

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 4

**TITLE: ROYAL 7 DEVELOPMENTS LTD – EXPO 3 & 4
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE: 19CDM-19V008
VICINITY OF MAPLECRETE ROAD AND HIGHWAY 7
2908 & 2916 HIGHWAY 7**

FROM:

Mary Reali, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek draft approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-19V008 to create condominium tenure for the residential portions of the two approved 39-storey mixed-use buildings, including associated parking spaces and locker units, that were approved through Site Development File DA.16.111 as shown on Attachment 3.

Report Highlights

- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-19V008 to create condominium tenure for the residential portions of the development consisting of two 39-storey mixed-used buildings as per the corresponding approved Site Development File DA.16.111, subject to the Conditions of Draft Approval in Attachment 1.

Recommendation

1. THAT Draft Plan of Condominium Standard File 19CDM-19V008 (Royal 7 Developments Ltd) BE DRAFT APPROVED, as shown on Attachments 5 to 13, subject to the Conditions of Draft Approval in Attachment 1.

Background

The subject lands are located in the southeast corner of Maplecrete Road and the future Barnes Court extension and are municipally known as 2908 and 2916 Highway 7 (the 'Subject Lands') and represent Phase 2 of the Royal 7 Developments Ltd master plan as shown on Attachment 4. The proposed development has been constructed and are partially occupied. The surrounding land uses are shown on Attachment 2.

Previous Reports/Authority

Previous reports relating to this application can be found on the following links:

[Item 1, Committee of the Whole \(Public Hearing\) Report No. 14 \(April 10, 2017\)](#)

[Item 13, Committee of the Whole Report No. 17 \(May 16, 2017\)](#)

Analysis and Options

The purpose of the Draft Plan of Condominium Application (File 19CDM-19V008) is to create condominium tenure for the residential portions of the approved mixed-used buildings (Towers 3 and 4), as per the corresponding Site Development File DA.16.111, which was approved by Vaughan Council on May 16, 2018, to permit two 39-storey buildings on a 2 to 6-storey podium with ground-related commercial uses. Vehicular access to the Subject Lands are provided via Maplecrete Road and a private north-south street (Street B) located immediately east of the subject lands, which is subject to a public access easement that was granted through Vaughan Committee of Adjustment on February 6, 2020 (Files B036/19 and B003/20). Pedestrian access is also provided via Barnes Court.

The residential portion of Towers 3 and 4 will consist of unitizing 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, amenity areas, etc. The 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 consists of the following:

- 861 residential units
- Residential Gross Floor Area of 74,715 m²
- 889 parking spaces in 4 levels of underground parking of which only 850 spaces comply with Zoning By-law standards

- 479 bicycle parking spaces located below grade and at-grade of which 437 are allocated for residential tenants and 42 are allocated to residential visitors and commercial uses

The Application is generally in accordance with the approved site plan shown on Attachment 3.

Residential Visitor and Commercial Parking

All 889 underground parking spaces located on the Subject Lands are proposed to be unitized and sold to residential purchasers of Towers 3 and 4. The development requires 130 residential visitor and commercial parking spaces. These 130 parking spaces are proposed to be located in the adjacent underground parking garage (Strata Parking Garage) that is located immediately west of the subject lands, in the southwest corner of Maplecrete Road and the future Barnes Court extension. The Strata Parking Garage is proposed to be in a stratified title arrangement located under the future public 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 Towers 3, 4 and 5, as well as paid commercial public parking. The site plan submitted for both the public park and Strata Parking Garage are currently under review by staff.

Since construction of the Strata Parking Garage is not yet completed, the Owner proposes to provide the required 130 residential visitor and commercial parking spaces at the Riviera Events and Convention Centre (Riviera Centre) on an interim basis, located immediately east of the subject lands. In order to support the interim parking spaces to serve the residential visitor and commercial parking needs of Tower 3 and 4 on the Riviera Centre lands, the Owner provided a Parking Study to examine the feasibility of this arrangement and demonstrate that it would not impact the current functionality and needs of the Riviera Centre operations. The Parking Study concluded that the surface parking lot on the Riviera Centre lands has the capacity to satisfactorily meet the parking supply requirements of both the Towers 3 and 4 and the Riviera Centre operations. Transportation Engineering staff has reviewed the Parking Study and supports the conclusions of the Study.

To facilitate the interim parking arrangement on the Riviera Centre lands, a temporary parking agreement will be required between Riviera Centre and Royal 7 Development Ltd until such time as the Strata Parking Garage is constructed and operational to serve the residential visitor and commercial parking needs of Towers 3 and 4. A condition to this effect is added to Attachment 1 - Conditions of Draft Approval.

Residential Parking

Of the 889 residential parking spaces located in the 4 underground levels on the Subject Lands, 39 of the 889 residential parking spaces do not meet the City's requirements as per Zoning By-law 1-88, as amended, which requires a parking space size of at least 2.7 m by 6.0 m. The sizes of the 39 deficient spaces ranges between a minimum of 2.71 m to 3.0 m in width and 5.10 m to 5.3 m in length. The Owner will be required to advise purchasers that these 39 spaces do not comply with the City's requirements for a standard size parking stall. A condition to this effect is included in Attachment 1 – Conditions of Draft Approval.

The Application conforms to the VOP 2010 and the VMC Secondary Plan

The Subject Lands are designated "Neighbourhood Precinct" by the Vaughan Metropolitan Centre Secondary Plan (VMCSP) which forms part of Volume 2 of the Vaughan Official Plan 2010. The VMCSP 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 buildings types (e.g. apartment dwellings and townhouses) on lands designated Neighbourhood Precinct. The development proposal includes two 39-storey apartment buildings and yields a density of 4.33 FSI (floor space index). Section 9.3.4 and Area B on Schedule K – Site Specific Policy Areas of the VMCSP 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 VMCSP. The development and condominium application conform with the VMCSP.

The Application complies with Zoning By-law 1-88 and is consistent with the 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 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.

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. A condition to this effect is included in Attachment 1 – Conditions of Draft Approval to advise the future Condominium Corporation regarding waste collection services and responsibilities.

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-19V008 conforms to the VOP 2010, complies with Zoning By-law 1-88, as amended, and is generally in accordance with the approved site plan. Accordingly, the VMC Program recommends draft approval of the Application, subject to the conditions set out in Attachment 1.

For more information, please contact: Jessica Kwan, Senior Planner, at extension 8814

Attachments

1. Conditions of Draft Approval
2. Context & Location Map
3. Approved Site Plan (File DA.16.111)
4. Royal 7 Developments Master Plan
5. Draft Plan of Condominium (Standard) – Ground Level
6. Draft Plan of Condominium (Standard) – Ground Level (Mezzanine)
7. Draft Plan of Condominium (Standard) – Level 2
8. Draft Plan of Condominium (Standard) - Level 3
9. Draft Plan of Condominium (Standard) - Level 4
10. Draft Plan of Condominium (Standard) - Levels 5-30
11. Draft Plan of Condominium (Standard) – Levels 31-40
12. Draft Plan of Condominium (Standard) – Underground Levels 1 & 2
13. Draft Plan of Condominium (Standard) – Underground Levels 3 & 4

Prepared by

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