

Committee of the Whole (1) Report

DATE: Tuesday, January 21, 2025

WARD: 4

TITLE: GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-24V014
2851 HIGHWAY 7, AND 5 & 21 MEADOWDALE ROAD
IN THE VICINITY OF HIGHWAY 7 AND CREDITSTONE ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V014 to create the condominium tenure for the mixed use development consisting of two (2), 27 and 37-storey towers with 766 residential units, 3 commercial units and 645 parking spaces located in two (2) levels of underground parking (Attachments 5 to 11), subject to the Conditions of Draft Plan Approval shown in Attachment 1.

Report Highlights

- GB (Vaughan Seven) Limited Partnership ('the Owner') has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for 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 storage units that is consistent with the approved Site Development File DA.19.075.
- 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-24V014, subject to the Conditions in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership) BE DRAFT APPROVED, as shown on Attachments 5 to 11, to create condominium tenure for the Development that is consistent with Site Development File DA.19.075, as shown on Attachment 3 and 4, subject to Conditions of Draft Approval on Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V014 (GB (Vaughan Seven) Limited Partnership), subject to the Conditions of Draft Approval set out in Attachment 1, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 2851 Highway 7, and 5 and 21 Meadowdale Road (the 'Subject Lands'), located in the vicinity of Highway 7 and Creditstone Road. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Site Development Applications were approved on the Subject Lands

On December 15, 2020, Council approved Official Plan and Zoning By-law Amendment Files OP.19.009 and Z.19.024, and draft approved Draft Plan of Subdivision File 19T-19V004 and Site Development Application DA.19.075. The Draft Plan of Subdivision application created two (2) development blocks, a segment of a new 20m wide Local Street (White Elm Road), and a 0.3m reserve. The other Applications facilitate a mixed-use development as shown on Attachments 3 and 4, consisting of 27 and 37-storey towers atop a 2-5 storey podium, three (3) units of at-grade retail space, 766 residential units, 4 levels of underground parking containing 625 parking spaces, 480 bicycle parking spaces, a new 20m wide private north-south right-of-way (Meadowdale Road). Access to the Development is achieved via the east-west local road (White Elm Road). The Plan of Subdivision (Plan 65M-4775) was registered on February 17, 2023, and the Site Plan Agreement was registered on May 1st, 2023.

The Development is currently under construction.

A Draft Plan of Condominium (Standard) Application has been submitted to create the proposed condominium tenure for the Development

The Owner has submitted Draft Plan of Condominium File 19CDM-24V014 (the 'Application') to create a standard condominium tenure for the residential and commercial portions of the mixed-use development as shown on Attachments 5 to 11.

The residential portion of the Development consists of residential units, parking stalls, storage units, bicycle parking spaces, and common shared facilities including, but not limited to lobby, corridors, mail room, elevators, loading and staging areas, and amenity areas as outlined below:

- 766 residential units
- 633 vehicular parking space units (517 resident and 116 visitor)
- 385 long-term and 79 short-term residential bicycle parking spaces
- 405 storage units

The commercial portion of the Development consists of 346.93 m² of at-grade commercial units, and associated vehicular and bicycle parking as outlined below:

- 3 at-grade commercial units
- 12 vehicle parking spaces
- 1 long-term and 6 short-term commercial bicycle parking spaces

Previous Reports/Authority

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

[Item 1, Committee of the Whole Report No. 57 \(December 1, 2020\)](#)

[Item 1, Committee of the Whole \(Public Meeting\) Report No. 6 \(February 4, 2020\)](#)

Analysis and Options

The Application is consistent with the Provincial Planning Statement, 2024, and conforms to the York Region Official Plan 2022 and Vaughan Official Plan 2010 Provincial Planning Statement, 2024 ('PPS 2024')

The PPS 2024 is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on October 20, 2024. All decisions made in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area, Strategic Growth Area, and Protected Major Transit Station Area (PMTSA). Further, the Subject Lands are located within the VMC, being the City's downtown. The Application establishes tenure for a pedestrian-oriented and transit-supportive compact urban form and the opportunity to provide mixed-use residential with varying unit sizes providing higher density that capitalizes on the transportation infrastructure investments, consistent with the PPS 2024. The Plan of Condominium facilitates ownership of variety of units in a high-density format, which provide housing for individuals and families in an urban setting. Staff are satisfied that the Application is consistent with the PPS 2024.

York Region Official Plan 2022 ('YROP 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 Map 1 – Regional Structure. Regional Centres are intended to contain the highest concentration and the greatest mix of uses in the Region. The high-density mixed-use development with compact urban form promotes efficient use of land that utilizes the investments in transportation infrastructure and supports economic growth. The variety of housing unit sizes enhances housing supply for individuals and households. Staff are satisfied that the Application conforms to the YROP 2022.

Vaughan Official Plan 2010 ('VOP 2010'), specifically the Vaughan Metropolitan Centre Secondary Plan ('VMCSP')

The VMCSP designates the Subject Lands as "Station Precinct, which permits a broad mix of uses, including residential dwellings, retail and service commercial uses. The Development includes residential and retail uses which conforms to the "Station Precinct" designation. Section 9.3.14 and Area L on Schedule K – Site Specific Policy

Areas of the VMCSPP implements the site-specific policies for the Development of the Subject Lands, upon which, the Condominium Plan would create the tenure for the Development permitted by the VOP 2010 and the VMC Secondary Plan.

The Application complies with Zoning By-law 1-88, and is consistent with the approved Site Development File DA.19.075

The Subject Lands are zoned “C9 Corporate Centre Zone” by Zoning By-law 1-88, subject to site specific Exception 9(1505). 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. 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.

Financial Impact

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

Operational Impact

The Development Engineering Division (VMC Program) has no objections to the Application

The Development Engineering Division, VMC Program has no objection to the Application, subject to the Engineering conditions and warning clauses included in Attachment 1.

Other City Departments and agencies have no objection to the Application

By-law Compliance, Licensing and Permit Services Department, Policy Planning and Environmental Services, Development and Parks Planning Department, Real Estate Department, Infrastructure Planning and Corporate Asset Management Department and the York Region School Boards have no objection to the Application.

Building Standards and Financial Planning and Development Finance Department have no objection to the Application, subject to their Conditions identified in Attachment 1.

The various utilities have no objection to the Application.

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 in 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.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to its approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 1b.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-24V014 is consistent with the PPS 2024, conforms with the YROP 2022, VOP 2010 and the VM CSP. It complies with the Zoning By-law 1-88, and is consistent with the approved Site Development File DA.19.075. 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 Muzaib Riaz, Planner, at extension 8866.

Attachments

1. Conditions of Draft Plan of Condominium Approval File 19CDM-24V014.
2. Context and Location Map.
3. Approved Site Plan – Interim Condition.
4. Approved Site Plan – Ultimate Condition.
5. Draft Plan of Condominium (Standard) – Level 1.
6. Draft Plan of Condominium (Standard) – Level 2-5.
7. Draft Plan of Condominium (Standard) – Level 6-9.
8. Draft Plan of Condominium (Standard) – Level 10-25.
9. Draft Plan of Condominium (Standard) – Level 26-37.
10. Draft Plan of Condominium (Standard) – Underground Level A and B.
11. Draft Plan of Condominium (Standard) – Underground Level C and D.

Prepared by

Muzaib Riaz, Planner, ext. 8866.

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.