

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 29, 2020**

Item 1, Report No. 38, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 29, 2020, as follows:

***By receiving communication C2 from Natalie Ast, Overland LLP, Yonge Street, Toronto, dated September 14, 2020.***

- 1. 1051727 ONTARIO LIMITED DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-20V001 5279, 5289, 5299, 5309 HIGHWAY 7 AND 18, 26, 32, 48, 52 AND 56 COLES AVENUE VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 15, 2020:**

#### **Recommendations**

- 1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V001 (1051727 Ontario Limited) as shown on Attachments 4 to 9, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.**

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 2

**TITLE: 1051727 ONTARIO LIMITED**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-20V001  
5279, 5289, 5299, 5309 HIGHWAY 7 AND 18, 26, 32, 48, 52 AND  
56 COLES AVENUE  
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-20V001 for the Subject Lands shown on Attachments 2 and 3. The Owner is proposing to create the condominium tenure for 169 stacked townhouse units, with one level of underground parking, currently in the final stages of construction on the Subject Lands, as shown on Attachments 4 to 9.

### **Report Highlights**

- The Owner is proposing to create condominium tenure for 169 stacked townhouse units, currently in the final stages of construction
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to the residential units, common landscaped and amenity areas, at grade visitor parking spaces, one level of underground parking and locker units
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and is consistent with Council approved Site Development File DA.14.046

## **Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V001 (1051727 Ontario Limited) as shown on Attachments 4 to 9, BE DRAFT APPROVED, 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 5279, 5289, 5299 and 5309 Highway 7 and 18, 26, 32, 48, 52 and 56 Coles Avenue and are located on the south side of Highway 7, west of Kipling Avenue. The surrounding land uses are shown on Attachment 2.

## **History**

The Owner submitted related Official Plan and Zoning By-law Amendment Files OP.12.003 and Z.12.008 to the City of Vaughan on March 2, 2012. Vaughan Council considered the applications at a Public Hearing held on September 4, 2012. The Owner appealed the Official Plan and Zoning By-law Amendment Applications to the then Ontario Municipal Board (‘OMB’), now the Local Planning Appeal Tribunal (‘LPAT’), citing the City of Vaughan failed to make a decision on the applications within the timeframes prescribed by the *Planning Act*.

The Owner, York Region, the City of Vaughan, and the West Woodbridge Homeowners Association Inc. (‘WWHA’) were the Parties represented at an OMB Hearing held in January 2014. The OMB on February 28, 2014 issued a Decision approving the site-specific Official Plan and Zoning By-law Amendment Applications. The OMB withheld its Order regarding the Zoning By-law Amendment for six months to enable the parties to finalize a site plan concept for the Subject Lands and to prepare a more fulsome and detailed site-specific Zoning By-law to implement the site plan.

The Owner submitted related Site Development File DA.14.046 in June of 2014 and appealed the Site Development Application to the OMB based on the timeframe for approval prescribed in the *Planning Act*. The OMB issued its Order for Official Plan Amendment and Zoning By-law Files OP.12.003 and Z.12.008 on February 28, 2014 and the related Site Development File on September 8, 2015. The site plan agreement related to Site Development File DA.14.046, was executed on September 8, 2017. The approvals facilitated the development of a maximum of 170 stacked townhouse units on the Subject Lands.

## **Previous Reports/Authority**

The Committee of the Whole report for related Site Development File DA.14.046 can be found at the following link:

## **Analysis and Options**

1051727 Ontario Limited (the 'Owner') has submitted Draft Plan of Condominium (Standard) File 19CDM-20V001 (the 'Application') to create the residential condominium tenure for 169 stacked townhouses (the 'Condominium Plan') in the final stages of construction on the Subject Lands, as shown on Attachments 4 to 9. The Draft Plan of Condominium (Standard) consists of the following:

- 169 residential units
- 179 resident parking spaces, 11 residential tandem parking spaces, 34 visitor parking spaces, 85 bicycle parking spaces and 111 residential lockers within one level of underground parking
- the common areas of the Condominium Plan (36 at grade bicycle parking spaces and 3 visitor parking spaces at grade, sidewalks, drive aisles, landscaped/amenity areas)

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

The Provincial Policy Statement, 2020 ('PPS') and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') provide policy direction for land use planning and development for lands in Ontario. The Subject Lands are within the "Urban Area" with frontage on a "Regional Corridor" (Highway 7) as identified by the York Region Official Plan 2010 ('YROP') and are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010').

The stacked townhouse built form of the Condominium Plan provides additional housing options for the area. The development is also considered an example of transit-supportive density as the Subject Lands have frontage on Highway 7 and access to public infrastructure such as the York Region Transit ('YRT') with connections to higher order transit. The Condominium Plan is permitted by the YROP, VOP 2010 and complies with Zoning by-law 1-88. Therefore, the Condominium Plan is consistent with and conforms to Provincial, Regional and Official Plan policies.

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

The Subject Lands are designated "Low-Rise Mixed Use" in VOP 2010, Volume 2, Section 12.10 – Kipling Avenue and Highway 7, subject to a maximum building height of

4-storeys and a maximum Floor Space Index ('FSI') of 1.82 times the area of the lot. The "Low-Rise Mixed Use" designation permits the stacked townhouse dwellings having an FSI of 1.7, therefore the Condominium Plan conforms to VOP 2010.

The Subject Lands are zoned "RM2 Multiple Residential Zone" subject to site-specific Exception 9(1441) in Zoning By-law 1-88 and permits the Condominium Plan, as shown on Attachments 4 to 9. The Committee of Adjustment on July 9, 2020 approved Minor Variance Application File A040/20 to recognize the as-built conditions for an interior side yard setback of 0.77 m from Block D whereas 0.9 m is required and a rear yard setback from Block E (to Coles Avenue) of 2.88 m whereas 3.0 m is required. The Decision of the Committee of Adjustment was final and binding on July 29, 2020. The Condominium Plan is permitted on the Subject Lands and complies with the requirements of Zoning By-law 1-88, as amended.

***The Draft Plan of Condominium is Consistent with Council approved Site Development File DA.14.046, as amended***

The Draft Plan of Condominium Application is consistent with the approved site plan as shown Attachment 3; however, during the review of the Application, discrepancies between the as-built conditions and the approved drawings for Site Development File DA.14.046 were identified, including:

- the zoning deficiencies as previously identified
- a reduction in units from 170 to 169 units
- a reduction in parking spaces from 229 to 227
- a reduction in Gross Floor Area ('GFA') from 16,212 m<sup>2</sup> to 16,108 m<sup>2</sup>
- a reduction in FSI from 1.71 to 1.70
- façade building elevations changes including materials used
- relocation of elevator and entrance doors
- relocation of the central mailbox
- an increased driveway widening at Coles Avenue from 6.5 m to 7.4 m
- pavement treatments next to the visitor parking spaces at Coles Avenue
- relocation of fencing along Highway 7 frontage

The proposed modifications to the site plan are minor in nature and have no effect on the proposed tenure for the Subject Lands. The Owner submitted Minor Variance Application A040/20 to recognize as-built conditions and to reflect the reduced building setbacks, as well as Site Development File DA.20.021 to amend the plans approved through Site Development File, DA.14.046. The Development Planning Department must approve the minor site plan amendment, prior to the execution of the Condominium Agreement. A condition to this effect is included in Attachment 1.

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.

***Special Conditions from the Site Plan Agreement are to be included in the Condominium Agreement***

The Site Plan Agreement includes conditions to be incorporated into the Condominium Agreement, Condominium Declaration and Purchases of Sale and or Lease related to warning clauses advising purchasers and/or tenants providing information in relation to waste collection, development easements and potential site plan revisions on the Subject Lands, should the lands to the west, municipally known as 5317 Highway 7, develop. Conditions to this effect are included in Attachment 1.

***The Development Engineering Department has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval***

The Development Engineering Department has no objection to the Application, subject to the Owner providing documentation to the Development Engineering Department prior to the release of the condominium plans for registration, to confirm the specific conditions of the Site Plan Agreement have been satisfied. A condition to this effect is included in Attachment 1.

***The Vaughan Financial Planning and Development Finance Department has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval***

The Vaughan Financial Planning and Development Finance Department has no objection to the Application. The Owner must pay all outstanding taxes, development charges and levies, as may be required. A condition to this effect is included in Attachment 1.

***The Environmental Services Department, Solid Waste Management Division has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval***

The Condominium Plan includes a two stream side-opening waste and recycling disposal system in accordance with the approved site plan. The Site Plan Agreement includes warning clauses for leasers and/or purchasers to indicate that waste collection and recycling is to be privately administered by the Condominium Corporation. However, since the registration of the Site Plan Agreement, improvements to the City’s waste management collection policies may allow the development to be eligible for municipal pick-up, subject to the review of an application by the Environmental Services

Department. 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 has been included in Attachment 1.

Snow removal and clearing will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment 1.

***Other Departments of the City of Vaughan have no objection to the Draft Plan of Condominium***

The Building Standards, Parks Development, Office of Infrastructure and Development - Real Estate Services and By-law & Compliance, Licensing & Permit Services Departments of the City of Vaughan were circulated the Application and provided no comments or objection.

***Canada Post has no objection to the Draft Plan of Condominium, subject to their Conditions of Approval***

The Owner is required to provide a community mailbox and satisfy all requirements of Canada Post. Conditions to this effect are included in Attachment 1.

***All utility providers have no objection to the Draft Plan of Condominium, subject to their Condition of Approval***

Bell Canada, Rogers Communications, Alectra Utilities, 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 approval of this Application, subject to the conditions outlined in Attachment 1.

**Conclusion**

Draft Plan of Condominium (Standard) File 19CDM-20V001 would create the tenure for 169 stacked townhouse units that are in the final phases of construction. The Condominium Plan is consistent with and conforms to Provincial policies, conforms to

York Region and City of Vaughan Official Plan policies, complies with Zoning By-law 1-88 and is consistent with Site Development File DA.14.046, as amended. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval as identified in Attachment 1.

**For more information,** please contact: Rebecca Roach, Planner at extension 8626.

### **Attachments**

1. Conditions of Draft Approval
2. Context and Location Map
3. Approved Site Plan (File DA.14.046)
4. Draft Plan of Condominium (Standard) Level 1
5. Draft Plan of Condominium (Standard) Level 2
6. Draft Plan of Condominium (Standard) Level 3
7. Draft Plan of Condominium (Standard) Level 4
8. Draft Plan of Condominium (Standard) Level 5 (Roof Terrace)
9. Draft Plan of Condominium - Underground Parking Level A

### **Prepared by**

Rebecca Roach, Planner, Development Planning, extension 8628  
Clement Messere, Senior Planner, Development Planning, extension 8409  
Carmela Marrelli, Senior Manager, Development Planning, extension 8791  
Mauro Peverini, Director, Development Planning, extension 8407

### **Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager  
Infrastructure Development

### **Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD)**

**FILE 19CDM-20V001 ('PLAN')**

**1051727 ONTARIO LIMITED ('OWNER')**

**PART OF LOT 5, CONCESSION 8 AND LOTS 3 AND 4 ON REGISTERED  
PLAN 4066 AND PART OF LOTS 3, 4, 5, 6, 7, 8, AND 9 REGISTERED PLAN  
3762 CITY OF VAUGHAN ('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-20V001, ARE AS FOLLOWS:**

**City of Vaughan**

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR Surveyors Ltd., drawing File No. 08-209DC01, dated December 19, 2019.
2. 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.
3. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
4. Prior to the registration of the Draft Plan of Condominium, the Owner shall provide documentation to demonstrate how Site Plan Agreement Conditions Nos. 17, 18, 19, 20, 22, 29, 34, 35 and 37 associated with Site Development File DA.14.046, have been satisfied to the satisfaction of the Development Engineering Department.
5. Prior to the execution of the Condominium Agreement, the Owner shall:
  - a) submit a preregistered Plan of Condominium to the satisfaction of the Development Planning Department.
  - b) Obtain approval from the Development Planning Department for Site Development File DA.20.021 to amend Site Development File DA.14.046 and enter into an amending Site Plan Agreement, as required.

6. The following provisions shall be included in the Condominium Agreement:
  - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - b) 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 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.
  - c) snow removal and clearing shall be the responsibility of the Condominium Corporation
7. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following as identified by the Site Plan Agreement for Site Development File DA.14.046:
  - a) Warning Clauses:
    - i. “If the development is determined ineligible for municipal waste pick-up by the Vaughan Environmental Services Department, Solid Waste Management Division, purchasers and/or tenants are advised that the development will not be served by municipal garbage pick-up/recycling and that such services will be privately administered by the Condominium Corporation.”
    - ii. “Purchasers and/or tenants are advised that the private road between Blocks A and C, containing the garbage pick-up facilities and ending in a dead end, may be extended upon the redevelopment of the lands to the west, known municipally as 5317 Highway 7, Vaughan, without further notice.”
    - iii. “Purchasers and/or tenants are advised that the private road and vehicular access to Highway 7 between Blocks A and B may be closed upon the development of the lands to the west and upon the

implementation of a vehicular and pedestrian connection to the lands to the west, known municipally as 5317 Highway 7, Vaughan.”

- iv. “Purchasers and/or tenants are advised that the garbage pick-up facilities between Blocks A and C may be relocated upon the redevelopment of the lands to the west, known municipally as 5317 Highway 7, Vaughan.”
- v. “Purchasers and/or tenants are advised a future Site Plan application may be required for these lands when the lands known municipally as 5317 Highway 7, are developed, and a further requirement for a Letter of Credit may be required.”
- b) “The Owner and/or Condominium Corporation shall agree to grant an access easement, if required, over the proposed private driveway in favour of the property to the west (municipally known as 5317 Highway 7, Vaughan) for the purpose of providing pedestrian and vehicular access from the property to the west over the Subject Lands and to the public road network, in the event that the property to the west redevelops, to the satisfaction of the Vaughan Development Planning Department in conjunction with the Vaughan Development Engineering and York Region; and the Condominium Corporation and the land owner to the west (5317 Highway 7, Vaughan) shall enter into an agreement on terms satisfactory to each of them acting reasonably with respect to the costs of construction and maintenance of the road interconnection, and shall include, if required, any work to remediate the boulevard of Highway 7 if the access to Highway 7 is to be closed.”
- c) “The Owner/Condominium Corporation shall acknowledge and agree that if and when the lands to the west (municipally known as 5317 Highway 7, Vaughan) develop, that the works related to the proposed road interconnection of the Subject Lands and the adjacent property to the west may require a site plan revision for the Subject Lands, which may include, but is not limited to:
  - i. Removal of the trees, landscape areas, and the temporary solid waste management facilities on the western portion of the proposed private road;

- ii. Design and construction of the private road connection between the two properties;
  - iii. Construction of a new solid waste facilities with associated landscape features, north of the site at the existing access on Highway 7;
  - iv. Closure of the existing access on Highway 7; and
  - v. The requirement to provide the City with a Letter of Credit as security to ensure the closure of the existing access onto Highway 7, if required.”
- d) “The Owner/Condominium Corporation agrees that the underground storage tank will be located on private property and maintained by the Owner/Condominium Corporation.”
8. Prior to final approval of the Draft Plan of Condominium, the Owner shall:
- a) Submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department
  - b) Confirm that they have paid all outstanding taxes, development charges and levies, as may be required to the satisfaction of the Vaughan Financial Planning and Development Finance Department

#### Canada Post

- 9. The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- 10. The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancement (tree planting) and bus pads.
- 11. The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings.
- 12. The Owner will agree to prepare and maintain an area to Canada Post’s specifications to serve as a temporary Community Mailbox location. This

location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

13. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

#### Region of York

14. Prior to final approval, the Owner shall:
  - a) Provide confirmation to the Region of York that all of the conditions of the Site Plan Agreement dated November 7, 2017 for the subject property under file number SP-V-023-12, have been satisfied;
  - b) Provide confirmation to the Region of York that the conditions required in Condition 19 of the Site Plan Agreement have been included in the Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale or Leases;
  - c) Provide confirmation to the Region of York that the warning clauses required in Condition 22 of the Site Plan Agreement have been included in all offers of Purchase and Sale or Leases for all dwelling units;
  - d) Confirm that all of the works within the Highway 7 right-of-way have been completed to the satisfaction of the Region of York or that the Region of York holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works;
  - e) Provide confirmation to the Region of York that all Transfers of Obligation have been completed where Regional Agreements require the responsibility to change from the Owner to the Condominium Corporation.
15. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following clause:

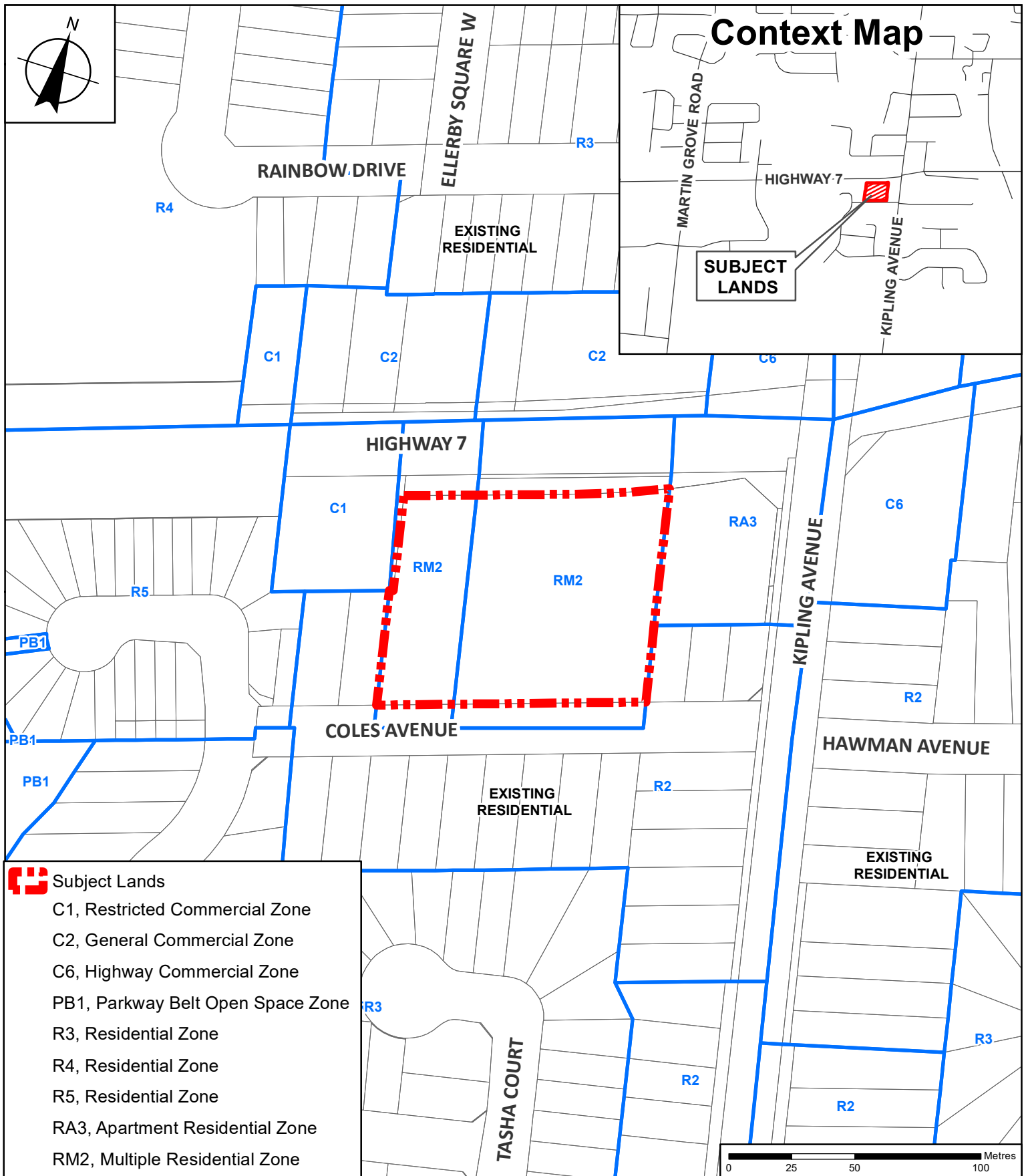
“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”

#### Utilities

16. Prior to final approval, the Owner acknowledges and agrees to satisfy the requirements of the various utility companies including Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada, Hydro One and Rogers Communications. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of any such facilities or easement(s) at their own cost.

#### Clearances

17. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
18. Canada Post shall advise the Development Planning Department in writing when Conditions 9 to 13 have been satisfied.
19. The Region of York shall advise the Development Planning Department in writing when Condition 14 and 15 have been satisfied.
20. The Utility Corporations shall advise the Development Planning Department in writing when Condition 16 has been satisfied.



## Context and Location Map

**LOCATION:** Part of Lot 5, Concession 8

**APPLICANT:**  
1051727 Ontario Limited



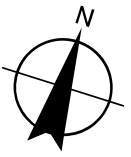
## Attachment

FILE: 19CDM-20V001

RELATED FILES: OP.12.003,  
Z.12.008, DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

2



HIGHWAY 7

BIKE  
RACKS

WOOD  
PRIVACY  
FENCE

DUAL STREAM  
WASTE & RECYCLING  
RECEPTACLE

PEDESTRIAN  
CROSSWALK

LOADING  
PAD

RAMP TO UNDER-  
GROUND PARKING

GARBAGE  
CHUTE  
AT GRADE

BIKE  
RACKS

BIKE  
RACKS

VISITOR  
PARKING  
(3 SPACES)

BIKE  
RACKS

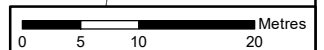
BIKE  
RACKS

BIKE  
RACKS

COLES AVENUE



Subject



## Approved Site Plan (File DA.14.046)

LOCATION: Part of Lot 5, Concession 8

APPLICANT:  
1051727 Ontario Limited

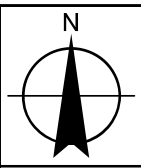


FILE: 19CDM-20V001

RELATED FILES: OP.12.003,  
Z.12.008, DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

3



THE KING'S HIGHWAY No. 7



COLES AVENUE

# Draft Plan of Condominium (Standard) Level 1

LOCATION:  
Part of Lot 5, Concession 8

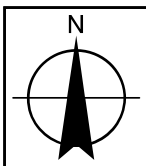
APPLICANT:  
1051727 Ontario Limited



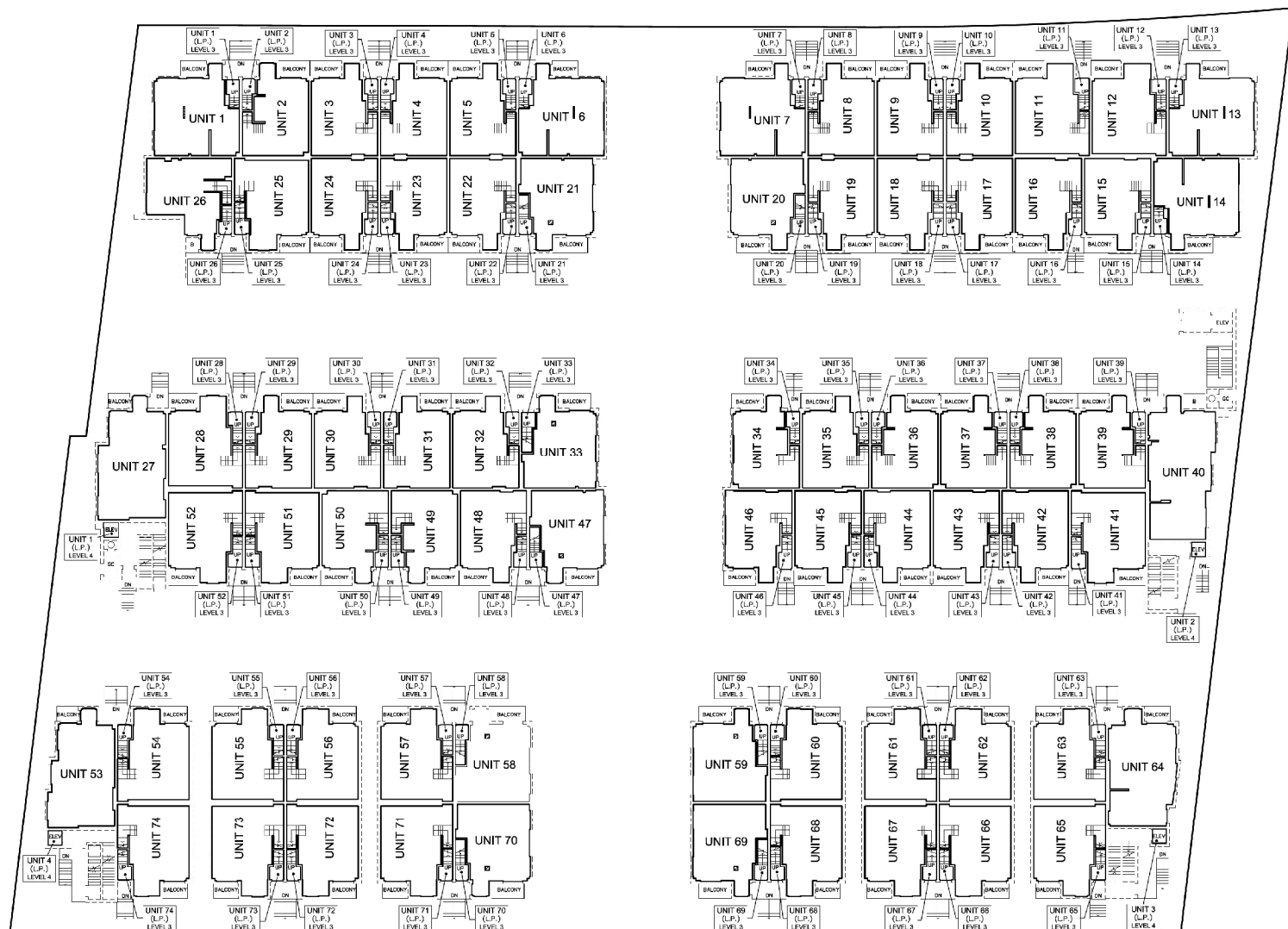
# Attachment

FILE: 19CDM-20V001  
RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A040/20  
DATE: September 15, 2020

# 4



THE KING'S HIGHWAY No. 7



COLES AVENUE

# Draft Plan of Condominium (Standard) Level 2

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1051727 Ontario Limited



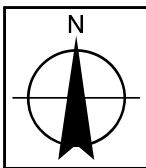
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FILE: 19CDM-20V001

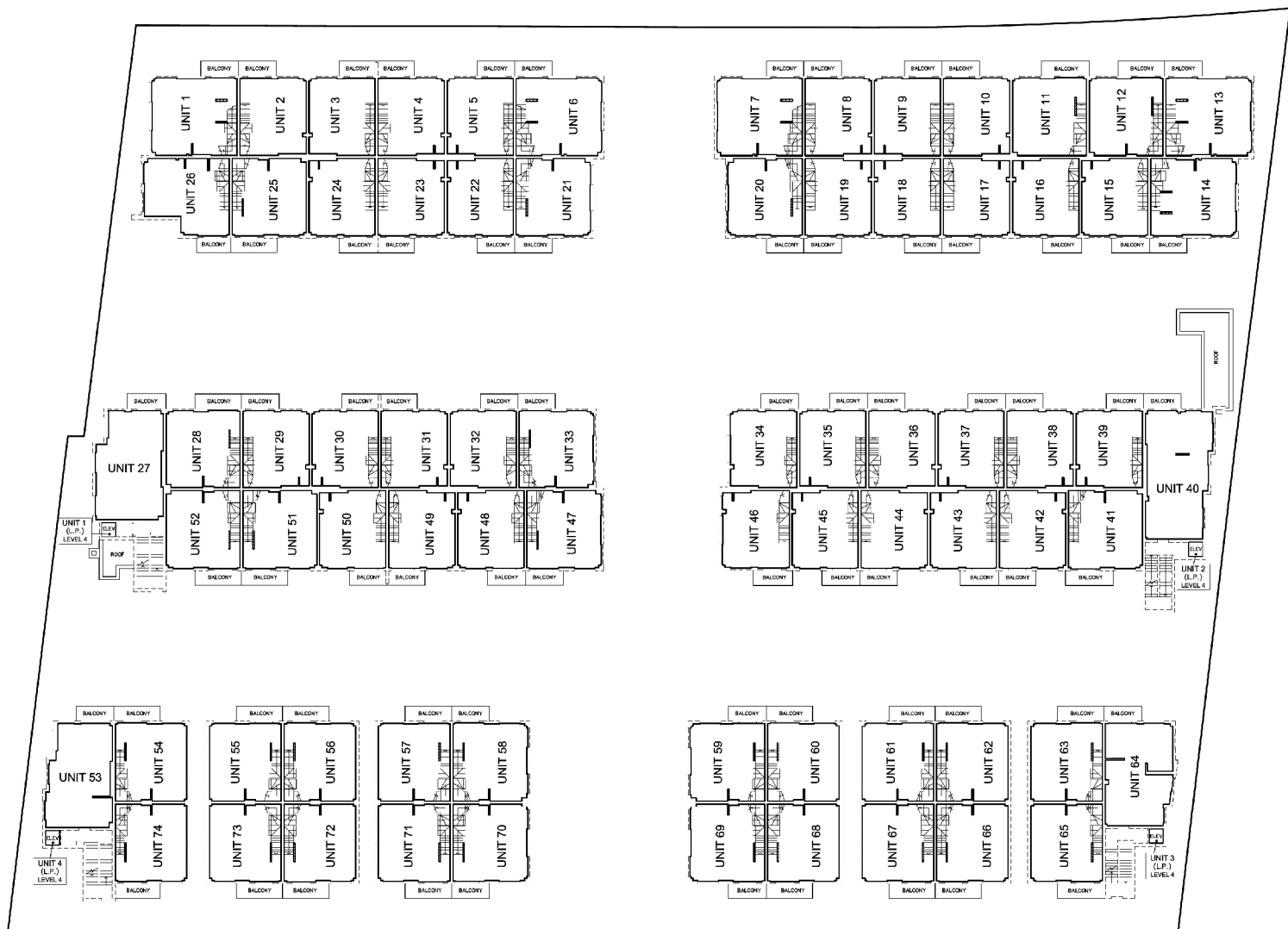
RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A040/20

**DATE:** September 15, 2020

# 5



THE KING'S HIGHWAY No. 7



COLES AVENUE

# Draft Plan of Condominium (Standard) Level 3

LOCATION:  
Part of Lot 5, Concession 8

APPLICANT:  
1051727 Ontario Limited



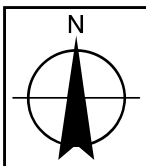
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FILE: 19CDM-20V001

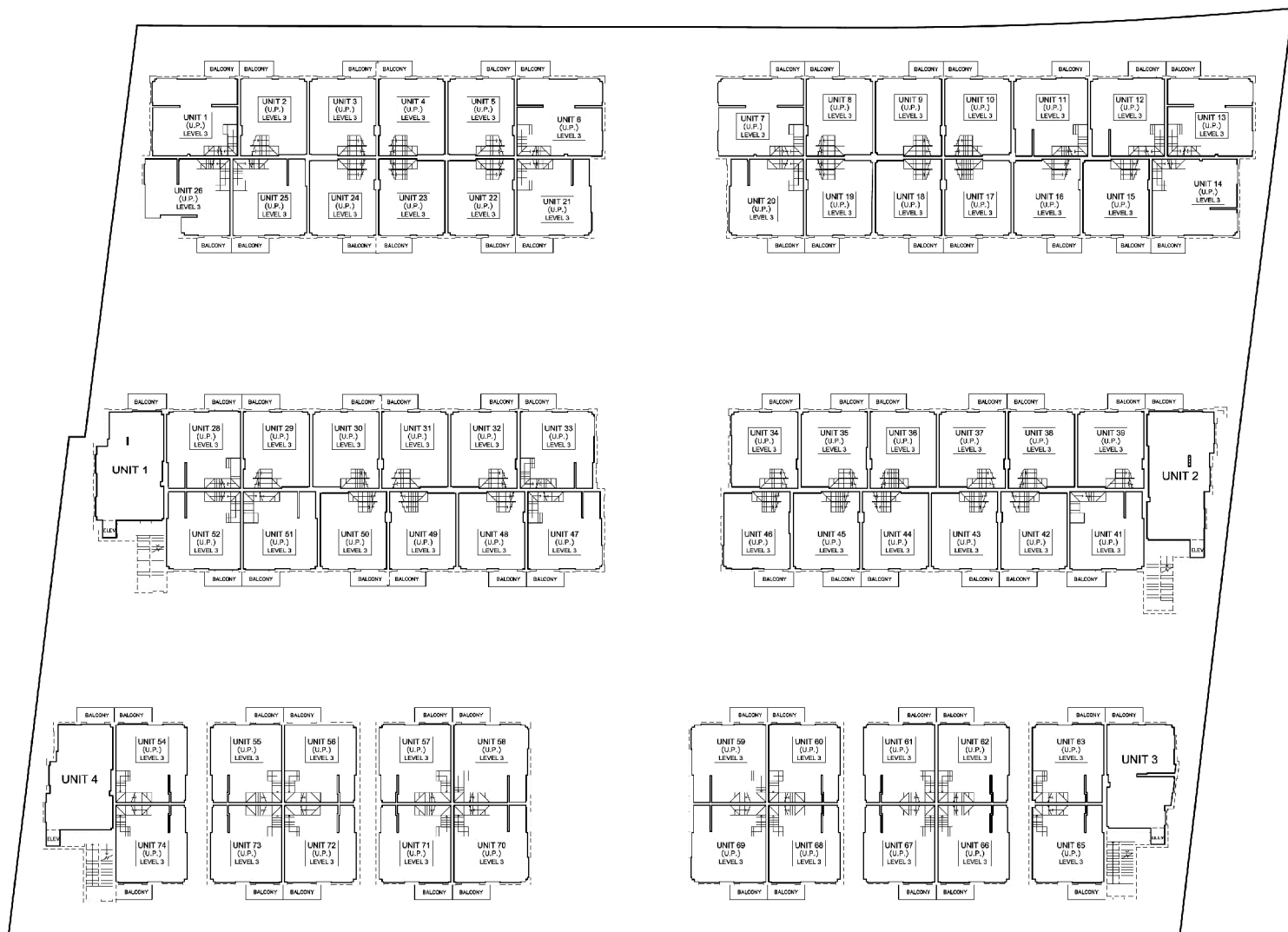
RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A.040/20

DATE: September 15, 2020

# 6



THE KING'S HIGHWAY No. 7



COLES AVENUE

# Draft Plan of Condominium (Standard) Level 4

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1051727 Ontario Limited



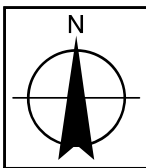
## Attachment

FILE: 19CDM-20V001

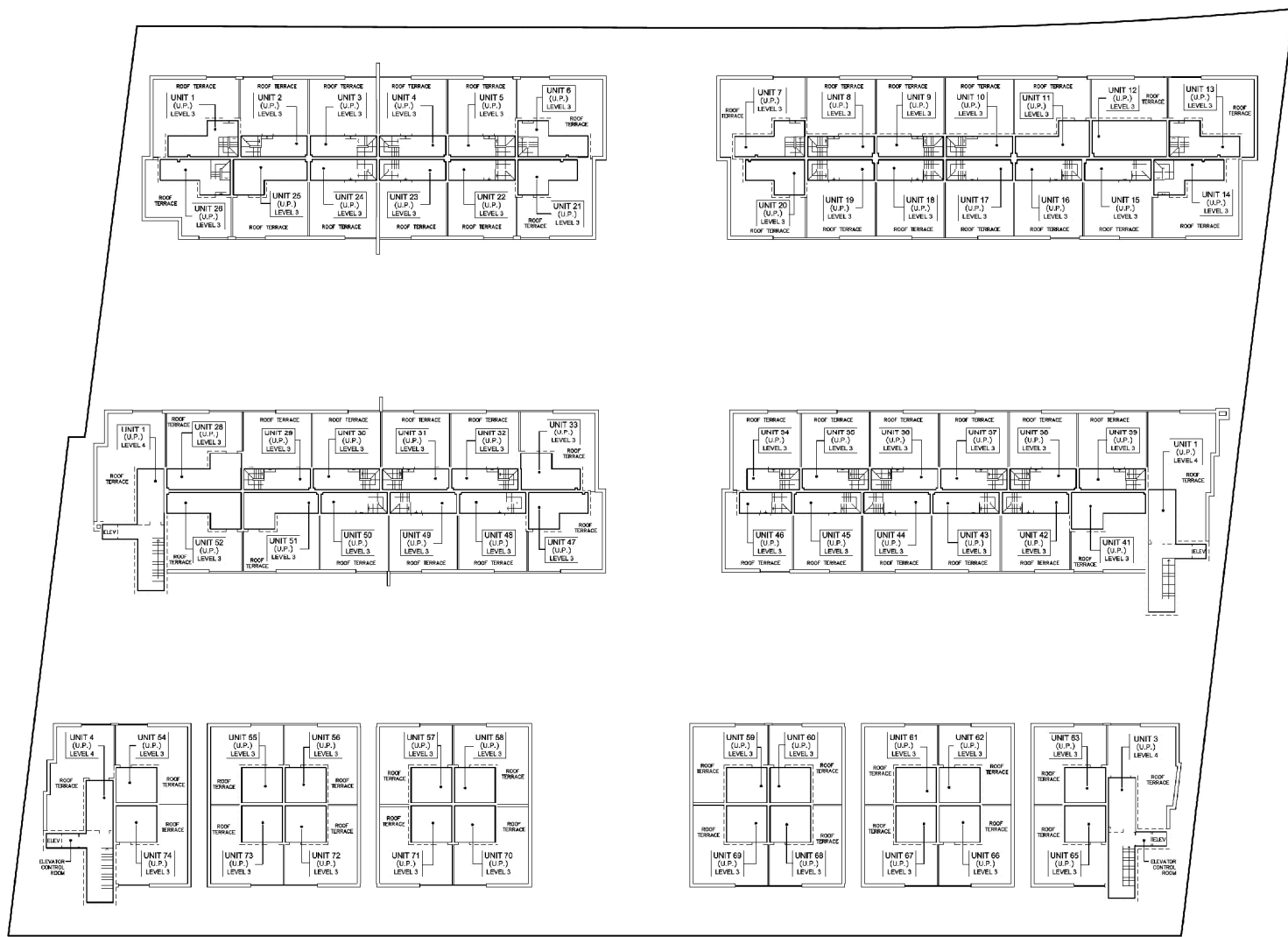
RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A040/20

**DATE:** September 15, 2020

# 7



THE KING'S HIGHWAY No. 7



COLES AVENUE

# Draft Plan of Condominium (Standard) Level 5 (Roof Terrace)

**LOCATION:**  
Part of Lot 5, Concession 8

**APPLICANT:**  
1051727 Ontario Limited



**Attachment**

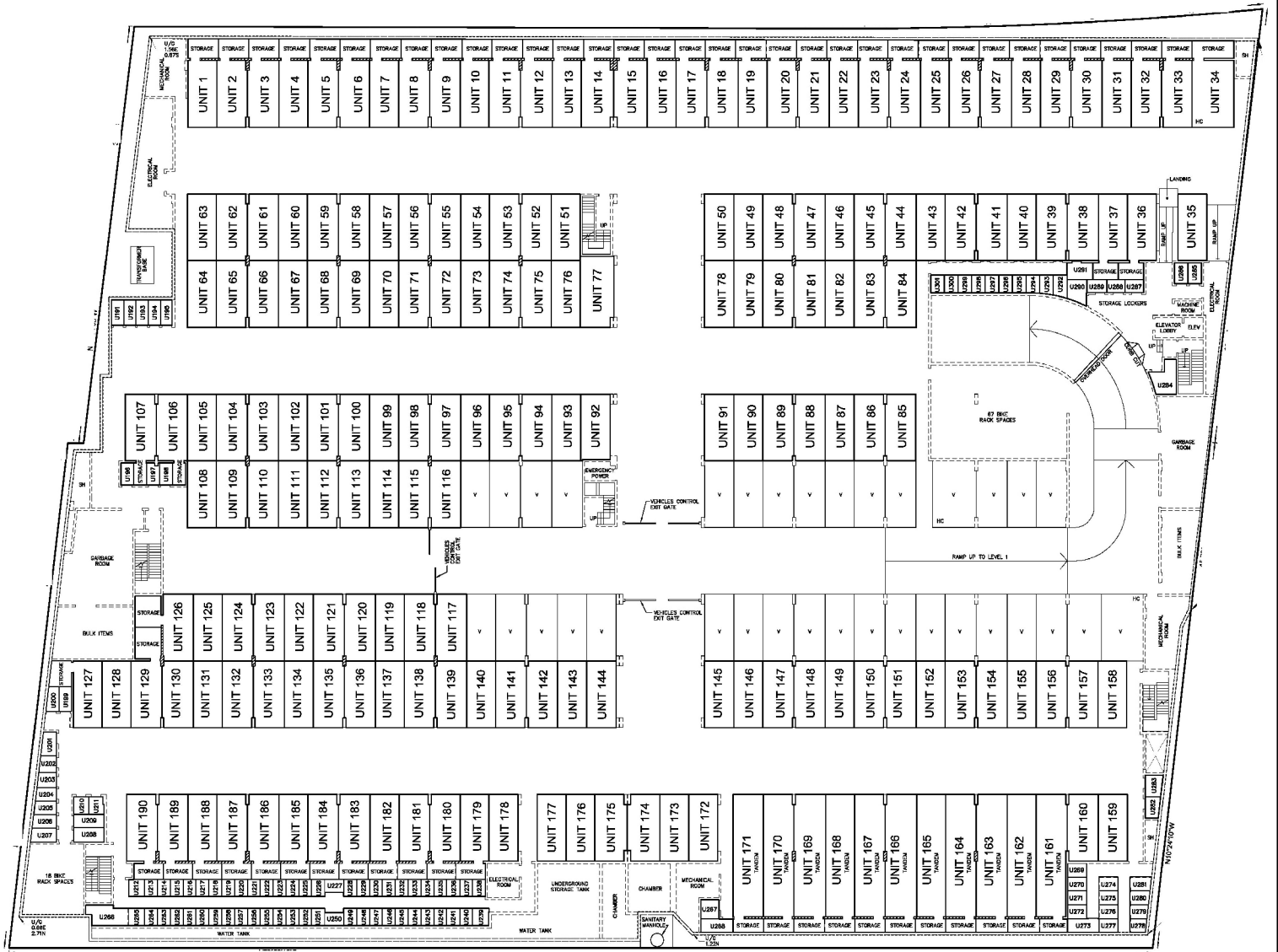
FILE: 19CDM-20V001

RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A040/20

**DATE:** September 15, 2020

**8**

HIGHWAY 7



COLES AVENUE

# Draft Plan of Condominium - Underground Parking Level A

LOCATION: Part of Lot 5, Concession 8

APPLICANT:  
1051727 Ontario Limited



FILE: 19CDM-20V001  
RELATED FILES: OP.12.003, Z.12.008,  
DA.14.046, DA.20.021, A040/20  
DATE: September 15, 2020

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