

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024

Item 9, Report No. 22 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2024.

9. CF VAUGHAN PORTFOLIO INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE NO.19CDM-24V003: 101, 131 AND 147 CITATION DRIVE, VICINITY OF DUFFERIN STREET AND LANGSTAFF ROAD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V003 (CF Vaughan Portfolio Inc.) BE APPROVED, as shown on Attachment 2, subject to the Conditions of Draft Plan of
2. Condominium Approval in Attachment 4; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V003 subject to the conditions set out in Attachment 4, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Committee of the Whole (1) Report

DATE: Tuesday, June 4, 2024

WARD: 4

TITLE: CF VAUGHAN PORTFOLIO INC. – DRAFT PLAN OF
CONDOMINIUM (STANDARD) FILE NO.19CDM-24V003: 101,
131 AND 147 CITATION DRIVE, VICINITY OF DUFFERIN
STREET AND LANGSTAFF ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for a Draft Plan of Condominium (Standard) File 19CDM-24V003 for the subject lands shown on Attachment 2. The owner is proposing to establish a standard condominium tenure for an existing multi-unit employment building consisting of 36 units and 129 parking spaces (Attachment 3), subject to the Conditions of Draft Plan of Condominium Approval in Attachment 4.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for an existing multi-unit employment building, subject to the Conditions of Draft Plan of Condominium Approval.
- The Draft Plan of Condominium (Standard) consists of 36 employment units, 129 parking spaces, a driveway (Fire Route) and landscape strips.
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 001-2021.
- The Development Planning Department supports the proposed Draft Plan of Condominium File 19CDM-24V003, subject to conditions.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V003 (CF Vaughan Portfolio Inc.) BE APPROVED, as shown on Attachment 2, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 4; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V003 subject to the conditions set out in Attachment 4, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 101, 131 and 147 Citation Drive (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The existing building containing 36 employment units, 31 exclusive use exterior loading areas, 7 shared interior mechanical/electrical/utility areas, a fire route, 129 parking spaces and landscape strips, as shown on Attachment 3, will all remain. No changes to the building or site are proposed by this application. A building permit was issued for this property in 1981.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed condominium

CF Vaughan Portfolio Inc. (the 'Owner') has submitted a Draft Plan of Condominium File 19CDM-24V003 (the 'Application') for the Subject Lands to establish the standard condominium tenure for the existing multi-unit employment building as shown on Attachment 2.

Previous Reports/Authority

Not applicable

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan and Vaughan Official Plan Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Land is developed for employment uses in an established Settlement Area where full municipal services exist. The Condominium tenure will not change the built form or use of the existing building. Staff are satisfied that the Application is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The Application shown on Attachment 2, does not change the built form or use of the building and conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within an existing employment business park established in the 1980's and falls within the employment area designation in the YROP 2022. The Application conforms to the YROP 2022.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Areas" on Schedule 1 – "Urban Structure" of VOP 2010
- "General Employment" on Schedule 13 – "Land Use" of VOP 2010

The Application on Attachment 2 maintains the existing building and the multi-unit employment use on the Subject Lands. On this basis, the Condominium Application conforms to VOP 2010.

The Subject Lands are not subject to Site Plan Control and the building was constructed in 1987 in accordance with the issuance of a Building Permit.

No Amendments to Zoning By-law 001-2021 are required for this Application

Zoning:

- EM1 - Prestige Employment Zone by Zoning By-law 001-2021, subject to site-specific exception EM1-142.
- Note that the Subject Lands were developed in accordance with the City's zoning standards in 1981. The current AODA requirements are not applicable for the Applications where no new development is occurring. The loading space, garbage storage, truck maneuvering, pavement markings, and signage requirements of By-law 001-2021 are not applicable to this Application as no new development will occur as a result of the Condominium Plan.

The Development Planning Department supports the approval of the Application subject to the comments and conditions outlined in this report

The Draft Plan of Condominium (Standard) shown on Attachment 2 is consistent with the existing development on the Subject Lands (Attachment 3). The Development Planning Department can support the approval of the Application shown on Attachment 2, subject to the Conditions identified in Attachment 4.

Financial Impact

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

Operational Impact

Other City Departments and agencies have no objection to the Application subject to Conditions identified in Attachment 4

Enbridge, Bell Canada, Financial Planning and Development Finance have no objections to the Application subject to Conditions of Draft Plan of Condominium Approval in Attachment 4.

Other City Departments and agencies have no objection to the Application

Emergency Planning, Infrastructure Development, Vaughan Fire and Rescue Service, Alectra, Parks Infrastructure Planning and Development, Building Standards Department, Enforcement Services, Rogers Communications, Toronto and Region Conservation Authority, Environmental Services Solid Waste Management, Real Estate Department have no objection to the Application.

Broader Regional Impacts/Considerations

York Region has no objection to the approval of this Application.

Conclusion

The Development Planning Department is satisfied the Application to create a standard condominium tenure for the existing multi-unit building on the Subject Lands, subject to Conditions of Draft Plan of Condominium Approval identified in Attachment 4, is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses.

Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Draft Plan of Condominium Approval in Attachment 4.

For more information, please contact Laura Janotta, Planner, at extension 8634.

Attachments

1. Context and Location Map.
2. Draft Plan of Condominium (Standard) File 19CDM-24V003.
3. Existing Site Conditions.
4. Conditions of Draft Plan of Condominium Approval.

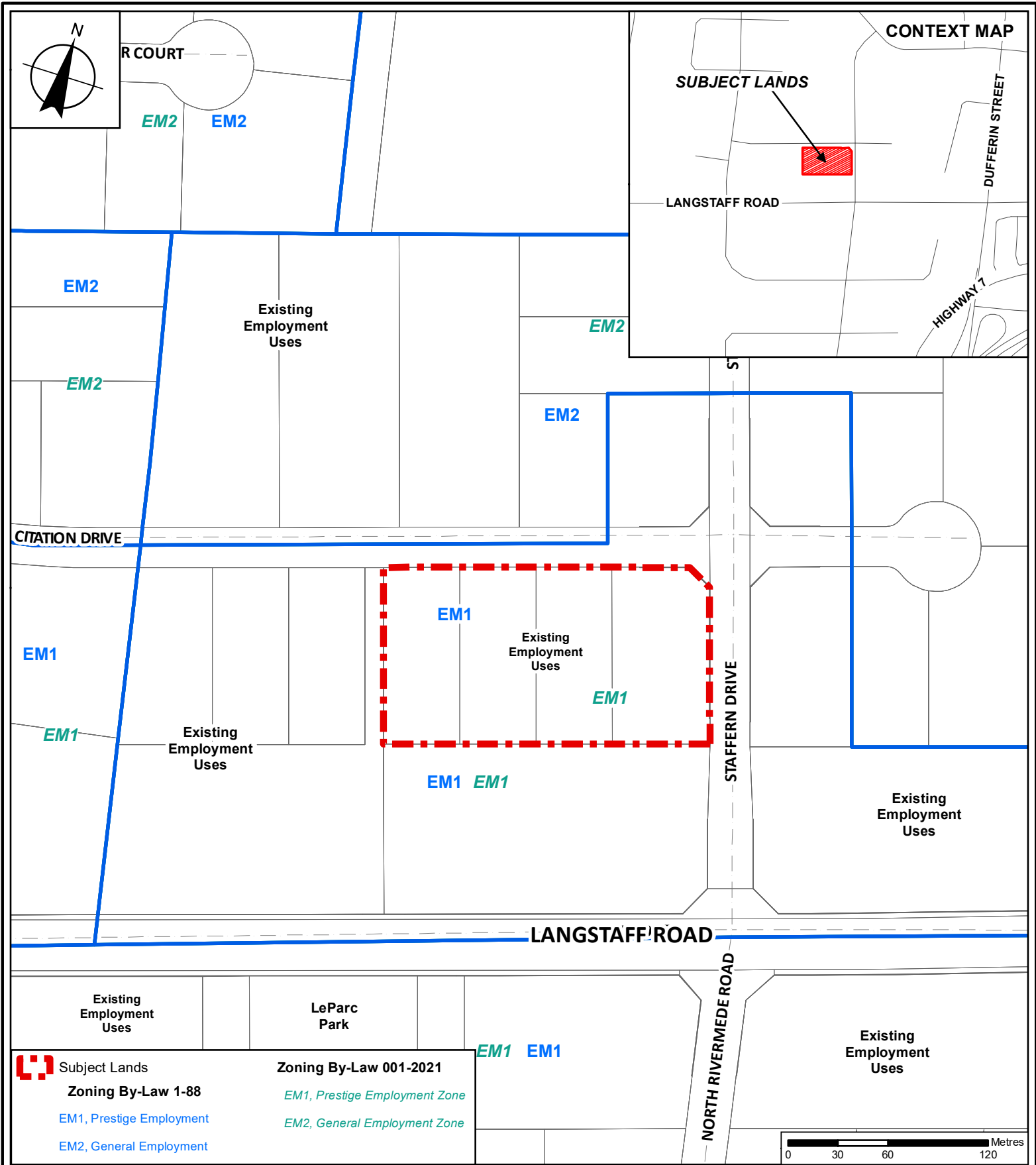
Prepared by

Laura Janotta, Planner, ext. 8634.

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Nancy Tuckett, Director of Development Planning, ext. 8529.



Context and Location Map

LOCATION: 101, 131, 147 Citation Drive
Part of Lot 11, Concession 3

APPLICANT:
CF Vaughan Portfolio Inc.



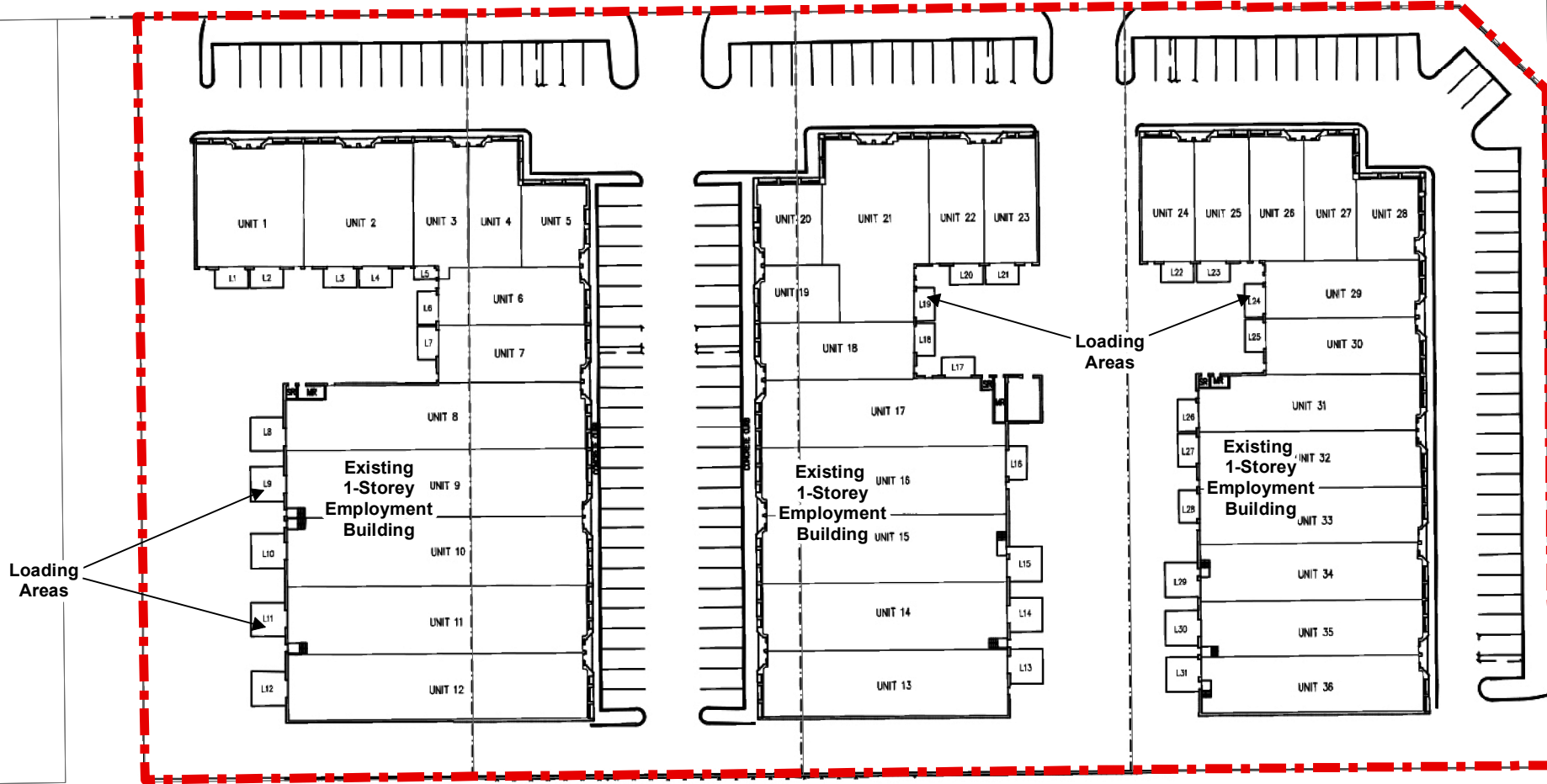
Attachment

FILE:
19CDM-24V003

DATE:
June 4, 2024

1

CITATION DRIVE




STAFFERN DRIVE

Loading Areas

Loading Areas

 Subject Lands

 Metres

Draft Plan of Condominium (Standard) File 19CDM-24V003

LOCATION: 101, 131, 147 Citation Drive
Part of Lot 11, Concession 3

APPLICANT:
CF Vaughan Portfolio Inc.

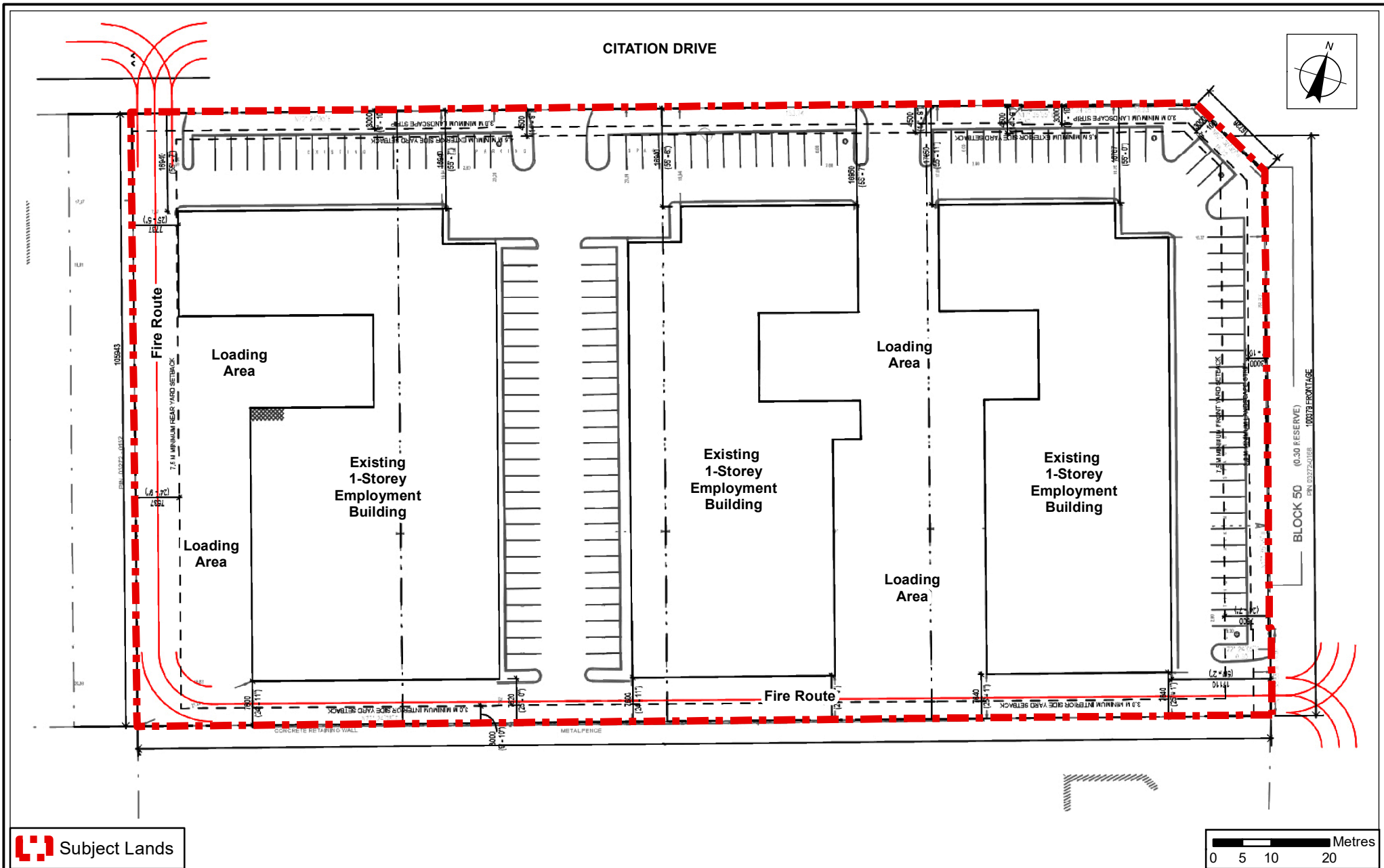


Attachment

FILE:
19CDM-24V003

DATE:
June 4 2024

2



Existing Site Conditions

LOCATION: 101, 131, 147 Citation Drive
Part of Lot 11, Concession 3

APPLICANT:
CF Vaughan Portfolio Inc.



Attachment

FILE:
19CDM-24V003
DATE:
June 4 2024

3

ATTACHMENT 4

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-24V003 ('PLAN')
CF VAUGHAN PORTFOLIO INC. ('OWNER')
CITY OF VAUGHAN ('CITY')**

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) FILE 19CDM-24V003, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by WAHBA Surveying, drawing File No. 23-063, dated February 22, 2024.
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 and shall agree to satisfy any outstanding conditions that the City may consider necessary.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, 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.
7. Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement or responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Owner and/or the Condominium Corporation shall be responsible to regularly clean and maintain all catch basins, area drains and sewers within the lands.
 - b) The Owner and/or Condominium Corporation shall be responsible for snow removal and clearing and the Condominium Corporation shall not store or deposit snow from the lands/development onto adjacent property of City of Vaughan owned property.
 - c) Private waste collection shall be the responsibility of the Condominium Corporation.
 - d) The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease, advising:

“This development will function as a standard condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”

Utilities

9. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.
10. Prior to final approval of the Plan, the Owner must contact Enbridge Gas Inc.'s Customer Connection department.

Clearances

11. Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.