

Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD: 1

TITLE: 2506937 ONTARIO INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-24V011
12370 KEELE STREET
VICINITY OF KEELE STREET AND KING-VAUGHAN ROAD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V011 for the subject lands, as shown on Attachment 1. The owner is proposing to establish a standard condominium tenure for an existing multi-unit industrial building consisting of 10 employment units, and 66 parking spaces, as shown on Attachments 2 to 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 Conditions of Draft Plan of Condominium Approval.
- The Draft Plan of Condominium (Standard) consists of 10 employment units, a pylon sign unit, 66 parking spaces, a driveway and landscaped areas.
- The Development and Parks Planning Department supports the proposed Draft Plan of Condominium File 19CDM-24V011 subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.) BE APPROVED as shown on Attachments 3 and 4, subject to the Conditions of Draft Approval in Attachment 5.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.), subject to the conditions set out in Attachment 5, be for a period of three (3) years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 12370 Keele Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

A Site Plan Application was previously approved for the Subject Lands

Vaughan Council on April 26, 2022, approved Site Development File DA.21.003 (2506937 Ontario Inc.) to permit the development of a two-storey multi-unit industrial building with 10 units, a pylon sign, and 66 parking spaces (the 'Development') as shown on Attachment 2.

The proposed Draft Plan of Condominium (Standard) is consistent with the approved site plan.

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

The Owner has submitted a Draft Plan of Condominium (the 'Application') for the Subject Lands to establish the standard condominium tenure for the existing multi-unit industrial building as shown on Attachment 2.

Previous Reports/Authority

The previous report related to the application can be found at the following link: 2506937 Ontario Inc. DA.21.003, Committee of the Whole Report [April 26, 2022, Committee of the Whole \(Item 4, Report 16\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024, and conforms to the Oak Ridges Moraine Conservation Plan 2017, and the Vaughan Official Plan 2010

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning

and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within Rural Lands outside of the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are developed for employment uses where private water and wastewater 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 2024.

The Oak Ridges Moraine Conservation Plan 2017 ('ORMCP')

The Subject Lands are located on the Oak Ridges Moraine and are subject to the ORMCP. The ORMCP was established by the Province to provide land use and resource management direction for lands within the Oak Ridges Moraine.

The Subject Lands are located within the "Countryside" designation of the ORMCP, which promotes agricultural and other rural uses. Section 17(1) of the ORMCP permits the use of land and construction of buildings within the "Countryside" designation in accordance with the zoning by-law in effect on November 15, 2001. When the ORMCP came into effect in 2001, municipalities across Ontario were required to update their Official Plans and Zoning by-laws to conform with the ORMCP. At the time, it was determined by the Minister of Municipal Affairs and Housing that the Subject Lands satisfied the provisions of 17(1) of the ORMCP, allowing the "M1 Restricted Industrial Zone" of Zoning By-law 1-88 to continue to apply to the Subject Lands. Therefore, the Subject Lands continued to be zoned M1 under Zoning By-law 1-88, which permits industrial uses, thereby facilitating the construction of the employment building.

On this basis, the Application conforms to the ORMCP as the Development conforms to the ORMCP.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

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:

- "Natural Areas and Countryside" with an "Oak Ridges Moraine Conservation Plan Area" overlay on Schedule 1 – "Urban Structure" of VOP 2010
- "Oak Ridges Moraine Countryside" on Schedule 4 – "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas" of VOP 2010
- "Countryside" on Schedule 13 – "Land Use" of VOP 2010

Section 3.4.18 of VOP 2010 permits lands to be used and buildings and structures erected provided the proposal conforms to Section 17 of the ORMCP.

The Application as shown on Attachments 3 to 4 maintains the existing building, site configuration, and multi-unit employment use on the Subject Lands, and the Development conforms to Section 17 of the ORMCP. On this basis, the Application conforms to VOP 2010.

The Subject Lands are transitioned under Zoning By-law 001-2021

The Subject Lands are zoned "M1 – Restricted Industrial Zone" by Zoning By-law 1-88, and "RE – Estate Residential Zone" by Zoning By-law 001-2021 as shown on Attachment 1. The Site Plan Application was approved under Zoning By-law 1-88 and the Application is also being reviewed under Zoning By-law 1-88.

The "M1-Restricted Industrial Zone" permits the existing building, and the site complies with the requirements of Zoning By-Law 1-88.

The Development and Parks Planning Department supports the Application, subject to conditions

The Draft Plan of Condominium (Standard) shown on Attachments 3 to 4 is consistent with the existing development on the Subject Lands shown on Attachment 2. There are 10 industrial units on the first level along with exclusive use parking spaces corresponding to each unit. The second level contains mezzanine space for each unit. The Development and Parks Planning Department recommends approval of the Application as shown on Attachments 3 to 4, subject to conditions identified in Attachment 5.

Financial Impact

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

Operational Impact

Other City Departments, external agencies and various utilities have no objection to the Application subject to conditions

Financial Planning and Development Finance, Enbridge Gas Inc., Bell Canada, and Alectra Utilities, all have no objections to the Application, subject to conditions included on Attachment 5.

The Canada Post Corporation, Real Estate Department, Development Engineering Department, Toronto and Region Conservation Authority, Environmental Services, Zoning Services, Building Standards, Infrastructure Development, and Metrolinx, all have no objections to the Application.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to the approval of the Application.

Conclusion

The Development and Parks Planning Department is satisfied the Application to create a standard condominium tenure for the existing multi-unit building on the Subject Lands is consistent with the PPS 2024, conforms to the ORMCP, YROP 2022 and VOP 2010, complies with Zoning By-law 001-2021, is consistent with the Development approved through Site Development File DA.21.003 and is appropriate for the development of the Subject Lands. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Draft Approval in Attachment 5.

For more information, please contact David Harding, Senior Planner, at extension 8409.

Attachments

1. Context Location Map
2. Existing Site Conditions – Site Development File DA.21.003
3. Proposed Draft Plan of Condominium File 19CDM-24V011 – Level 1
4. Proposed Draft Plan of Condominium File 19CDM-24V011 – Level 2
5. Conditions of Draft Plan of Condominium Approval File 19CDM-24V011

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