

COMMITTEE OF THE WHOLE MAY 5, 2003

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-03V01 BETCON CONTRACTING INC.

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-03V01 (Betcon Contracting Inc.) prepared by Tham Shanmugarajah Surveying Ltd. and dated March 03, 2003, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment #1.

Purpose

On March 7, 2003, the Owner submitted a Draft Plan of Condominium for a one-storey, 32-unit employment use building, with a total gross floor area of 6095.05m², and 163 parking spaces.

Background - Analysis and Options

Location

The subject lands are located northwest of Edgeley Boulevard and Applewood Crescent, being Blocks 27-29, Registered Plan 65M-2545 (230, 244, 260 Edgeley Boulevard), in Part of Lot 7, Concession 5, City of Vaughan. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - Edgeley Boulevard; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM2 General Employment Area Zone)

Official Plan/Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which provides opportunities for industrial, office, business and civic uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits employment uses, with no outside storage. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Description

The 1.65 ha, rectangular-shaped lot has 127.14m frontage on Edgeley Boulevard and a depth of 131.1m. The site has access from two driveways on Edgeley Boulevard. The U-shaped building contains 32 units and is centrally located on the site, with 163 parking spaces located around the perimeter of the building. Loading spaces are provided at the rear of each unit, within an internal court yard that is not visible to Edgeley Boulevard. Landscaping is provided within a 3.0m wide landscape strip adjacent to Edgeley Boulevard.

Application Review

The draft plan of condominium is generally in accordance with the approved Simple Site Plan File D.A.B. 02-017. The site was originally approved for 180 parking spaces, but 163 spaces will now be provided, which will still comply with the required 128 spaces. No other changes have been made to the site plan.

Conclusion

The draft plan of condominium is consistent with the approved site plan. Staff has no objections to the draft plan of condominium, subject to conditions. Should the Committee concur, Draft Plan of Condominium 19CDM-03V01 can be draft approved with the adoption of the recommendation in this report.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-03V01

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-03V01
BETCON PROPERTIES INC.
LOT 7 , CONCESSION 5 , CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-03V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Tham Shanmugarajah Surveying Ltd., Drawing #02-002DP, dated March 3rd, 2003.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Community Planning Department.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval, the Owner shall submit an "as built" survey to the satisfaction of the Building Standards Department.
6. Prior to final approval, the Owner shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Finance Department.
8. The following provision(s) shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.



Attachment
2

FILE No.:
 19CDM-03V01
 March 10, 2003
 Not to Scale

City of
Vaughan

Community Planning Department

Location Map

Part of Lot 7,
 Concession 5
 APPLICANT:
 BETCON CONTRACTING INC.

SUBJECT LANDS



Attachment 3

FILE No.: 19CDM-03V01
 March 10, 2003
 Not to Scale

Draft Plan of Condominium

City of Vaughan
 Community Planning Department

Part of Lot 7,
 Concession 5
 APPLICANT:
 BETCON CONTRACTING INC.



SUBJECT LANDS

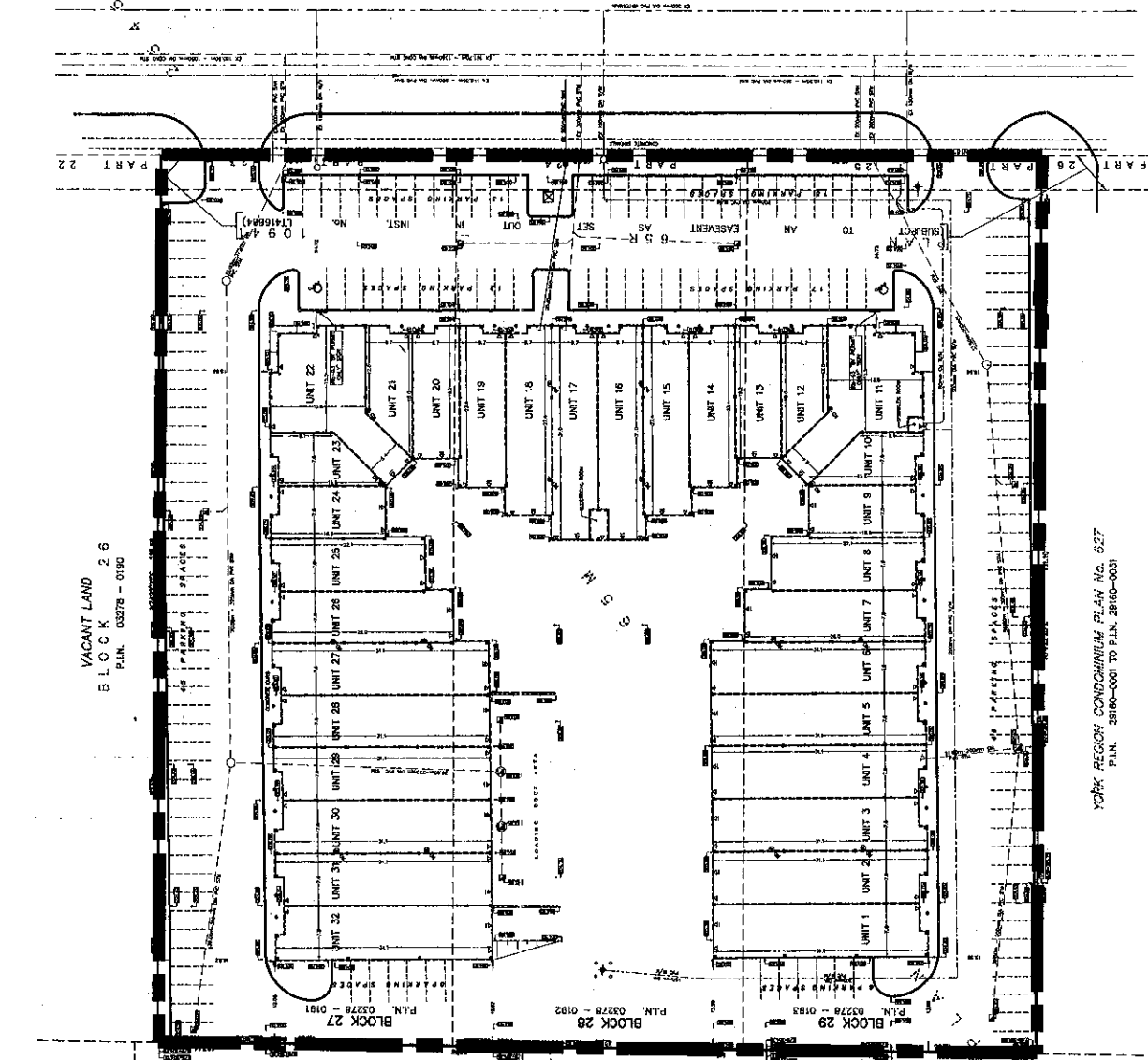


SITE STATISTICS

ZONING:	RMI-PRESERVE EMPLOYMENT AREA	NUMBER OF UNITS:	32
CLASSIFICATION:	3,252.70 INDUSTRIAL - GROUP F2	PARKING SPACES:	100 SPACES
SITE AREA:	1.65 HECTARES +/-	TENANT EXCLUSIVE USE:	61 SPACES
BUILDING AREA:	6096.05 SQUARE METRES	COMMON ELEMENT USE:	2 SPACES
SITE COVERAGE:	36.82%	DISABLED COMMON ELEMENT:	163 SPACES
LANDSCAPED AREA:	5.10% (843.15 Sq. METRES)	TOTAL SITE PARKING:	163 SPACES
PAVED AREA:	57.88% (9374.00 Sq. METRES)		
SNOW STORAGE:	230.8 SQUARE METRES		
AVERAGE BUILDING HEIGHT:	7.70 METRES		

YORK REGION CONDOMINIUM PLAN No. 627
 P.L.N. 05160-000 TO P.L.N. 26160-003

EDGELEY BOULEVARD
 (BY PLAN 03277 - 0501)
 (26.0 METRE WIDE PUBLIC TRAVELED ROAD)



VACANT LAND
 BLOCK 26
 P.L.N. 03278 - 0190

VACANT LAND
 BLOCK 12
 P.L.N. 03276 - 0324

VACANT LAND
 BLOCK 11
 P.L.N. 03278 - 0323

VACANT LAND
 BLOCK 10
 P.L.N. 03278 - 0322

VACANT LAND
 BLOCK 9
 P.L.N. 03278 - 0321

BLOCK 27
 P.L.N. 03278 - 0181

BLOCK 28
 P.L.N. 03278 - 0182

BLOCK 29
 P.L.N. 03278 - 0183