

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

**14 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V004
1639722 ONTARIO LIMITED
WARD 2 – VICINITY OF REGIONAL ROAD 27 AND REGIONAL ROAD 7**

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V004 (1639722 Ontario Limited) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

The subject lands are currently under construction and being developed for commercial, office and employment uses in accordance with Site Development File DA.14.060, which was approved by Vaughan Council on May 19, 2015. The contribution to sustainability was identified in the site development report. On May 17, 2016, the Vaughan Development Planning Department approved a minor site plan amendment (File DA.16.014) to facilitate additions and minor elevation changes to one of the three multi-unit employment buildings (Building “C”), and minor parking layout changes as shown on Attachment #6. The other two multi-unit employment buildings (Buildings “A” and “B”) were not modified from what was previously approved on the subject lands. 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.

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

N/A

The purpose of this report is to seek approval from the Committee of the Whole of Draft Plan of Condominium (Standard) File 19CDM-16V004 for the subject lands shown on Attachments #2 and #3, to apply a condominium tenure for three 2-storey multi-unit commercial, office and employment use buildings (Buildings A, B and C) comprised of 37 units and 279 surface parking spaces, as shown on Attachments #4 and #5.

The subject lands shown on Attachments #2 and #3 are located on the east side of Regional Road 27, south of Regional Road 7, and municipally known as 7575, 7675 and 7681 Regional Road 27, 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 “Employment Commercial Mixed-Use” and “Prestige Employment”, respectively, by VOP 2010, shown as Parts “A” and “B” on Attachment #6. The “Employment Commercial Mixed-Use” (Part A) designation permits office, hotel, cultural and entertainment uses and retail uses provided that no retail unit exceeds a gross floor area (GFA) of 3,500 m² and a minimum of 30% of the GFA of all uses shall consist of uses other than retail uses. The Owner is proposing units smaller than 3,500 m² in size and a minimum of 45% of the total GFA of all uses will consist of uses other than retail uses.

The “Prestige Employment” designation on Part “B” permits manufacturing, warehousing, processing and distribution uses, without outside storage. Office uses not related to these employment uses are also permitted up to a maximum GFA of 10,000 m². Ancillary retail uses are also permitted in a “Prestige Employment” designation provided the GFA of any one retail unit does not exceed 185 m², and the total GFA of all ancillary retail uses does not exceed 20% of the total GFA of all uses on the lot, or 1,000 m², whichever is less. Additionally, the ancillary retail use must be located within 200 m of the intersection of two arterial and/or collector streets.

To address the dual Official Plan designations, the site-specific uses are only permitted within the proposed building or portion of the building that are consistent with the respective Official Plan designations. In consideration of the above, the proposed development conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1422). On April 7, 2016, the Committee of Adjustment approved Minor Variance File A135/16, which approved a reduced parking supply of 279 parking spaces to serve the overall development, whereas the by-law required 285 parking spaces. The proposal complies with Zoning By-law 1-88.

Site Plan

The proposed Draft Plan of Condominium shown on Attachments #4 and #5 is consistent with Site Development File DA.14.060, which was approved by Vaughan Council May 19, 2015, and the minor revisions in Site Development File DA.16.014, which was approved by the Vaughan Development Planning Department on May 17, 2016, as shown on Attachment #6. The site is currently under construction.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up (3 stream) will be privately administered and the responsibility of the Condominium Corporation.

Canada Post

Canada Post has no objections to the proposed condominium application, 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

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Regional Implications

The Region of York has no objection to the approval of Draft Plan of Condominium File 19CDM-16V004, subject to satisfying the Region's conditions as set out in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V004, in consideration of the policies of the Official Plan, Zoning By-law 1-88, the approved Site Development File DA.14.060, as amended by Site Development File DA.16.014, the comments from City Departments and external public agencies, and the area context. Accordingly, the 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, 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 - Ground Floor Plan
5. Draft Plan of Condominium - Second Floor Plan
6. Site Plan (File DA.14.060 approved by Vaughan Council on May 19, 2015, amended by File DA.16.014, approved by Development Planning Department on May 17, 2016)

Report prepared by:

Letizia D'Addario, Planner, ext. 8213
Clement Messere, Senior Planner, ext. 8409

(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.)