

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2019

Item 3, Report No. 4, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2019.

3. DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-18V003 - 70 HANLAN ROAD INC. VICINITY OF PINE VALLEY DRIVE AND HANLAN 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 January 22, 2019:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V003 (70 Hanlan Road Inc.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval set out in Attachment 1.

Item:



Committee of the Whole Report

DATE: Tuesday, January 22, 2019

WARD: 3

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-18V003
70 HANLAN ROAD INC.
VICINITY OF PINE VALLEY DRIVE AND HANLAN 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-18V003 to facilitate the tenure conversion of an existing 1-storey multi-unit rental employment building to a condominium, as shown on Attachment 4.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) application to facilitate the tenure conversion of the existing rental building to a condominium.
- No external modifications are being proposed to the existing building or the site plan.
- The Development Planning Department supports the approval of Draft Plan of Condominium File 19CDM-18V003 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 (70 Hanlan Road Inc.) BE APPROVED, as shown on Attachment 4, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The Subject Lands (the 'Subject Lands') shown on Attachments 2 and 3 are located on the north side of Hanlan Road and east of Pine Valley Drive. The surrounding land uses are shown on Attachment 3. A 1-storey multi-unit employment building constructed approximately 30 years ago is situated on the Subject Lands and is proposed to be converted from a rental to condominium tenure. There are no modifications being proposed to the existing building as part of this application.

Previous Reports/Authority

N/A

Analysis and Options

The Draft Plan of Condominium (Standard) 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 proposed Draft Plan of Condominium (Standard) will establish the condominium tenure for an existing employment building that conforms to the Official Plan.

The Subject Lands are zoned "EM2 General Employment Area Zone" by Zoning By-law 1-88, which permits the existing employment building shown on Attachment 4.

The Subject Lands are located in an Employment Area and do not abut an arterial road, provincial highway, or Open Space Zone. A Site Development Application was not required to facilitate the construction of the existing building, and a Building Permit was issued on September 8, 1993.

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

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.

All utility providers have no objection to the Draft Plan of Condominium

Bell Canada, Rogers Communications, Alectra Utilities, and Enbridge Gas have no objections to the Draft Plan of Condominium. 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.

Canadian National Railway ("CN") has no objection to the Draft Plan of Condominium

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 the tenure of the building, CN has no objection to the Draft Plan of Condominium.

Canada Post has no objection to the Draft Plan of Condominium

The proposed change in tenure of the building will not affect mail delivery, and therefore Canada Post has no objection to the Draft Plan of Condominium.

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

Draft Plan of Condominium (Standard) File 19CDM-18V003 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 Draft Plan of Condominium (Standard), subject to the Conditions of Draft Approval set out in Attachment 1.

For more information, please contact: Christopher Cosentino, Planner 1, at extension 8215.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium (Standard) File 19CDM-18V003, J.D. Barnes Ltd.,
June 22, 2018

Prepared by

Chris Cosentino, Planner I, extension 8215

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Senior Manager of Development Planning, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/CM

ATTACHMENT 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-18V003
70 HANLAN ROAD INC. ('OWNER')
PART OF LOT 4, REGISTERED PLAN M-2009, 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-18V003, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by J.D. Barnes Ltd., drawing File No. 18-21-200-00, dated June 22, 2018.
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:
 - i. This development will be serviced by a private waste collection system and snow clearing services.
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, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
7. Prior to final approval, 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.

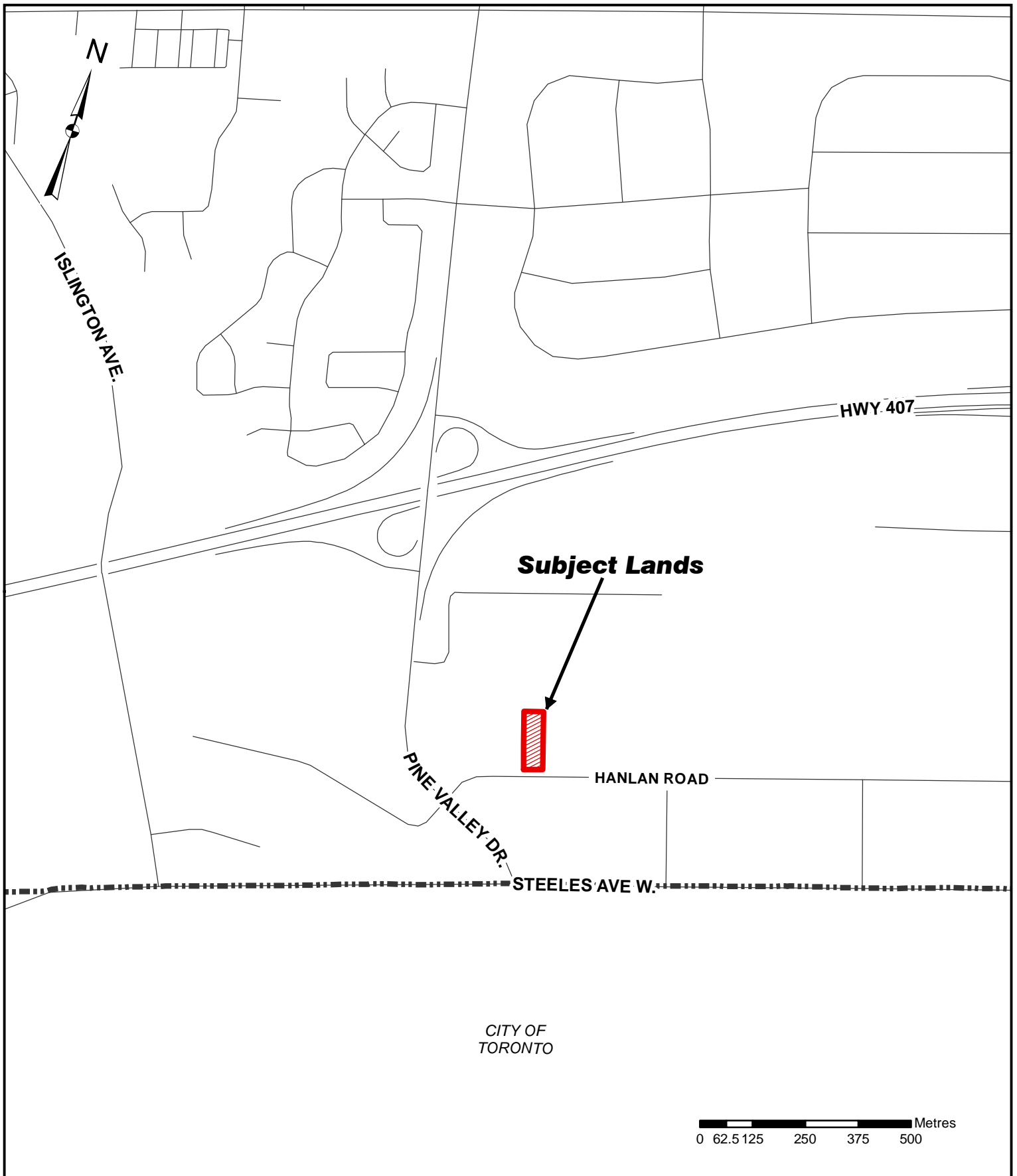
8. Prior to final approval, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development 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. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Clearances

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



Context Location Map

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
70 Hanlan Road Inc.

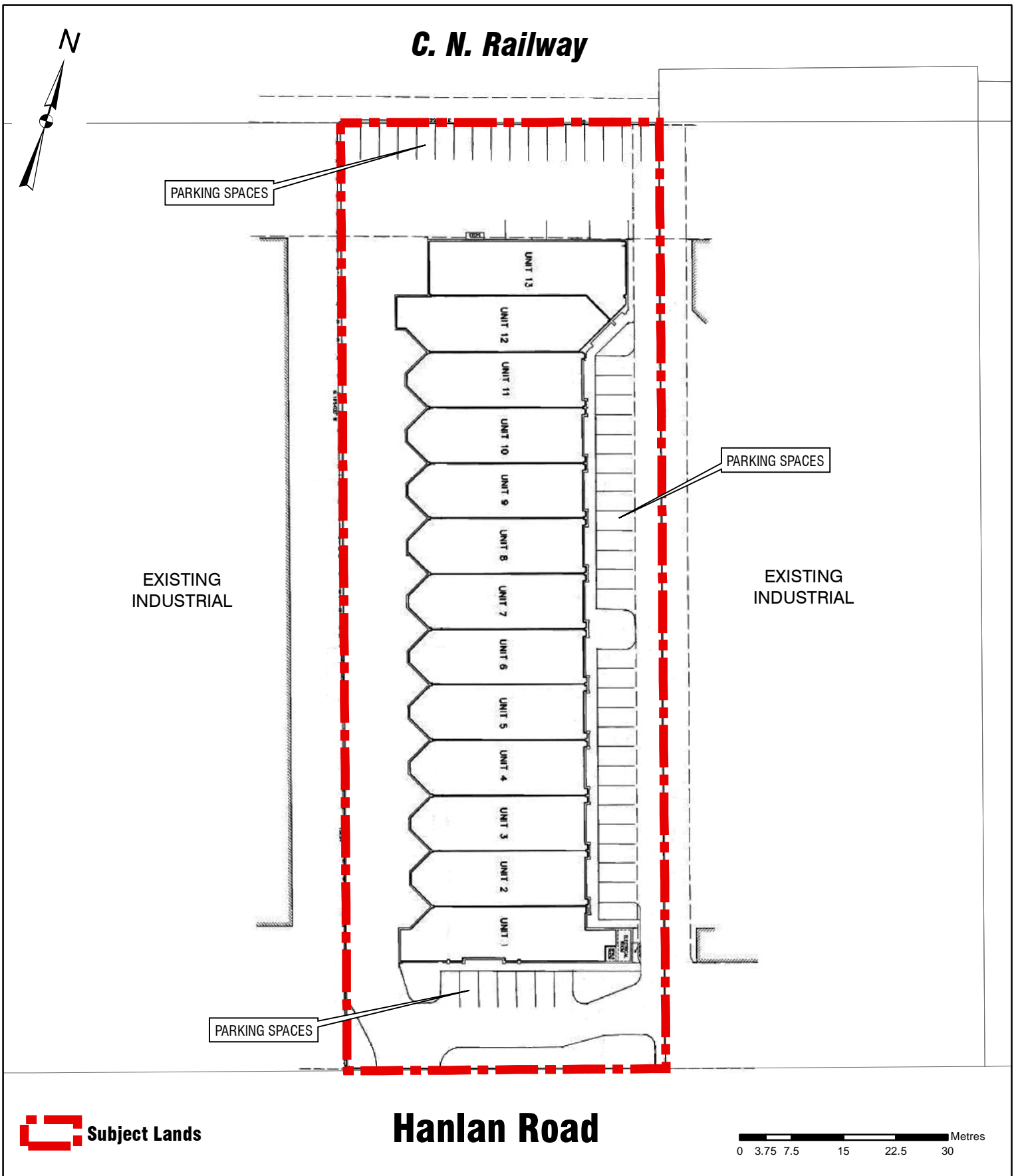


Attachment

FILE: 19CDM-18V003
RELATED FILE:

DATE:
January 22, 2018

2



Draft Plan of Condominium (Standard) File:
19CDM-18V003 J.D. Barnes Ltd., June 22, 2018

LOCATION:
Part of Lot 1, Concession 6

APPLICANT:
70 Hanlan Road Inc.



Attachment
FILE: 19CDM-18V003
RELATED FILE:
DATE:
January 22, 2018

4