

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 12, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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#### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-13V002 2317883 ONTARIO LIMITED AND 210 CREDITVIEW ROAD INC. WARD 3 - VICINITY OF WESTON ROAD AND LANGSTAFF ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 2013:

##### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-13V002 (2317883 Ontario Limited and 210 Creditview Road Inc.) as shown on Attachment #4, 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**

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-13V002 for the subject lands shown on Attachments #2 and #3, consisting of an existing single-storey industrial/employment building with a total of 2 units and 46 parking spaces as shown on Attachment #4.

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

The subject lands shown on Attachments #2 and #3 are located north of Langstaff Road and east of Weston Road (municipally known as 210 Creditview Road), City of Vaughan. The subject lands were developed in accordance with Building Permit File #12-679, which was approved and issued on May 18, 2012, by the Vaughan Building Standards Department. The subject lands are utilized for employment purposes and located internal to the subdivision, and therefore, was not subject to site plan approval. The surrounding land uses are shown on Attachment #3.

##### **Official Plan and Zoning**

The subject lands are designated "Employment Area General" by in-effect OPA #450 (Employment Area Growth and Management Plan). The subject lands are also designated "General Employment" and by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The Official Plans permit the existing employment use, and therefore, the proposal conforms to the Official Plans.

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The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88, and subject to Exception 9(1110), as shown on Attachment #3, which permits employment uses. The subject lands comply with Zoning By-law 1-88, as amended by site-specific Exception 9(1110).

#### **Site Development**

The subject lands are not subject to Site Plan Control (By-law 228-2005, as amended) and the development was implemented through the issuance of a Building Permit (File #12-679) on May 18, 2012. The Building Permit was issued for the commencement of construction of a single-storey industrial/employment building, approximately 9.14 m in height. The industrial/employment building was originally contemplated as a two-unit complex, where each unit was equally divided in total area, and without specific allocation of parking for each of the industrial/employment units.

#### **Garbage/Recycling Collection and Snow Removal**

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

#### **Canada Post**

Canada Post has no objections to the proposal, and has advised that provisions for regular mail delivery are already in-place for the subject lands. As such, Canada Post has no conditions to be included in the Condominium Agreement, and has no further requirements of the Owner at this time.

#### **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) Manage Growth and Economic Well Being  
Creating a positive environment that encourages innovation and prosperity.

The proposal facilitates the effective use of the subject lands by permitting two Owners to occupy a single industrial/employment building, which facilitates the proper intensification of a single employment lot.

#### **Regional Implications**

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-13V002.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-13V002, which conforms to the Official Plan and complies with Zoning By-law 1-88. The proposed Condominium Plan is consistent with Building Permit File #12-679, issued on May 18, 2012. Accordingly, the Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

#### **Attachments**

- 1. Conditions of Approval
- 2. Context Location Map
- 3. Location Map
- 4. Draft Plan of Condominium File 19CDM-13V002

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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.)