

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.

12

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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Report prepared by:

Daniel Woolfson, Planner, ext. 8213

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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 JUNE 11, 2013

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

Recommendation

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Contribution to Sustainability

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Economic Impact

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Communications Plan

N/A

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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.

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Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-13V002 (STANDARD)
2317883 ONTARIO LIMITED AND 210 CREDITVIEW ROAD INC.
LOT 13, CONCESSION 5, CITY OF VAUGHAN**

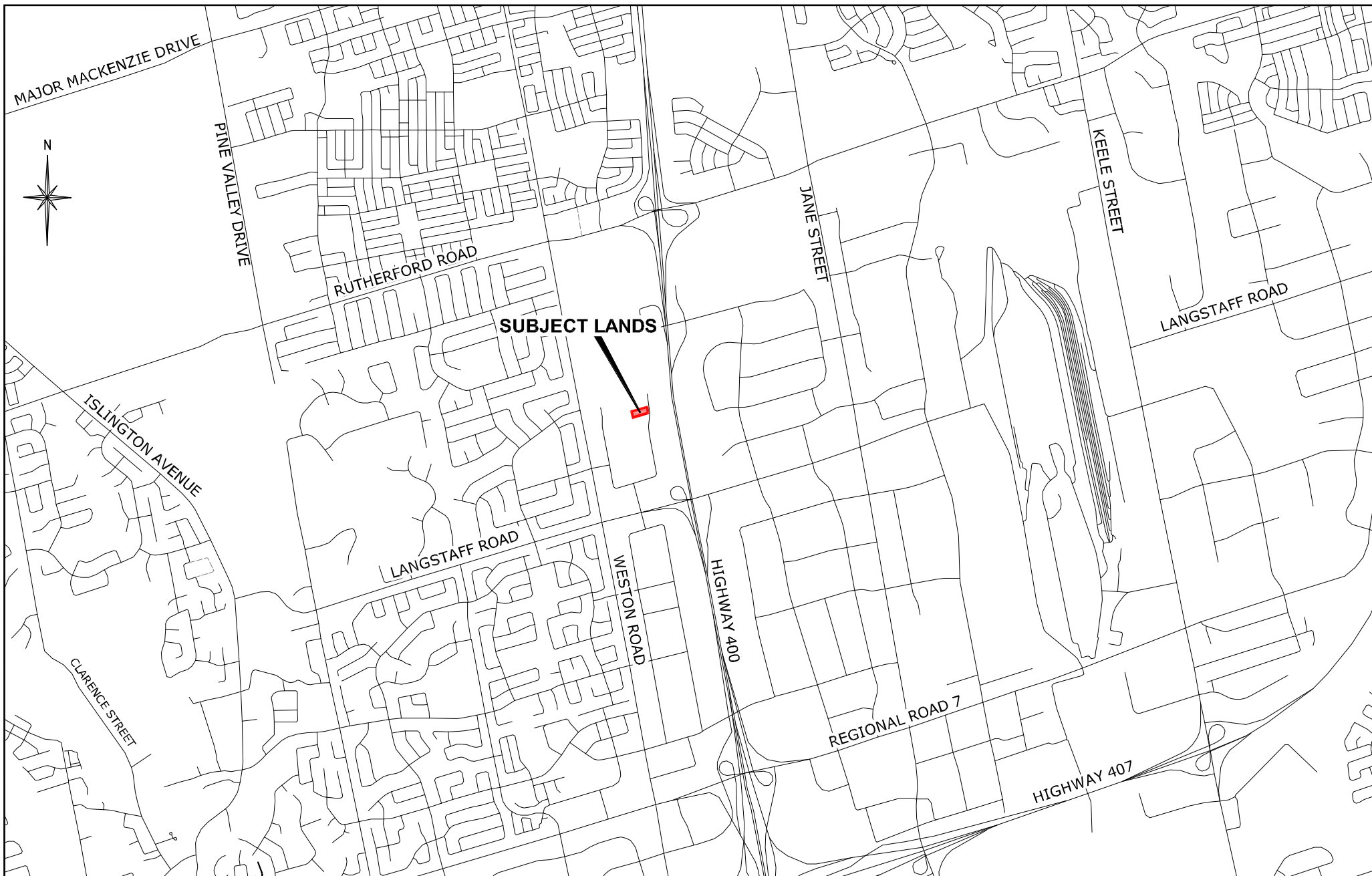
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-13V002, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Lloyd and Purcell Ltd., Ontario Land Surveyors, Drawing #12-305, dated May 2, 2013.
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 provision(s) 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.
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 Vaughan Finance Department.

Clearances

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



Context Location Map

Location: Part of Lot 13,
Concession 5

Applicant: 2317883 Ontario Limited &
210 Creditview Road Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-13v002.dwg



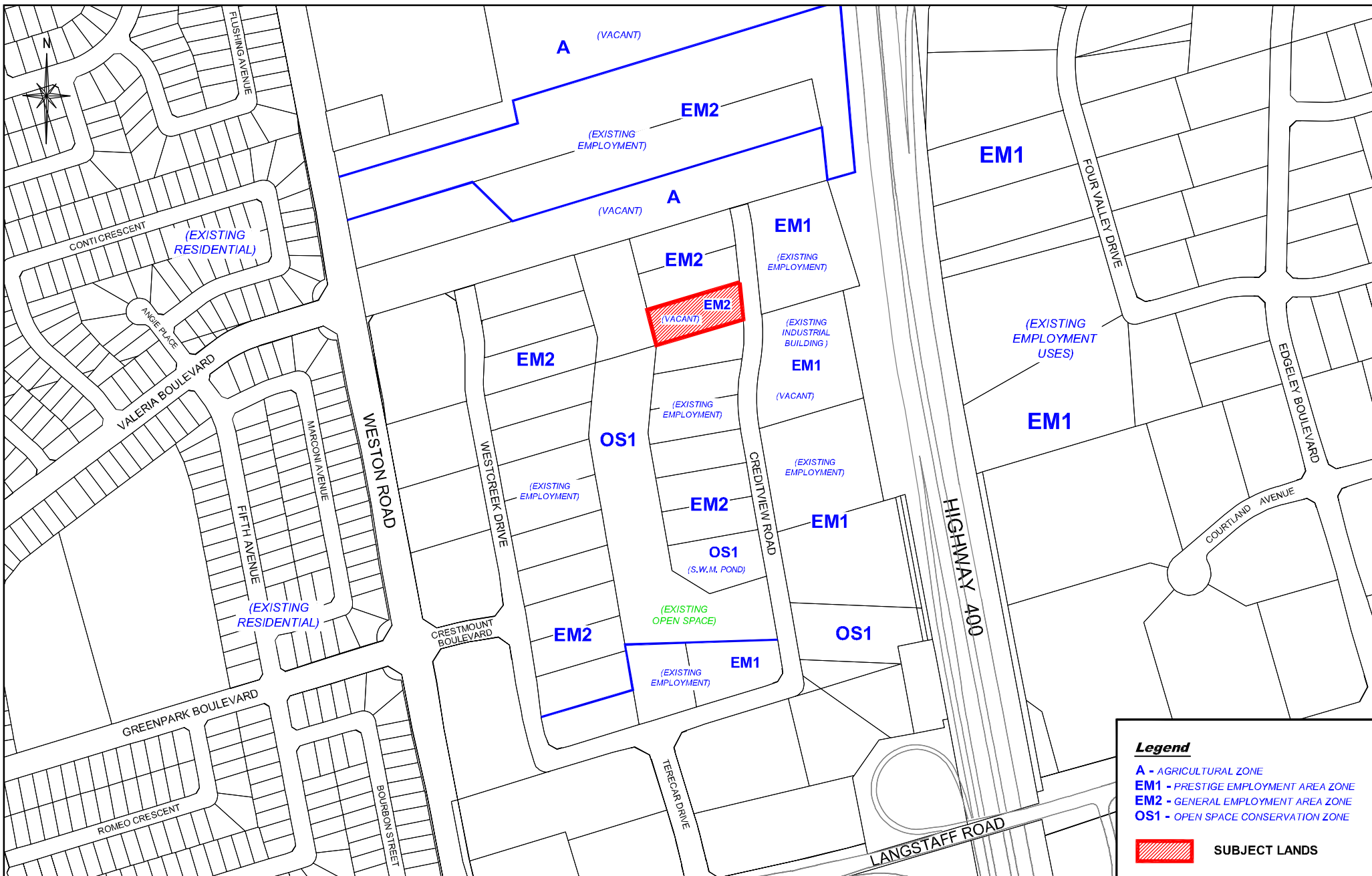
Attachment

File: 19CDM-13V002

Not to Scale

Date: May 13, 2013

2



Location Map

Location: Part of Lot 13,
Concession 5

Applicant: 2317883 Ontario Limited &
210 Creditview Road Inc.



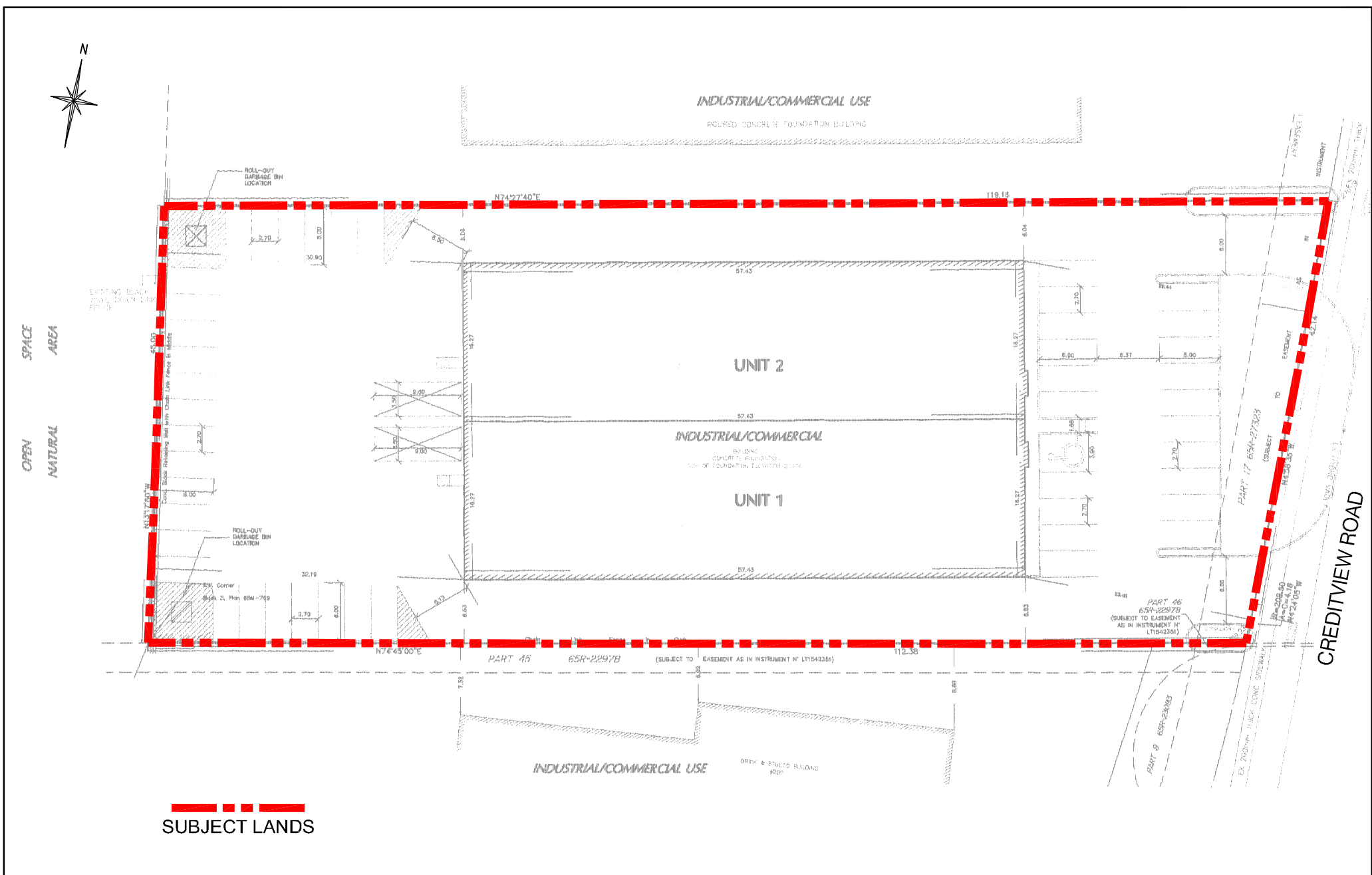
Attachment

File: 19CDM-13V002

Not to Scale

Date: May 13, 2013

3



Draft Plan of Condominium File 19CDM-13V002

Applicant: 2317883 Ontario Limited &
210 Creditview Road Inc.

Location: Part of Lot 13,
Concession 5



Attachment

File: 19CDM-13V002

Not to Scale

Date: May 13, 2013

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