

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

Item 6, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

**6                      DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V009  
PIRET (GTA NORTH) HOLDINGS INC.  
WARD 3 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 7, 2017:

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V009 (PIRET (GTA North) Holdings Inc.) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

**Contribution to Sustainability**

The subject lands are currently developed with an existing 1-storey multi-unit employment building with paved parking, driveways, and landscaping, which was constructed in 1989. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only through the conversion of the existing building from rental to condominium ownership. 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-16V009 for the subject lands shown on Attachments #2 and #3, to facilitate the conversion of an existing 1-storey multi-unit employment building from rental to condominium ownership. As part of this application, 43 additional parking spaces are being proposed to the existing 87 parking spaces on the subject lands, for a total of 130 parking spaces, as shown on Attachment #5. There are no modifications being proposed to the existing building as part of this application. The proposed condominium plan is comprised of 31 industrial units, 130 parking spaces, and the common amenities (e.g. driveway, landscaping), as shown on Attachment #4.

**Background - Analysis and Options**

The subject lands shown on Attachments #2 and #3 are located in an employment area south of Regional Road 7, east of Pine Valley Drive, and are municipally known as 71 Marycroft Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

#### Item 6, CW Report No. 6 – Page 2

##### Official Plan and Zoning

The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of industrial uses including, but not limited to: manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution any of which may or may not include outdoor storage, and office and/or retail sales accessory to and directly associated with these uses. The existing employment uses on the site conform to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits a range of employment uses, accessory office and retail uses, and a variety of general service uses, provided they are located within a wholly enclosed building and with no outside storage. The existing multi-unit employment building and associated 87 parking spaces were constructed in 1989, pursuant to Zoning By-law 1-88. The existing site development complies with Zoning By-law 1-88.

The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with the existing site conditions as it relates to the current building, parking and landscaping. The only difference is the addition of the 43 parking spaces, as shown on Attachment #5. In accordance with City of Vaughan Site Plan Control By-law 123-2013, the submission of a Site Development Application is not required to facilitate the additional parking spaces being proposed since the subject lands are designated “General Employment” within an Employment Area, and do not abut an arterial road, provincial highway, or any Open Space Zone.

The parking spaces provided on the subject lands will not be assigned to a specific condominium unit and will form part of the common area. The parking spaces will be managed by the condominium corporation in order to efficiently coordinate maintenance activities such as snow removal, repair, and to avoid any potential parking conflicts with unit owners and visitors.

All common areas (i.e. the parking spaces, sidewalks, drive aisles, etc.) on the proposed Draft Plan of Condominium will remain under a single ownership. The applicant has advised that garbage collection will be provided through private collection, which will be detailed in the Condominium Agreement and Declaration. Current tenants are on month-to-month leases. All tenants have been informed by the Owner of their intention to change the tenure of the property from rental to condominium ownership through this application.

##### Agency Comments

##### 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. A condition to this effect shall be included in the Condominium Agreement.

##### Canada Post

Canada Post has no objections to the condominium application, since the change in tenure will not affect mail delivery to the existing addresses.

##### **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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017**

Item 6, CW Report No. 6 – Page 3

**Regional Implications**

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-16V009.

**Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V009, in consideration of the policies of the Official Plan, Zoning By-law 1-88, the existing building and area context, and the comments from City Departments and external public agencies. 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 File 19CDM-16V009
5. Site Plan

**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.)

**COMMITTEE OF THE WHOLE    FEBRUARY 7, 2017**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V009  
PIRET (GTA NORTH) HOLDINGS INC.  
WARD 3 – VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

**Recommendation**

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

1. THAT Draft Plan of Condominium (Standard) File 19CDM-16V009 (PIRET (GTA North) Holdings Inc.) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

**Contribution to Sustainability**

The subject lands are currently developed with an existing 1-storey multi-unit employment building with paved parking, driveways, and landscaping, which was constructed in 1989. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only through the conversion of the existing building from rental to condominium ownership. 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-16V009 for the subject lands shown on Attachments #2 and #3, to facilitate the conversion of an existing 1-storey multi-unit employment building from rental to condominium ownership. As part of this application, 43 additional parking spaces are being proposed to the existing 87 parking spaces on the subject lands, for a total of 130 parking spaces, as shown on Attachment #5. There are no modifications being proposed to the existing building as part of this application. The proposed condominium plan is comprised of 31 industrial units, 130 parking spaces, and the common amenities (e.g. driveway, landscaping), as shown on Attachment #4.

**Background - Analysis and Options**

The subject lands shown on Attachments #2 and #3 are located in an employment area south of Regional Road 7, east of Pine Valley Drive, and are municipally known as 71 Marycroft Avenue, City of Vaughan. The surrounding land uses are shown on Attachment #3.

**Official Plan and Zoning**

The subject lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits a full range of industrial uses including, but not limited to: manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution any of which may or may not include outdoor storage, and office and/or retail sales accessory to and directly associated with these uses. The existing employment uses on the site conform to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits a range of employment uses, accessory office and retail uses, and a variety of general service uses, provided they are located within a wholly enclosed building and with no outside storage. The existing multi-unit employment building and associated 87 parking spaces were constructed in 1989, pursuant to Zoning By-law 1-88. The existing site development complies with Zoning By-law 1-88.

The proposed Draft Plan of Condominium shown on Attachment #4 is consistent with the existing site conditions as it relates to the current building, parking and landscaping. The only difference is the addition of the 43 parking spaces, as shown on Attachment #5. In accordance with City of Vaughan Site Plan Control By-law 123-2013, the submission of a Site Development Application is not required to facilitate the additional parking spaces being proposed since the subject lands are designated "General Employment" within an Employment Area, and do not abut an arterial road, provincial highway, or any Open Space Zone.

The parking spaces provided on the subject lands will not be assigned to a specific condominium unit and will form part of the common area. The parking spaces will be managed by the condominium corporation in order to efficiently coordinate maintenance activities such as snow removal, repair, and to avoid any potential parking conflicts with unit owners and visitors.

All common areas (i.e. the parking spaces, sidewalks, drive aisles, etc.) on the proposed Draft Plan of Condominium will remain under a single ownership. The applicant has advised that garbage collection will be provided through private collection, which will be detailed in the Condominium Agreement and Declaration. Current tenants are on month-to-month leases. All tenants have been informed by the Owner of their intention to change the tenure of the property from rental to condominium ownership through this application.

#### Agency Comments

##### 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. A condition to this effect shall be included in the Condominium Agreement.

##### Canada Post

Canada Post has no objections to the condominium application, since the change in tenure will not affect mail delivery to the existing addresses.

##### **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**

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-16V009.

## **Conclusion**

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-16V009, in consideration of the policies of the Official Plan, Zoning By-law 1-88, the existing building and area context, and the comments from City Departments and external public agencies. 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 File 19CDM-16V009
5. Site Plan

## **Report prepared by:**

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

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-16V009 (STANDARD)  
PIRET (GTA NORTH) HOLDINGS INC.  
PART OF LOT 4, CONCESSION 6, CITY OF VAUGHAN**

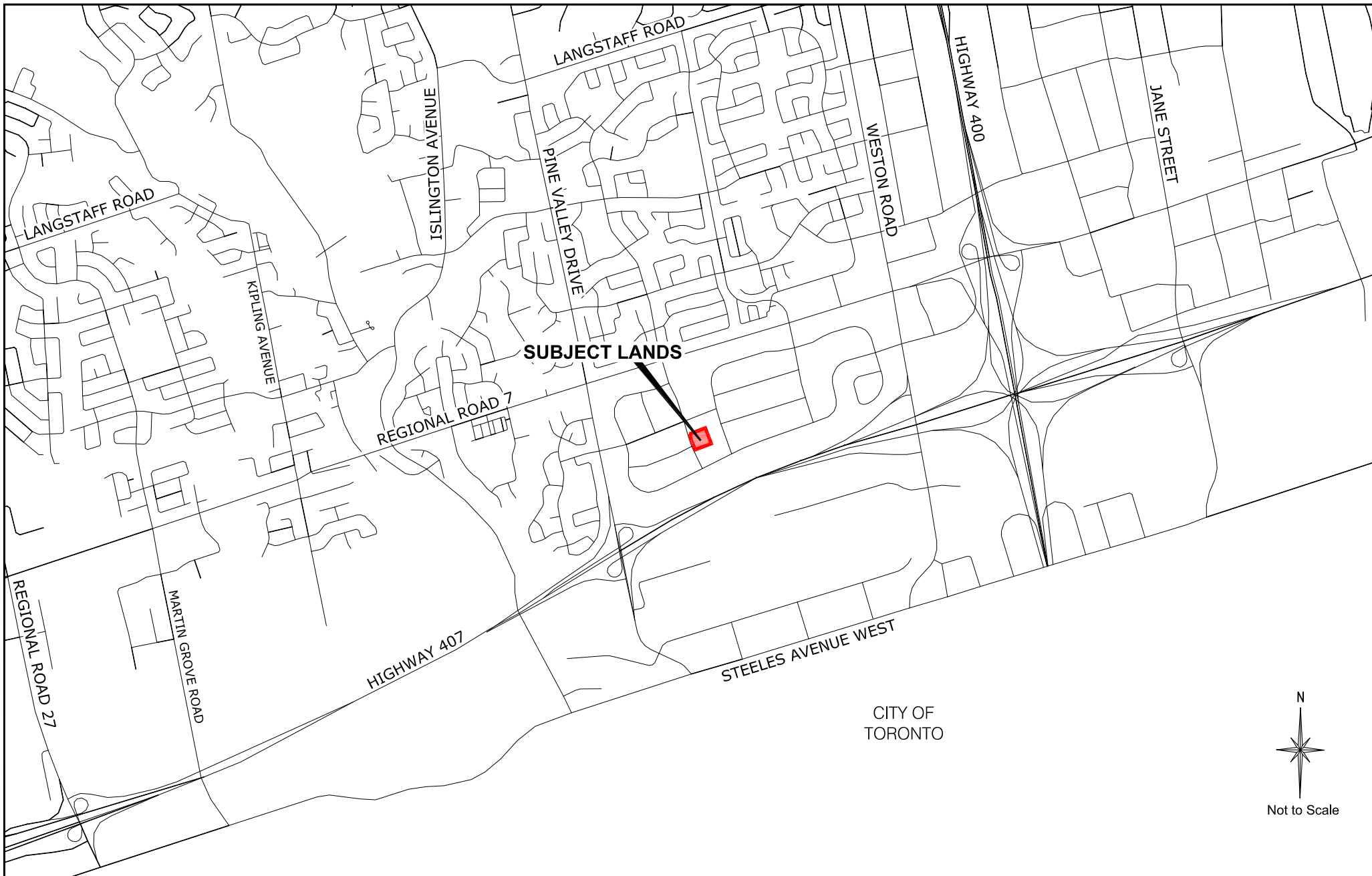
**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-16V009, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer, Dzaldov, Bennett Ltd., Drawing #16-018-00, dated June 17, 2016.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the condominium agreement:
  - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins; and,
  - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.

#### **Clearances**

9. The City of Vaughan (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 8 have been satisfied.



## Context Location Map

Location: Part of Lot 4,  
Concession 6

Applicant:  
PIRET (GTA North) Holdings Inc.

N:\GIS\_Archive\Attachments\19CDM\19cdm-16v009.dwg



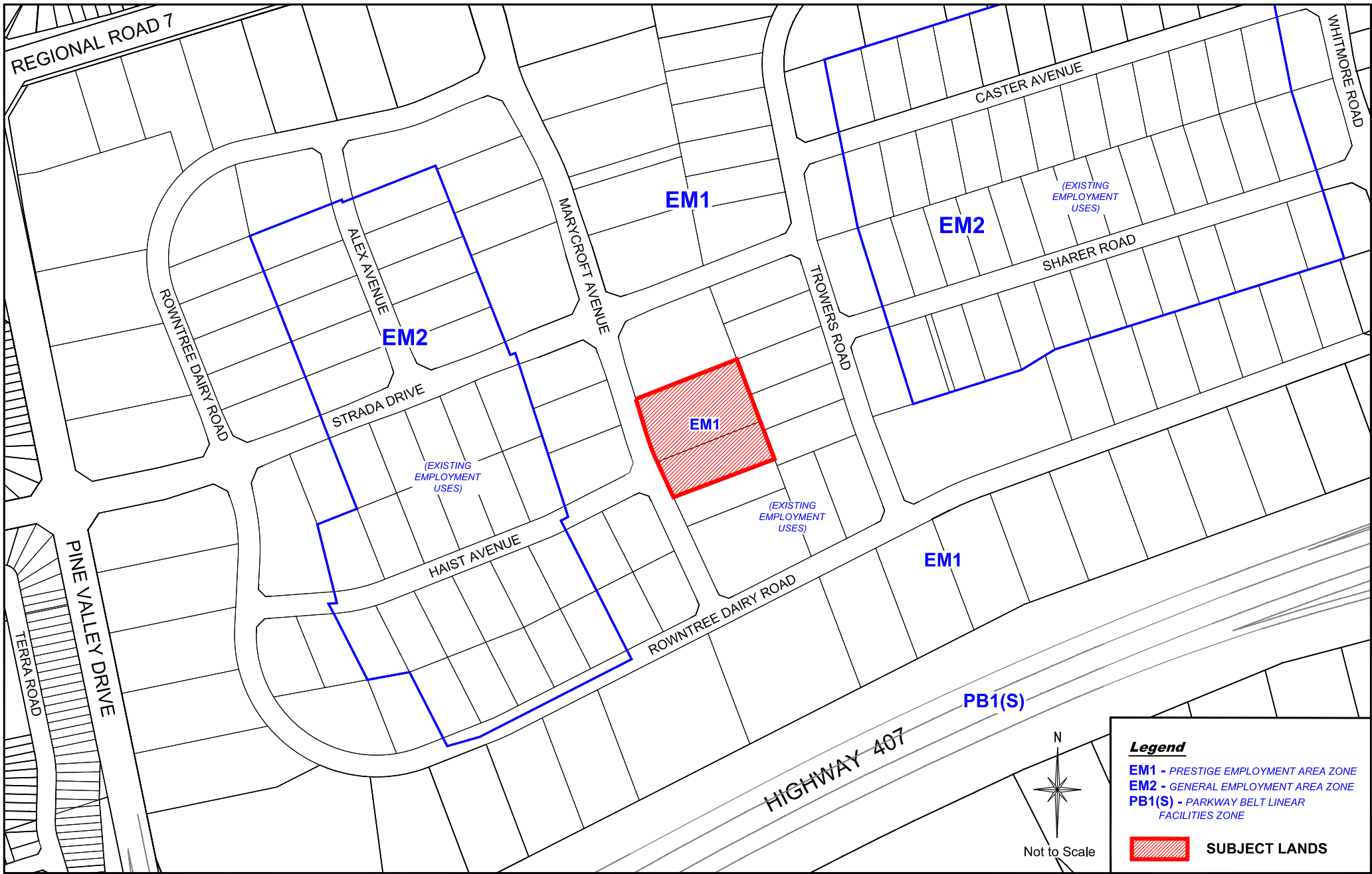
## Attachment

File:  
19CDM-16V009

Date:  
January 5, 2017

# 2





## Location Map

Location: Part of Lot 4,  
Concession 6

Applicant:  
PIRET (GTA North) Holdings Inc.

N:\GIS\_Archive\Attachments\19CDM\19cdm-16v009.dwg

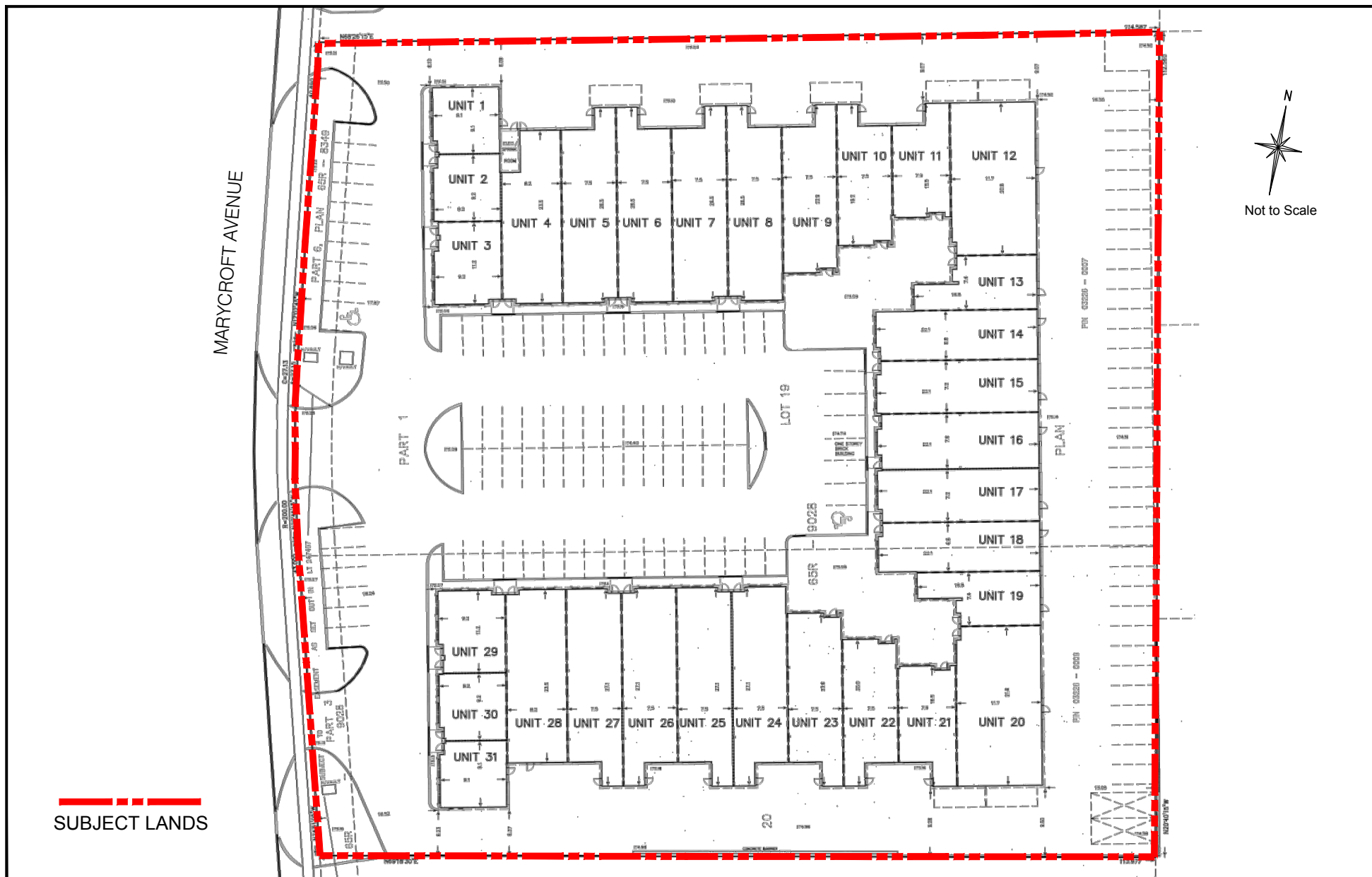


## Attachment

File:  
19CDM-16V009

Date:  
January 5, 2017

3



# *Draft Plan of Condominium* *File 19CDM-16V009*

Applicant: PIRET  
 (GTA North) Holdings Inc.

Location: Part of Lot 4,  
 Concession 6

N:\GIS\_Archive\Attachments\19CDM\19cdm-16v009.dwg

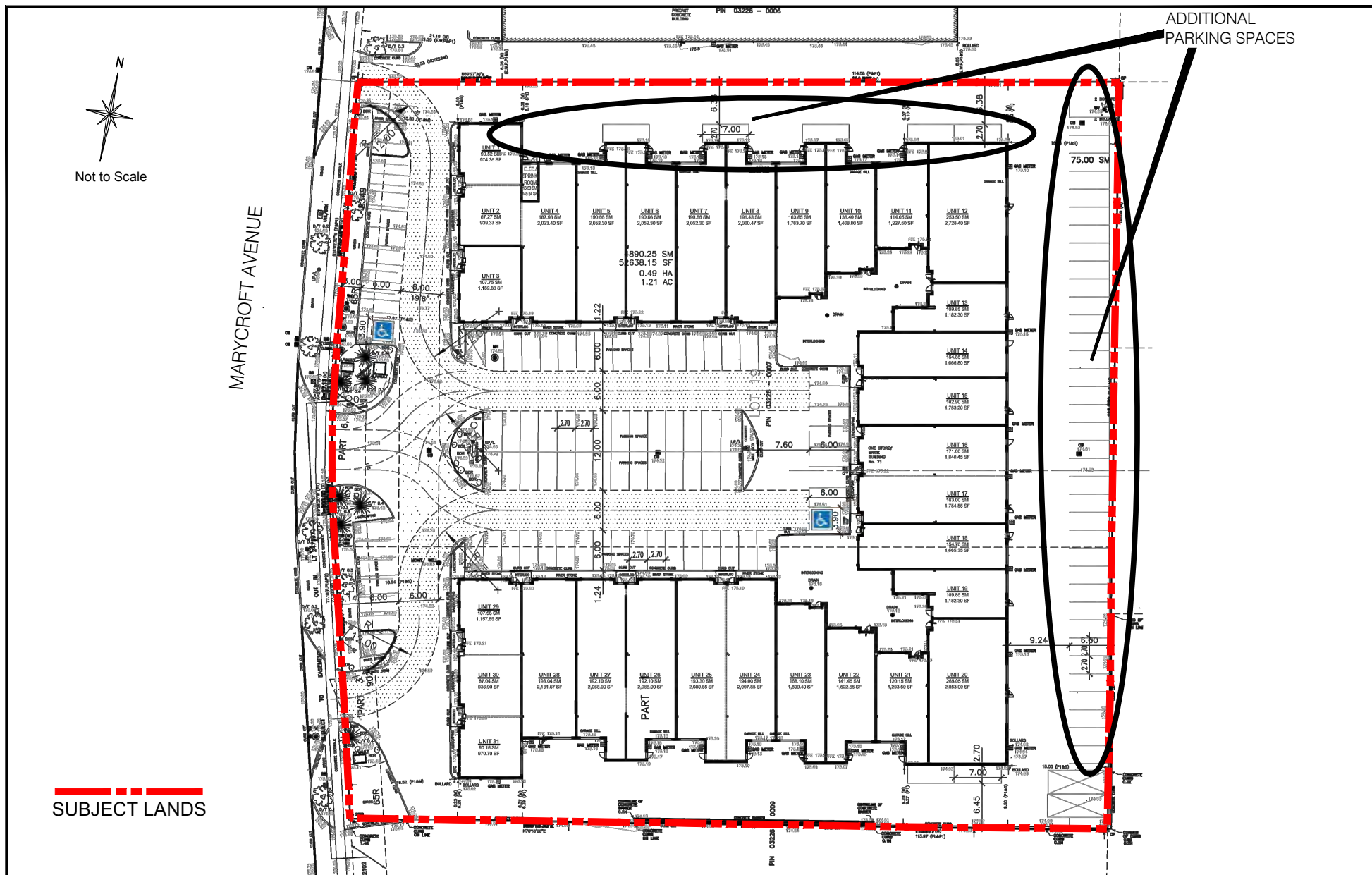


## *Attachment*

File:  
 19CDM-16V009

Date:  
 January 5, 2017

4



# Site Plan

Location: Part of Lot 4,  
Concession 6

Applicant:  
PIRET (GTA North) Holdings Inc.

N:\GIS\_Archive\Attachments\19CDM\19cdm-16v009.dwg



# Attachment

File:  
19CDM-16V009

Date:  
January 5, 2017

5