

Committee of the Whole (2) Report

DATE: Tuesday, February 13, 2024

WARD(S): 4

TITLE: MOBILIO HOMES LTD. (QUADREAL BLOCK 2)
DRAFT PLAN OF CONDOMINIUM FILE (STANDARD)
19CDM-23V008
VICINITY OF INTERCHANGE WAY AND JANE STREET
3, 7, 11, 15, 19, 23, 27, 31, 35 AND 39 MABLE SMITH WAY,
141 AND 151 HONEYCRISP CRESCENT, AND
11 ALMOND BLOSSOM MEWS

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-23V008 (the 'Application') to create the condominium tenure for 120 townhouse units (the 'Southwest Townhouses') located in the Vaughan Metropolitan Centre, as shown on Attachment 2.

The Application will facilitate part of the second 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, residential and visitor parking spaces, and an outdoor amenity area.

Report Highlights

- The Draft Plan of Condominiums (Standard) File 19CDM-23V008 consists of areas dedicated to creating condominium tenure for 120 residential townhouse units, parking spaces, and an outdoor amenity area.
- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-23V008, 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.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V008 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 the surrounding land uses shown on Attachment 2. The Subject Lands, which are currently under construction, are municipally known as 3, 7, 11, 15, 19, 23, 27, 31, 35 and 39 Mable Smith Way, 141 and 151 Honeycrisp Crescent, and 11 Almond Blossom Mews, and form part of the larger landholdings legally described as Parts 1 and 18 of Plan 65M-4718 (the 'Development Lands').

The proposed Draft Plan of Condominium File 19CDM-23V008 will create standard condominium tenure for the Southwest Townhouses, which are comprised of seven (7) townhouse blocks, as shown on Attachments 4 to 6. The Southwest Townhouses form part of the second phase of the Development as approved by Vaughan Council on September 17, 2019 (File DA.18.056), and consist of the following:

- 120 residential units
- 181 vehicular parking spaces (including 153 residential spaces and 28 visitor spaces)
- A commonly accessible outdoor amenity area

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](#)

The Committee of the Whole report for the related Plan of Condominium File 19CDM-22V013 (Building 3): [May 9, 2023, Committee of the Whole, Item 6, Report 7](#)

The Committee of the Whole report for the related Plan of Condominium File 19CDM-23V001 (North Townhouses): [May 9, 2023, Committee of the Whole, Item 6, Report 6](#)

Analysis and Options

The Owner has submitted a Draft Plan of Condominium application, File 19CDM-23V008 (the “Condominium Plan”) to create the condominium tenure for 120 townhouse units and one (1) level of underground parking, as shown on Attachments 4 to 6. Additional details with respect to the condominium tenure for Southwest Townhouses are as follows:

The Application proposes standard condominium tenure for seven townhouse blocks comprised of 10 traditional townhouse units (blocks 3 & 4), and 14 back-to-back units (block 11), and 96 stacked townhouse units (blocks 13-14, 17-18), as shown on Attachment 3. The Application includes the unitization of residential units, parking spaces, electrical/transformer rooms and a stormwater management tank, a private driveway, and an outdoor amenity area. A portion of the residential parking spaces located within the underground parking are dedicated to the Southwest Townhouses, which can be accessed via two ramps located under Tower 1 and abutting the Block 18 townhouses to the east, as well as five stairwells identified throughout the Subject Lands (see Attachment 4).

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 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, which is to be secured prior to the registration of the final Plan of Condominium on the Development Lands.

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 plan.

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. Should any relief from Zoning By-law 1-88 be required, the Owner shall, as a condition of approval, successfully obtain approval of a Minor Variance application for the required site-specific exceptions to Zoning By-law 1-88, from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Minor Variance shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

Financial Impact

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

Operational Impact

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 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. The Ministry of Transportation, 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 of Draft Approval identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-23V008 conforms to the VOP 2010 and VMCS, complies with Zoning By-law 1-88 subject to all outstanding site statistics being provided by the Owner, and are 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: Nicholas Trajkovski, Planner, VMC, at ext. 8530.

Attachments

1. Conditions of Draft Approval
2. Context and Location Map
3. Approved Site Plan DA.18.056
4. Draft Plan of Condominium – Lower and 1st Storey
5. Draft Plan of Condominium – 2nd-3rd Storey, Roof Terraces
6. Draft Plan of Condominium - Underground

Prepared by

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Monica Wu, Senior Planner, VMC, extension 8161

Gaston Soucy, Senior Manager, VMC, extension 8266

Christina Bruce, Director Policy Planning and Special Programs, extension 8231

Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager