

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 4

TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V009 CHELSEA MAPLE RESIDENCES (PHASE 1) INC. VICINITY OF EAGLE ROCK WAY AND TROON 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-17V009 for the subject lands shown on Attachments #2 and #3, to create the condominium tenure for the residential portion of the mixed-use, 9 and 10-storey apartment building currently under construction.

Report Highlights

- The Owner is proposing to establish the condominium tenure for the residential portion of the mixed-use development currently under construction.
- The Draft Plan of Condominium (Standard) consists of the area dedicated to the residential units, amenity areas, associated parking spaces and locker units.
- The proposed Draft Plan of Condominium conforms to Vaughan Official Plan 2010, Zoning By-law 1-88 and the Council approved Site Development File DA.15.060 (York Major Holdings Inc.).

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-17V009 (Chelsea Maple Residences (Phase 1) Inc.) BE APPROVED, as shown on Attachments #5 to #9, subject to the Conditions of Draft Approval set out in Attachment #1.

Background

The subject lands (the “Subject Lands”) shown on Attachments #2 and #3 are located on the south side of Eagle Rock Way, west of McNaughton Road East, and are known municipally as 99 and 111 Eagle Rock Way. The surrounding land uses are shown on Attachment #3.

The proposed Draft Plan of Condominium shown on Attachments #5 to #9 is consistent with Site Development File DA.15.060, shown on Attachment #4, which was approved by Council on February 21, 2017.

Previous Reports/Authority

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/SPCW0221_17_1.pdf

Analysis and Options

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-17V009 (the “Application”) to create the residential condominium tenure, as shown on Attachments #5 to #9, for a mixed-use building currently under construction (the “Development”), as shown on Attachment #4. The mixed-use building consists of a 9 and 10-storey residential apartment building with 636 m² of commercial ground floor area which is not part of this Application. The Draft Plan of Condominium (Standard) consists of the following:

- a) 263 residential units;
- b) 132 locker units;
- c) 300 parking spaces for the residential units (plus 39 visitor spaces); and
- d) the amenity areas for the Development (e.g. landscaped areas and bicycle storage spaces).

The Draft Plan of Condominium implements the condominium tenure of an approved development that conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Mid-Rise Mixed-Use” by the Maple GO Station Secondary Plan, which forms part of Volume 2 (Section 11.6) of Vaughan Official Plan 2010 (“VOP 2010”). The Maple GO Station Secondary Plan includes Urban Design and Built Form policies that have been addressed through Site Development Application File DA.15.060 (Attachment #4).

The Maple GO Station Secondary Plan permits a maximum building height of 10-storeys and a total maximum gross floor area of 122,398.5 m² for residential uses and 2,601.5 m² for commercial and office uses within the Plan area. The Development consists of a 9 and 10-storey building with 22,877 m² of residential gross floor area

("GFA") and 636 m² of commercial ground floor area. The total residential GFA of all approved developments in the Maple GO Station Secondary Plan area, including the Subject Development and Phase 2 is 92,094.59 m² and GFA of 1300 m² respectively. The Development conforms to VOP 2010.

The Draft Plan of Condominium facilitates an approved development that complies with Zoning By-law 1-88

The Subject Lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1407), which permits the Development. The Development complies with Zoning By-law 1-88.

The Draft Plan of Condominium is consistent with Site Development File DA.15.060 approved by Council

Vaughan Council on February 21, 2017, approved Site Development File DA.15.060, to permit the Development consisting of a 9 and 10-storey mixed-use apartment building with 263 residential units, 636 m² of commercial uses and 352 parking spaces of which 339 spaces are located in three levels of underground parking with 132 long term and 52 short term bicycle lockers, as shown on Attachment #4.

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. A condition to this effect is included in Attachment #1.

The Parks Development Department has no objection to the Draft Plan of Condominium subject to their Conditions of Draft Approval

The Owner shall secure public access over the pedestrian linkage from Glengarry Crescent to Eagle Rock Way, to the satisfaction of the City. A condition to this effect is included in Attachment #1.

The Environmental Services Department has no objection to the Draft Plan of Condominium and the garbage/recycling collection may be eligible for municipal waste collection services and snow removal will be privately administered

Upon a successfully completed application, site inspection and an executed Agreement as determined by the City and to the satisfaction of the Environmental Services Department, 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.

All snow removal for the Development will be privately administered and the responsibility of the Condominium Corporation.

The Financial Planning and Development Finance Department have no objection to the Draft Plan of Condominium subject to their Conditions of Draft Approval

The Financial Planning and Development Finance Department advise that prior to final approval, the Owner shall confirm to the Development Planning Department and the Office of the City Clerk that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this Development as may be required by the Financial Planning and Development Finance Department. The Owner shall also certify acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Agreement, if required, until each unit covered under the Condominium Agreement is separately assessed. A condition to this effect is included in Attachment #1.

Financial Impact

There are no financial impacts associated with this application.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department. York Region has no objection to the approval of the Draft Plan of Condominium (Standard) application.

The various utilities have no objection to the Draft Plan of Condominium subject to their Conditions of Draft Approval

Canada Post, Enbridge Gas and Alectra Utilities Corporation have no objection to the approval of Draft Plan of Condominium (Standard) File 19CDM-17V009, subject to their Conditions of Draft Approval identified in Attachment #1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-17V009 conforms to VOP 2010, complies with Zoning By-law 1-88, and is consistent with approved Site Development File DA.15.060. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

For more information, please contact: Margaret Holyday, Planner, Development Planning Department, at extension 8216.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan (File DA.15.060)
5. Draft Plan of Condominium (Standard) Level 1
6. Draft Plan of Condominium (Standard) Levels 2 & 3
7. Draft Plan of Condominium (Standard) Levels 4-8
8. Draft Plan of Condominium (Standard) Levels 9 & 10
9. Draft Plan of Condominium (Standard) Levels P1-P3 Underground Parking

Prepared by

Margaret Holyday, Planner, extension 8216

Christina Napoli, Senior Planner, extension 8483

Nancy Tuckett, Senior Manager of Development, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

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