

To: Christine Vigneault, Committee of Adjustment Secretary Treasurer
From: Nancy Tuckett, Director of Development Planning
Date: June 17, 2024
Name of Owner: Centralpark Homes Inc.
Location: 582 Rivermede Road
File No.(s): A071/24

Proposed Variance(s) (By-law 001-2021):

1. For the purposes of zoning conformity only, the subject lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, or other permissions and easements or registrations that are granted.
2. To permit the use of the Industrial Mall parking requirement for the purpose of calculating parking on the site.

By-Law Requirement(s) (By-law 001-2021):

1. Lot: Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act.
2. To permit the use of the Industrial Mall parking requirement for the purpose of calculating parking on the site.

Official Plan:

City of Vaughan Official Plan 2010 ('VOP 2010'): "General Employment"

Comments:Application History

A Draft Plan of Condominium application, File 19CDM-23V007 was submitted to the City to facilitate the conversion of the rental units within the industrial plaza into condominium units. The proposed development contemplates a Standard Condominium tenure, which in addition to creating owned units within the existing industrial building, creates outdoor storage units on the north end of the property. Similar to owned parking space units within a residential condominium building, the outdoor storage units would be tied to specific units within the industrial plaza building.

Analysis

The Owner is requesting relief to consider the Subject Lands as one lot and to permit the use of the Industrial Mall parking requirement for the purpose of calculating parking on the site.

Development Planning Department Staff have no objection to Variance 1 to deem the Subject Lands as one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, or other permissions and easements or registrations that are granted. Through the Zoning review of the Draft Plan of Condominium application, it was noted that the maximum permitted area of outside storage shall be 30% of the total lot area. The Draft Plan of Condominium proposes a total of 5 outside storage units (Units 17 – 21) located at the rear (north) of the property. Hence, the Owner is seeking relief so that once the outdoor storage units are created through the condominium plan, the total lot area calculation shall be based on the area of the entire condominium corporation lands, not of any one individual outdoor storage units. The Condominium By-laws would restrict ownership of an outdoor storage unit to parties who own a unit within the industrial plaza building, which ensures any outdoor storage use is tied related to a corresponding use within the building. Furthermore, these outdoor storage units will be fully screened from the road, and otherwise meet the requirements of the Zoning By-law. The Subject Property is zoned EM2 General Employment Zone, which permits a variety of more intensive industrial uses. Some of the building's current tenants make use of the outdoor storage area to carry out their business operations. It is anticipated that the future condominium owners may also require some outdoor storage in order to carry out the business

operations permitted within the EM2 Zone. Recognizing the Subject Lands as one lot is appropriate for the proposed outdoor storage units on the property.

Development Planning Department Staff have no objection to Variance 2 to permit the use of the Industrial Mall parking requirement for the purpose of calculating parking on the site. Industrial Mall is defined as “a building or a group of buildings designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants” in By-law 001-2021. Although Industrial Mall is not a permitted use the EM2 Zone, the overall function and operation of the proposed condominium development aligns with the definition of Industrial Mall in the By-law, and also recognizes the way in which the site is currently operating. Development Engineering has reviewed this application and has no objection. The proposed parking supply of 57 spaces is deemed to be sufficient for the site.

Accordingly, Development Planning Department Staff can support the requested variances and are of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

Recommendation:

Development Planning Department Staff recommends approval of the application, subject to the following conditions:

Conditions of Approval:

If the Committee finds merit in the application, the following conditions of approval are recommended:

None.

Comments Prepared by:

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