

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2016

Item 13, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2016.

**13 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V009
611428 ONTARIO LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated May 3, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-15V009 (611428 Ontario Limited), as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.13.086 (Attachment #5), which was approved by Vaughan Council on May 27, 2014. The contribution to sustainability was identified at that time. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-15V009 (611428 Ontario Limited) for the subject lands shown on Attachments #2 and #3, to facilitate the proposed condominium tenure for a 9 unit 3,252.70 m² industrial building containing 7 single-storey units, 1 unit with a mezzanine, and 1 unit with a mezzanine and second floor. An additional unit for a pylon sign is also being proposed. A total of 81 parking spaces and 8 loading spaces, as shown on Attachments #4 and #5, are being provided to serve the site.

Background - Analysis and Options

Location

The subject lands, shown on Attachments #2 and #3, are located west of Regional Road 27, south of Langstaff Road, known municipally as 133 Milani Boulevard, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits industrial uses, including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses, located within wholly enclosed buildings and which do not require outside storage on the subject lands. The Draft Plan of Condominium (Standard) proposal conforms to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1253), which permits employment uses on the subject lands. The condominium proposal complies with the EM1 Zone requirements of Zoning By-law 1-88.

Site Development

Site Development File DA.13.086 was approved by Vaughan Council on May 27, 2014 to permit a development comprised of a 3,872.50 m² multi-unit industrial building containing 7 single-storey units, 1 unit with a mezzanine, and 1 unit with a mezzanine and a second floor. A minor modification to the site plan was approved by the Development Planning Department (delegated) on April 23, 2015, to reduce the building's depth and GFA from 3,872.50 m² to 3,252.70 m², as shown on Attachment #5. The development is served by 81 parking spaces, which are located to the front of the building and accessed via the two driveways on Milani Boulevard. The condominium proposal also includes a unit for a pylon sign (Unit #10) as shown on Attachment #4.

As a condition of final approval, the Owner shall submit an ‘as-built’ survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the Draft Plan of Condominium.

Garbage/ Recycling Collection and Snow Removal

Garbage and recycling collection and snow removal on the property will be privately administered and the responsibility of the Condominium Corporation.

Canada Post Corporation

Canada Post has no objections to the proposed Draft Plan of Condominium. As the development consists of more than two adjoining units, the Owner is to supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

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

This report is consistent with the priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to cultivate an environmentally sustainable city

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the approval of Draft Plan of Condominium File 19CDM-15V009.

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Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the Site Plan approved by Vaughan Council, as amended by Development Planning staff. The Vaughan Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard) subject to the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Standard) File 19CDM-15V009
5. Approved Site Plan File DA.13.086

Report prepared by:

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(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.)