

COMMITTEE OF THE WHOLE APRIL 19, 2003

**DRAFT PLAN OF CONDOMINIUM 19CDM-03V03
RARE ELM HOME CORP.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-03V03 (Rare Elm Home Corp.) prepared by Rady-Pentek Edward Surveying Ltd. and dated December 16, 2003, BE DRAFT APPROVED, subject to the conditions of draft approval contained in Attachment #1.

Purpose

On December 23, 2003, the Owner submitted a Draft Plan of Condominium consisting of three one-storey, multi-unit employment use buildings with a total of 64 units, a gross floor area of 13,125.5 m² and 265 parking spaces, on a 3.28 ha site.

Background - Analysis and Options

The subject lands are located on the southwest corner of Bass Pro Mills Drive and Romina Drive, being Part of Block 5, Registered Plan 65M-3692 (80, 100 and 130 Bass Pro Mills Drive), in Part of Lot 13, Concession 5, City of Vaughan. The surrounding uses are:

- North - Bass Pro Mills Drive; employment (EM1 Prestige Employment Area Zone)
- South - employment (EM1 Prestige Employment Area Zone)
- East - Romina Drive; employment (EM1 Prestige Employment Area Zone)
- West - employment (EM1 Prestige 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 subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1057), which permits employment uses, with no outside storage. The draft plan of condominium complies with the provisions of both the Official Plan and Zoning By-law.

Site Description

The 3.28 ha, irregular shaped lot has 130 m frontage on Romina Drive and a depth of 281 m. The site has three access points, one on Romina Drive and two on Bass Pro Mills Drive. There are two U-shaped buildings, each containing 26 units, and one rectangular-shaped building containing 12 units. A total of 265 parking spaces will serve the buildings. Service areas are provided within an internal courtyard for the U-shaped buildings, and not visible from street view. Landscaping is provided within a 3 m wide landscape strip adjacent to Bass Pro Mills Drive and Romina Drive, and within the parking areas.

Application Review

The draft plan of condominium is generally in accordance with the approved Simple Site Plan File D.A.B. 03-027. The site plan was approved on December 4, 2003, with 267 parking spaces, but 265 will be provided, which will still comply with the required 263 spaces. No other changes have been made to the site plan.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

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-03V03 can be draft approved with the adoption of the recommendation in this report.

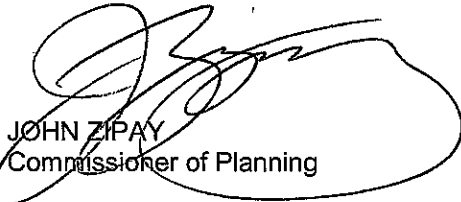
Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-03V03

Report prepared by:

Andrea Egizii, Planner 1, ext.8215 *ae*
Grant Uyeyama, Senior Planner, ext.8635

Respectfully submitted,



JOHN ZIPAY
Commissioner of Planning

/CM



MARCO RAMUNNO
Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-03V03 RARE ELM HOME CORP.

PART OF BLOCK 5, REGISTERED PLAN 65M-3692, 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-03V03 ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Rady-Pentek & Edward Surveying Ltd., drawing no.03-050-DR-PLAN-REV-1, dated December 16, 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.



Location Map
 Part of Lot 13,
 Concession 5
 APPLICANT:
 RARE ELM HOME CORPORATION

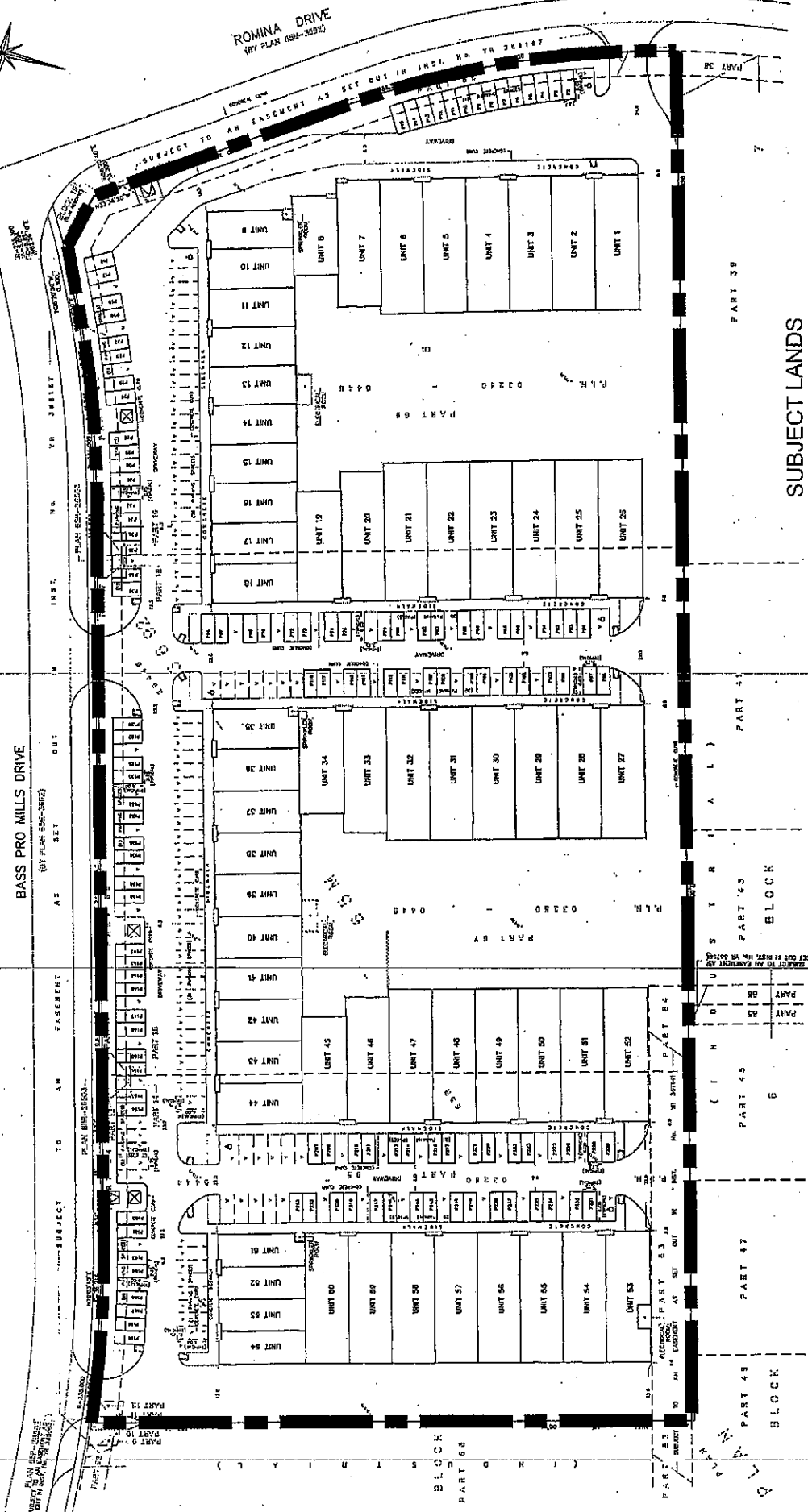
City of
Vaughan
 Community Planning Department

Attachment 2
 FILE No.:
 19CDM - 03V03
 Not to Scale
 January 8, 2004



ROMINA DRIVE
WPT PLAN (89-1-3092)

BASS PRO MILLS DRIVE
(BY PLAN 89-1-3092)



SUBJECT LANDS

Attachment 3
FILE No.: 19CDM - 03V03
Not to Scale
January 8, 2004

City of **Vaughan**
Community Planning Department

Draft Plan of Condominium
Part of Lot 13,
Concession 5
APPLICANT:
RARE ELM HOME CORPORATION