

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

**8 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V010
200-400 VICEROY INC.
WARD 5 - VICINITY OF DUFFERIN STREET AND STEELES AVENUE WEST**

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V010 (200-400 Viceroy Inc.) BE APPROVED, to facilitate the conversion of the three existing 1-storey, multi-unit employment buildings as shown on Attachment #4, from rental to condominium ownership, subject to the conditions set out in Attachment #1.

The subject lands are currently developed with three 1-storey, multi-unit employment buildings with paved parking areas, driveways and landscaping. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only through the conversion of the existing buildings from rental to condominium ownership. Therefore, there is no contribution to sustainability through this application.

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

N/A

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-16V010 on the subject lands shown on Attachments #2 and #3, to facilitate the conversion of the three existing multi-unit employment buildings from rental to condominium ownership. There are no modifications being proposed to the current site or buildings as part of this application. The proposed condominium plan is comprised of 48 industrial units and the existing 245 parking spaces, as shown on Attachment #4.

The subject lands shown on Attachments #2 and #3 are located on the north side of Viceroy Road, and are known municipally as 200, 220 and 240 Viceroy Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 8, CW Report No. 6 – Page 2

Official Plan and Zoning

The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of industrial uses including, but not limited to: manufacturing, warehousing, processing, transportation, distribution, which may or may not include outdoor storage, office and/or retail uses accessory to and directly associated with these uses. The existing employment uses contained on the site conform to VOP 2010.

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88, which permits a range of industrial uses, accessory office and retail uses, and a variety of general service uses. The construction of the three existing buildings pre-dated the enactment of Zoning By-law 1-88, therefore the existing 245 parking spaces do not comply with the By-law 1-88 parking ratio of 2 spaces per 100 m² gross floor area (GFA), which would require 284 parking spaces for the site.

The three existing multi-unit employment buildings and 245 parking spaces were approved in 1986 through an Industrial Site Development Agreement facilitated by the Vaughan Building Standards Department. No new construction or alteration to the existing buildings is being proposed and no Official Plan or Zoning By-law changes have been requested. The application has been filed for the purpose of converting the existing multi-unit employment buildings from rental to condominium ownership. The existing number of parking spaces are deemed legal, but not conforming to Zoning By-law 1-88. Therefore, the existing development complies with Zoning By-law 1-88.

Agency Comments

The application was circulated to agencies and departments and generated no objections or concerns relating to the proposed ownership conversion with the exception of comments from the Vaughan Financial Planning and Finance Department regarding the payment of financial requirements, subject to the conditions set out in Attachment #1.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-16V010, in consideration of the policies of the Official Plan, Zoning By-law 1-88, the originally approved site development plan, comments from City Departments, and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed condominium tenure of the subject lands is appropriate, conforms to the Official Plan and complies with the Zoning By-law, and therefore, has no objections to the approval of the Draft Plan of Condominium (Standard) File 19CDM-16V010, subject to the conditions set out in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 8, CW Report No. 6 – Page 3

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-16V010

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)