

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 8, 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.

8 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-16V010 200-400 VICEROY INC. WARD 5 - VICINITY OF DUFFERIN STREET AND STEELES AVENUE WEST

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-16V010 (200-400 Viceroy Inc.) BE APPROVED, to facilitate the conversion of the three existing 1-storey, multi-unit employment buildings as shown on Attachment #4, from rental to condominium ownership, subject to the conditions set out in Attachment #1.

Contribution to Sustainability

The subject lands are currently developed with three 1-storey, multi-unit employment buildings with paved parking areas, driveways and landscaping. The proposed Draft Plan of Condominium (Standard) addresses the tenure of the property only through the conversion of the existing buildings 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-16V010 on the subject lands shown on Attachments #2 and #3, to facilitate the conversion of the three existing multi-unit employment buildings from rental to condominium ownership. There are no modifications being proposed to the current site or buildings as part of this application. The proposed condominium plan is comprised of 48 industrial units and the existing 245 parking spaces, as shown on Attachment #4.

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the north side of Viceroy Road, and are known municipally as 200, 220 and 240 Viceroy Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

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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, processing, transportation, distribution, which may or may not include outdoor storage, office and/or retail uses accessory to and directly associated with these uses. The existing employment uses contained on the site conform to VOP 2010.

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88, which permits a range of industrial uses, accessory office and retail uses, and a variety of general service uses. The construction of the three existing buildings pre-dated the enactment of Zoning By-law 1-88, therefore the existing 245 parking spaces do not comply with the By-law 1-88 parking ratio of 2 spaces per 100 m² gross floor area (GFA), which would require 284 parking spaces for the site.

The three existing multi-unit employment buildings and 245 parking spaces were approved in 1986 through an Industrial Site Development Agreement facilitated by the Vaughan Building Standards Department. No new construction or alteration to the existing buildings is being proposed and no Official Plan or Zoning By-law changes have been requested. The application has been filed for the purpose of converting the existing multi-unit employment buildings from rental to condominium ownership. The existing number of parking spaces are deemed legal, but not conforming to Zoning By-law 1-88. Therefore, the existing development complies with Zoning By-law 1-88.

Agency Comments

The application was circulated to agencies and departments and generated no objections or concerns relating to the proposed ownership conversion with the exception of comments from the Vaughan Financial Planning and Finance Department regarding the payment of financial requirements, 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

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium (Standard) File 19CDM-16V010, in consideration of the policies of the Official Plan, Zoning By-law 1-88, the originally approved site development plan, comments from City Departments, and external public agencies, and the area context. The Vaughan 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 (Standard) File 19CDM-16V010, subject to the conditions set out in Attachment #1.

CITY OF VAUGHAN

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Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-16V010

Report prepared by:

Laura Janotta, Planner, ext. 8634
Stephen Lue, Senior Planner, ext. 8210

(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-16V010
200-400 VICEROY INC.
WARD 5 - VICINITY OF DUFFERIN STREET AND STEELES AVENUE WEST**

Recommendation

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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

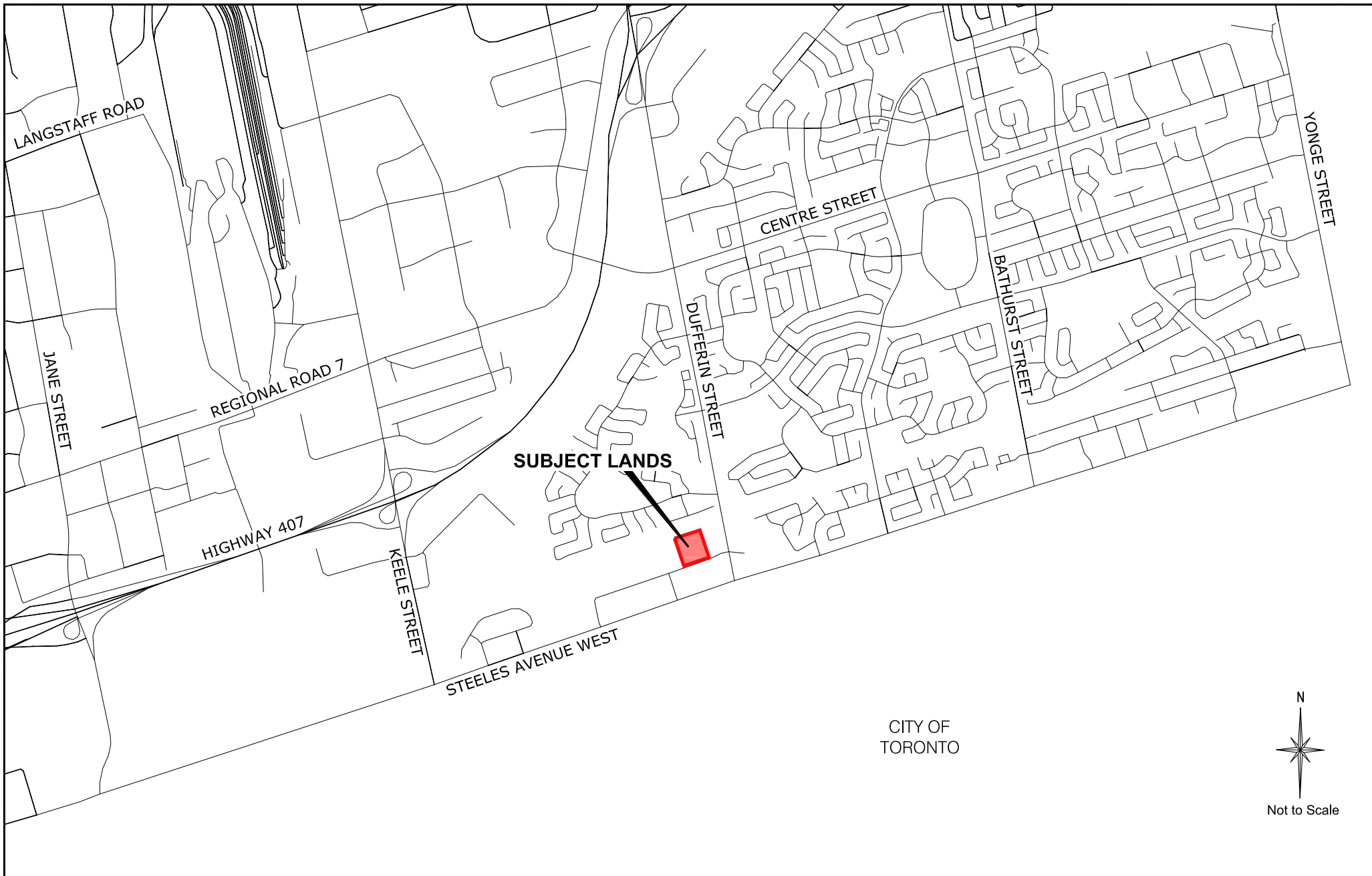
CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-16V010
200-240 VICEROY INC.
PART OF BLOCK 3, PLAN 65M-2085
PART OF LOT 1, CONCESSION 3, 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 (STANDARD) 19CDM-16V010, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by Rady-Pentek & Edward Surveying Ltd., Drawing #16-148, dated September 20, 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, and the related Site Plan Agreement shall have been registered on title, or if the requirement for a Site Plan Agreement is not applicable, then a Building Permit shall have been issued, if required.
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 Vaughan 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, to the satisfaction of the City.
8. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements as may be required by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
9. The City shall advise that Conditions 1 to 8 have been satisfied.



Context Location Map

Location: Part of Lot 1,
Concession 3

Applicant:
200-240 Viceroy Inc.

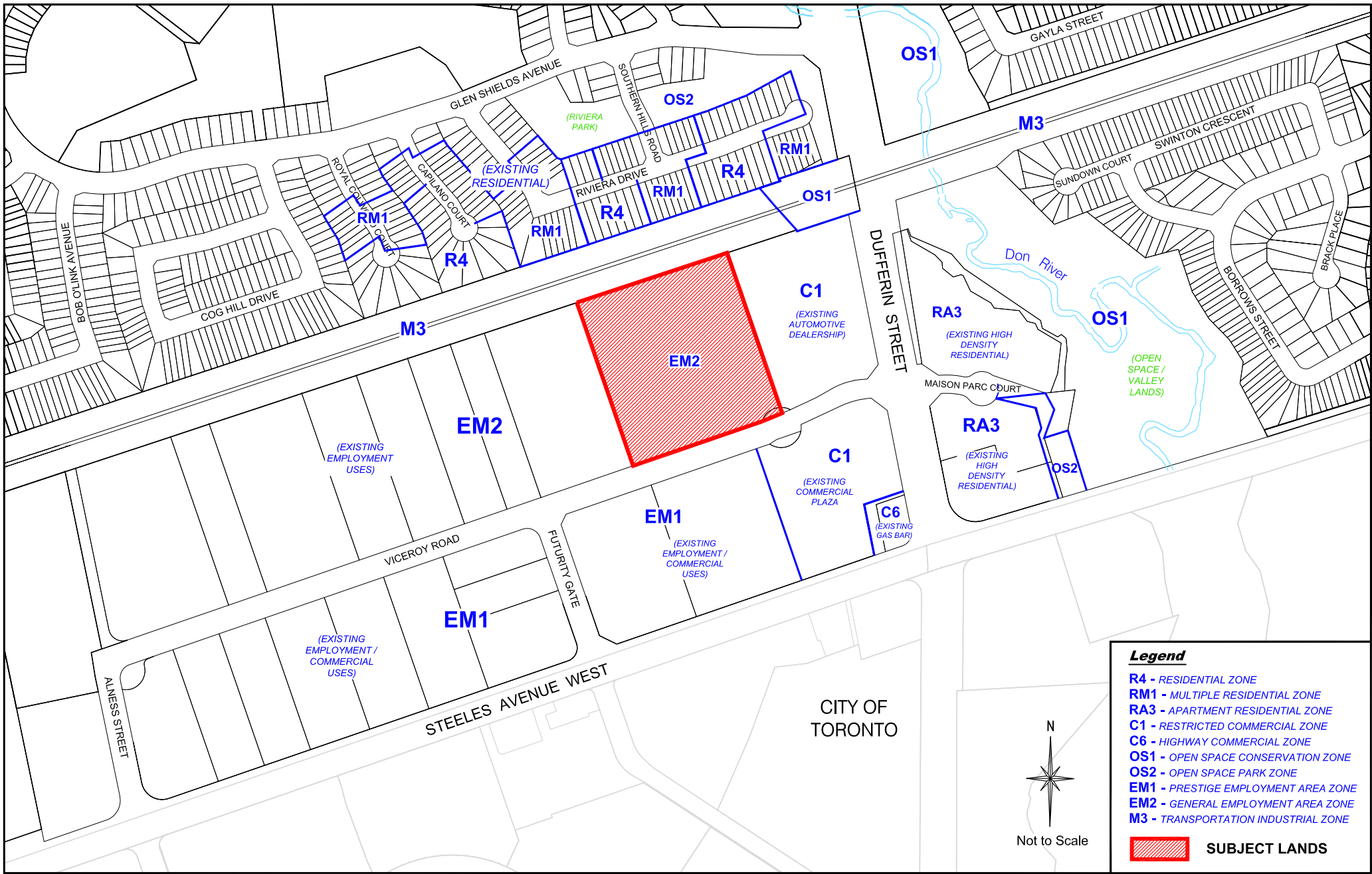


Attachment

File:
19CDM-16V010

Date:
December 6, 2016

2



Location Map

Location: Part of Lot 1,
Concession 3

Applicant:
200-240 Viceroy Inc.

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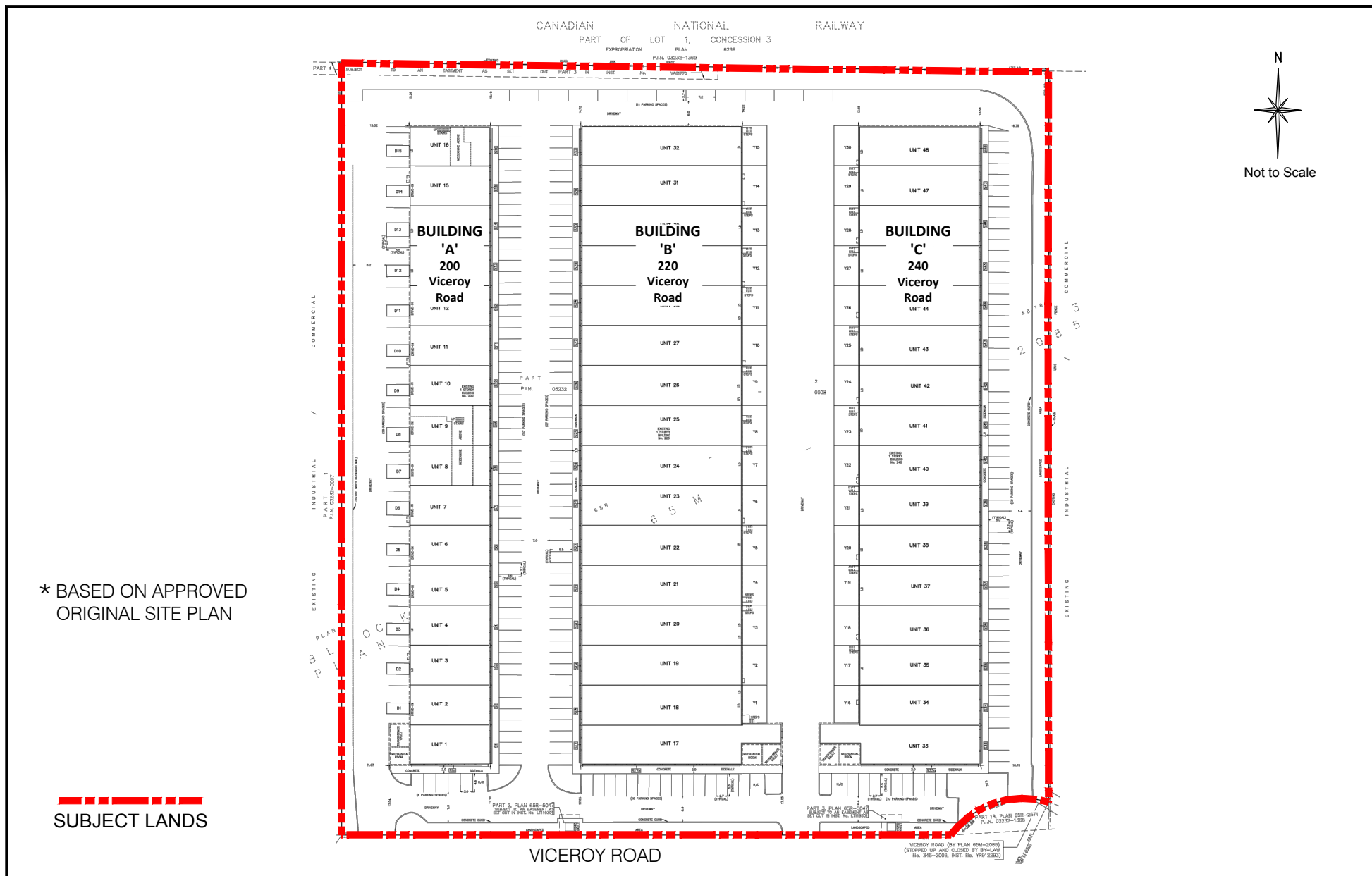


Attachment

File:
19CDM-16V010

Date:
December 6, 2016

3



Draft Plan of Condominium File 19CDM-16V010

Applicant: 200-240 Viceroy Inc. Location: Part of Lot 1, Concession 3

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Attachment

File:
19CDM-16V010

Date:
December 6, 2016

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