

## **COMMITTEE OF THE WHOLE OCTOBER 1, 2001**

### **DRAFT PLAN OF CONDOMINIUM - PHASE 2 (EAST TOWER) EIFFEL TOWERS TWO LIMITED FILE: 19CDM-01V01**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-01V01 (Eiffel Towers Two Limited), prepared by R. Avis Surveying Inc., and dated January 2, 2001, BE DRAFT APPROVED, subject to the conditions contained within Attachment 1.

#### **Purpose**

On January 11, 2001, the Owner submitted an application for Draft Plan of Condominium for an 11-storey apartment building (Phase 2-east tower), consisting of 138 residential units with 141 underground parking spaces and 38 visitor spaces (29 underground and 9 at grade) on a 0.5ha site.

#### **Background - Analysis and Options**

##### **Land Use Status**

The subject lands are located on the northeast corner of Steeles Avenue West and Emerald Lane, being Part of Lots 7 and 8, Registered Plan 1607, and known municipally as 5 Emerald Lane, in Part of Lot 26, Concession 1, City of Vaughan. The site is immediately east of the Phase 1 west tower apartment, which was registered as York Region Condominium Corporation No. 924 on November 8, 1999.

The subject lands are designated "High Density Residential" by OPA #247, which permits apartment dwellings. The lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(853), which permits apartment dwellings. The draft plan of condominium conforms to both the Official Plan and the Zoning By-law.

The draft plan of condominium is in accordance with the approved site plan (File DA.97.053), which was registered on February 18, 1999.

##### **Site Description**

The 0.5ha rectangular-shaped property has 63.7m frontage on Steeles Avenue West and a depth of 73.7m. The building is L-shaped as a mirror image of the Phase I building, with the buildings connected by a common entrance, covered walkway and formal garden.

Vehicle access is via a 6m private driveway from Emerald Lane, secured by a gatehouse, which crosses the north side of the Phase 1 development to a centralized drop-off and pick-up roundabout. There are 9 visitor parking spaces located at-grade, including 1 space for the physically challenged. The underground parking garage is accessed from the common driveway and provides 141 residential and 29 visitor parking spaces.

A walkway access from Steeles Avenue West leads directly to the courtyard and a covered walkway between the east and west towers. A second walkway access from Emerald Lane, adjacent to the internal driveway, leads to the lobby entrances of both the east and west towers, and continues to the pool and pavilion at the northeast corner of the site. Decorative iron fencing and concrete pillars define the perimeter of the site along Steeles Avenue West and Emerald Lane.

### **Conclusion**

Staff have reviewed the proposed application in accordance with the policies of the Official Plan, the requirements of the Zoning By-law and the approved site plan, and can support draft plan approval subject to conditions. The application has been circulated to City Departments and the Region of York, and no objections have been received.

Should the Committee concur, Draft Plan of Condominium 19CDM-01V01 can be draft approved with the adoption of the recommendation contained in this report.

### **Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-01V01

### **Report prepared by:**

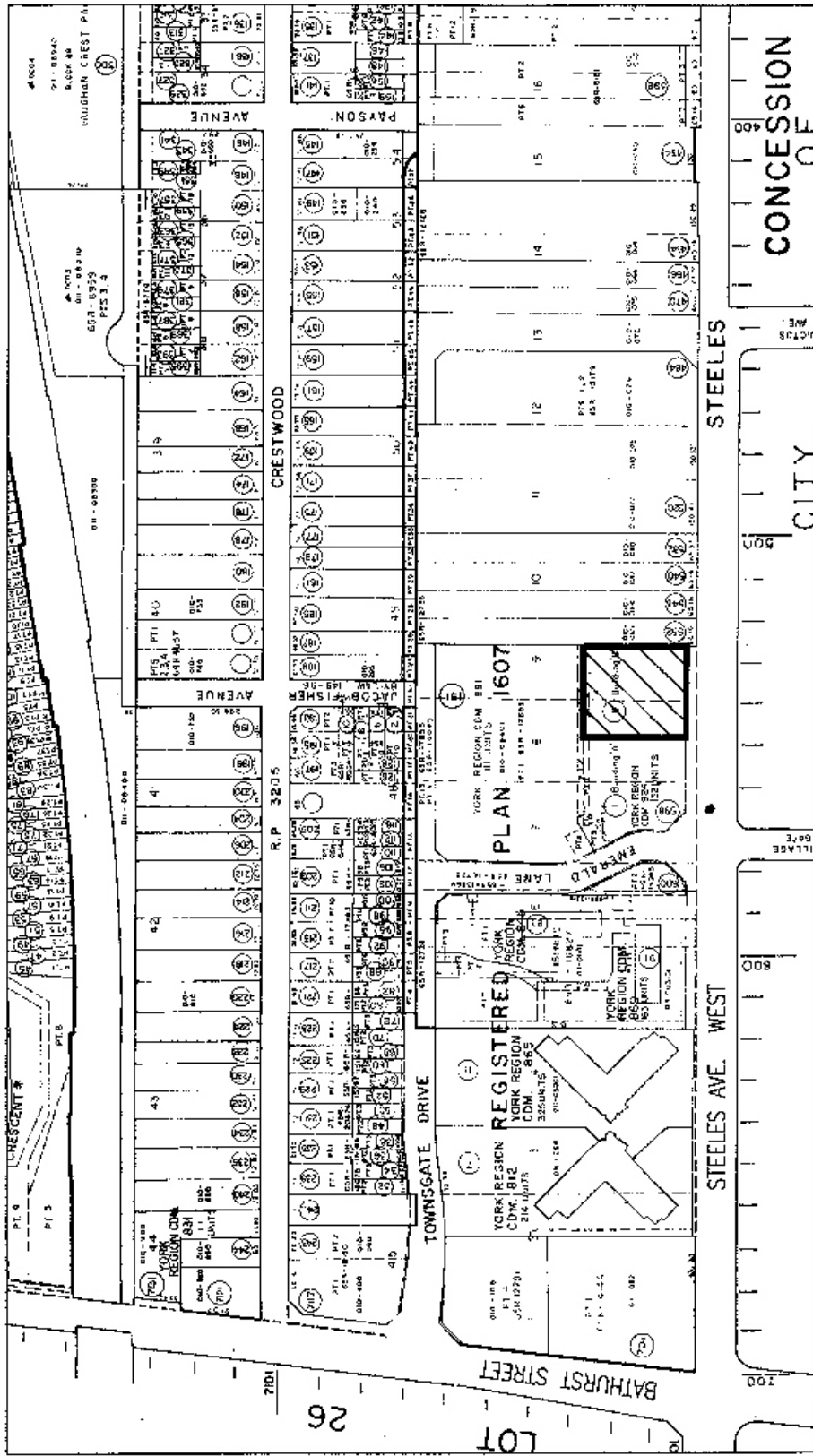
Jason Sheldon, Planner 1, ext. 8320  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

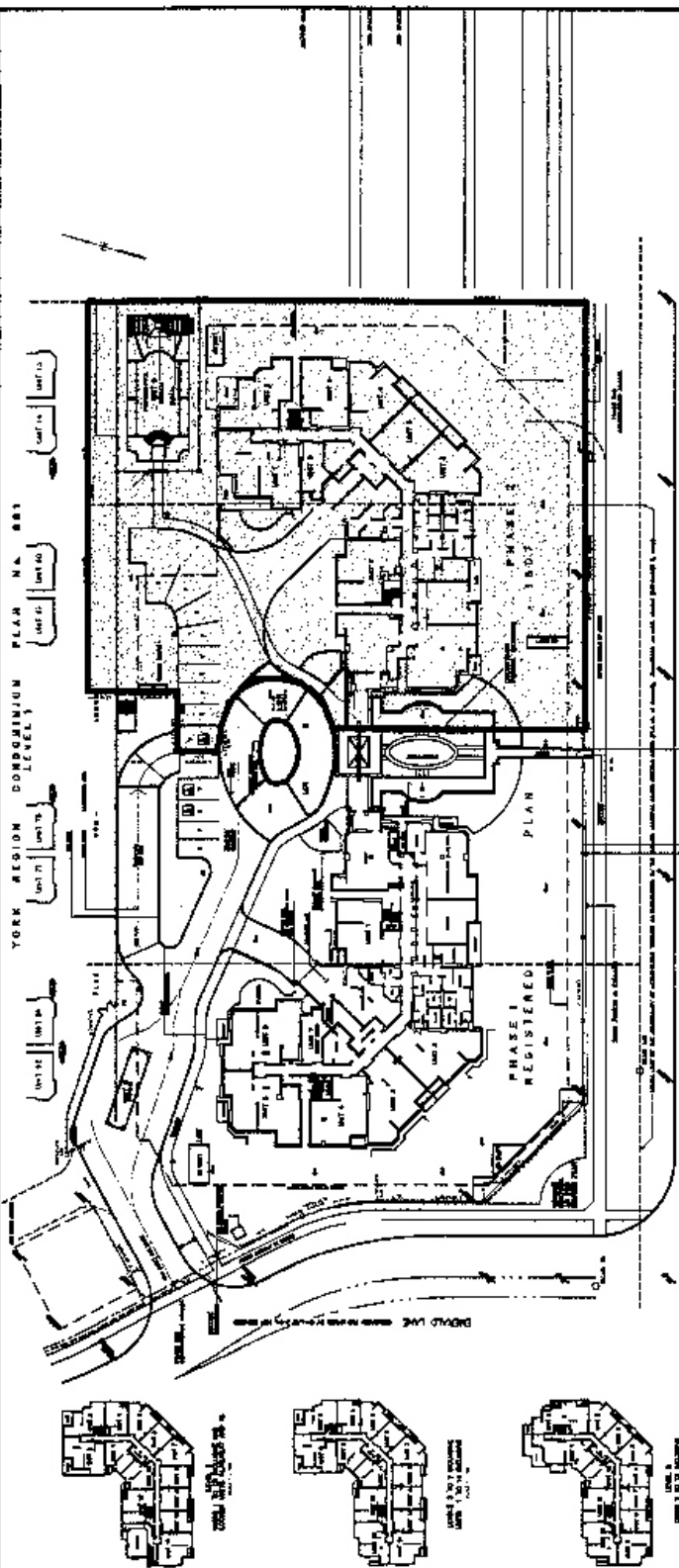
JOANNE R. ARBOUR  
Director of Community Planning

/LG



<b>ATTACHMENT '2'</b> <b>LOCATION MAP</b>		FILE #: 19CDM-01V01	REPORT #: LOCKHORN PART LOT 26, CONC. 1	SUBJECT LANDS PHASE 2	APPLICANT: CITY OF VAUGHAN PLANNING DEPARTMENT	DATE: 06/27/2001 SCALE: NOT TO SCALE
		APPLICANT: EIFFEL TOWERS TWO LIMITED				





SITE STATISTICS		BUILDING 'A' PHASE I		BUILDING 'B' PHASE 2		TOTAL	
BLDG HEIGHT / BLDG X 2 BLDGS	11 STORIES	126 UNITS	126 UNITS	150 UNITS	254 UNITS	276 UNITS	530 UNITS
TOTAL NUMBER OF UNITS	254 UNITS	126 UNITS	126 UNITS	150 UNITS	300 UNITS	300 UNITS	600 UNITS
TOTAL BUILDING AREA (GFA)	8450 SQ.M.	4225 SQ.M.	4225 SQ.M.	5130 SQ.M.	8355 SQ.M.	8355 SQ.M.	16710 SQ.M.
PAVED AREA	1700 SQ.M.	850 SQ.M.	850 SQ.M.	1000 SQ.M.	1700 SQ.M.	1700 SQ.M.	3400 SQ.M.
ELITE BUILDING	81 UNITS	40 UNITS	41 UNITS	126 UNITS	247 UNITS	247 UNITS	494 UNITS
ONE BEDROOM & ONE BATHROOM	40 UNITS	41 UNITS	126 UNITS	207 UNITS	207 UNITS	207 UNITS	414 UNITS
TWO BEDROOMS	41 UNITS	126 UNITS	126 UNITS	293 UNITS	293 UNITS	293 UNITS	586 UNITS
TOTAL NUMBER OF UNITS	126 UNITS	126 UNITS	126 UNITS	252 UNITS	252 UNITS	252 UNITS	504 UNITS
RESIDENTS PROVIDED (UNDERGROUND)	151 SPACES	75 SPACES	76 SPACES	151 SPACES	151 SPACES	151 SPACES	302 SPACES
VEHICLES PROVIDED (UNDERGROUND)	20 SPACES	10 SPACES	10 SPACES	20 SPACES	20 SPACES	20 SPACES	40 SPACES
VEHICLES PROVIDED (AT GRADE)	4 SPACES	2 SPACES	2 SPACES	4 SPACES	4 SPACES	4 SPACES	8 SPACES
TOTAL NUMBER OF PARKING PROVIDED	24 SPACES	12 SPACES	12 SPACES	24 SPACES	24 SPACES	24 SPACES	48 SPACES
SITE AREA	6807 SQ.M.	3403 SQ.M.	3404 SQ.M.	4207 SQ.M.	4207 SQ.M.	4207 SQ.M.	8414 SQ.M.
COVERAGE	11.90 %	5.95 %	5.96 %	14.85 %	14.85 %	14.85 %	29.70 %

AMENITY SPACES REQUIRED		TOTAL	
ONE BEDROOM & ONE BATHROOM (CONSUM./UNIT)	1850 SQ.M.	1850 SQ.M.	3700 SQ.M.
TWO BEDROOMS (CONSUM./UNIT)	2478 SQ.M.	2478 SQ.M.	4956 SQ.M.
TOTAL AMENITY SPACE REQUIRED	4328 SQ.M.	4328 SQ.M.	8684 SQ.M.
BALCONY AND TERRACE AREA	604.00 SQ.M.	604.00 SQ.M.	1208.00 SQ.M.
BALCONY AREA PROVIDED	63.51 SQ.M.	63.51 SQ.M.	127.02 SQ.M.
TERRACE AT 6TH FLOOR	33.20 SQ.M.	33.20 SQ.M.	66.40 SQ.M.
TERRACE AT 11TH FLOOR	304.47 SQ.M.	304.47 SQ.M.	608.94 SQ.M.
AMENITY SPACES AT GROUND FLOOR	1094.00 SQ.M.	1094.00 SQ.M.	2188.00 SQ.M.
AMENITY SPACE PROVIDED	1094.00 SQ.M.	1094.00 SQ.M.	2188.00 SQ.M.
UNDEVELOPED OPEN SPACE (OUTDOOR AMENITY SPACE)	2343.58 SQ.M.	2343.58 SQ.M.	4687.16 SQ.M.
TOTAL AMENITY SPACE PROVIDED	3431.58 SQ.M.	3431.58 SQ.M.	6863.16 SQ.M.
LOCKER UNITS	113 UNITS	113 UNITS	226 UNITS

**ATTACHMENT '3'**

**DRAFT PLAN**

**OF CONDOMINIUM**

**FILE #:** 19CDM-011011

**REPORT #:**

**LOCATION:** PART LOT 26, CONC. 1

**SUBJECT LANDS**

Phase II

**CITY OF VAUGHAN**

**PLANNING DEPARTMENT**

**DATE:** 01/01/17

**SCALE:** NOT TO SCALE

**APPLICANT:** EIFFEL TOWERS TWO LIMITED