

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 23, 2019**

Item 3, Report No. 29, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 23, 2019.

**3. BOWES BASALTIC HOLDINGS INC. DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-19V002 VICINTY OF KEELE STREET AND LANGSTAFF ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated October 7, 2019:**

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V003 (Bowes Basaltic Holdings Inc.) as shown on Attachment 3, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

## Committee of the Whole (1) Report

---

**DATE:** Monday, October 07, 2019

**WARD:** 4

**TITLE: BOWES BASALTIC HOLDINGS INC.  
DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-19V002  
VICINTY OF KEELE STREET AND LANGSTAFF 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-19V002 to facilitate the tenure conversion of an existing 1-storey, 18-unit rental employment building, as shown on Attachment 3, to a condominium.

**Report Highlights**

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to facilitate the tenure conversion of the existing rental employment building to a condominium.
- No external modifications are being proposed to the existing building or the site plan.
- The proposed change in tenure from rental to condominium will maintain the existing employment use and employment base.
- The Development Planning Department supports the approval of Draft Plan of Condominium File 19CDM-19V002 subject to conditions, as it conforms to the Official Plan and complies with Zoning By-law 1-88.

## **Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V003 (Bowes Basaltic Holdings Inc.) as shown on Attachment 3, BE DRAFT APPROVED, 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 on the north side of Bowes Road, east of Keele Street, and are municipally known as 615 Bowes Road. The surrounding land uses are shown on Attachment 2.

The Vaughan Committee of Adjustment, on September 27, 2018, approved Consent Application B014/18, which severed the Subject Lands from the abutting lands to the east, being 575 Bowes Road (Attachment 2).

## **Analysis and Options**

The Owner has submitted Draft Plan of Condominium (Standard) File 19CDM-19V002 (the 'Application') to convert the Subject Lands developed with an existing 1-storey, 18-unit employment building from a rental to a condominium tenure. There are no modifications being proposed to the existing building as part of this Application. A Building Permit was issued for the existing building on October 18, 1974. The Subject Lands were not subject to a Site Development Application at that time as the property is an internal employment lot that does not front onto a major road.

### ***The Application 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') which permits a range of employment uses including manufacturing, warehousing, processing, transportation and distribution, which may include outside storage. The Application will establish the condominium tenure for an existing employment building that conforms to VOP 2010.

The Subject Lands are zoned "EM1 Prestige Employment" by Zoning By-law 1-88, which permits the existing employment building shown on Attachment 3.

All common areas (i.e. the parking spaces, sidewalks, drive aisles, landscaped/amenity areas and mechanical/sprinkler room) on the proposed Draft Plan of Condominium will remain under single ownership.

***Snow Removal, Garbage and Recycling Collection will be privately administered***

Snow removal, 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 Application, subject to Conditions of Approval***

The DE Department has no objection to the Application. The Owner and the abutting owner of 575 Bowed Road have entered into and registered an easement agreement for shared parking and access between the two properties in perpetuity as required through the conditions of approval of Consent Application B014/18.

***All utility providers have no objection to the Application, subject to the Conditions of Approval***

Bell Canada, Rogers Communications, Alectra Utilities, and Enbridge Gas have no objections to the Application. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application, subject to the Conditions of Approval***

The Subject Lands are located partially within the TRCA Regulated Area. The TRCA has reviewed the Application and has no objection to its Approval, subject to the payment of their applicable review fee. A condition to this effect is included in Attachment 1.

***Canadian National Railway ('CN') has no objection to the Application***

The Subject Lands are located adjacent to a CN owned and operated rail corridor to the north. As the Application is for a change in tenure of the building, CN has no objection to the Application.

***Canada Post has no objection to the Application, subject to the Conditions of Approval***

Canada Post has 6 units on record within the existing building; however, the existing building currently contains 18 units. The Owner is required to provide a community mailbox and meet all requirements of Canada Post due to the existing higher unit count. A condition to this effect is included in Attachment 1.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

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

**Conclusion**

The Application conforms to VOP 2010, complies with Zoning By-law 1-88, and pertains to the tenure of the building only. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval identified in Attachment 1.

**For more information**, please contact: Chris Cosentino, Planner, at extension 8215.

**Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium (Standard) File 19CDM-19V002, R-PE Surveying Ltd., dated March 5, 2019

**Prepared by**

Chris Cosentino, Planner, extension 8215

Eugene Fera, Senior Planner, extension 8003

Nancy Tuckett, Senior Manager of Development Planning, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

/LG

## **ATTACHMENT 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-19V002 ('PLAN')  
BOWES BASALTIC HOLDINGS INC. ('OWNER')  
PART OF LOT 10, CONCESSION 3, PARTS 2 & 3, PLAN 64R-4594  
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-19V002, ARE AS FOLLOWS:

#### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., drawing File No. 17-340-DR, dated March 5, 2019.
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 of Vaughan and shall agree to satisfy any conditions that the City may consider necessary.
4. The following provisions shall be included in the Condominium Agreement:
  - a) The Owner and/or Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - b) The Owner and/or Condominium Corporation shall be responsible for private garbage and recycling collection, snow removal and clearing;
  - c) The Owner shall include the following clauses in all future offers of Purchase and Sale Agreements and in the Condominium Declaration:
    - i) This development will be serviced by a private waste collection system and snow clearing services;
    - ii) The Owner and the owner of 575 Bowes Road to the east have entered into a shared parking and access agreement for shared parking between 615 Bowes Road and 575 Bowes Road in perpetuity.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.

6. Prior to final approval of the Plan, the Owner shall submit, if required, an "as-built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval of the Plan, the Owner and 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.
8. 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 by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

#### Utilities Condition

9. Prior to final approval of the Plan, the Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

#### Toronto and Region Conservation Authority ('TRCA')

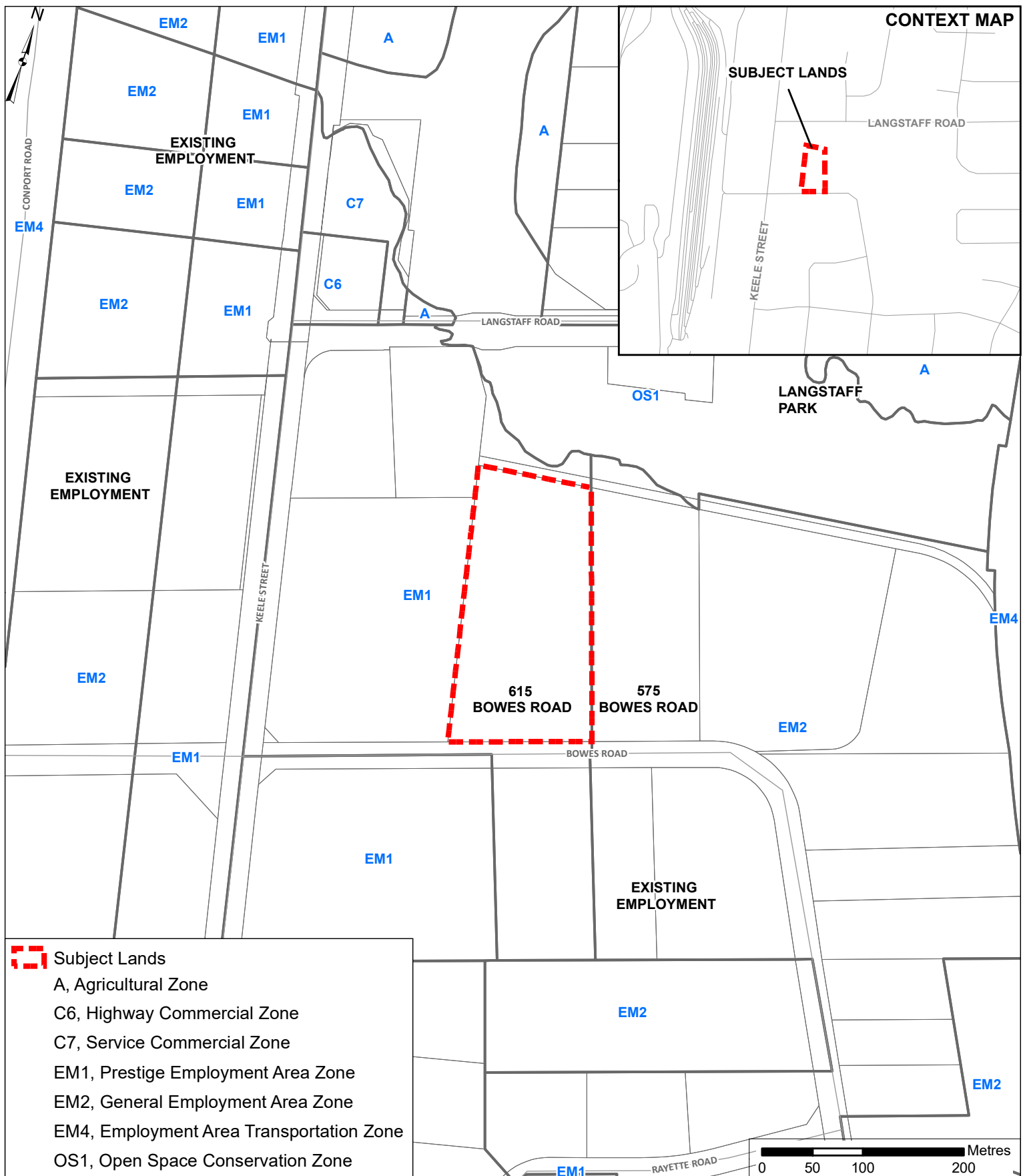
10. Prior to final approval of the Plan, the Owner shall pay to the TRCA the Draft Plan of Condominium Review Fee – Screening Letter.

#### Canada Post

11. Prior to final approval of the Plan, the Owner shall satisfy all requirements of Canada Post.

#### Clearances

12. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
13. Bell Canada, Rogers Communications, Alectra Utilities and/or Enbridge Gas shall advise the Development Planning Department in writing that Condition 9 has been satisfied.
14. The TRCA shall advise that Condition 10 has been satisfied.
15. Canada Post shall advise that Condition 11 has been satisfied.



## Location Map

**LOCATION:**  
Part of Lot 10, Concession 3

**APPLICANT:**  
Bowes Basaltic Holdings Inc.



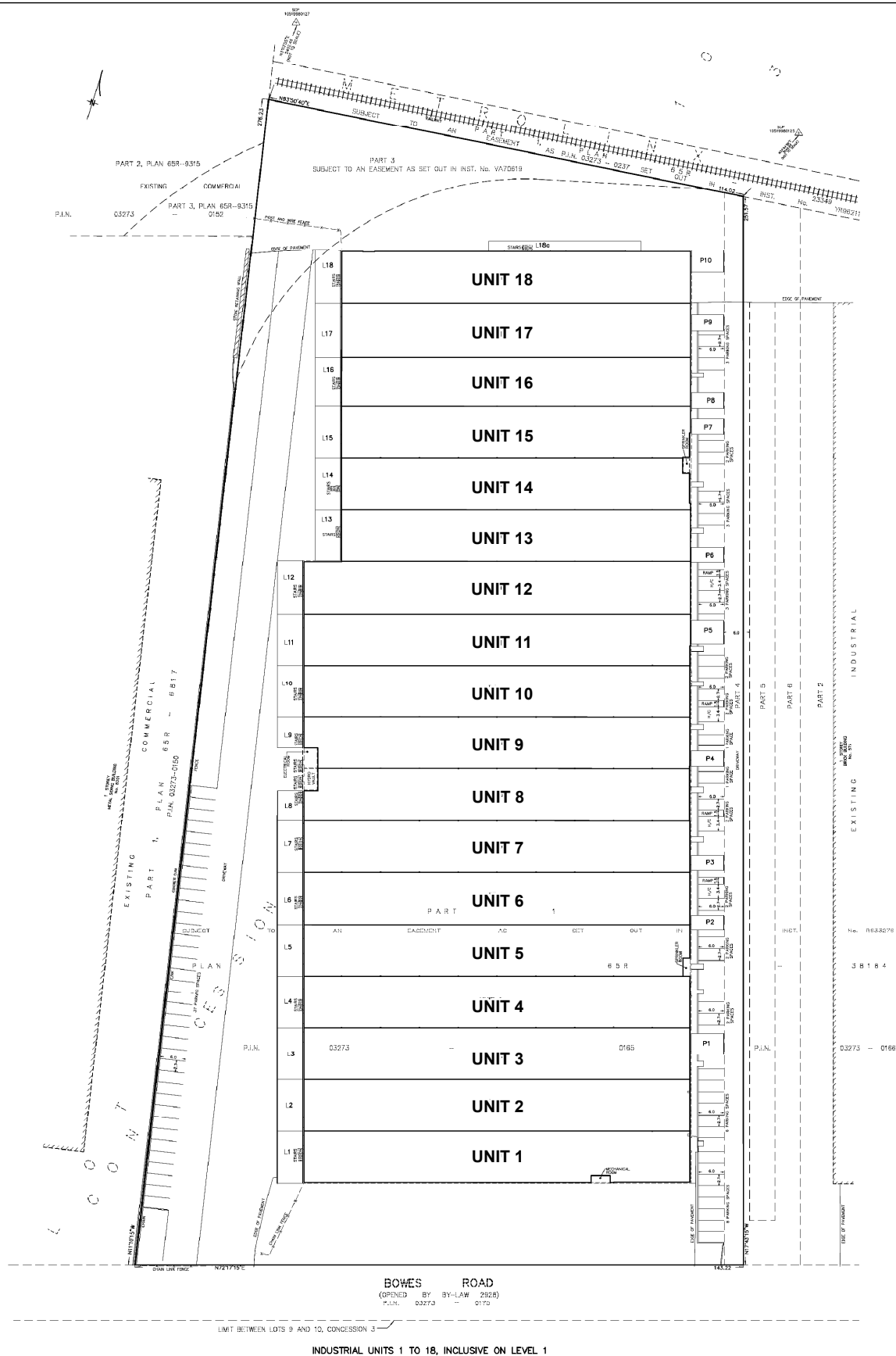
## Attachment

**FILE:**  
19CDM-19V002

**DATE:**  
October 7, 2019

**2**





Not to Scale

# Draft Plan of Condominium (Standard) File 19CDM-19V002, R-PE Surveying Ltd., dated March 5, 2019

LOCATION:  
Part of Lot 10, Concession 3

APPLICANT:  
Bowes Basaltic Holdings Inc.



## Attachment

FILE:  
19CDM-19V002

DATE:  
October 7, 2019

3