 30, 2023

5



PARKING UNITS 1 TO 98, INCLUSIVE, 100 TO 199, INCLUSIVE,
PARKING GARAGE UNIT 99
BICYCLE/LOCKER UNITS 200 TO 341, INCLUSIVE,
ON LEVEL B

rpe R-PE SURVEYING LTD.
ON-THE-SPOT SURVEYING
643 DUNDAS STREET EAST, SUITE 5
WOODBURY, ONTARIO L4L 6A3
TEL: (416) 335-5002 FAX: (416) 335-5001
TEL: (905) 284-0881 FAX: (905) 284-2099
WWW.RPE-SURVEYING.COM
DRAWN: Y.D./G.P. CHECKED: Y.B.
JOB NO. 19-003 CAD FILE No. 19-003 OR PL. NO. 002 (2022)

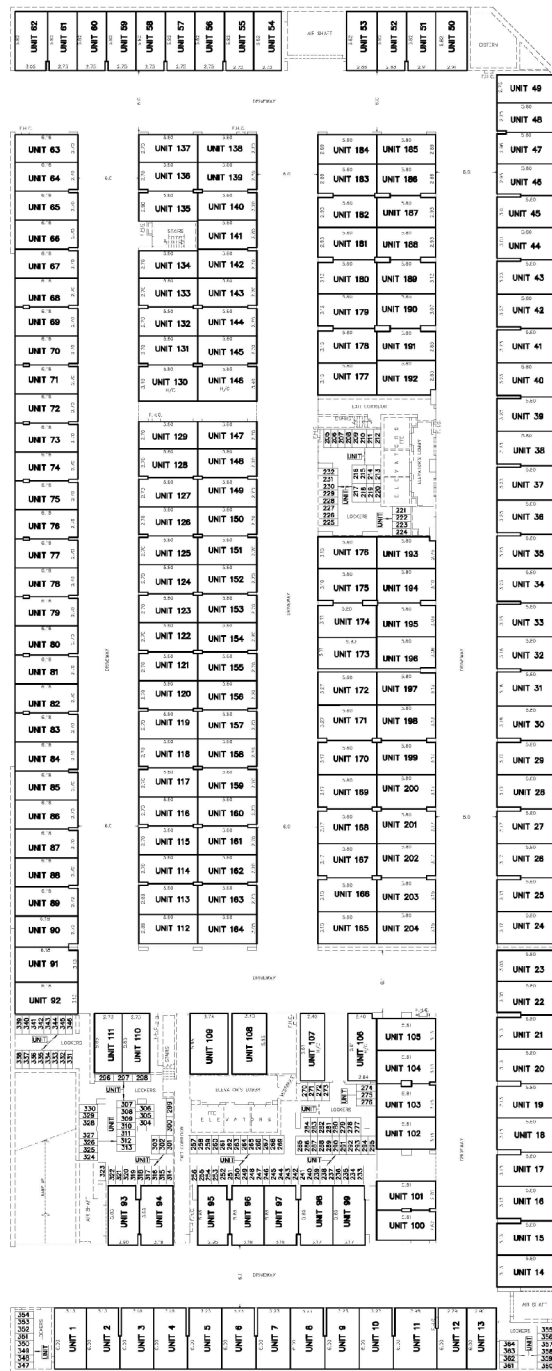
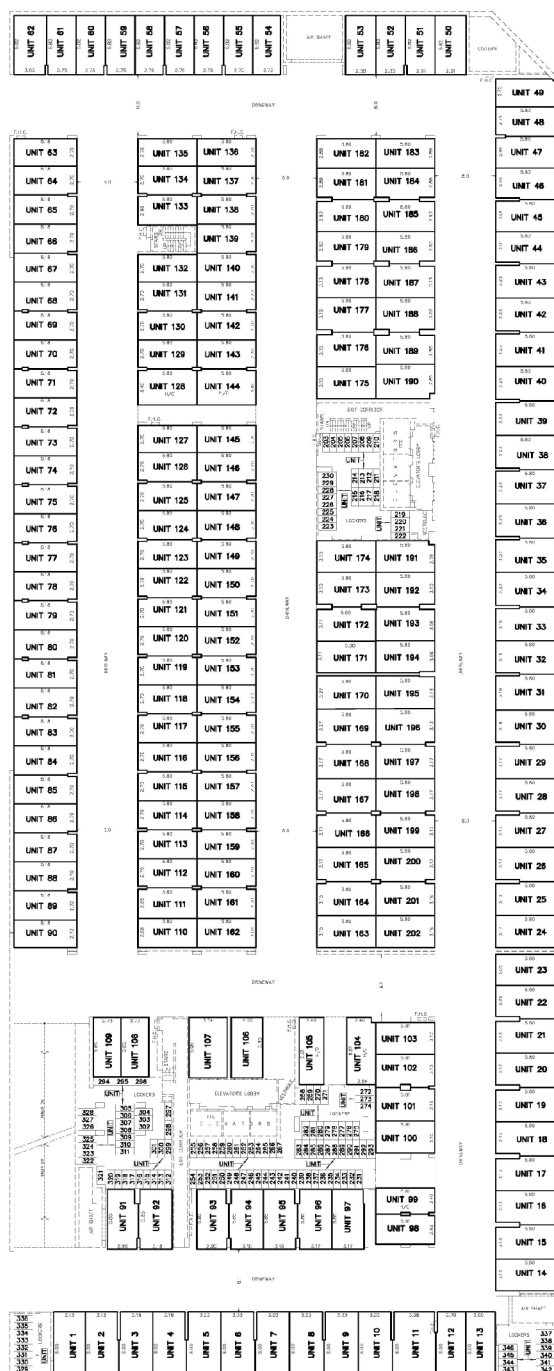
Draft Plan of Condominium, Underground Parking Level A and B

LOCATION:
8960 Jane Street
Part of Lot 14, Concession 5

APPLICANT:
Granerola Residences Ltd.



Attachment
FILE:
19CDM-22V012
RELATED FILES:
DA.19.084 And Z.19.032
DATE:
May 30, 2023



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Website: www.r-pe.com
DRAWN: Y.B., J.C.D.
JOB No. 19-003
CAD FILE No. 19-003-DR PL-6 (L.C.-2022)

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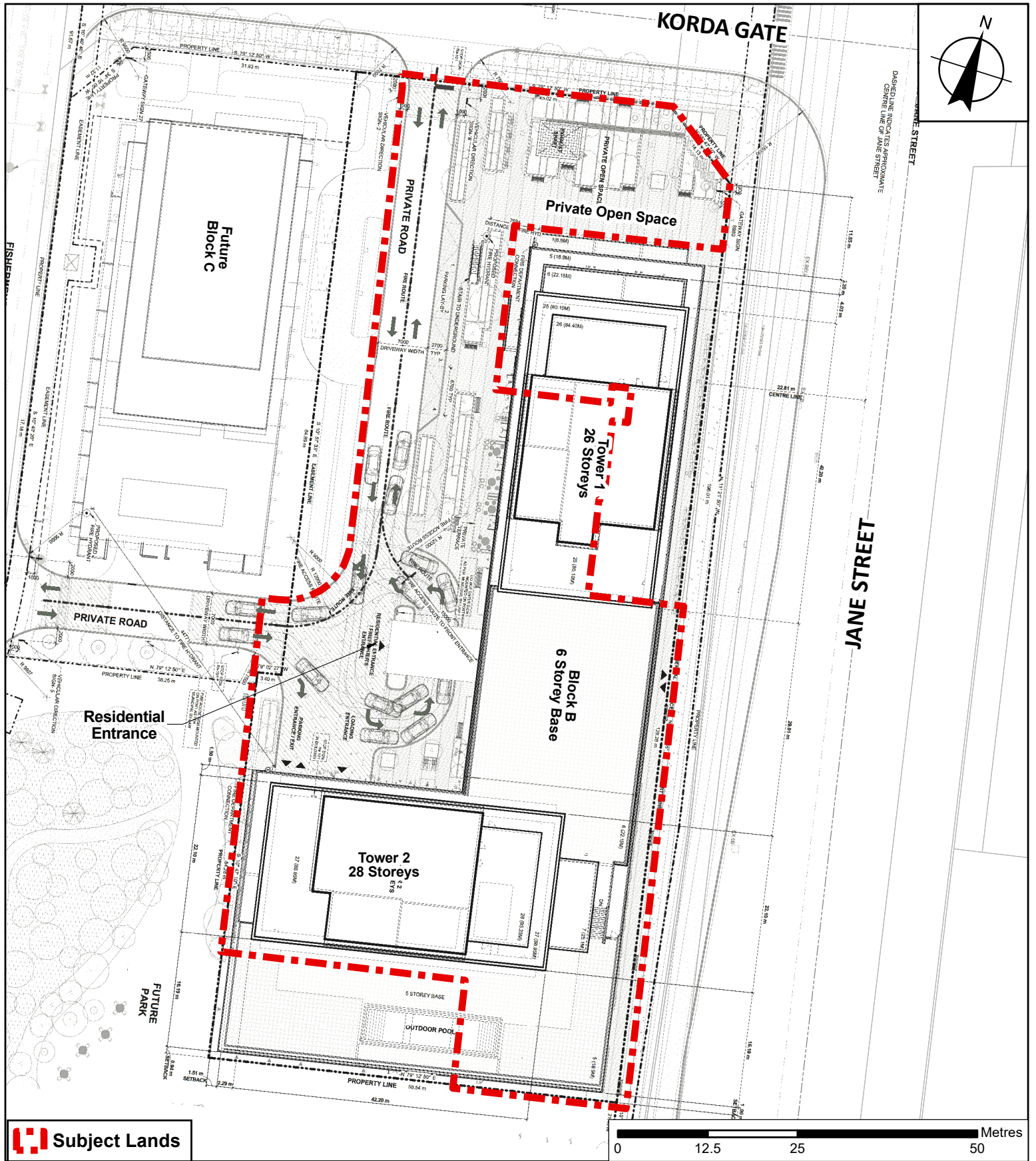
Draft Plan of Condominium, Underground Parking Level C and D

LOCATION:
8960 Jane Street
Part of Lot 14, Concession 5

APPLICANT:
Granerola Residences Ltd.



Attachment
FILE:
19CDM-22V012
RELATED FILES:
DA.19.084 And Z.19.032
DATE:
May 30, 2023



Approved Site Plan File DA.19.084

LOCATION:
8960 Jane Street
Part of Lot 14, Concession 5

APPLICANT:
Granerola Residences Ltd.



Attachment

FILE:
19CDM-22V012
RELATED FILES:
DA.19.084 And Z.19.032
DATE:
May 30, 2023

8

ATTACHMENT 9
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V012
GRANEROLA RESIDENCES LTD. (THE 'OWNER')
8960 JANE STREET, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V012 (THE 'PLAN'), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared R-PE Surveying Ltd., Job No.19-003, Drawing Number 19-003-DR PLAN-1 dated December 5, 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.19.084.
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, the Owner shall provide at the Owner's cost, easements adjacent to the Public Indoor Recreation Space (PIRS), and entry to the PIRS (driveway, walkways, etc.) in favour of the City to allow for public access, City maintenance, servicing utilities, construction, and development of the PIRS and maintenance of the Park.
6. Prior to final approval, any easements in favour of the Owner along the parklands adjacent to the development must be registered to allow for the maintenance of the building façade.
7. Prior to final approval, the Owner shall provide the location and documentation of two parking spots for the City as identified in the purchase and sales agreement and the City of Vaughan By-law 117-2019 to City's satisfaction.

8. Prior to final approval, the Owner shall provide strata section plans to the satisfaction of the City, illustrating the park in relation to the condominium parking garage, detailing the area of ownership of the City and condo corporation.
9. Prior to final approval, the Owner shall provide strata section plans to the satisfaction of the City, illustrating the PIRS in relation to the condominium building, detailing the area of ownership of the City and the condo corporation.
10. Prior to final approval, the Owner shall agree to implement the recommendations of the final Noise Report into the design and construction of the buildings on the lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
11. Prior to occupancy of each unit, the Owner shall obtain a noise consultant to certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering."
12. Prior to final approval, the Owner shall agree, as part of the future phases, to resubmit an updated Transportation Impact Study. The Study shall demonstrate, amongst other things, adequate road capacity to facilitate any future development(s), including reanalyzing the intersection of Jane Street and local east-west street (Korda Gate) to determine whether signalization is required as part of future developments. However, until such time this intersection will remain in an unsignalized right-in/right-out configuration."
13. Prior to final approval, the Owner shall implement all Transportation Demand Management ('TDM') measures as identified in the "Final Traffic Impact Study & Transportation Demand Management Plan Dulcina Lands – Phase 1" prepared by Paradigm dated May 2019. The TDM measures include provision of short-term and long-term bicycle parking, bicycle repair station and pedestrian/cycling connections to transit facilities."
14. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for maintenance, operation, repair and replacement of the shared sanitary and storm servicing among/between Phase 2 Block C, Phase 1 Blocks A and B.
15. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for access, utilization, maintenance, operation, repair and replacement of the common elements (which may include shared driveway accesses, underground parking, vehicular and pedestrian accesses, etc.) and

shared utilities (which may include a fire suppression system, fire supply municipal connections, and water utilities billing) between Buildings B and C.

16. Prior to final approval, the Owner shall provide a copy of the proposed Condominium Declaration of each building, i.e. Phase 1 Block A, Phase 1 Block B and Phase 2 Block C, with the relevant section(s) highlighted, which shall disclose corresponding obligations of the Owner(s) in respect to cost-sharing and sharing of common accesses, utilities, services and/or other elements as prescribed in relevant schedules of the reciprocal cost-sharing and easement agreement(s); as well as corresponding rights of the Owner(s) to access/utilize the respective common accesses, utilities, services and/or other elements.
17. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
18. Prior to final approval, the Owner and 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.
19. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department 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 Vaughan 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 Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
20. 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.

21. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential unit.
22. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
- 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/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses and from the CN MacMillian 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 environmental noise guidelines NPC-300."
 - vi) Parks and Open Space Planning:
 - "Purchasers and/or tenants are advised that the parkland serving the community 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."

- “Purchasers and/or tenants are advised that the lot abuts a neighbourhood park of which noise and lighting may be of concern due to the nature of the park for active recreation.”
- “Purchasers and/or tenants are advised the building contains a Public Indoor Recreation Space (PIRS) on the ground floor and two parking spaces within the garage, owned and operated by the City. This PIRS space may require further construction and maintenance by the City and may be occupied by the community and which may generate noise and activity.”
- “Purchasers and/or tenants are advised that any encroachments and/or dumping on the park are prohibited.”

Region of York

23. Prior to final approval, the Owner shall provide confirmation that all conditions of Site Plan approval issued under Regional File No. SP.19.V.0315 on January 31, 2022 have been satisfied.
24. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property issued under Regional File No. SP.19.V.0315.
25. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
26. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require a responsibility to change from the Owner to the Condominium Corporation.
27. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration:

“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building’s occupants.”

Canada Post

28. The Owner 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 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.

29. 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.

Utilities

30. 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 no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

31. The Development Planning Department shall advise that Conditions 1 to 22 have been satisfied.
32. The Region of York shall advise the Development Planning Department in writing that Condition 23 to 27 have been satisfied.
33. Canada Post shall advise the Development Planning Department in writing that Conditions 28 to 29 have been satisfied.
34. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 30 has been satisfied.