

Committee of the Whole (1) Report

DATE: Tuesday, May 6, 2025

WARD: 4

TITLE: 1000457758 ONTARIO INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-24V012
50 CASMIR COURT
VICINITY OF SPINNAKER WAY AND LANGSTAFF ROAD

FROM:

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

ACTION: DECISION

Purpose

To seek approval for Draft Plan of Condominium (Standard) File 19CDM-24V012 for the subject lands, as shown on Attachment 1. The owner is proposing to establish a standard condominium tenure for an existing multi-unit employment building consisting of seven employment units and 148 parking spaces, as shown on Attachment 2.

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 seven employment units and 148 parking spaces, a driveway and landscaped areas.
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 001-2021.
- The Development and Parks Planning Department supports the proposed Draft Plan of Condominium File 19CDM-24V012 subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File No. 19CDM-24V012 (1000457758 ONTARIO INC.) BE APPROVED as shown on Attachment 2, subject to the Conditions of Draft Approval in Attachment 5
2. THAT Council's approval of Draft Plan of Condominium File No. 19CDM-24V012 subject to the conditions set out in Attachment 5, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 50 Casmir Court (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The existing building containing seven employment units, a driveway, 148 parking spaces, and landscape strips will all remain. No changes to the building or site are proposed. Building permits for the property were issued in 1988 and 2004. The existing site development is shown on Attachment 2.

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 employment building as shown on Attachment 2.

Previous Reports/Authority

Not applicable.

Analysis and Options

The Application is consistent with the Provincial Planning Statement 2024 and conforms to 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 Oct. 20, 2024. All decisions made on or after Oct. 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 a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are 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 2024.

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 Statue 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:

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

The General Employment designation permits a full range of industrial uses along with office and/or retail uses accessory to and directly associated with said industrial uses. The Application shown on Attachment 2, maintains the existing multi-unit employment building on the Subject Lands. On this basis, the Application conforms to VOP 2010.

The Subject Lands are not subject to Site Plan Control and the building was constructed in 1988 with an addition in 2004 in accordance with the issuance of Building Permits.

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

- EM2 General Employment Zone by Zoning By-law 001-2021.
- This Zone permits employment uses and limited commercial uses.

The EM2 Zone permits the existing multi-unit building and the site complies with the requirements of Zoning By-law 001-2021.

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

The Draft Plan of Condominium (Standard) shown on Attachments 3 and 4 is consistent with the existing development on the Subject Lands shown on Attachment 2. There are six units on the first level along with stairwells belonging to separate units on the second level. The second level contains one unit that aside from its stairwells, is fully contained on the second level, and additional second floor space of two units from the first level.

The Development and Parks Planning Department recommends approval of the Application as shown on Attachments 3 and 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, Bell Canada, Alectra Utilities, Canada Post Corporation, all have no objections to the Application, subject to conditions included on Attachment 5.

The By-law and Compliance, Licensing and Permit Services, Zoning Services, Cultural Heritage, Development Engineering, Emergency Planning, Fire and Rescue Service, Environmental Services, Real Estate, Parks, Forestry and Horticulture Operations, Transportation and Fleet Management Services, York Region, Rogers Communications Inc., all have no objection 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 employment building on the Subject Lands is consistent with the PPS 2024, conforms to YROP 2022 and VOP 2010, complies with Zoning By-law 001-2021, and is appropriate and compatible with existing and planned surrounding land uses. 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 and Location Map
2. Existing Site Conditions
3. Proposed Draft Plan of Condominium File 19CDM-24V012 – Level 1
4. Proposed Draft Plan of Condominium File 19CDM-24V012 – Level 2
5. Conditions of Draft Plan of Condominium Approval File 19CDM-24V012

Prepared by

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