

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 24, 2017**

Item 3, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 24, 2017.

**3                      DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V001  
                            LIVIGNO ALPS DEVELOPMENTS CORP.  
                            WARD 4 - VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated October 3, 2017:**

**Recommendation**

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

1.        THAT the Draft Plan of Condominium (Standard) File 19CDM-17V001 (Livigno Alps Developments Corp.) BE APPROVED, as shown on Attachment #5, subject to the Conditions of Draft Approval set out in Attachment #1.

**Contribution to Sustainability**

The condominium proposal addresses the tenure of the property only, and therefore, this requirement is not applicable.

**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-17V001, as shown on Attachment #5. The Draft Plan of Condominium will establish the condominium tenure on the subject lands, as shown on Attachments #2 and #3, consisting of 34 industrial units, 209 parking spaces, service areas (garbage, sprinkler, and electrical rooms), amenity areas, and signage.

**Background - Analysis and Options**

*Synopsis:*

*The Owner proposes to establish the condominium tenure for 3 one-storey, multi-unit (34 units) employment buildings, including 209 parking spaces, service areas (garbage, sprinkler, and electrical rooms), amenity areas, bicycle racks, signage. The Development Planning Department supports the approval of the Draft Plan of Condominium (Standard) application as it conforms to the Official Plan, complies with Zoning By-law 1-88, and implements the condominium tenure for the approved development (Site Development File DA.16.036), as shown on Attachment #4.*

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##### Location

The 2.21 ha subject lands are located on the south side of Rutherford Road between Rotational Drive and Tesma Way, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

##### Official Plan and Zoning

The subject lands are designated “Prestige Employment” on Schedule 13 - Land Use, of Vaughan Official Plan 2010 (VOP 2010). The subject lands are also located within a Regional Intensification Corridor as shown on Schedule 1 - Urban Structure of VOP 2010. VOP 2010 permits a full range of employment uses within wholly enclosed buildings including industrial, manufacturing, warehousing (but not retail warehousing), processing, and distribution use on the subject lands. The proposed Draft Plan of Condominium (Standard) will establish the condominium tenure for an approved employment development that conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone and subject to site-specific Exception 9(759), as shown on Attachment #3, which permits the approved development shown on Attachment #4. The property is also subject to Minor Variance File A320/16, which was approved by the Committee of Adjustment on September 8, 2016, to permit an increase to the minimum unit size within the EM1 Prestige Employment Area Zone, and a reduced landscape strip width along Rutherford Road.

##### Site Development

On October 19, 2016, Vaughan Council approved Site Development File DA.16.036 for a proposed development, as shown on Attachment #4, consisting of the following:

Total Number of Industrial Units:	34
Total Gross Floor Area (All Buildings)	8,061.65 m <sup>2</sup>
Landscaped Amenity Area	169.15 m <sup>2</sup>
Snow Storage Area	443 m <sup>2</sup>
Total Number of Parking Spaces	209 (including 6 barrier-free parking spaces)
Bicycle Parking	10 spaces

Access to the subject lands is provided from Tesma Way and Rotational Drive, which are both private roads, subject to an easement for public access.

The proposed Draft Plan of Condominium (Standard), as shown on Attachment #5, is consistent with the approved site plan shown on Attachment #4, and complies with Zoning By-law 1-88, subject to site-specific Exception 9(759) and varied by Minor Variance File A320/16.

As a Condition of Draft Approval, which is included in Attachment #1, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final Condominium Plan.

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

Garbage and recycling (3-stream), and snow storage and removal will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

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##### **Utilities**

Bell Canada has no objection to the proposal, subject to their condition of approval included in Attachment #1.

Rogers Communication, Alectra Utilities Corporation, and Enbridge Gas have no objections to the proposal. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment #1.

##### **Canada Post**

Canada Post has no objection to the proposal, subject to their conditions of approval included in Attachment #1.

##### **Canadian National Railway (CN)**

CN has reviewed the proposal and has no objection. CN has advised that the Owner shall remain responsible for ensuring that there will be no adverse drainage impacts to CN lands, and that no new overland flow onto CN lands is permitted in the event of a 100-year storm.

##### **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**

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Standard) application, subject to their Conditions of Draft Approval identified in Attachment #1.

##### **Conclusion**

The proposed Draft Plan of Condominium (Standard) File 19CDM-17V001 has been reviewed in consideration of VOP 2010, Zoning By-law 1-88, Minor Variance File A320/16, the approved site plan, and the comments from City Departments and external public agencies. The proposed Draft Plan of Condominium (Standard) implements an approved development (Attachment #4) that conforms with VOP 2010 and complies with Zoning By-law 1-88. Accordingly, the Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

##### **Attachments**

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Site Plan: File DA.16.036
5. Proposed Draft Plan of Condominium

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**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.)