

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 11, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

**11 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V002
IMPROVE INC.
WARD 4 - VICINITY OF KEELE STREET AND HIGHWAY 407**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-15V002 (Improve Inc.) as shown on Attachments #4 to #6, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88 as identified in Table 1 of this report from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.12.008, which was approved by Vaughan Council on May 29, 2012. The contribution to sustainability was identified during the Site Development process. The condominium 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

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-15V002 for the subject lands shown on Attachments #2 and #3, to permit a condominium tenure for the two-storey employment use building shown on Attachments #4 to #6, which consists of the following:

- 401 individual ground floor condominium units with a minimum area of 40 m² that will be purchased by suppliers of home improvement products and construction materials. The units will be used for the displaying of their products and for office uses. There will be no warehousing, retailing or distributing or shipping of products from the site. Furthermore, there will be no pay and carry away of any products from the site. The only products on site will be for display purposes only, in order to demonstrate the quality/style/material type to contactors and individuals;

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- The ground floor also includes units 402 to 413 to be used for food service areas, as shown on Attachment #5;
- Units 414 to 459 are elevated sign units, as shown on Attachment #5;
- Unit 460 is a separate pylon sign unit located along the Keele Street frontage, south of Snidercroft Road, as shown on Attachment #4;
- Units 1 – 12 on the second floor are business administration/management office units, as shown on Attachment #6; and,
- Unit 22, all roof levels of the building, as shown on Attachment #6.

The site is served by 1,455 surface parking spaces.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the southwest corner of Keele Street and Snidercroft Road, and municipally known as 7250 Keele Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan and Zoning

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010). At the time of Site Plan approval, the subject lands were designated “Prestige Area” by the in-effect OPA #450 (Employment Area Plan), which permitted the proposed “Home Improvement Business Centre”. The condominium proposal conforms to OPA #450.

The subject lands are zoned PBM1 Parkway Belt Restricted Industrial Zone by Zoning By-law 1-88. The “Home Improvement Business Centre” and “Business and Professional Offices”, and the accessory food services area use, were approved by the Committee of Adjustment through Minor Variance Applications A068/12 and A200/14, which are final and binding. The condominium proposal complies with Zoning By-law 1-88 except for the following instance, which is required to implement the proposed development:

Table 1

	By-law Standard	By-law 1-88 Requirements of the PBM1 Parkway Belt Restricted Industrial Zone and Minor Variance Applications A068/12 and A200/14	Proposed Exception to the PBM1 Zone
a.	Minimum Interior Area for the Home Improvement Business Centre Units	40 m ²	35.7 m ² (Unit 128)

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The Vaughan Development Planning Department has reviewed the proposed reduction to the minimum interior area of Unit 128 and has no objection. The reduction in unit area is required to accommodate a larger sprinkler room, which is adjacent to Unit 128. On this basis, the Vaughan Planning Department can support the proposal to reduce the interior area for Unit 128 from 40 m² to 35.72 m² to address the adjacent sprinkler room design.

The Owner must submit and successfully obtain approval of the Minor Variance Application to the Vaughan Committee of Adjustment to address the above-noted zoning exception, and the Committee's Decision must be final and binding and the Owner shall satisfy any conditions of the Committee, prior to the registration of the Condominium Agreement, should the application be approved. A condition to this effect is included in the recommendation of this report.

Approved Site Plan

Site Development File DA.12.008 was approved by Vaughan Council on May 29, 2012, and is comprised of one employment use building, as shown on Attachment #7. The site plan was approved for the following:

- a) 401 "Home Improvement Business Centre" units with a minimum 40 m² of Gross Floor Area (GFA);
- b) 1,475 m² of accessory food services area on the ground floor;
- c) second floor business administration/management offices, and seminar and meeting rooms;
- d) 1,455 surface parking spaces; and
- e) one pylon sign.

The Draft Plan of Condominium is consistent with the approved site plan, with the exception of the slightly reduced size of Unit 128 as discussed earlier.

Proposed Draft Plan of Condominium

The proposed Draft Plan of Condominium includes a reference to 413 "retail" units. The Draft Plan of Condominium should be revised to more accurately describe these units as "Office, Home Improvement and Food Services". A condition to this effect is included in the conditions of Draft Approval in Attachment #1.

Garbage/Recycling Collection and Snow Removal

Snow removal and 3 stream waste pick-up will be privately administered and the responsibility of the Condominium Corporation.

Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department

The DEIPS Department has reviewed the proposed Draft Plan of Condominium and has no comments or conditions.

Canadian National Railway (CN)

The Draft Plan of Condominium complies with the approved Site Development File DA.12.008, which satisfied CN's requirements for fencing, drainage and set back to access points.

Enbridge/Bell

The utility companies have no objections to the condominium proposal.

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Canada Post Corporation

The developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications. The developer/owner has provided a mailroom as shown on Attachment #5 as per Canada Post's requirements.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Manage Growth & Economic Well-Being**

The condominium tenure facilitates the reuse of an existing employment building located on a designated Primary Intensification Corridor.

Regional Implications

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-15V002.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-15V002, which conforms to the Official Plan, complies with Zoning By-law 1-88, except for the required exception identified in Table 1 of this report, and is consistent with the approved site plan approved by Vaughan Council, and therefore, has no objection to the approval of the Draft Plan of Condominium, subject to the Conditions of Draft Approval set out in Attachment #1, and the Committee of Adjustment approval being successfully obtained and the required variance being final and binding.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium File 19CDM-15V002, Ground Level and Exterior
5. Draft Plan of Condominium File 19CDM-15V002, Interior Ground Level Plan
6. Draft Plan of Condominium File 19CDM-15V002, Second Floor and Roof Plan
7. Approved Site Plan (File - DA.12.008)

Report prepared by:

Carol Birch, Planner, ext. 8485
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 OCTOBER 7, 2015

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-15V002
IMPROVE INC.
WARD 4 - VICINITY OF KEELE STREET AND HIGHWAY 407**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-15V002 (Improve Inc.) as shown on Attachments #4 to #6, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88 as identified in Table 1 of this report from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.12.008, which was approved by Vaughan Council on May 29, 2012. The contribution to sustainability was identified during the Site Development process. The condominium 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

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-15V002 for the subject lands shown on Attachments #2 and #3, to permit a condominium tenure for the two-storey employment use building shown on Attachments #4 to #6, which consists of the following:

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i) **Manage Growth & Economic Well-Being**

The condominium tenure facilitates the reuse of an existing employment building located on a designated Primary Intensification Corridor.

Regional Implications

York Region has no objection to the approval of Draft Plan of Condominium File 19CDM-15V002.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Condominium File 19CDM-15V002, which conforms to the Official Plan, complies with Zoning By-law 1-88, except for the required exception identified in Table 1 of this report, and is consistent with the approved site plan approved by Vaughan Council, and therefore, has no objection to the approval of the Draft Plan of Condominium, subject to the Conditions of Draft Approval set out in Attachment #1, and the Committee of Adjustment approval being successfully obtained and the required variance being final and binding.

Attachments

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2. Context Location Map
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7. Approved Site Plan (File - DA.12.008)

Report prepared by:

Carol Birch, Planner, ext. 8485
Stephen Lue, Senior Planner, ext. 8210

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-15V002
IMPROVE INC.
PART OF LOTS 2 AND 3, CONCESSION 4, CITY OF VAUGHAN**

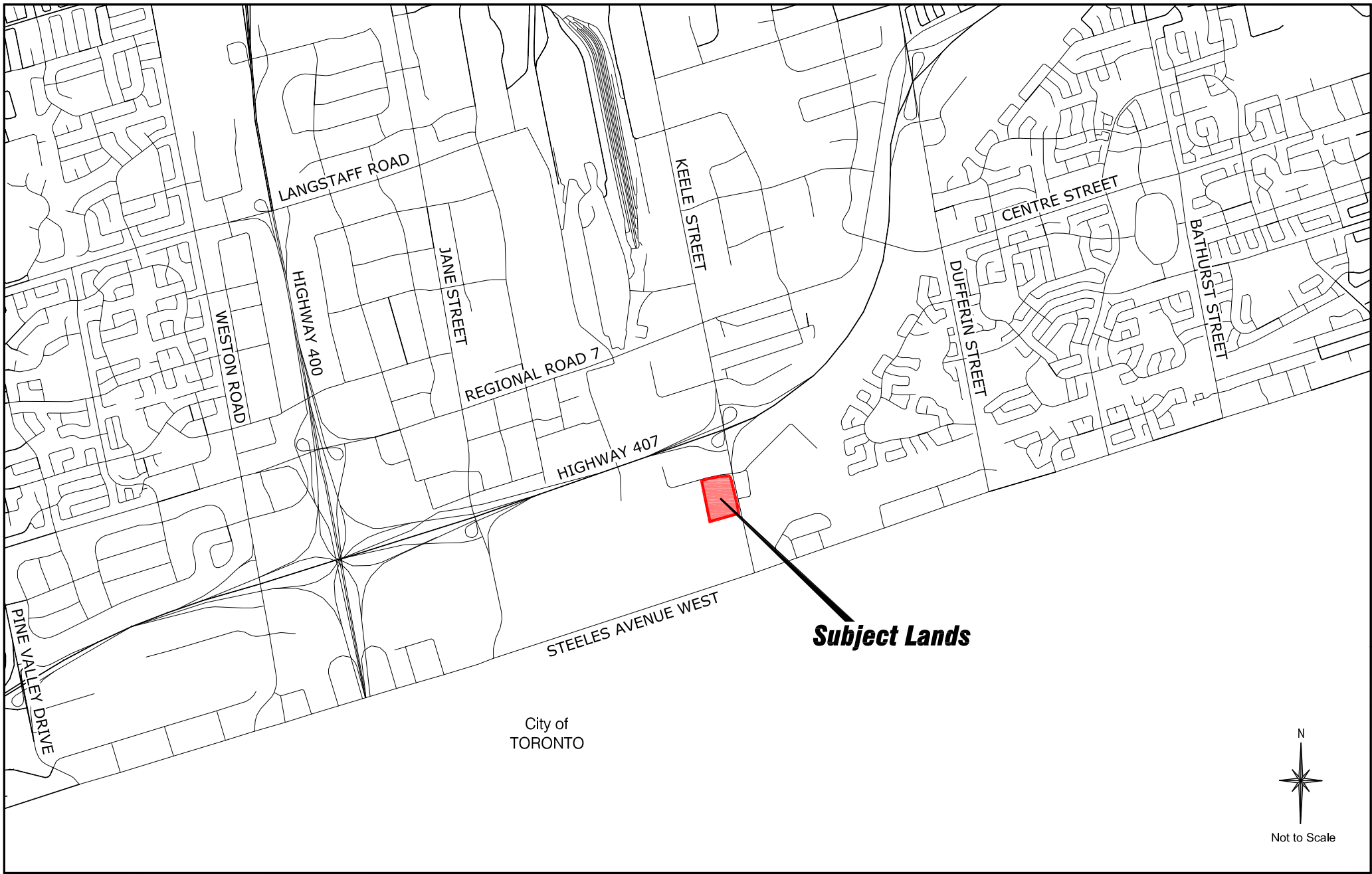
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-15V002, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar, drawing #11-036DC01, dated July 3, 2015, to be revised to accurately describe the use of the 413 units on Sheet 1 of the Draft Plan of Condominium, from "Retail" to "Office", Home Improvement and Food Services".
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan 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 that may be outstanding from the site plan process (File DA.12.008).
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;
 - b) private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation; and,
 - c) snow removal and clearing 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 Development Finance and Investments Department.

Clearances

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



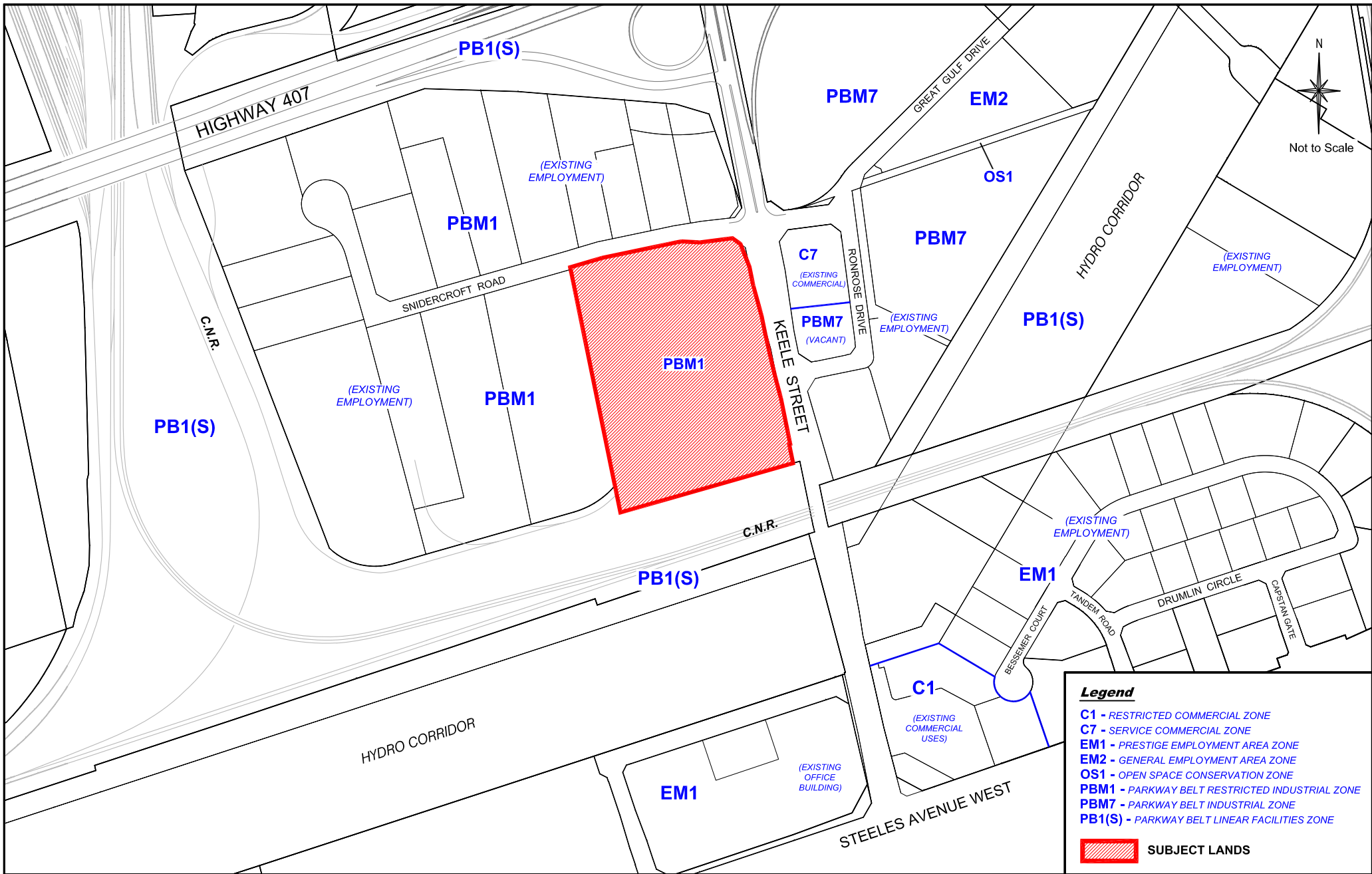
Context Location Map

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.



Attachment
FILE: 19CDM-15V002
RELATED FILE: DA.12.008
DATE: October 7, 2015
2



Location Map

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

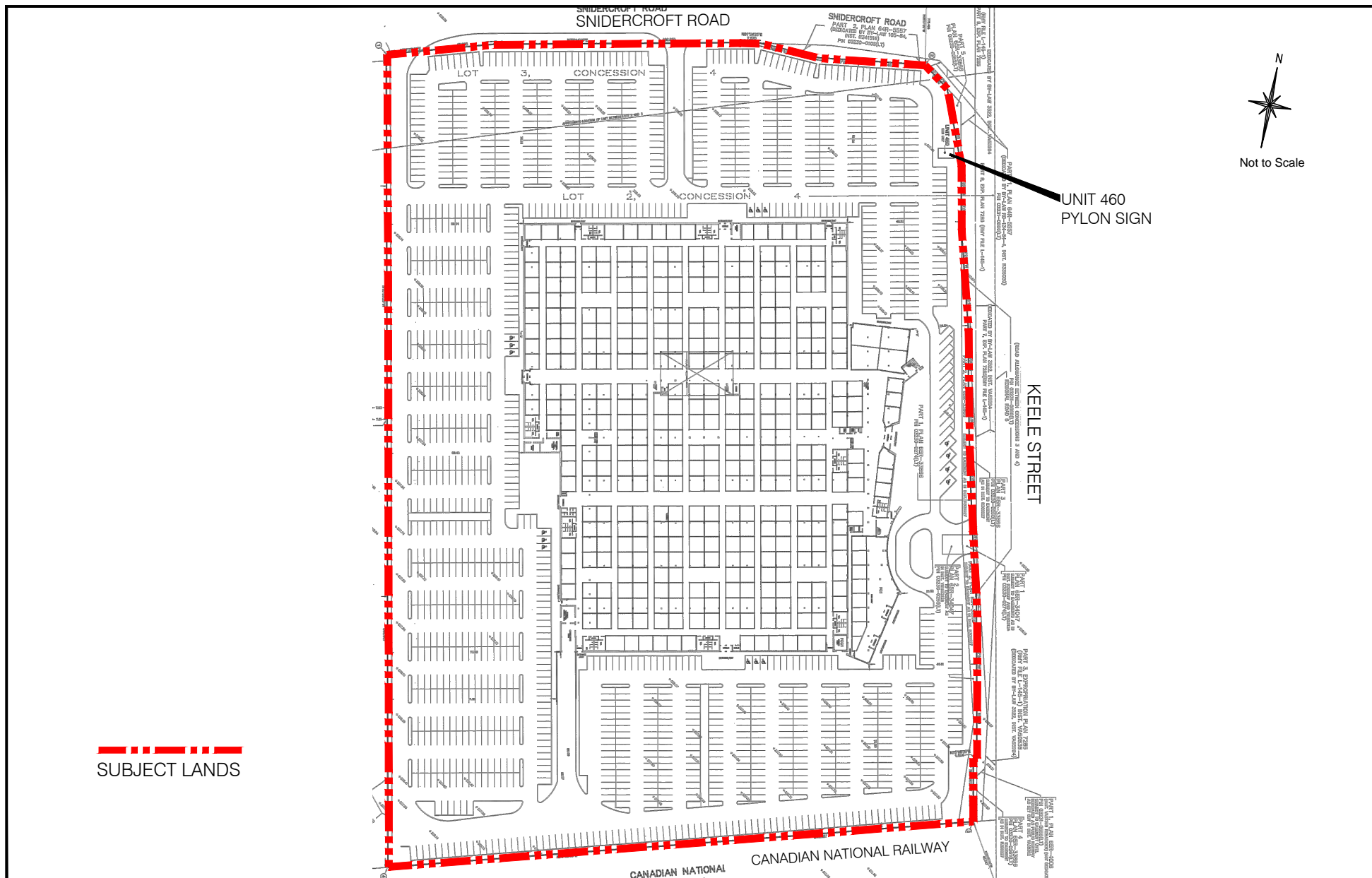


Attachment

FILE: 19CDM-15V002
RELATED FILE: DA.12.008

DATE:
October 7, 2015

3



Draft Plan of Condominium File *19CDM-15V002 - Ground Level and Exterior*

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

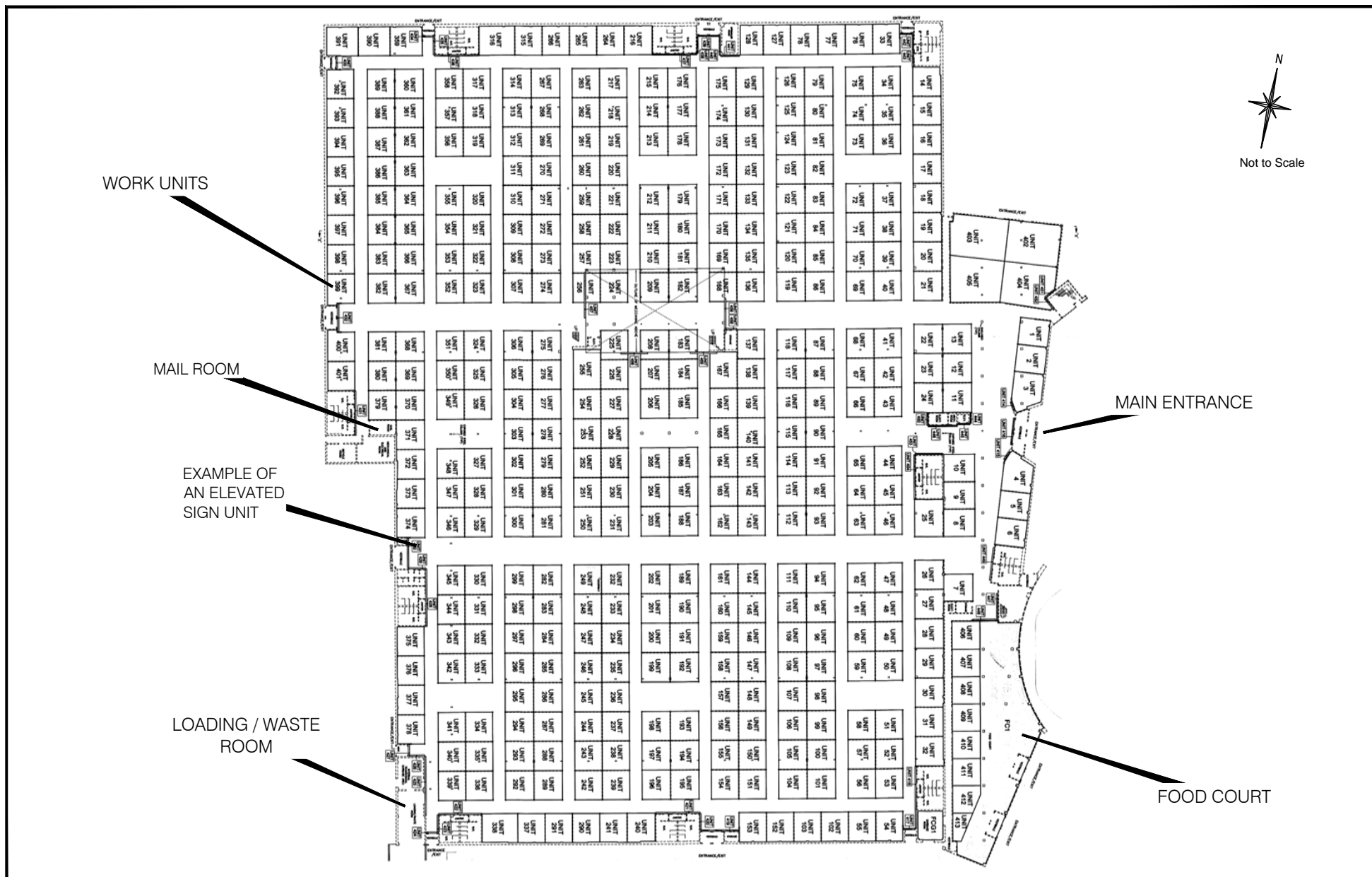


Attachment

FILE: 19CDM-15V002
RELATED FILE: DA.12.008

DATE:
October 7, 2015

4



Draft Plan of Condominium File 19CDM-15V003 - Interior Ground Level Plan

LOCATION:
Part of Lots 2 & 3, Concession 4

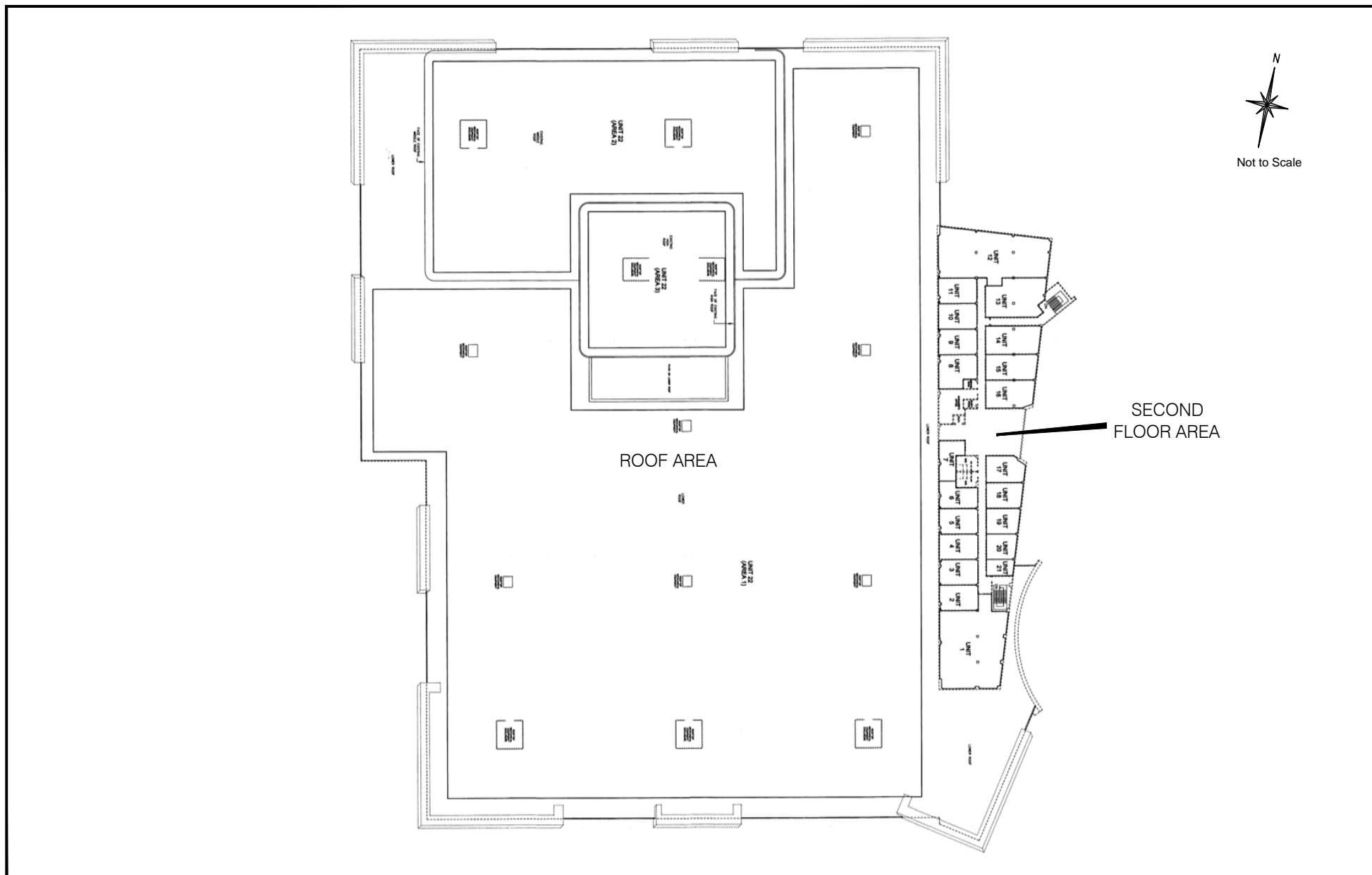
APPLICANT:
Improve Inc.



Attachment
FILE: 19CDM-15V002
RELATED FILE: DA.12.008

DATE:
October 7, 2015

5



Draft Plan of Condominium File 19CDM-15V003 - Second Floor & Roof Plan

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.

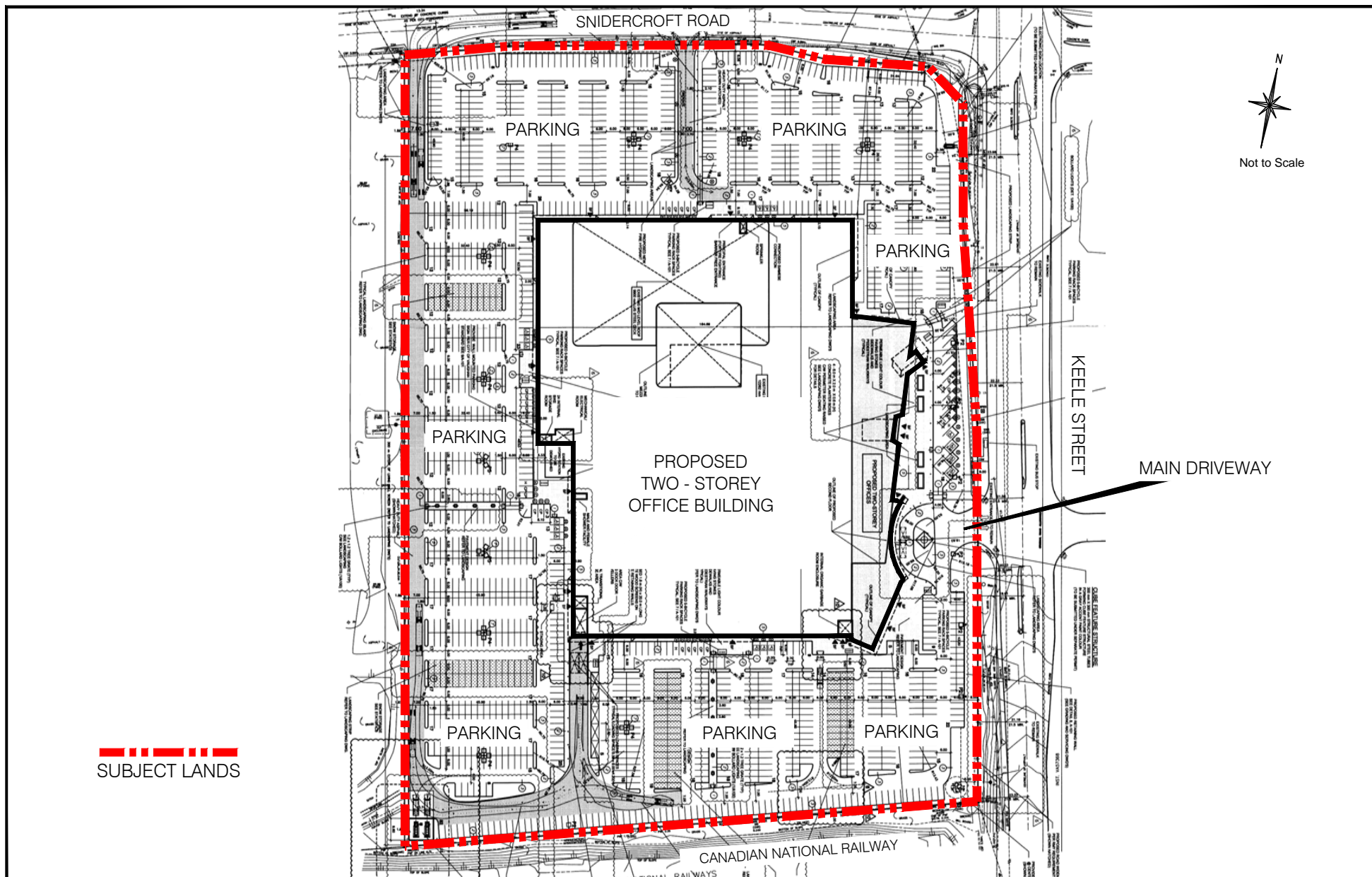


Attachment

FILE: 19CDM-15V002
RELATED FILE: DA.12.008

DATE:
October 7, 2015

6



Approved Site Plan File DA.12.008

LOCATION:
Part of Lots 2 & 3, Concession 4

APPLICANT:
Improve Inc.



Attachment
FILE: 19CDM-15V002
RELATED FILE: DA.12.008

DATE:
October 7, 2015

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