

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD: 4

TITLE: MOBILIO HOMES LTD. (QUADREAL BLOCK 2): DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V001 – VICINITY OF INTERCHANGE WAY AND JANE STREET. 31 ALMOND BLOSSOM MEWS, AND 80, 90, 100, 121, 130 AND 131 HONEYCRISP CRESCENT

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-24V001 (the 'Application') to create the condominium tenure for 142 townhouse units (the 'Southeast 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, and residential and visitor parking spaces.

Report Highlights

- The Draft Plan of Condominiums (Standard) File 19CDM-24V001 consists of areas dedicated to creating condominium tenure for 142 residential townhouse units, 142 parking spaces, and 6 service units.
- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-24V001, 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-24V001 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 31 Almond Blossom Mews, and 80, 90, 100, 121, 130 and 131 Honeycrisp Crescent, 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-24V001 will create standard condominium tenure for the Southeast Townhouses, which are comprised of seven (7) townhouse blocks, as shown on Attachments 4 to 6. The Southeast 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:

- 142 residential units
- 142 vehicular parking spaces
- 6 service units

Previous Reports/Authority

[Extract from the Council Meeting Minutes of May 1, 2019 \(Item 3, Report No. 14\)](#)

[Extract from the Council Meeting Minutes of October 2, 2019 \(Item 10, Report No. 24\)](#)

[Extract from the Council Meeting Minutes of September 28, 2022 \(Item 8, Report No. 36\)](#)

[Extract from the Council Meeting Minutes of May 16, 2023 \(Item 7, Report No. 23\)](#)

[Extract from the Council Meeting Minutes of May 16, 2023 \(Item 6, Report No. 23\)](#)

[Extract from the Council Meeting Minutes of February 21, 2024 \(Item 6, Report No. 5\)](#)

Analysis and Options

The Owner has submitted a Draft Plan of Condominium application, File 19CDM-24V001 (the “Condominium Plan”) to create the condominium tenure for 142 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 Southeast Townhouses are as follows:

The Application proposes standard condominium tenure for seven townhouse blocks comprised of 142 back-to-back units, as shown on Attachment 3. The Application includes the unitization of residential units, parking spaces, electrical/transformer rooms and a private driveway. A portion of the residential parking spaces located within the underground parking are dedicated to the Southeast Townhouses (see Attachment 9), which can be accessed via two ramps located under Tower 1 and abutting the Block 5 townhouses to the west, as well as five stairwells identified throughout the Subject Lands (see Attachment 5).

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'). As well, there is an enhanced east-west pedestrian mews (Almond Blossom Mews) bisecting the Development lands with a public access easement (see Attachment 3).

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.

York Region, Bell Canada, Canada Post and Rogers Communications have no objections to the Applications, subject to the conditions identified in Attachment 1. Alectra Utilities Corporation and the York Catholic District School Board 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-24V001 conforms to the VOP 2010 and VM CSP, 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.
5. Draft Plan of Condominium – 1st Level.
6. Draft Plan of Condominium – 2nd Level.
7. Draft Plan of Condominium – 3rd Level.
8. Draft Plan of Condominium – Roof Level.
9. Draft Plan of Condominium – Underground Parking.

Prepared by

Nicholas Trajkovski, Planner, VMC, extension 8530.

Monica Wu, Senior Planner, VMC, extension 8161.

Gaston Soucy, Senior Manager, VMC, extension 8266.

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