

Committee of the Whole (1) Report

DATE: Tuesday, September 17, 2019

WARD: 4

**TITLE: VMC RESIDENCES III LIMITED PARTNERSHIP
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-19V001
VICINITY OF PORTAGE PARKWAY AND MILLWAY AVENUE**

FROM:

Jason Schmidt-Shoukri, 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-19V001 to create condominium tenure for the approved interim and ultimate site plan shown on Attachments 8 and 9, which consists of residential units, commercial units, bicycle parking/locker units, and associated parking spaces.

Report Highlights

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-19V001, subject to conditions, to create the condominium tenure for the development that is consistent with approved Site Development File DA.17.062, subject to the Conditions of Draft Approval in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-19V001 (VMC Residences III Limited Partnership) BE APPROVED, as shown on Attachments 3 to 9, subject to the Conditions of Draft Approval in Attachment 1.

Background

The Subject Lands are located on the south side of Portage Parkway and west of Millway Avenue, municipally known as 950 Portage Parkway (the 'Subject Lands'), with the surrounding land uses shown on Attachment 2.

Previous Reports/Authority

[Item 3, Report No. 45 Committee of the Whole Public Hearing, adopted without amending by Council of the City of Vaughan on December 11, 2017](#)

[Item 26, Report No. 18, of the Committee of the Whole, adopted without amendment by Council of the City of Vaughan on May 23, 2018](#)

Analysis and Options

The Owner has submitted a Draft Plan of Condominium File 19CDM-19V001 (the 'Application') to create the condominium tenure, shown on Attachments 3 to 7, for the approved 55-storey residential apartment building, which was approved on May 23, 2018, and is currently under construction. The Application consists of the following:

- 631 residential dwelling units;
- Gross Floor Area ('GFA') of 50,194 m² (all uses);
- 212 parking spaces in a six-storey integrated above-ground parking structure;
- 95 off-site residential visitor shared parking spaces to be provided in the approved Transit City Towers 1 and 2 integrated parking structure (related Site Development File DA.17.014);
- 164 bicycle parking/locker unit spaces;
- 570 m² of commercial uses for a total of five commercial units;

The Application is consistent with the approved interim site plan, shown on Attachment 8 which includes an interim sodded condition abutting Portage Parkway. The approved ultimate site plan, shown on Attachment 9, includes the ultimate urban (hardscape) streetscape conditions to be implemented upon construction of the Portage Parkway widening. Following Council approval of the Development, the Owner and the City have entered into an executed Public Art Agreement related to the Subject Lands, which require that the Public Art piece be maintained and owned by the Owner in perpetuity. The enhanced pedestrian connection as shown on Attachment 3, is not subject to condominium tenure and will be solely owned and maintained by the Owner.

The Application conforms to VOP 2010 and the VMC Secondary Plan

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 "Station Precinct". OPA 26 was approved by Vaughan Council on May 23, 2018 to permit a maximum building height of 55-storeys with a permitted density (Floor Space Index -FSI) from 4.5 to 12.7 times the area of the Subject Lands. The proposal conforms to VOP 2010.

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

The Subject Lands are zoned "C10 Corporate District Zone" and subject to site-specific Exceptions 9(959) and 9(1445). The site plan was approved by the Vaughan Council on May 23, 2018, subject to conditions of approval which are currently being resolved by the Owner. The development is permitted and complies with all 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.

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.

The following commenting agencies have advised they have no objections to the approval of the Application

Canada Post has no objection to the Application, subject to the conditions, in relation to the approved Site Development File DA.17.062, having been satisfied. Alectra Utilities Corporation, Enbridge Gas Inc., Rogers Communications, Bell Canada have no objection to the Application. 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.

Financial Impact

There are no financial impacts associated with this report.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application, subject to their Conditions of Draft Approval identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-19V001 conforms to VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Planning and Growth Management Portfolio, VMC Program recommends approval of the Application, subject to the conditions set out in Attachment 1.

For more information, please contact: Natalie Wong, Senior Planner, VMC, at extension 8866.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium (Standard) – Levels 1 and 2
4. Draft Plan of Condominium (Standard) – Levels 3 and 4
5. Draft Plan of Condominium (Standard) – Levels 5 and 6
6. Draft Plan of Condominium (Standard) – Levels 7 and 8, Typical Tower Levels and Level 'A'
7. Draft Plan of Condominium (Standard) – Cross Sections
8. Approved Interim Site Plan (File DA.17.062)
9. Approved Ultimate Site Plan (DA.17.062)

Prepared by

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