

Committee of the Whole (2) Report

DATE: Tuesday, September 17, 2024

WARD: 4

**TITLE: ROYAL 7 DEVELOPMENTS LIMITED
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V008
2920 HIGHWAY 7
VICINITY OF JANE STREET AND REGIONAL ROAD 7**

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-24V008 to create the condominium tenure for the residential portions of the 60-storey mixed-use building consisting of 551 residential units (Attachments 2 to 12), subject to the Conditions of Draft Plan Approval shown in Attachment 1.

Report Highlights

- Royal 7 Developments Ltd. ('the Owner') has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for the residential portions of the mixed-use apartment building.
- The Draft Plan of Condominium (Standard) consists of the area dedicated to the residential units, amenity area, underground parking and locker units that is consistent with the approved Site Development File DA.18.050.
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 1-88.
- The VMC Program, Policy Planning and Special Programs Department supports the proposed Draft Plan of Condominium File 19CDM-24V008, subject to the Conditions in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium Standard File 19CDM-24V008 (Royal 7 Developments Ltd.) BE DRAFT APPROVED, as shown on Attachments 5 to 12, to create condominium tenure for the Development that is consistent with Site Development File DA.18.050, as shown on Attachment 3, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V008 (Royal 7 Developments Ltd.), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 2920 Highway 7 (the 'Subject Lands'), located in the northwest corner of Highway 7 and Maplecrete Road. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Site Development Applications were approved for the Subject Lands

Council, on June 12, 2019, approved Zoning By-law Amendment File Z.19.006 and Site Development File and DA.18.050 to remove the Holding Symbol "(H)" from the Subject Lands and thereby rezone the Subject Lands to "C9 Corporate Centre Zone", and to permit a 60-storey residential apartment building with 551 units on a two-storey podium having ground-related commercial uses (the 'Development'), as shown on Attachment 3. The Development represents the third and final phase of the Royal 7 Developments Ltd. Master Plan, as shown on Attachment 4, which consists of 5 mixed-use towers ranging in heights between 37 and 60-storeys, for a total of 2,116 residential units, and a stratified park ('Edgeley Park').

The Development has been constructed.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed condominium.

Royal 7 Development Ltd. (the 'Owner') has submitted Draft Plan of Condominium File 19CDM-24V008 (the 'Application') to create a standard condominium tenure for the residential portions of the mixed-used building ('Expo Tower 5'), shown on Attachments 2 to 12.

The residential portion of Expo Tower 5 consists of residential units, parking stalls, locker units, and common shared facilities including, but not limited to, the lobby, corridors, garage and recycling room, mail room, elevators, and amenity areas. More specifically, the Application includes:

- 551 residential units

- 481 residential parking spaces in 4 levels of underground parking
- 287 long-term bicycle parking spaces located below-grade and 60 short-term bicycle parking spaces, all to be located at grade.
- 229 locker units

The 2,819 m² of ground-floor commercial units are not subject to this Application and are proposed to be of freehold tenure. Royal 7 Developments Ltd will maintain ownership of the commercial units. The Application is in accordance with the approved site plan shown on Attachment 3.

Residential Visitor and Commercial Parking

All 481 underground parking spaces located on the Subject Lands are proposed to be unitized and sold to residential purchasers of Expo Tower 5. The Development requires 83 residential visitor and commercial parking spaces. These 83 parking spaces are proposed to be located in the adjacent underground parking garage ('Strata Parking Garage') that is located immediately north of the Subject Lands. The Strata Parking Garage is proposed to be in a stratified title arrangement located under the Edgeley Park, as shown on Attachment 4. The Strata Parking Garage will consist of 4 levels of underground parking with portions of its parking spaces allocated to serve the needs of visitors and commercial uses for Expo Towers 3, 4 and 5, as well as paid commercial public parking.

Previous Reports/Authority

Previous reports related to the application and/or Subject Lands can be found at the following links:

[Item 10, Committee of the Whole Report No. 20 \(June 12, 2019\)](#)

Analysis and Options

The Application is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

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 June 12, 2019, decision to approve related Zoning By-law Amendment File Z.19.006 and Site Development File DA.18.050. Accordingly, Sections 1.1.3.1, 1.1.3.2, 1.1.3.4, 1.4.3 and 1.6.6.2 of the PPS and Sections 1.2.1, 2.2.1(2)(a) and 2.2.2(2) of the Growth Plan have been satisfied.

The Application conforms to the York Region Official Plan, 2022

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Subject Lands are located within the “Urban Area” on 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. Conformity with the YROP was established through Council’s decision on June 12, 2019, to approve the Related Files. Accordingly, the Application conforms to YROP.

The Application conforms to Vaughan Official Plan 2010 and the VMC Secondary Plan.

The Subject Lands are designated “Neighbourhood Precinct”, in the Vaughan Metropolitan Centre Secondary Plan (the ‘VMC Secondary Plan’), VOP 2010, Volume 2. The “Neighbourhood Precinct” designation envisages primarily residential uses complemented by community amenities (e.g. parks and daycare facilities) and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise building types. Section 9.3.4 and Area B on Schedule K – Site Specific Policy Areas of the VMCSPP recognizes the OMB approved Zoning By-law 287-2008 (Exception 9(1248)) for the Subject Lands, together with consideration of minor variances that are in keeping with the objectives, policies and schedules of the VMCSPP.

The Condominium Plan would create the condominium tenure for the Development permitted by VOP 2010 and the VMC Secondary Plan.

The Application complies with Zoning By-law 1-88 and is consistent with the Council approved site plan.

The Subject Lands are zoned “C9 Corporate District Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1248). The development is permitted and is consistent with the Council approved site plan and complies with all the requirements of Zoning By-law 1-88 and a number of approved minor variances that were granted by the Committee of Adjustment. 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.

Staff have no objection to the Application, subject to the Conditions identified in Attachment 1.

The Development Engineering Division, VMC has no objection to the Application.

The Development Engineering Division, VMC has no objection to the Application, subject to the inclusion of the dewatering clauses provided by Environmental Services Department. Conditions to this effect are included in Attachment 1.

The various utilities have no objection to the Application.

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, 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 Attachment 1.

Canada Post has no objection to the Application.

The Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Application, subject to their Conditions identified in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to their approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 1.

Conclusion

Draft Plan of Condominium Standard File 19CDM-24V008 is consistent with the PPS, conforms with the Growth Plan, YROP, VOP 2010 and VM CSP, complies with Zoning By-law 1-88, and is consistent with the approved Site Plan, File DA.18.050. Accordingly, the VMC Program Division of the Policy Planning and Special Programs Department recommends approval of the Application, subject to the Conditions of Approval set out in Attachment 1.

For more information, please contact Michelle Perrone, Planner, at extension 8483.

Attachments

1. Conditions of Draft Plan of Condominium Approval File 19CDM-24V008
2. Context and Location Map
3. Approved Site Plan (File DA.18.050)
4. Royal 7 Developments Ltd. Master Plan
5. Draft Plan of Condominium (Standard) – Level 1

6. Draft Plan of Condominium (Standard) – Level 2
7. Draft Plan of Condominium (Standard) – Level 3
8. Draft Plan of Condominium (Standard) – Level 4
9. Draft Plan of Condominium (Standard) – Level 5-42
10. Draft Plan of Condominium (Standard) – Level 43-59
11. Draft Plan of Condominium (Standard) – Underground Level A and B
12. Draft Plan of Condominium (Standard) – Underground Level C and D

Prepared by

Michelle Perrone, Planner, ext. 8483

Monica Wu, Senior Planner, ext. 8161

Gaston Soucy, Senior Manager of Policy Planning and Special Programs, ext. 8266

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231