

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 27, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

27. 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

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 16, 2020:

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.

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

Jessica Kwan, Senior Planner, extension 8814

Amy Roots, Senior Manager VMC, extension 8035

Christina Bruce, Director VMC Program, extension 8231

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V008 (“THE
PLAN”)
ROYAL 7 DEVELOPMENTS (“THE OWNER”)
BLOCK 28 AND PART OF BLOCKS 12, 13, 14, 15 AND 18 ON PLAN 65M-4490
CITY OF VAUGHAN (“THE CITY”)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V008, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Final Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar Surveyors Ltd, drawing file No. 00-202DC03a dated November 18, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
3. Prior to final approval, the Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City may consider necessary that may be outstanding as part of Site Development File DA.16.111.
4. The following provision(s) shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) Private garbage and recycling collection, snow removal and clearing shall be the responsibility of the Condominium Corporation.
 - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
 - d) Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by Vaughan or choose not to enter into an agreement with Vaughan for municipal collection services, all waste collection services

shall be privately administered and shall be the responsibility of the Condominium Corporation.

- e) The Condominium Corporation shall be responsible for all required maintenance works and associated capital improvements for the walkways, which would include but is not limited to the site furnishing, pedestrian lighting, hardscape and associated landscape works. The Condominium Corporation is to perform regular maintenance to ensure that the pedestrian path of travel is accessible and safe for public use to the satisfaction of the City .
- f) Prior to the discharge of any water originating from a source other than the City's water supply, including water originating from groundwater accumulating or collected on private lands ("Private Groundwater") from the lands into the City's storm sewer system, the Owner shall obtain a Discharge Permit for Long-Term Ground Water Discharge ("Discharge Permit") from the City and install all works to carry out such discharge ("Discharge and Related Works") in accordance with the terms and conditions of the Discharge Permit, all to the City's satisfaction.
- g) The Owner and/or Condominium Corporation's right to discharge Private Groundwater from its lands into the City's sewer system is subject to the following conditions:
 - i) The Owner and/or Condominium Corporation is and continues to remain in good standing under this Agreement and the Discharge Permit, which includes but is not limited to the Owner and/or Condominium Corporation's satisfactory payment of any rate, charge, fee or fine due and owing to the City pursuant to any City enacted by-law; and
 - ii) The Discharge and Related Works shall be in compliance of all terms and conditions of this Agreement, the Discharge Permit and the Sewer Use By-Law 087-2016, as amended.

In the event of the Owner and/or Condominium Corporation's failure to comply with any of the above noted terms and conditions, the City shall immediately suspend, terminate or revoke any discharge privileges granted under this Agreement and the Discharge Permit.

- h) The Declaration shall require that the Budget for the common elements, and Notes to the Budget, include details regarding the nature and cost of the waste removal service and its implication on monthly fees paid by each unit owner. Buyers and all future buyers will be made aware of this service through the Condominium Declaration that is registered on title.

- i) The Declaration shall include the following statements:
 - i) The condominium development is to be maintained in accordance with the Approved Site Plan. The Condominium Corporation is responsible for maintaining the lands denoted in the Draft Plan of Condominium in this regard. Any alterations may require amendments to the Approved Site Plan and approval by the City;
 - ii) The Condominium Corporation, unit owners and occupants must comply with all provisions of the Zoning By-Law 1-88, as amended, applicable to the lands denoted on the Draft Plan of Condominium, pursuant to Section 34 of the *Planning Act*, or as varied, pursuant to Section 45 of the *Planning Act*;
 - iii) The Condominium Corporation is responsible for ensuring that construction anywhere within the common elements or units is authorized by the City and complies with the applicable provisions of the Ontario Building Code, in force from time to time and all applicable laws;
 - iv) All building facades are deemed to be common elements and are to remain consistent with the details of the Approved Site Plan;
 - v) The common elements (including all internal sidewalks) shall be maintained free and clear of any obstructions or encumbrances;
 - vi) All fire routes located within the condominium shall remain free and clear of any obstructions or encumbrances, including vehicles and outdoor storage;
 - vii) No outdoor storage shall be permitted on the lands denoted in the Draft Plan of Condominium, in accordance with Zoning By-Law 270-2004 and the Approved Site Plan;
- j) The Owner and/or Condominium Corporation shall include the following warning clauses in the Condominium Declaration and all Agreements of Purchase and Sale and confirm same to the City. Where such clauses have not been included in all Agreements of Purchase and Sale, the solicitor for the Declarant shall confirm that all purchasers have been advised of these clauses:
 - i) Purchasers/Tenants and unit owners are advised that the areas described as Unit 16 on Parking Level 1 and Units 58-77, both inclusive, and 209-228, both inclusive, on Parking Level 4 do not

meet the City of Vaughan's requirements for a standard sized parking unit in accordance with its By-law 1-88, as amended.

- ii) Purchasers and unit owners are advised that the required 130 parking spaces for the purposes of serving residential visitors and commercial uses for the lands denoted in the Draft Plan of Condominium are not located on the premises and do not form part of the common elements, but will be available as paid parking in an underground parking garage under the future public park located on the southwest corner of Maplecrete Road and the future Barnes Court extension. The 130 spaces are considered to be exclusive uses available to all unit owners, occupants and patrons within that garage. Purchasers and unit owners are further advised that on an interim basis, these 130 parking spaces will be available as paid parking located on the adjacent lands to the east (currently known as the Riviera Events & Convention Centre Inc) that are municipally known as 2800 Highway 7, until such time as that underground parking garage has been constructed.
 - iii) Purchasers/Tenants and unit owners are advised that the ground floor commercial units are freehold and are not part of the Condominium Corporation and are subject to reciprocal operation agreement(s) between the Condominium Corporation and Commercial Components related to matters including but not limited to easements, maintenance, repair and replacement of shared-facilities, cost-sharing and insurance.
- 5. Prior to final approval, the Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
 - 6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
 - 7. Prior to final approval, the Owner shall submit evidence that the Certificates of Official for approvals related to Consent to Sever Files B036/19 and B003/20 have been issued as they relate to the granting of easements in favour of the Condominium Lands over private Street 'B'.
 - 8. Prior to final approval, the Owner shall provide evidence that a Temporary Parking Agreement is entered into with the Owners of the Riviera Events and Convention Centre that is municipally known as 2800 Highway 7, to allow the use of its parking lot to accommodate 130 paid parking spaces for the purposes of exclusively serving the residential visitor and commercial uses of the lands denoted in the Draft Plan of Condominium on an interim basis, for a period of 21 years less a day or until such time that the ultimate parking spaces are provided at the underground

parking garage located at the southwest corner of Maplecrete Road and the future Barnes Court extension, whichever occurs first, to the satisfaction of the City.

9. Prior to final approval, a Section 119 restrictive covenant shall be registered on title to the underground parking garage for the purposes of limiting the term of any parking space rentals to a term of 24 hours or less and for restricting the use of the parking garage for any purposes other than a parking garage and controlling the duration of parking for a period of 999 years in favour of the City's Strata Park lands, to the satisfaction of the City.
10. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
11. Prior to final approval, the Owner shall confirm to the Planning and Growth Management Portfolio, VMC Program that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of the lands denoted in the Draft Plan of Condominium as may be required by the Financial Planning and Development Finance Department. The Owner also certifies 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 this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region Conditions:

12. Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval issued for the subject property on June 25, 2018 under Regional File No. SP-V-007-17 (SP.17.V.0186), have been satisfied.
13. Prior to final approval, the Owner shall demonstrate how the recommendations of the Traffic Demand Management Plan by Mark Engineering, dated April 2017, have been and will be implemented.
14. The Owner shall include the following clause in all Agreements of Purchase and sale and/or Lease, Condominium Agreement, Condominium Declaration:
 - a) Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.

Canada Post Conditions:

15. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
- a) The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.
 - b) The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Bell Canada Conditions:

16. Prior to final approval, the Owner shall satisfy the following condition of Bell Canada:
- a) The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

Canadian National Railway Conditions:

17. Prior to final approval, the Owner shall satisfy the following conditions of the Canadian National Railway:
- a) The Owner covenants and agrees to include the following warning clause in all agreements of Purchase and Sale or Lease for each dwelling unit within 1000 metres of MacMillan Yard and/or the railway right-of-way:

"Warning: Canadian National Railway Company or their assigns or successors operate the MacMillan Yard within 1000m of the lands, including the possibility that the railways or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the

development and individual dwelling(s). Canadian National Railway will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the aforesaid yard, railway and/or right-of-way.”

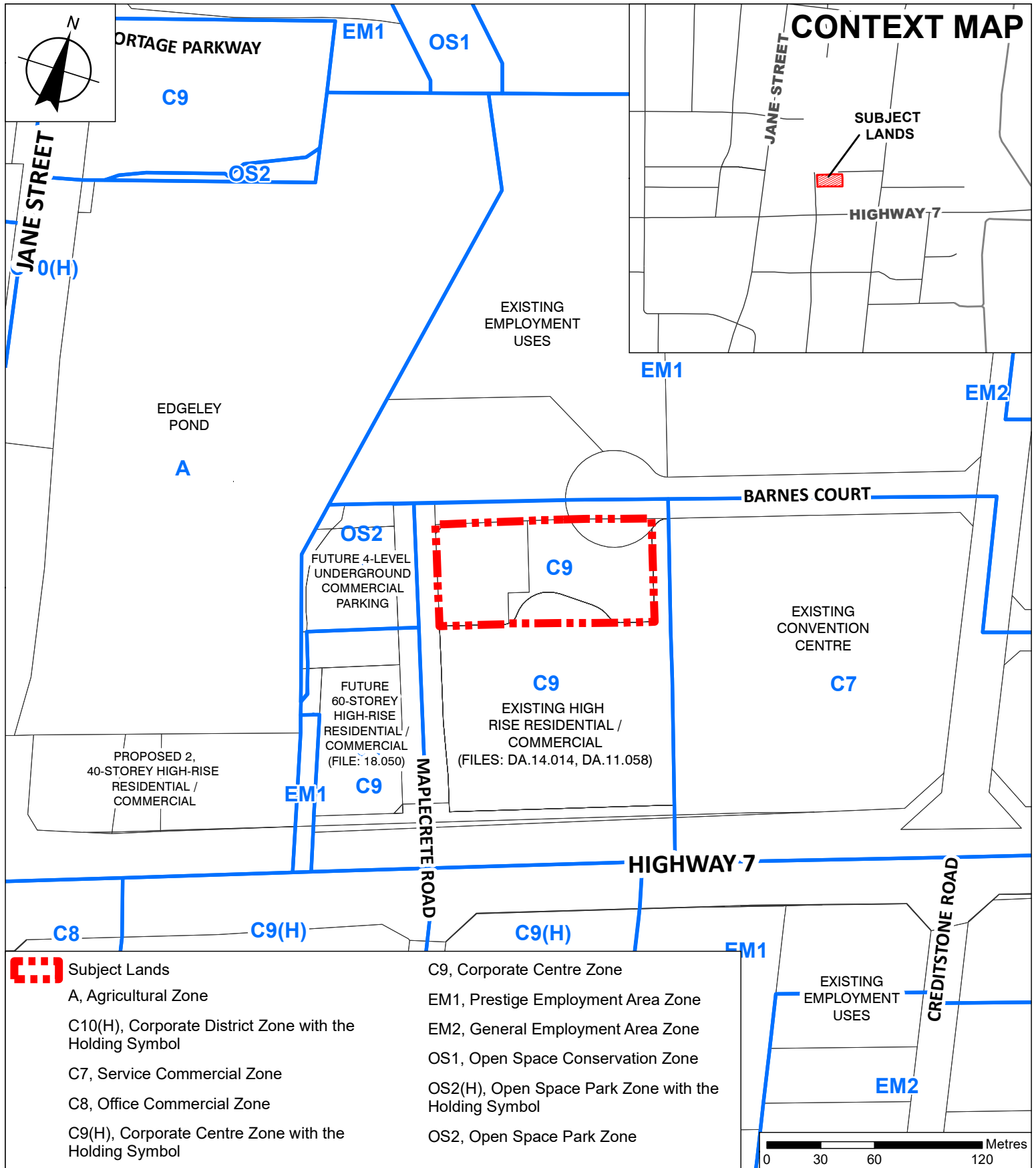
- b) That prior to final plan approval of the plan of condominium, the Owner shall grant an environmental easement for operational noise and vibration emissions, and arrange to have this easement registered against the Owner’s property in favour of CN at its sole cost. The Owner shall pay CN’s costs in preparing and negotiating the easement.

Enbridge Gas Inc. Conditions:

- 18. Prior to final approval, the Owner shall satisfy the following condition of Enbridge Gas Inc.:
 - a) The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost. In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.’s Customer Connections department.

Clearances

- 19. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 11 have been satisfied.
- 20. York Region Community Planning and Development Services shall advise that conditions 12 to 14 have been satisfied.
- 21. Canada Post shall advise that condition 15 has been satisfied.
- 22. Bell Canada Services shall advise that condition 16 has been satisfied.
- 23. Canadian National Railway shall advise that condition 17 has been satisfied.
- 24. Enbridge Gas Inc. shall advise that condition 18 has been satisfied.



Context and Location Map

LOCATION:
2908 & 2916 Highway 7;
Part of Lot 6, Concession 4

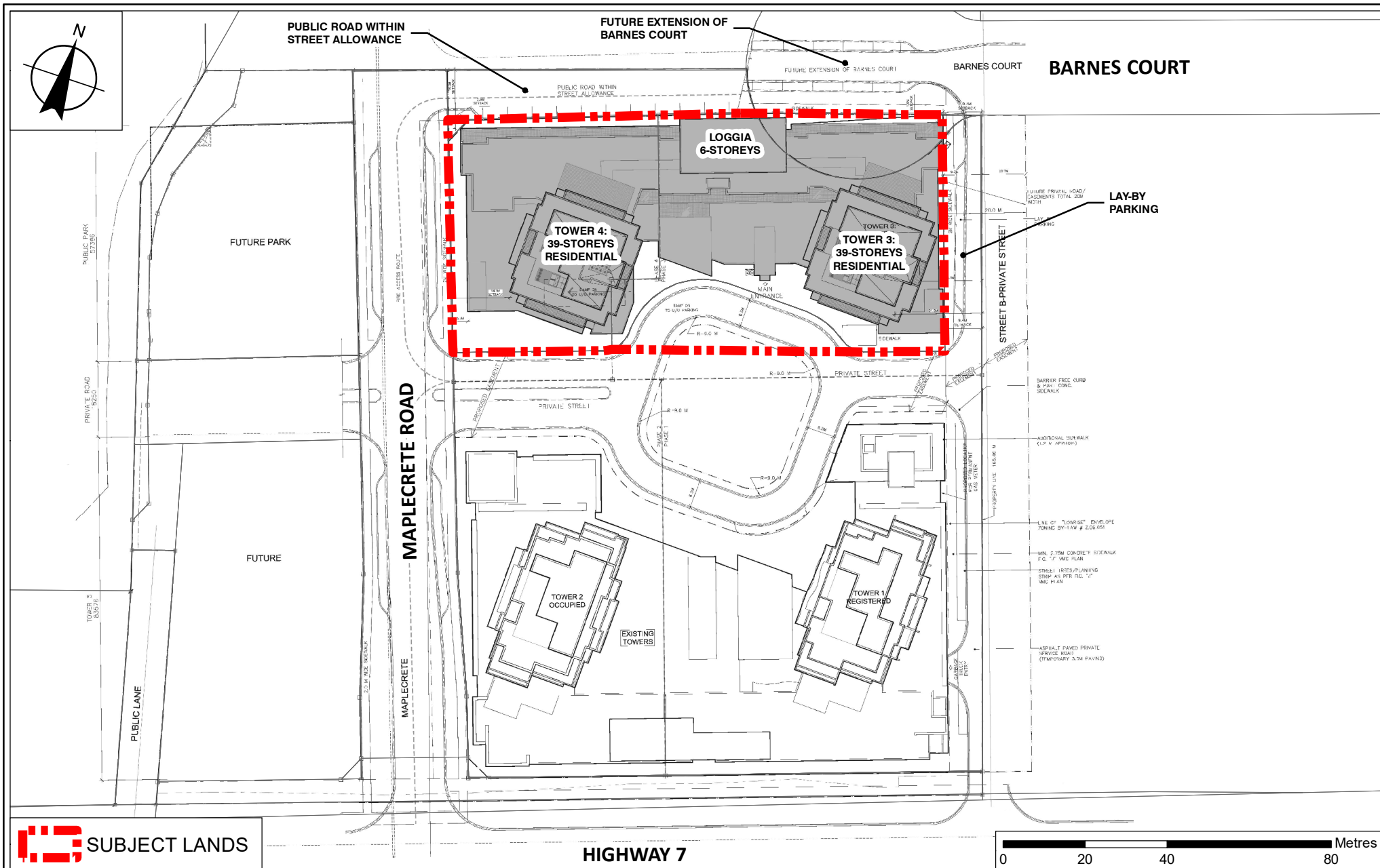
APPLICANT:
Royal 7 Developments



Attachment

FILE:
19CDM-19V008
RELATED FILE:
DA.16.111
DATE: June 16, 2020

2



Approved Site Plan (File DA.16.111)

LOCATION:
2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT:
Royal 7 Developments



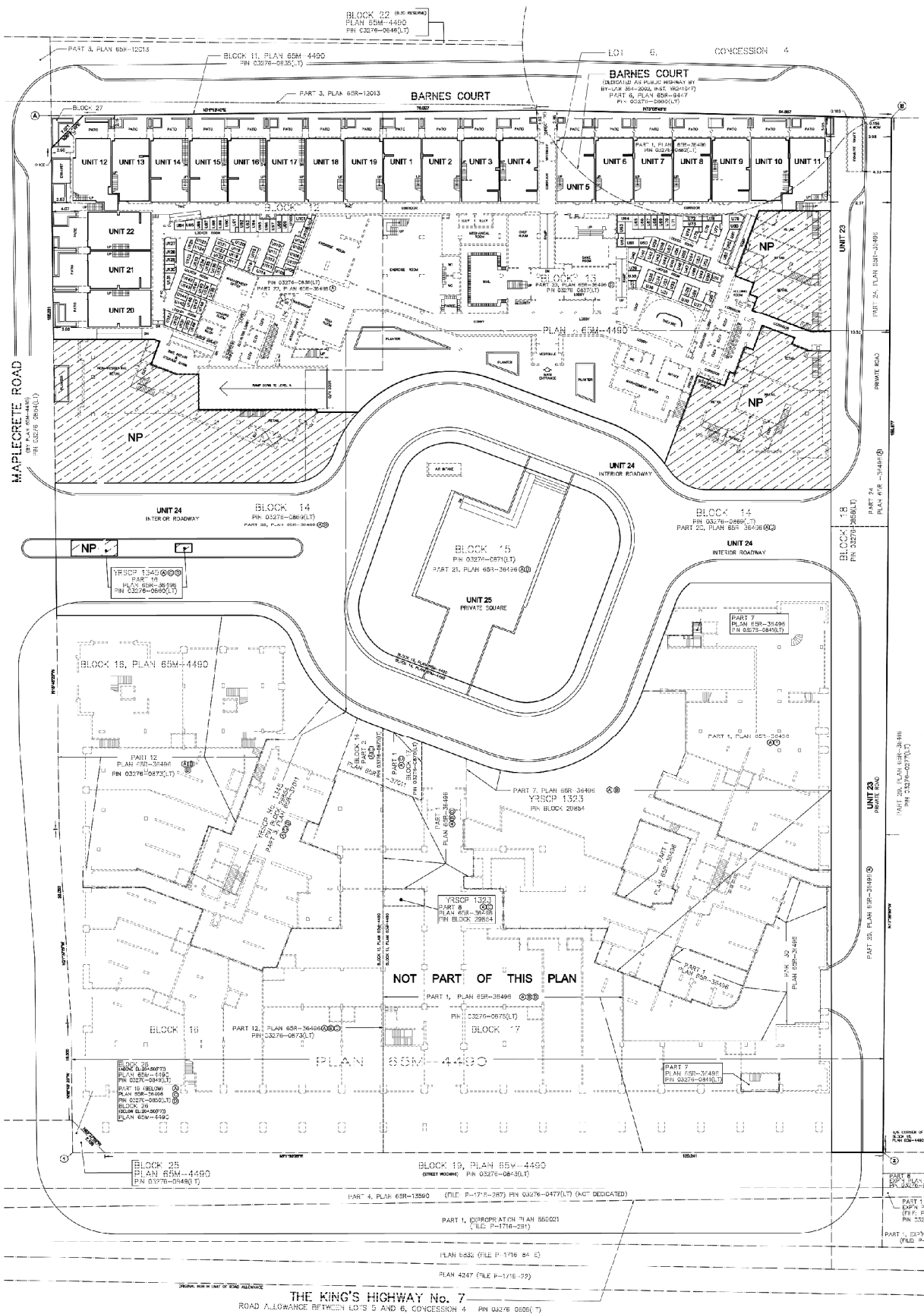
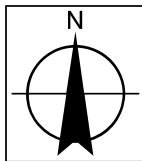
Attachment

FILE:
19CDM-19V008

RELATED FILE:
DA.16.111

DATE: June 16, 2020

3



Draft Plan of Condominium (Standard) - Ground Level

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments

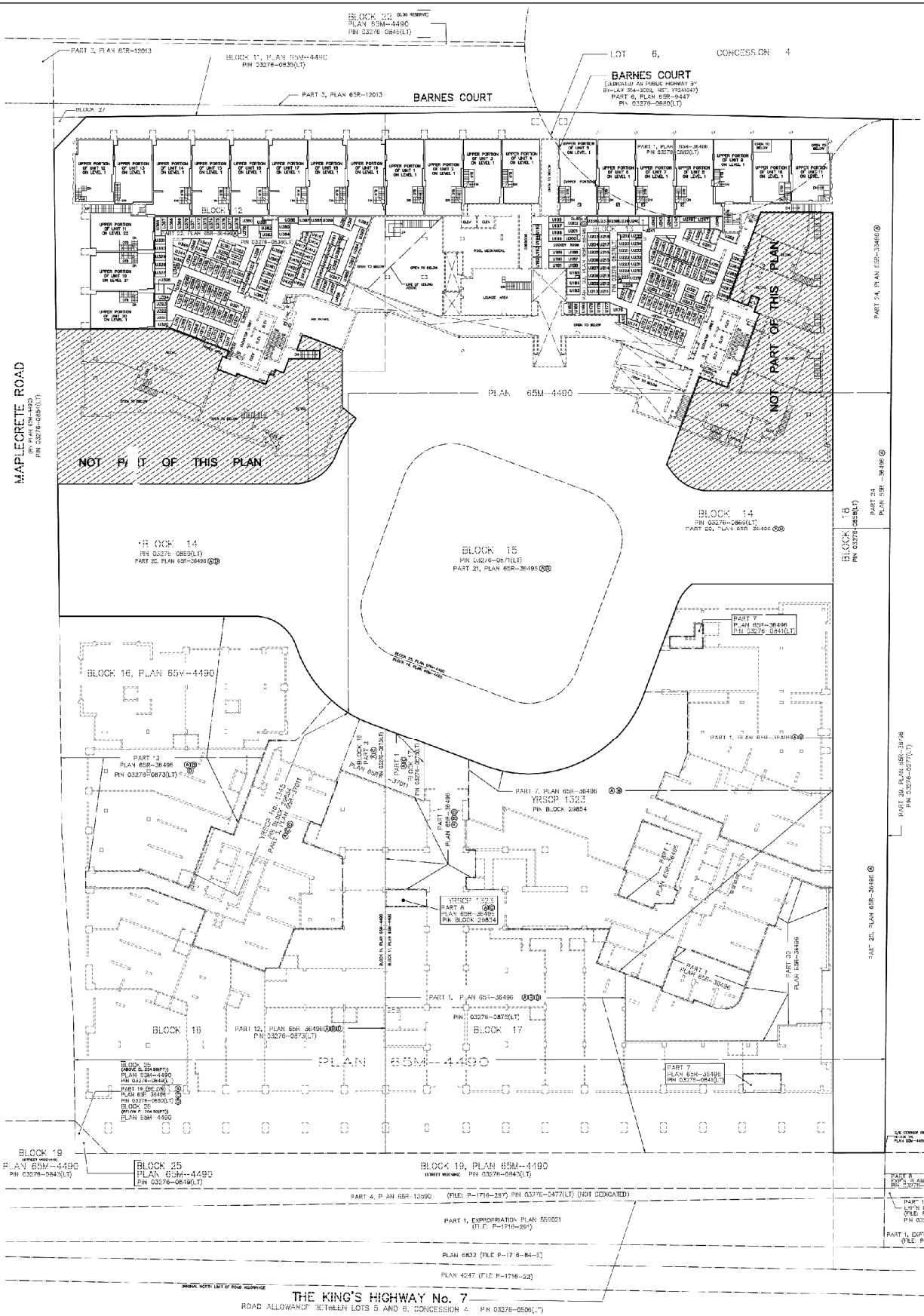


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FILE:
19CDM-19V008
RELATED FILE:
DA.16.111

DATE: June 16, 2020

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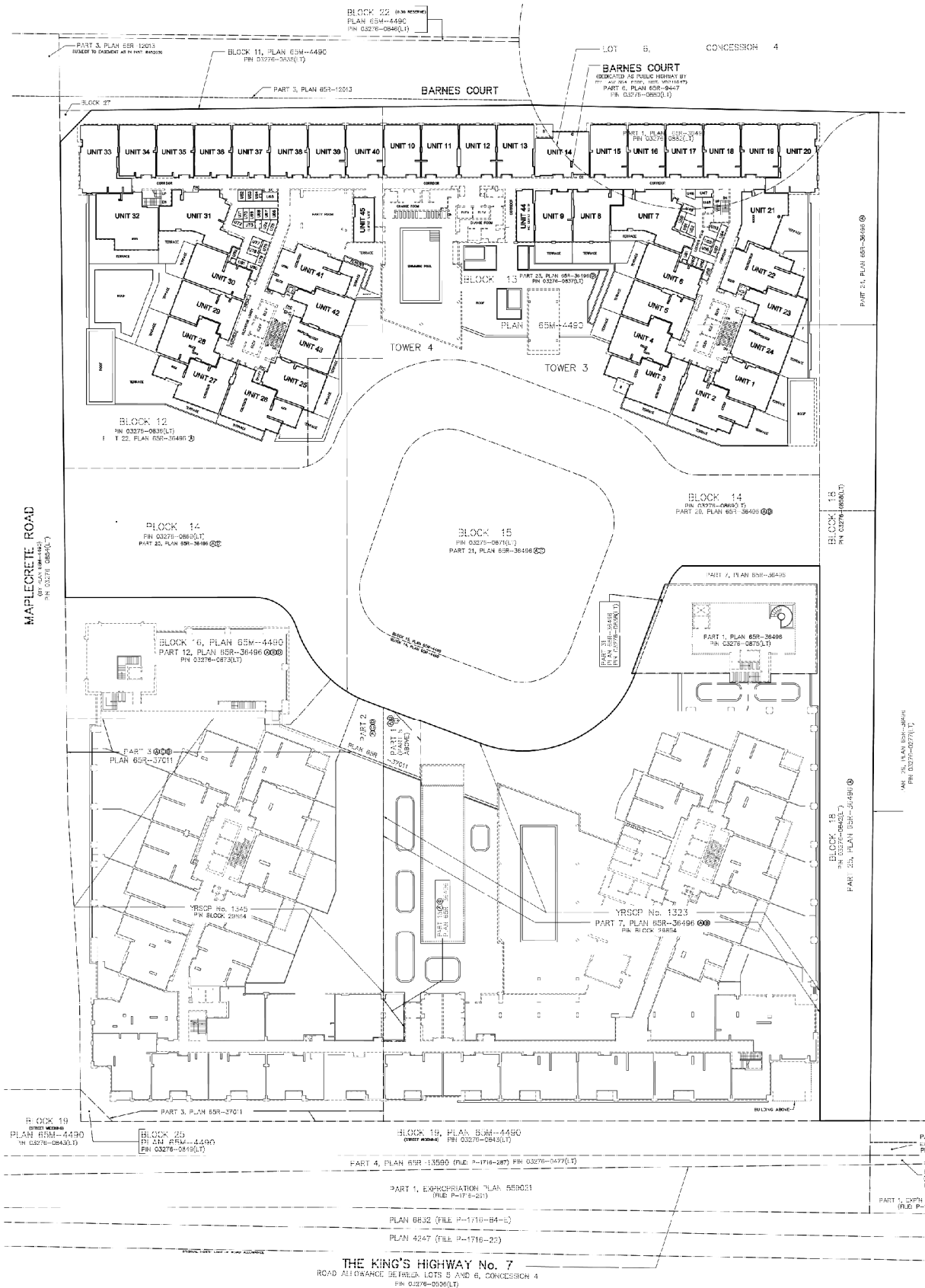
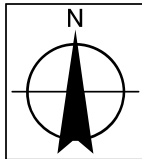


Attachment

FILE:
19CDM-19V008
RELATED FILE:
DA.16.111

DATE: June 16, 2020

Created on: 6/4/2020



Draft Plan of Condominium (Standard) - Level 2

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments

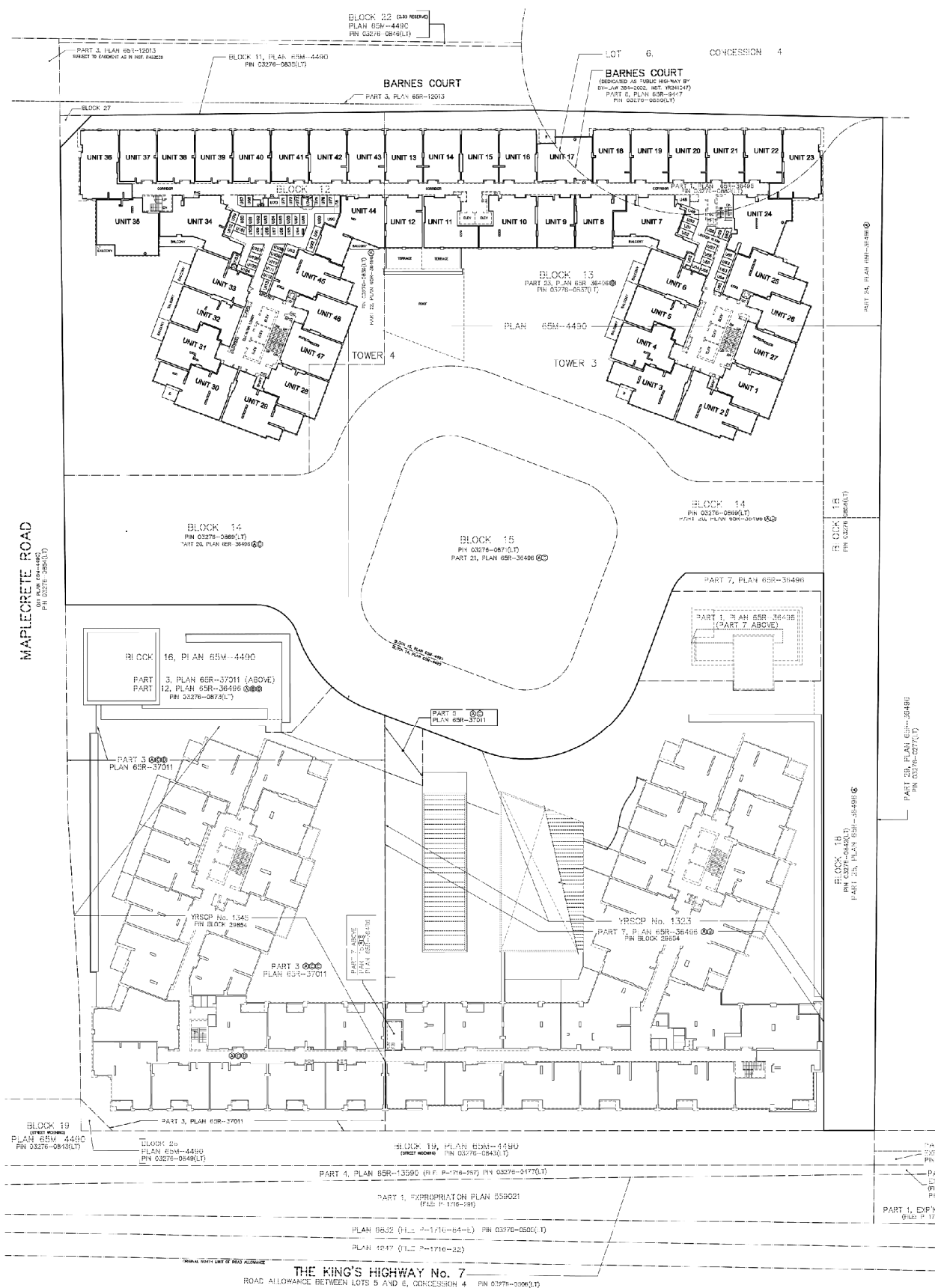


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FILE:
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RELATED FILE:
DA.16.111

DATE: June 16, 2020

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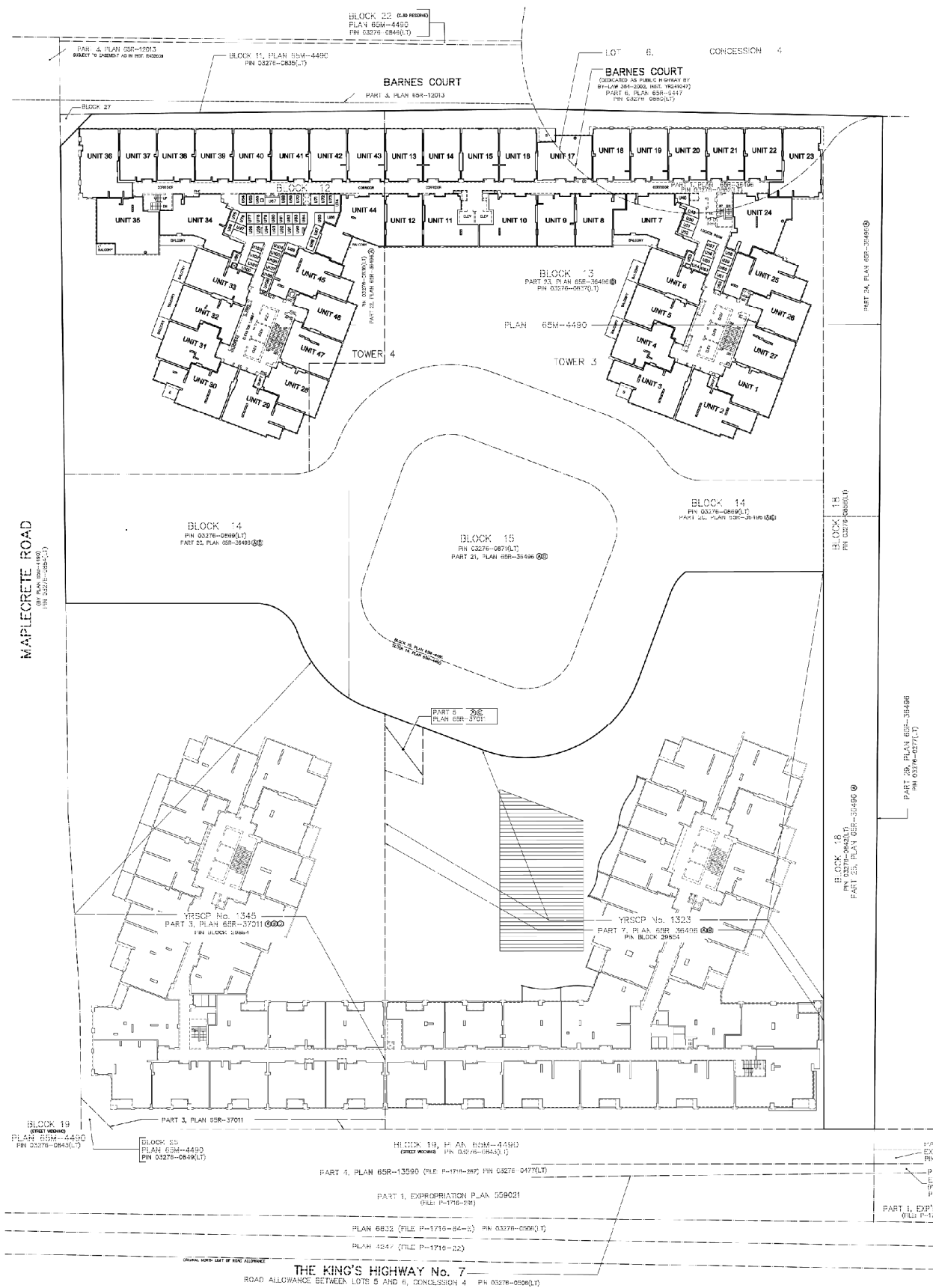
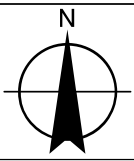
APPLICANT: Royal 7 Developments

Attachment

FILE:
19CDM-19V008
RELATED FILE:
DA.16.111

DATE: June 16, 2020

8



Draft Plan of Condominium (Standard) - Level 4

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments

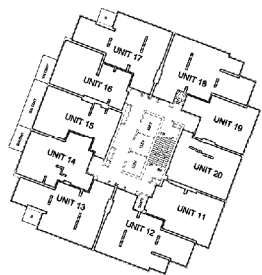
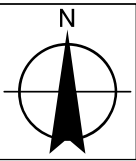


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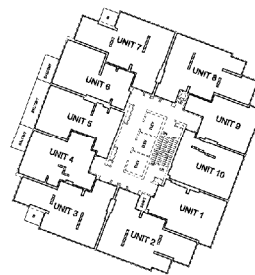
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RELATED FILE:
DA.16.111

DATE: June 16, 2020

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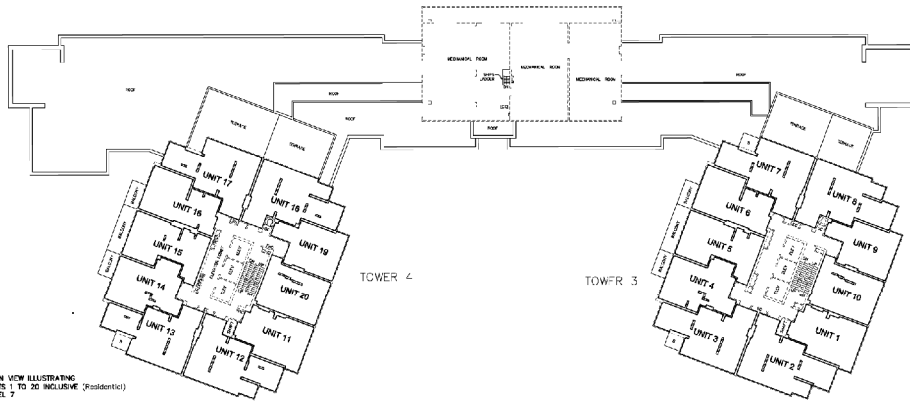


TOWER 4

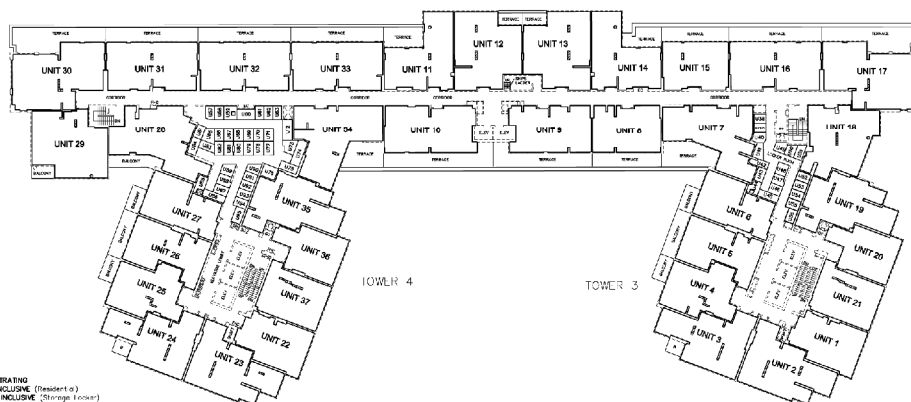


TOWER 3

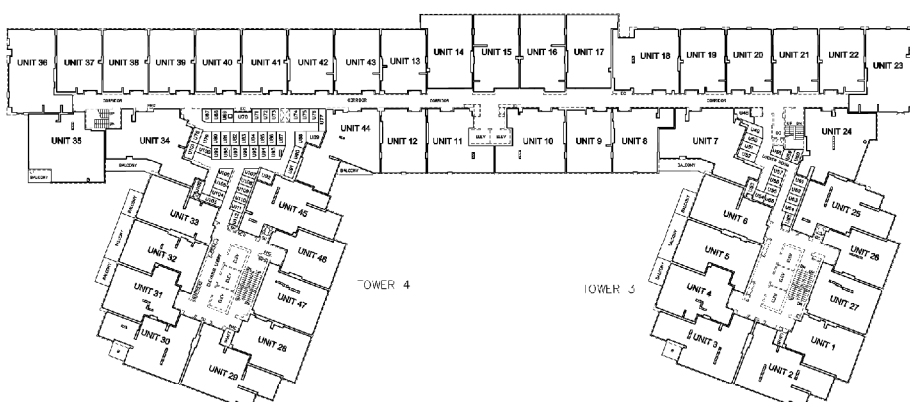
PLAN VIEW ILLUSTRATING
UNITS 1 TO 20 INCLUSIVE (Residential)
LEVELS 8 TO 30



PLAN VIEW ILLUSTRATING
UNITS 1 TO 20 INCLUSIVE (Residential)
LEVEL 7



PLAN VIEW ILLUSTRATING
UNITS 1 TO 37 INCLUSIVE (Residential)
UNITS 38 TO 55 INCLUSIVE (Storage Locker)
LEVEL 6



PLAN VIEW ILLUSTRATING
UNITS 1 TO 47 INCLUSIVE (Residential)
UNITS 48 TO 112 INCLUSIVE (Storage Locker)
LEVEL 5

Draft Plan of Condominium (Standard) - Levels 5-30

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments

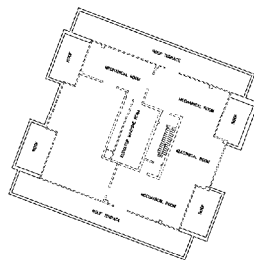
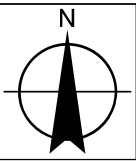


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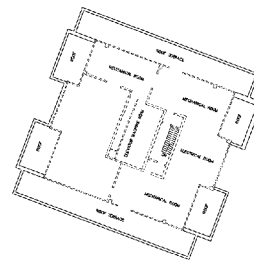
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19CDM-19V008
RELATED FILE:
DA.16.111

DATE: June 16, 2020

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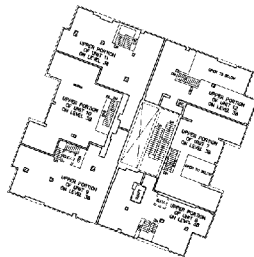


TOWER 4

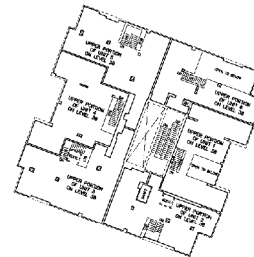


TOWER 3

PLAN VIEW ILLUSTRATING
NO UNITS
LEVEL 40

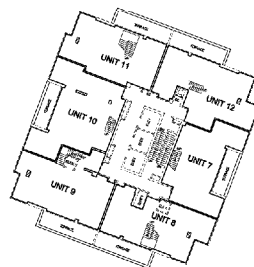


TOWER 4

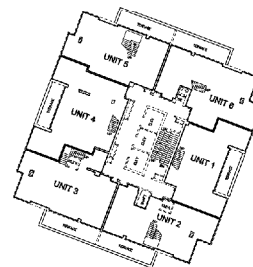


TOWER 3

PLAN VIEW ILLUSTRATING
NO UNITS
UPPER PORTION OF UNITS 1 TO 12 INCLUSIVE ON LEVEL 38
LEVEL 38

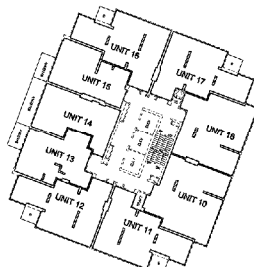


TOWER 4

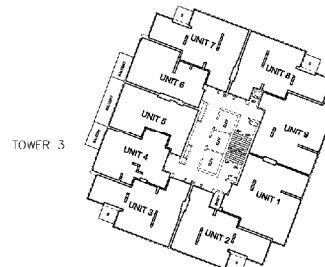


TOWER 3

PLAN VIEW ILLUSTRATING
UNITS 1 TO 12 INCLUSIVE (Standard Fit)
LEVEL 36



TOWER 4



TOWER 3

PLAN VIEW ILLUSTRATING
UNITS 1 TO 18 INCLUSIVE (Plus Services)
LEVELS 31 TO 37

Draft Plan of Condominium (Standard) - Levels 31-40

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments

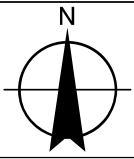


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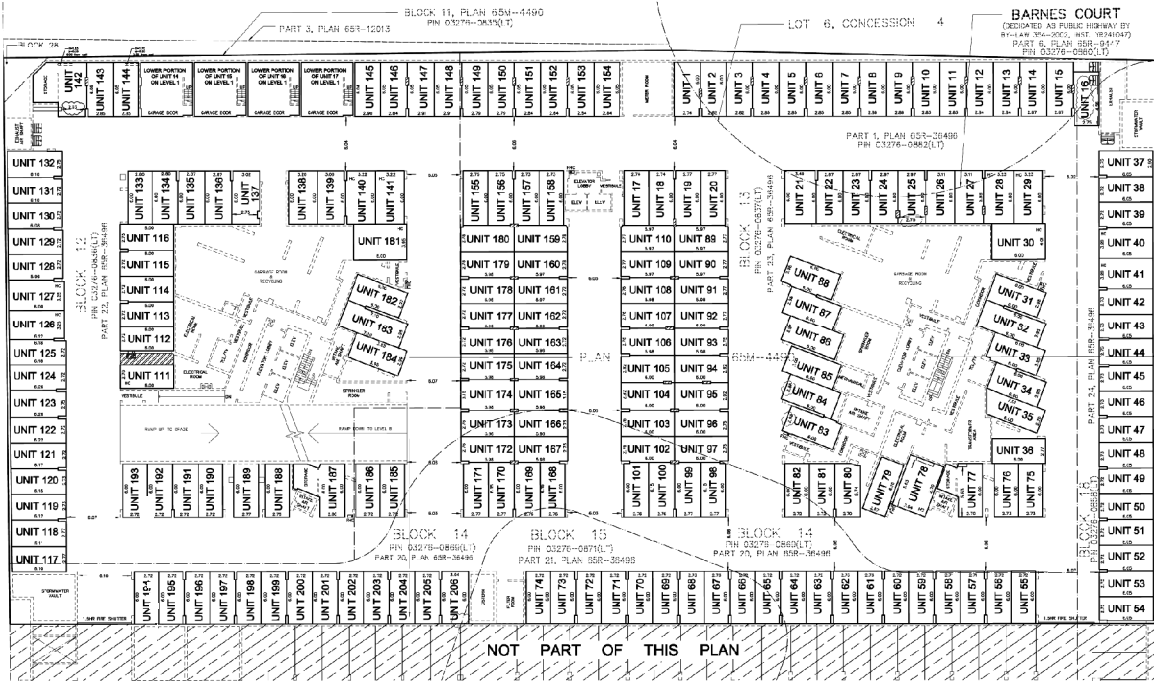
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RELATED FILE:
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DATE: June 16, 2020

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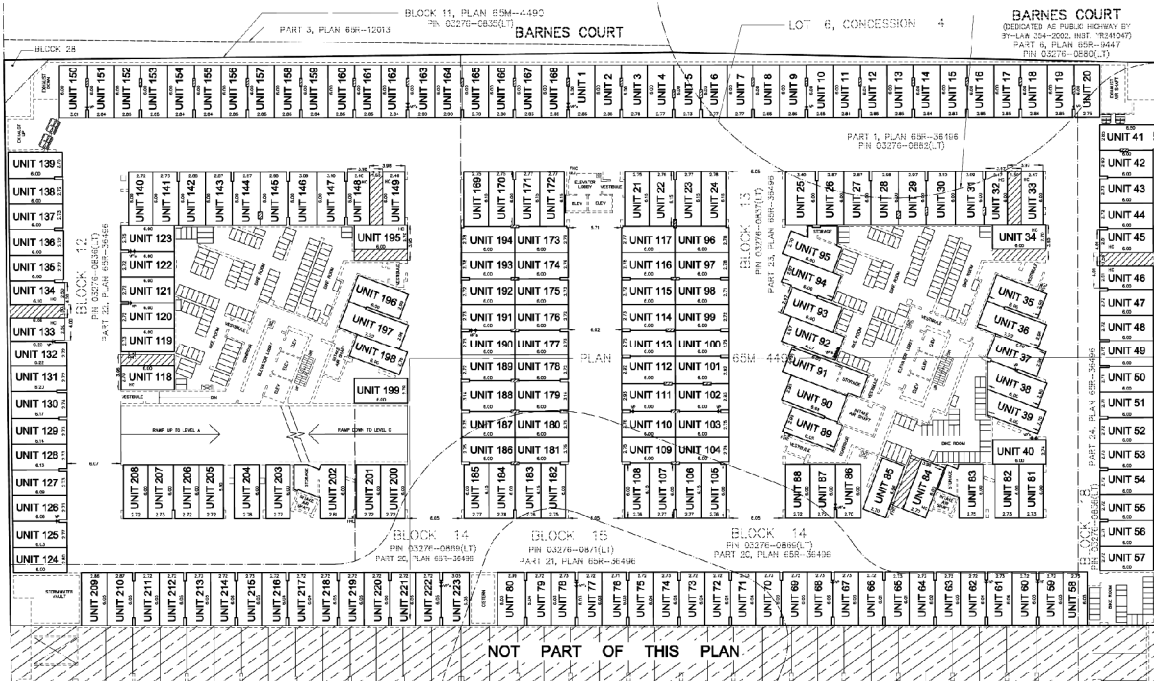


MAPLECRETE ROAD
PH 03276-0846(L)
PH 03276-0847(L)



PLAN VIEW ILLUSTRATING
UNITS 111 TO 206 INCLUSIVE (Residential Parking Includes 12 Accessible Parking and 3 With Storage Attached)
LOWER PORTION OF UNITS 14, 15, 16 AND 17 ON LEVEL 1
LEVEL A

MAPLECRETE ROAD
PH 03276-0846(L)
PH 03276-0847(L)



PLAN VIEW ILLUSTRATING
UNITS 1 TO 223 INCLUSIVE (Residential Parking Includes 12 Accessible Parking and 4 With Storage Attached)
LEVEL B

Draft Plan of Condominium (Standard) - Underground Level 1 & 2

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



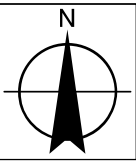
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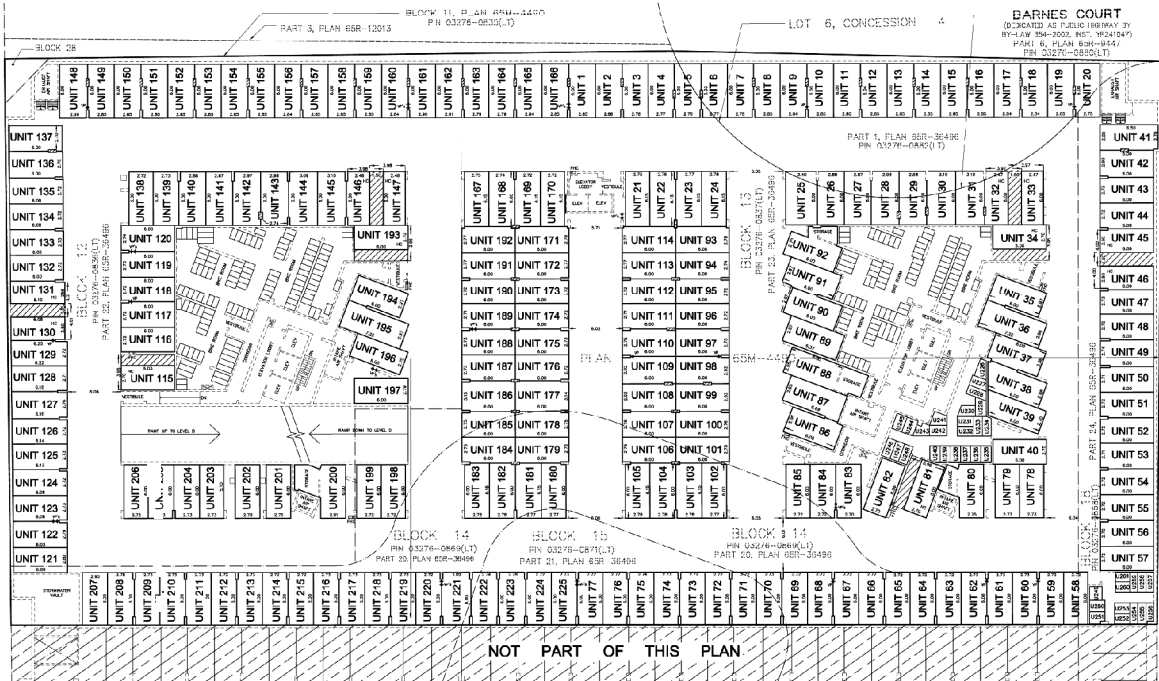
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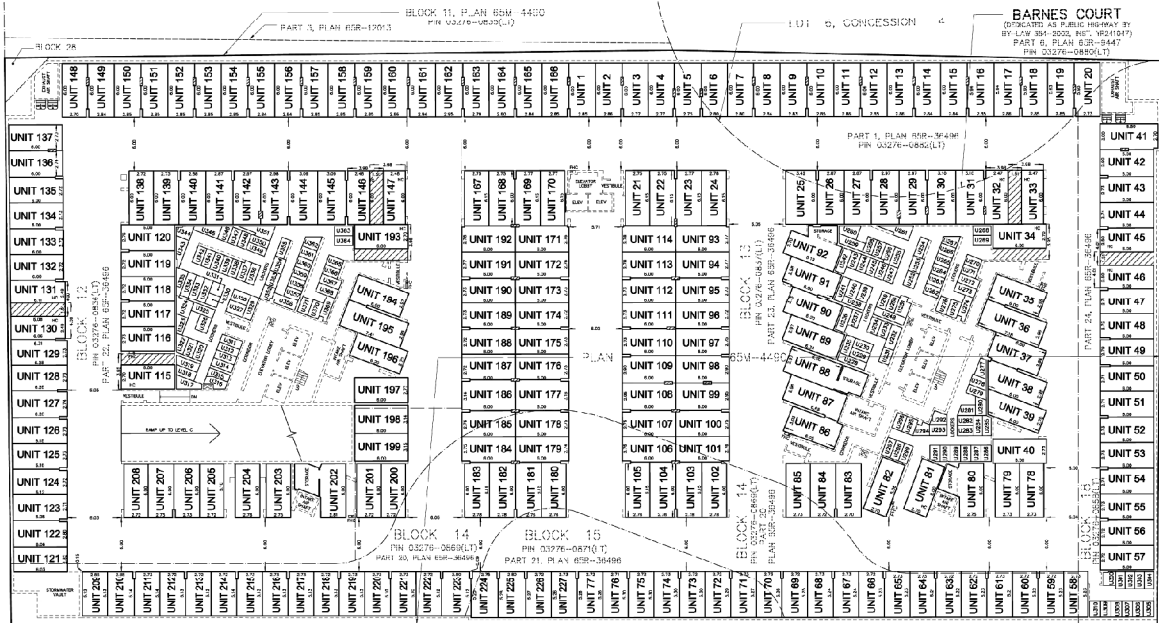


MAPLECRETE ROAD
(BY PLAN 03276-0854(LT))
(PH 03276-0854(LT))



PLAN VIEW ILLUSTRATING
UNITS 1 TO 225 INCLUSIVE (Residential Parking includes 12 Accessible Parking and 4 With Storage Attached)
UNITS 226 TO 291 INCLUSIVE (Storage Locker)
LEVEL C

MAPLECRETE ROAD
(BY PLAN 03276-0854(LT))
(PH 03276-0854(LT))



PLAN VIEW ILLUSTRATING
UNITS 1 TO 227 INCLUSIVE (Residential Parking includes 12 Accessible Parking and 4 With Storage Attached)
UNITS 228 TO 371 INCLUSIVE (Storage Locker)
LEVEL D

Draft Plan of Condominium (Standard) - Underground Level 3 & 4

LOCATION: 2908 and 2916 Highway 7;
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



Attachment

FILE:
19CDM-19V008

RELATED FILE:
DA.16.111

DATE: June 16, 2020

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