

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 4

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-17V010
MET RESIDENCES CORP.
VICINITY OF JANE STREET AND PORTAGE PARKWAY**

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-17V010 shown on Attachments #4 to #8, for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the approved site plan shown on Attachment #9, which consists of residential units, associated parking spaces, and locker units.

Report Highlights

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-17V010, subject to conditions, to create the condominium tenure for the residential development that is consistent with approved Site Development File DA.16.033, subject to the Conditions of Draft Approval in Attachment #1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V010 (Met Residences Corp.) BE APPROVED, as shown on Attachments #4 to #8, subject to the Conditions of Draft Approval in Attachment #1.

Background

The subject lands are located at the southeast corner of Jane Street and the future extension of Portage Parkway, municipally known as 7895 Jane Street (the “Subject Lands”), as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Previous Reports/Authority

[November 3, 2015, Committee of the Whole \(Public Hearing\) \(Item 3, Report 41\)](#)

[February 2, 2016, Committee of the Whole \(Item 14, Report 7\)](#)

[October 5, 2016, Committee of the Whole \(Item 14, Report 34\)](#)

Analysis and Options

The Owner has submitted Draft Plan of Condominium File 19CDM-17V010 (the “Application”) to create the condominium tenure, shown on Attachments #4 to #8, for the approved 35-storey apartment building and three-storey townhouse residential development, shown on Attachment #9. The Application consists of the following:

- a) 510 apartment units;
- b) 62 townhouse dwelling units; and
- c) 620 underground parking spaces (534 residential and 86 visitor parking) within three levels of underground parking.

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” (Neighbourhood 3), which permits a maximum building height of 30-storeys and a maximum density of 5 times the area of the lot (Floor Space Index – “FSI”). The residential development has a density of 4.15 FSI and is permitted a maximum building height 35-storeys. The increase in building height of five storeys to 35-storeys is the result of an executed Density Bonusing Agreement between the City and the Owner, pursuant to Section 37 of the *Planning Act*.

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

The Subject Lands are zoned C9 Corporate Centre Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1433). The residential development is permitted 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.

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 objections to the Application as the conditions in relation to the approved Site Development File DA.16.033 have been satisfied. Alectra Utilities Corporation and Enbridge Gas have no objections 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 requirements for new funding 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-17V010 conforms to the VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Development Planning Department recommends approval of the Application, subject to the conditions set out in Attachment #1.

For more information, please contact: Stephen Lue, Senior Planner, at extension 8210.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium - Ground Floor Level
5. Draft Plan of Condominium - Level A Underground Parking
6. Draft Plan of Condominium - Level B Underground Parking
7. Draft Plan of Condominium - Level C Underground Parking
8. Draft Plan of Condominium - Cross Section
9. Approved Site Plan (File DA.16.033)

Prepared by

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