

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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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.)

COMMITTEE OF THE WHOLE NOVEMBER 1, 2016

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

Recommendation

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

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.

Contribution to Sustainability

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.

Economic Impact

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

Communications Plan

N/A

Purpose

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.

Background - Analysis and Options

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.

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

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.

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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

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-16V004 (STANDARD)
1639722 ONTARIO LIMITED
PART OF LOT 5, CONCESSION 8, 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-16V004, 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 #14-004-05A, dated June 16, 2016.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the 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 that may be outstanding from the Site Plan process (Files DA.14.060 and DA.16.014).
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.

Bell Canada Condition

9. Prior to final approval, the Owner shall agree to grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/

telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

Canada Post Condition

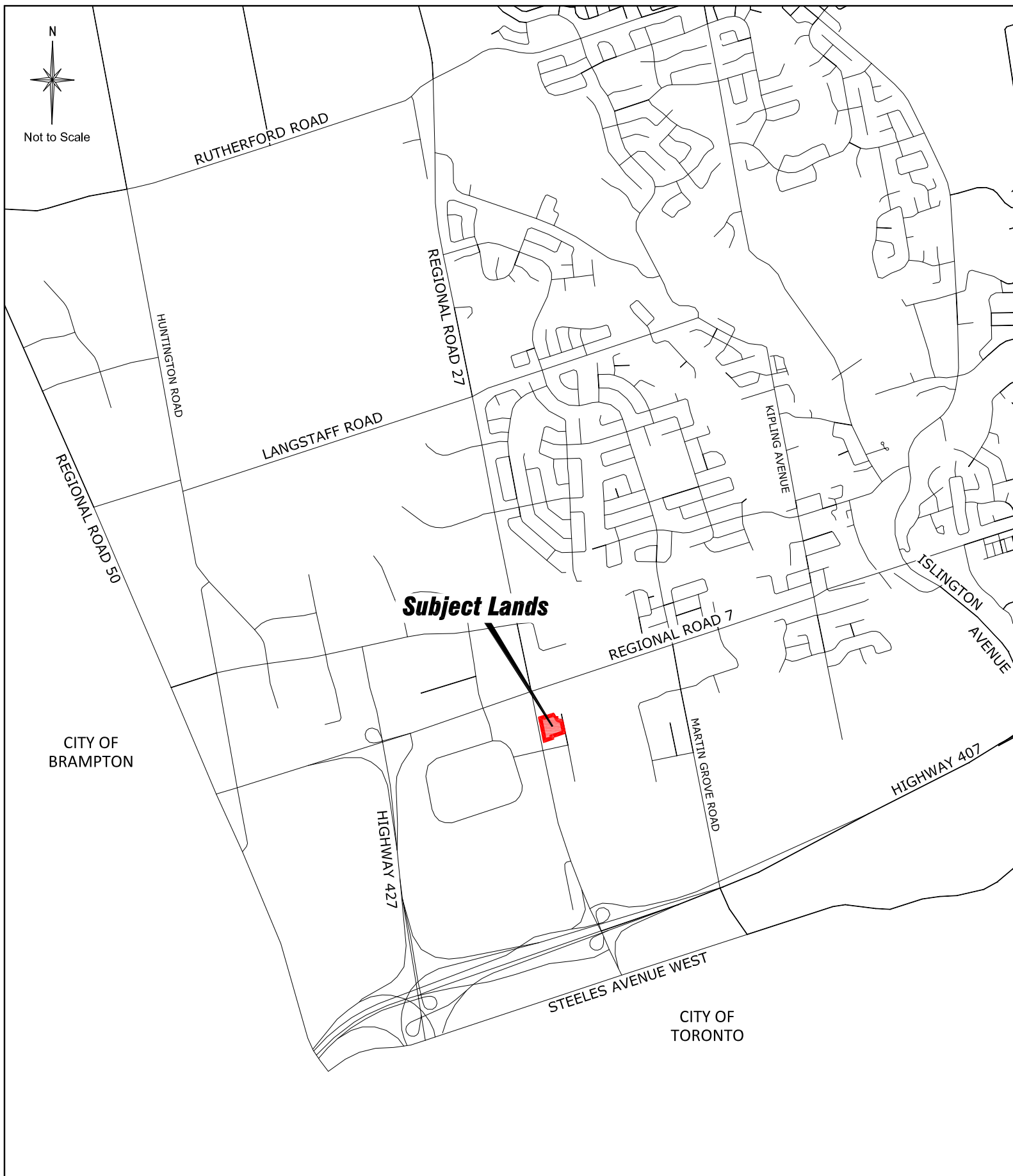
10. Prior to final approval, the Owner shall agree to include in all offers of lease, a statement which advises the prospective lessee that mail delivery will be from a designated Community Mailbox.
11. Prior to final approval, the Owner shall be responsible for notifying the lessee of the exact Community Mailbox locations prior to the closing of any lease.
12. Prior to final approval, the Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plan.
13. Prior to final approval, the Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - a) An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - b) Any required walkway across the boulevard, as per municipal standards; and,
 - c) Any required curb depressions for wheelchair access.
14. Prior to final approval, the Owner further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new tenants as soon as the units are occupied.

Region of York Conditions

15. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the site plan approval issued for the subject property on January 22, 2016 under Regional File No. SP-V-051-14, have been satisfied.
16. Prior to final approval, the Owner shall execute all Regional agreements and obtain all of the necessary permits required as part of the site plan approval for the subject property issued on January 22, 2016 under Regional File No. SP-V-051-14.
17. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
18. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional agreements require responsibility to change from the Owner to the Condominium Corporation.

Clearances

19. The City of Vaughan (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 8 have been satisfied.
20. Bell Canada shall advise the Vaughan Development Planning Department in writing that Condition 9 has been satisfied.
21. Canada Post shall advise the Vaughan Development Planning Department in writing that Conditions 10 to 14 have been satisfied.
22. The Region of York shall advise the Vaughan Development Planning Department in writing that Conditions 15 to 18 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1639722 Ontario Limited

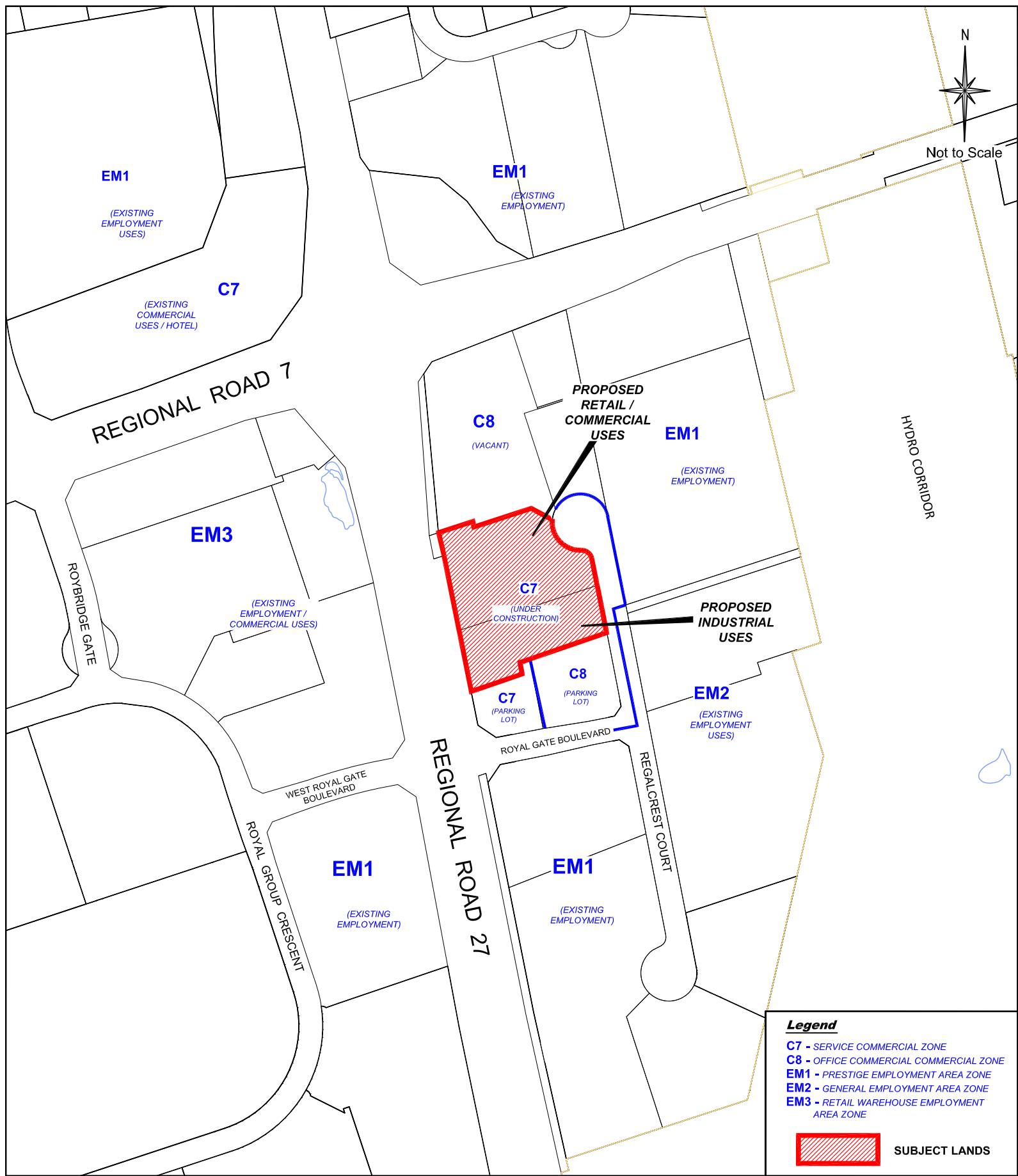


Attachment

FILE: 19CDM-16V004
RELATED FILES: DA.16.014,
DA.14.060, & Z.14.035

DATE: September 21, 2016

2



Location Map

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1639722 Ontario Limited



Attachment

FILE: 19CDM-16V004
RELATED FILES: DA.16.014,
DA.14.060, & Z.14.035

DATE: September 21, 2016

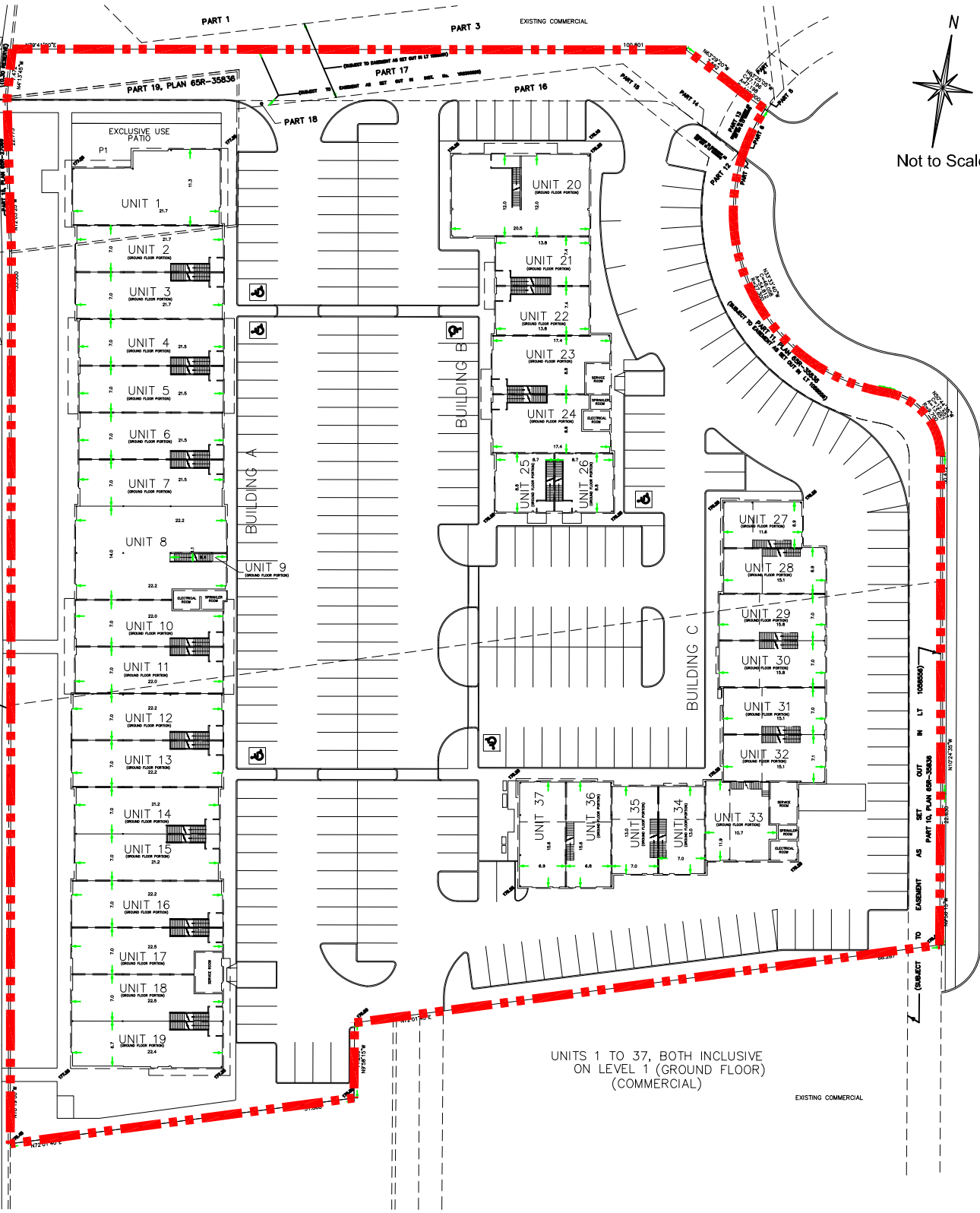
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REGIONAL ROAD No. 27

DEPOSITED PLAN 2843 (MTO PLAN P-2103)

BLOCK 7 (STREET WIDENING)

BLOCK 10 (0.30 RESERVE)
PIN 03221-0014



UNITS 1 TO 37, BOTH INCLUSIVE
ON LEVEL 1 (GROUND FLOOR)
(COMMERCIAL)

SUBJECT LANDS

Draft Plan of Condominium Ground Floor Plan

APPLICANT: 1639722 Ontario Limited
LOCATION: Part of Lot 5, Concession 8



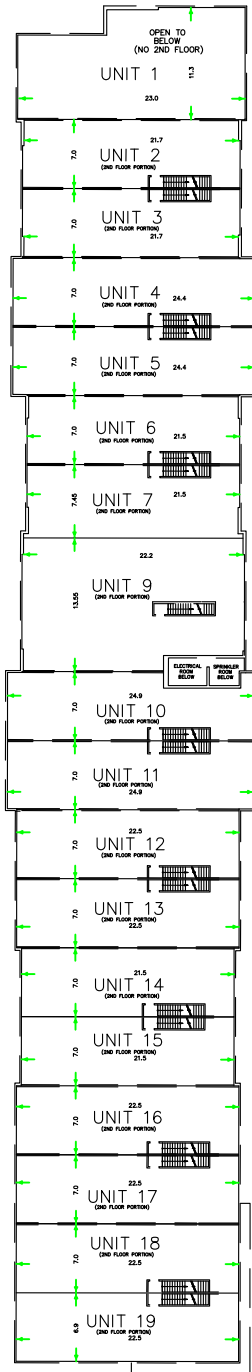
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DA.14.060, & Z.14.035

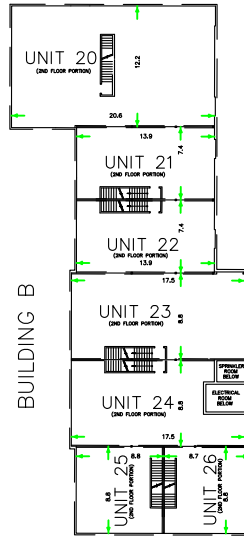
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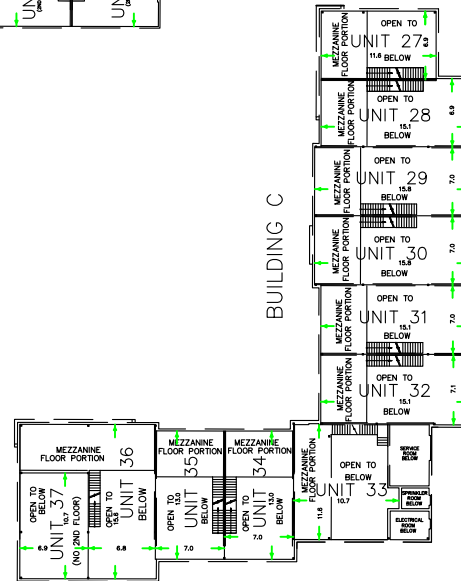
REGIONAL ROAD No. 27



BUILDING A



BUILDING B



BUILDING C

REGALCREST COURT

SUBJECT LANDS

Draft Plan of Condominium Second Floor Plan

APPLICANT: 1639722 Ontario Limited
LOCATION: Part of Lot 5, Concession 8



Attachment

FILE: 19CDM-16V004
RELATED FILES: DA.16.014,
DA.14.060, & Z.14.035

DATE: September 21, 2016

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