

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

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