

Committee of the Whole (2) Report

DATE: Tuesday, June 16, 2020

WARD(S): 4

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-20V003
CHELSEA MAPLE RESIDENCES (PHASE II) INC.
100 AND 110 EAGLE ROCK WAY
VICINITY OF EAGLE ROCK WAY AND TROON AVENUE**

FROM:

Bill Kiru, Acting 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-20V003 for the subject lands shown on Attachments 2 and 3. The Owner is proposing to create the condominium tenure for the residential portion of the 10 to 12-storey mixed-use apartment building currently under construction, as shown on Attachments 4 to 7.

Report Highlights

- The Owner is proposing to create the condominium tenure for the residential portion of the mixed-use apartment building currently under construction
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to the residential units, amenity area, underground parking and locker units
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010, Zoning By-law 1-88 and the Council approved Site Development File DA.17.086 (York Major Holdings Inc.)

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V003 (Chelsea Maple Residences (Phase II) Inc.) BE APPROVED, as shown on Attachments 4 to 7, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2 are municipally known as 100 and 110 Eagle Rock Way and are located on the north side of Eagle Rock Way, west of McNaughton Road East. The surrounding land uses are shown on Attachment 2.

Council on June 19, 2018, approved Site Development File DA.17.086 for the apartment building on the Subject Lands (Attachment 3). The Draft Plan of Condominium is consistent with the approved site plan, as shown on Attachments 4 to 7.

Previous Reports/Authority

The Committee of the Whole report for related Site Development File DA.17.086 can be found at the following link:

[June 5, 2018 Committee of the Whole Report DA.17.086](#)

Analysis and Options

Chelsea Maple Residences (Phase II) Inc. (the 'Owner') has submitted Draft Plan of Condominium (Standard) File 19CDM-20V003 (the 'Application') to create the residential condominium tenure, as shown on Attachments 4 to 7, for a 10 to 12-storey mixed-use apartment building currently under construction (the 'Development'), as shown on Attachment 3. The apartment building also includes 692 m² of ground floor retail and office space not forming part of the future condominium and does not form part of this Application. The Draft Plan of Condominium (Standard) consists of the residential portion of the building including the following:

- 312 residential units
- 312 combined long-term bicycle parking and residential lockers, plus 66 short-term bicycle spaces
- 312 parking spaces for the residential units (plus 47 visitor spaces) within a 3-level parking garage
- the amenity areas for the Development (e.g. landscaped areas and bicycle storage spaces)

The Draft Plan of Condominium is Consistent and Conforms to Provincial, Region of York and City Official Plan Policies

The Provincial Policy Statement, 2020 ('PPS') and the Growth Plan for the Greater Golden Horseshoe, 2017 (the 'Growth Plan') provide policy direction for orderly land use planning and development of lands in Ontario. The Subject Lands are within the "Settlement Area" designation of the Oak Ridges Moraine Conservation Plan ('ORMCP') and "Urban Area" of the York Region Official Plan 2010 ('YROP') and are designated "Mid-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010').

The Development makes an efficient use of the Subject Lands at a transit-supportive density in the vicinity of the Maple GO station and provides a housing form (apartment units) in the community consistent with and conforming to Provincial policies. The Development is permitted by the YROP and VOP 2010, complies with Zoning by-law 1-88 and is consistent with the Council approved Site Plan. The Draft Plan of Condominium would create the ownership tenure for the Development.

The Draft Plan of Condominium would create the condominium tenure of an approved Development and conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 1-88

The Subject Lands are designated "Mid-Rise Mixed-Use" by the Maple GO Station Secondary Plan ('MGSSP'), being part of Volume 2 (Section 11.6) of Vaughan Official Plan 2010 ('VOP 2010'). The MGSSP includes Urban Design and Built Form policies addressed through Site Development File DA.17.086.

The MGSSP permits a maximum building height of 12-storeys on the Subject Lands, and an overall total maximum gross floor area ('GFA') of 122,398.5m² dedicated to residential uses. The Development consists of 25,802.6 m² of residential GFA. When combined with other development in the MGSSP area, the total residential GFA is 92,094.59 m². The Development conforms to VOP 2010.

The Subject Lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1407). The Development is permitted on the Subject Lands and complies with all requirements of Zoning By-law 1-88.

The Draft Plan of Condominium is consistent with Council approved Site Development File DA.17.086

Vaughan Council on June 19, 2018, approved Site Development File DA.17.086, to permit the Development consisting of a 10 to 12-storey mixed-use apartment building with 312 residential units, 692 m² of commercial uses, as well as 359 parking spaces (including 47 visitor spaces), with 312 long term and 66 short term bicycle lockers all

located in a three level underground parking garage , as shown on Attachment 3. As noted above, the Draft Plan of Condominium will create the condominium tenure for only the residential portion of the Development.

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 Planning Department has no objection to the Draft Plan of Condominium, subject to their Conditions of Draft Approval

The Owner is required to register an easement for a privately owned public space ('POPS') to facilitate a pedestrian linkage from Salterton Circle to Eagle Rock Way, to permit its use by the City and the general public. The requirement to provide the easement shall be included in the Condominium Agreement, Condominium Declaration, Articles of Incorporation and all Agreements of Purchase and Sale and/or Lease for the Subject Lands regarding the linkage, without disturbance in perpetuity. The maintenance and operations of the POPS easement shall be the responsibility of the Owner/ future Condominium Corporation.

The Owner/future Condominium Corporation will be responsible for all required maintenance works and associated capital improvements for the public pedestrian linkage, including but not limited to, the site furnishings, pedestrian lighting, hardscape and associated landscaping works. The Owner is to preform regular maintenance to ensure the pedestrian path of travel is accessible and safe for public use to the satisfaction of the City.

The Owner shall secure public access over the pedestrian linkage from Salterton Circle to Eagle Rock Way through a POPS easement, 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. The garbage/recycling collection may be eligible for municipal waste collection services and snow removal will be privately administered

The Development includes a three-stream waste disposal system, the Owner has indicated that the Development will be serviced by private garbage/ recycling collection. However, 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 the Owner shall confirm to the Development Planning Department and the Office of the City Clerk that all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this Development have been paid. 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.

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-20V003, subject to their Conditions of Draft Approval identified in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the approval of this Application.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-20V003 has been reviewed in consideration of the policies of the PPS, the Growth Plan, and the York Region and Vaughan Official Plan 2010. The Draft Plan of Condominium (Standard) would create the tenure for the residential portion of an approved apartment building currently under construction. The apartment building is consistent with and conforms to Provincial policies, conforms with York Region and City of Vaughan Official Plan policies, complies with Zoning By-law 1-88, and is consistent with approved Site Development File DA.17.086. 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, Senior Planner, Development Planning Department, ext. 8216.

Attachments

1. Conditions of Draft Approval
2. Context and Location Map
3. Approved Site Plan (File DA.17.086)
4. Draft Plan of Condominium (Standard) Level 1 (Lower Floor)
5. Draft Plan of Condominium (Standard) Levels 1 (Upper Floor) to 7
6. Draft Plan of Condominium (Standard) Levels 8-12
7. Draft Plan of Condominium (Standard) Underground Parking Levels A, B and C

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