

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 2, Report No. 26, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 24, 2014.

**2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-13V014
CRYSTAL CORPORATE CENTRE INC.
WARD 4 - VICINITY OF JANE STREET AND GENSAL GATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 3, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V014 (Crystal Corporate Centre Inc.) BE APPROVED, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

This proposal 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-13V014 as shown on Attachment #4, to facilitate a change in tenure to a condominium for the approved phase two development comprised of a 3-storey office building with 31 units and 84 parking spaces.

Background - Analysis

Location

The subject lands shown on Attachments #2 and #3 are located at the southwest corner of Jane Street and Gensal Gate, municipally known as 8760 Jane Street, City of Vaughan. The existing 3-storey office building has been constructed in accordance with the approved site plan shown on Attachment #5.

Site History

The subject lands form part of a larger property that includes 8740 and 8750 Jane Street and was developed in accordance with approved Site Development File DA.07.070, as amended by Site Development File DA.11.066. The owner has proposed to register two separate condominium

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plans on the subject lands. The first condominium plan (File 19CDM-11V005) was approved by Vaughan Council for 8740 and 8750 Jane Street as shown on Attachment #5. Draft Plan of Condominium File 19CDM-13V014 (Attachment #4) creates a second condominium plan over the subject lands (8760 Jane Street), as shown on Attachment #5.

Official Plan

The subject lands are designated “Prestige Employment” by City of Vaughan Official Plan 2010 (VOP 2010), which permits the office development. The draft plan of condominium conforms to the Official Plan.

Zoning:

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(717), which permits the existing 3-storey office building. Minor Variance Application A235/13 was approved by the Vaughan Committee of Adjustment on August 29, 2013, to permit reduced parking requirements on the site. Phase 1 (8740 and 8750 Jane) includes 150 parking spaces and Phase 2 (8760 Jane) includes 84 parking spaces in accordance with the approved Minor Variance Application A235/13.

The Vaughan Building Standards Department has advised that the creation of two condominium plans effectively creates two separate parcels of land resulting in the following technical deficiencies to Zoning By-law 1-88:

Table 1:

	By-law Standard	By-law 1-88, C7 Zone Exception 9(717) and EM1 Zone Requirements (Proposed Draft Plan of Condominium File 19CDM – 13V014)	Provided
a.	Rear Yard Setback to Building “A” (Jane Street)	22.0 m	8.5 m from Jane Street and 8.4 m at the site triangle
b.	Exterior Side Yard Setback to Building “A” (Gensal Gate)	9.0 m	8.5 m from Gensal Gate and 8.4 m at the site triangle
c.	Interior Side Yard Setback to the Entrance Feature for “Building A”	6.0 m	4.67 m

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	By-law Standard	By-law 1-88, C7 Zone Exception 9(717) and EM1 Zone Requirements (Existing Draft Plan of Condominium File 19CDM - 11V005)	Provided
a.	Interior Side Yard Setback to “Building B” (Along the North and East Corner of the Building)	6.0 m	4.20 m
	By-law Standard	By-law 1-88, C7 Zone Exception 9(717) and EM1 Zone Requirements (Existing Draft Plan of Condominium File 19CDM - 11V005)	Provided
b.	Rear Yard Setback to Building “C” (Romina Drive)	22.0 m	16.29 m
c.	Interior Side Yard Setback to “Building C” (North)	6.0 m	1.19 m

The Planning Department can support the technical variances noted above that are required to implement the proposed (Phase 2) draft plan of condominium and recognize the existing development on the subject lands. The development of the subject lands was approved over the entirety of the site as shown on Attachment #5. The technical variances recognize existing development on the lands relative to the respective condominium plan limits. Prior to final approval of the condominium plan, the owner is required to successfully obtain approval from the Vaughan Committee of Adjustment for the above noted variances and satisfy any conditions imposed by the Committee, and the Committee's decision must be final and binding. A condition to this effect is included in Attachment #1.

In order to ensure that the two condominium corporations continue to function as one property, a condition of approval is included in Attachment #1 requiring the owner to include in the condominium declaration the requirement to provide all necessary reciprocal easements to permit access for all landowners and patrons in each condominium plan to use all parking spaces, aisles and driveways provided on the overall property.

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Site Development

The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with approved Site Development File DA.07.070 as amended by File DA.11.066 as shown on Attachment #5. All three buildings (8740, 8750 and 8760 Jane Street) have been constructed.

Garbage/Recycling Collection and Snow Removal + Utilities

Garbage and recycling pick-up and snow removal will be privately administered and the responsibility of the Condominium Corporation.

Canada Post and Bell Canada have provided conditions to be included in the Condominium Agreement, which are identified on Attachment #1 to this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

- i) Plan and Manage Growth & Economic Well - Being
The proposed development implements the City's current Official Plan.

Regional Implications

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-13V014.

Conclusion

Draft Plan of Condominium File 19CDM-13V014 conforms to the Official Plan and is consistent with the approved Site Development Applications for the existing development on the subject lands, subject to the technical variances identified in this report. The Draft Plan of Condominium will not result in new development on the subject lands. Accordingly, the Planning Department has no objections to the approval of the Draft Plan of Condominium (Standard), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-13V014
5. Approved Site Plan File DA.07.070 as amended by File DA.11.066

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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.)