

Committee of the Whole Report

DATE: Tuesday, May 07, 2019

WARD(S): 2

**TITLE: WINGES ROWNTREE HOLDINGS INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-18V005
VICINITY OF REGIONAL ROAD 7 AND WHITMORE ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-18V005 to facilitate the conversion of an existing employment complex comprised of 3, one-storey employment use buildings with 28 rental units and served by 243 parking spaces as shown on Attachment 3, from a rental tenure to a condominium tenure.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) application to facilitate the tenure conversion of existing rental employment buildings to a condominium tenure.
- No external modifications are being proposed to the existing building or the site.
- The Development Planning Department supports the approval of Draft Plan of Condominium (Standard) File 19CDM-18V005, subject to conditions, as it conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 1-88.
- The proposed change in tenure from rental buildings to condominium buildings will continue to maintain the current employment use and the City's employment base.

Recommendations

1. That Draft Plan of Condominium (Standard) File 19CDM-18V005 (Winges Rowntree Holdings Inc.) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The Subject Lands (the 'Subject Lands') shown on Attachment 2 are located southeast of Regional Road 7 and Whitmore Road, municipally known as 41 and 45 Winges Road and 155 Rowntree Dairy Road. The surrounding land uses are shown on Attachment 2.

The Owner has submitted a Draft Plan of Condominium Application to convert the tenure of the existing employment buildings

The Owner has submitted a Draft Plan of Condominium (Standard) File 19CDM-18V005 (the 'Application') to convert the existing employment property comprised of 3 buildings with 28 units and served by 243 parking spaces from a rental tenure to a plan of condominium (Condominium Tenure), as shown on Attachment 3. The conversion in tenure changes the manner in which title to the property is being held from rental to condominium ownership and will continue to maintain the Subject Lands for employment uses.

Previous Reports/Authority

N/A

Analysis and Options

The proposed Draft Plan of Condominium conforms to Vaughan Official Plan 2010 ("VOP 2010") and complies with Zoning By-law 1-88

The Subject Lands are designated "General Employment" by Vaughan Official Plan 2010 ("VOP 2010"). The Application represents a conversion of tenure from rental to freehold ownership with shared common interests in parking, walkways and landscape areas and no changes to the current land use is proposed. In addition, the existing employment uses on the Subject Lands will be maintained. The Draft Plan of Condominium shown on Attachment 3 conforms to VOP 2010.

The Subject Lands are zoned "EM1 Prestige Employment Zone" and "EM2 General Employment Zone" by Zoning By-law 1-88. The proposed Draft Plan of Condominium does not change the current built form or function of the Subject Lands.

Some of the existing parking spaces shown on Attachment 3 range in size from 2.7 m x 5.5 m to 2.7 m x 5.7 m, which do not meet the current minimum Zoning By-law 1-88 requirement of 2.7 m x 6 m. However, as these parking spaces were approved and

built in accordance with the Building Permit issued under Zoning By-law 306-81, relief to the minimum parking space size standard is not required. The Draft Plan of Condominium complies with Zoning By-law 1-88.

As a condition of Draft Approval, the Owner is required to include wording in all Offers of Purchase and Sale or Lease, the condominium agreement and in the condominium declaration indicating that a portion of the Subject Lands will be served with small car parking stalls and that the Condominium Corporation is required to install 'Small Car Parking Space' signage to the satisfaction of the City of Vaughan.

The Subject Lands are located in an Employment Area and do not abut an arterial road, highway, or Open Space Zone. A Site Development Application was not required to facilitate the construction of the existing buildings. A Building Permit was issued on February 4, 1986, for the construction of the existing buildings.

All common areas (i.e. the parking spaces, the existing landscaping areas, driveway, and walkways) on the proposed Draft Plan of Condominium will be part of the common elements to the condominium plan.

Snow Removal, Garbage and Recycling Collection will be privately administered

Snow removal and Garbage and recycling collection will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment 1.

The Development Engineering ("DE") Department has no objection to the Draft Plan of Condominium

The "DE" Department has indicated that any new required or existing easements or shared use agreements for access, servicing and maintenance with adjacent properties must be maintained or renewed with the condominium corporation. The "DE" Department has no objection to the Draft Plan of Condominium, subject to Conditions of Draft Approval set out in Attachment 1.

The following Departments have no objection to the proposed Draft Plan of Condominium

The Environmental Services Department, Solid Waste Management Division, Financial Planning and Development Finance Department and the Vaughan Fire and Rescue Services ("VFRS") have no objection to the Draft Plan of Condominium, subject to the Conditions of Draft Approval set out in Attachment 1.

The following utility providers have no objection to the approval of the Draft Plan of Condominium

Alectra Utilities Corporation, Bell Canada, and Enbridge Gas have no objection to the approval of the Application, subject to the Conditions of Draft Approval set out in Attachment 1.

Canada Post has no objection or condition to the approval of the Application.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Department has no objection or conditions to the approval of the Draft Plan of Condominium.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-18V005 conforms to VOP 2010, complies with Zoning By-law 1-88 and facilitates the conversion of the existing rental buildings on the Subject Lands from a rental to a condominium tenure. No changes or development on the Subject Lands is proposed. The Development Planning Department can support the approval of the Draft Plan of Condominium (Standard) application, subject to the Conditions of Draft Approval set out in Attachment 1.

For more information, please contact: Eugene Fera, Planner, extension 8003.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium

Prepared by

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