

Item:



Committee of the Whole Report

DATE: Monday, September 17, 2018

WARD: 2

**TITLE: DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-18V002
GIBRALTAR INDUSTRIAL PROJECT GP INC.
VICINITY OF GIBRALTAR ROAD AND REGIONAL ROAD 50**

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-18V002, for the Subject Lands as shown on Attachments #2 and #3, to establish the condominium tenure (standard) for a multi-unit employment building.

Report Highlights

- The Owner is proposing to create the condominium tenure (standard) for a multi-unit employment building consisting of 10 units, 163 parking spaces, internal garbage and mechanical rooms, and loading doors at the rear of the building, as shown on Attachment #4.
- The Development Planning Department supports the approval of the Draft Plan of Condominium (Standard), subject to conditions, as it conforms to Vaughan Official Plan ("VOP 2010"), complies with Zoning By-law 1-88, and is consistent with the approved Site Development File DA.17.056.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-18V002 (Gibraltar Industrial Project GP Inc.) BE APPROVED, as shown Attachment #4, subject to the Conditions of Draft Approval set out in Attachment #1.

Background

The Subject Lands are located on the south side of Gibraltar Road, west of Highway 427, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2. The Subject Lands are vacant and have a total land area of 2.84 ha.

Previous Reports/Authority

[Site Development Application File DA.17.056, Item 3, Report No. 44 of the Committee of the Whole, adopted without amendment by Vaughan Council on December 11, 2017](#)

Analysis and Options

A Draft Plan of Condominium Application has been submitted to create the condominium tenure for the Subject Lands.

The Owner has submitted a Draft Plan of Condominium (standard) application (the “Application”) to create the condominium tenure for the Subject Lands (the “Subject Lands”), shown on Attachments #2 and #3. The Draft Plan of Condominium (the “Condominium Plan”) is shown on Attachment #4.

The Condominium Plan implements a development that conforms to Vaughan Official Plan 2010 and complies with the requirements of Zoning By-law 1-88.

The Subject Lands are designated “Prestige Employment” and identified as an Employment Area by Volume 2, Area Specific Policy Section 12.12 - Huntington Business Park by Vaughan Official Plan (“VOP 2010”).

The “Prestige Employment” designation permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within enclosed buildings, with no outside storage. Accessory office and accessory retail uses directly associated with any of the permitted uses are allowed, provided that the combination of accessory office and retail uses does not exceed 49% of the total gross floor area (GFA) devoted to the primary use. The development (the “Development”) on the Subject Lands shown on (Attachment #5) conforms to the policies of VOP 2010.

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88. The Vaughan Committee of Adjustment, on December 17, 2017, approved Minor

Variance Application File A325/17 to permit relief for a reduced landscape strip width, reduced parking spaces, and to permit loading and unloading between the building and Highway 407 for the Development shown on Attachment #5. The Development complies with the requirements of Zoning By-law 1-88.

The Condominium Plan is consistent with the approved site plan

Vaughan Council, on December 11, 2017, approved Site Development File DA.17.056 for the Development, as shown on Attachment #5 consisting of the following:

Total Number of Industrial Units:	10
Total Gross Floor Area:	8938.33 m ²
Landscaped Amenity Area	442.52 m ²
Snow Storage Area	568.77 m ²
Total Number of Parking Spaces	163 spaces (inclusive of 7 barrier-free spaces)
Bicycle Parking	10 spaces

Access to the Subject Lands is proposed via two driveways from Gibraltar Road. The loading docks at the rear of the building have been reoriented in the Draft Plan (Attachment #4) from the original site plan approval (Attachment #3). The Owner has advised that the revision facilitates a more efficient loading area. Staff is satisfied that the revision is minor in nature and will not impact the Subject Lands or adjacent properties. The proposed Draft Plan of Condominium (Standard), as shown on Attachment #4, is consistent with the approved site plan, as shown on Attachment #5, and complies with Zoning By-law 1-88, and varied by Minor Variance File A325/17.

Prior to the registration of the final Condominium Plan, an “as-built” survey must be submitted to the City

As a Condition of Draft Approval, which is included in Attachment #1, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final Condominium Plan.

Garbage/Recycling Collection and Snow Removal will be administered privately by the Condominium Corporation

Garbage and recycling (3-stream), and snow storage and removal will be privately administered and the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment #1.

TransCanada Pipeline has no objection to the Condominium Plan

TransCanada Pipeline has no objection to the Condominium Plan as all conditions were previously included in the related Site Plan Agreement, which has been registered on title of the Subject Lands.

All Utility companies have no objection to the Condominium Plan, subject to conditions of approval

Bell Canada, Rogers Communications, Alectra Utilities Corporation, and Enbridge Gas have no objections to the Condominium 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. A condition to this effect is included in Attachment #1.

Financial Impact

There are no financial requirements associated with this application.

Broader Regional Impacts/Considerations

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

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-18V002 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, Minor Variance File A325/17, the approved site plan, and the comments from City Departments and external public agencies. The proposed Draft Plan of Condominium (Standard) implements an approved development (Attachment #5) that conforms with VOP 2010 and complies with the requirements of Zoning By-law 1-88. Accordingly, the Development Planning Department has no objection to the approval of the Draft Plan of Condominium (Standard) application, subject to the conditions set out in Attachment #1.

For more information, please contact: Natalie Wong, Planner, Development Planning Department, at extension 8866.

Attachments

1. Condition of Draft Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Condominium File 19CDM-18V002
5. Approved Site Plan: File DA.17.056

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