

COMMITTEE OF THE WHOLE JANUARY 17, 2005

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V07 COLGERA SERVICES INC.

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-04V07 (Colgera Services Inc.) prepared by Rady – Pentek & Edward Surveying Ltd. and dated September 8, 2004, BE DRAFT APPROVED, subject to the conditions of approval set out in Attachment #1.

Purpose

The Owner has submitted an application for Draft Plan of Condominium (Attachment #3) consisting of four mixed-use commercial/residential buildings with a total of 32 ground floor commercial units (3,881 m²) and 32 residential units on the second floor.

Background - Analysis and Options

The subject lands are located on the east side of Jane Street, south of Major Mackenzie Drive (9699 Jane Street), in Part of Lots 19 and 20, Concession 4, City of Vaughan. The surrounding land uses are:

- North - Avro Road, vacant commercial (C2 General Commercial Zone)
- South - commercial (C2 General Commercial Zone)
- East - residential (RVM1(B) Residential Urban Village Multiple Dwelling Zone)
- West - Jane Street; Paramount Canada's Wonderland

Official Plan/Zoning

The subject lands are designated "General Commercial" by OPA #350 (Maple Community Plan), and zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(1196). The lands are further subject to an Ontario Municipal Board Order (No. 0972) issued on May 28, 2004, to facilitate the mixed-use commercial/residential development. The draft plan of condominium conforms to the Official Plan and complies with the requirements of the Zoning By-law.

Site Development

The 1.36 ha corner lot has 73.4m and 101.3m of frontage on Avro Road and Jane Street, respectively. The site is served by a full movement access on Avro Road and a shared driveway on Jane Street. Four rectangular-shaped buildings are located around the perimeter of the site abutting Avro Road, Jane Street and Bachman Drive as shown on Attachment #3. The proposed draft plan of condominium is comprised of 32 ground floor commercial units and 32 residential units on the second floor. A total of 214 parking spaces (including 4 handicapped) are provided. Landscaping is provided around the perimeter of the site.

Application Review

The draft plan of condominium is in accordance with the approved site plan (File DA.02.084), and Building Permits #04-2037 - #04-2040 inclusive. As a condition of draft approval, the Owner will be required to submit an "as built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #350.

Conclusion

Staff has reviewed the draft plan of condominium, which is consistent with the approved site plan, building permit, and in accordance with the provisions of the Official Plan and Zoning By-law as approved by the Ontario Municipal Board. Staff has no objections to the approval of the draft plan of condominium, subject to the conditions provided on Attachment #1. Should the Committee concur, Draft Plan of Condominium File 19CDM-04V07 (Colgera Services Inc.) 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 Standard Condominium 19CDM-04V07

Report prepared by:

Margaret Holyday, Planner 1, ext 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-04V07
COLGERA SERVICES INC.**

PART OF LOTS 19 AND 20, CONCESSION 4, CITY OF VAUGHAN

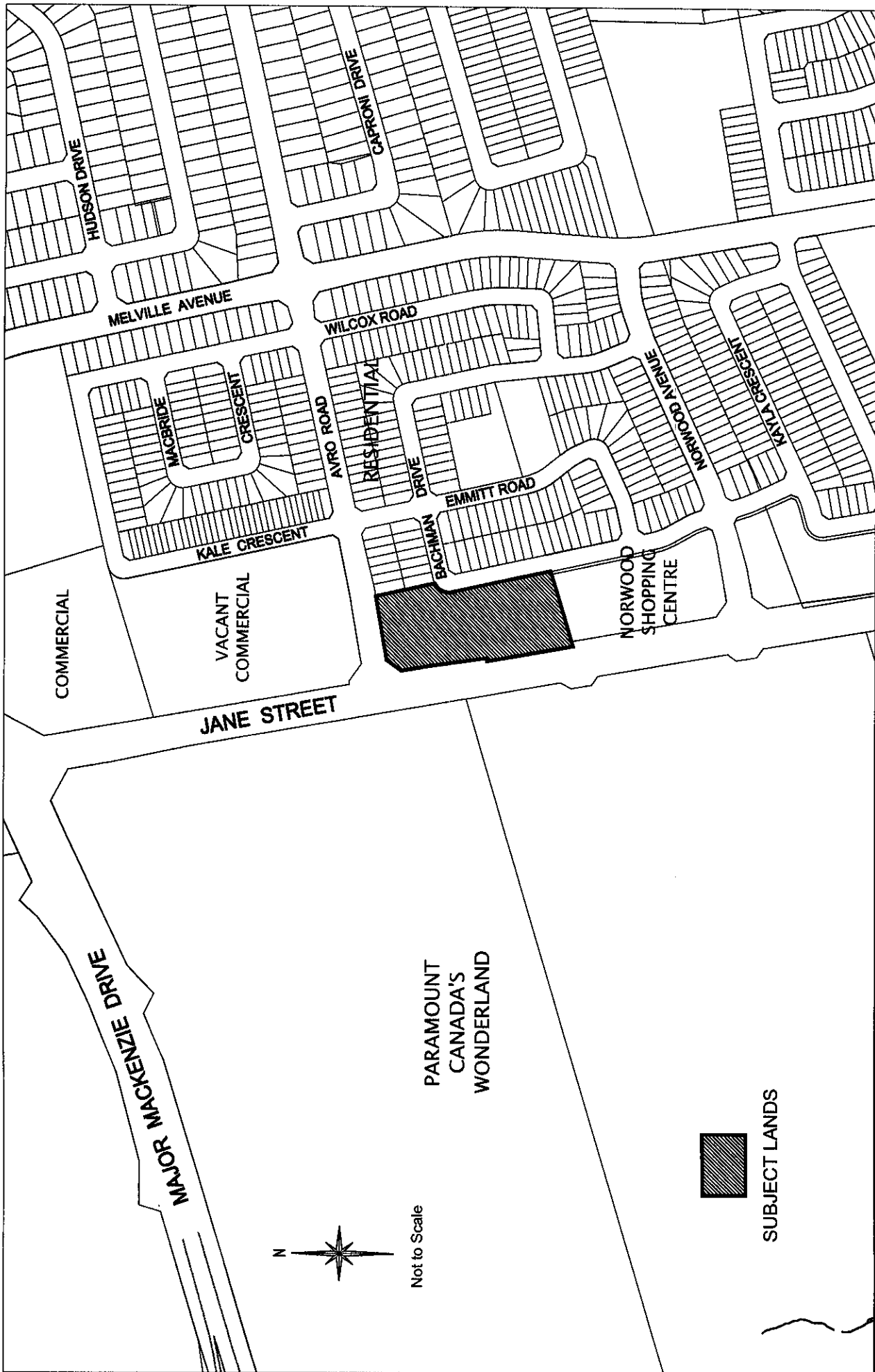
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-04V07, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Rady-Pentek & Edward Surveying Ltd., File No.03-051-DR-PLAN, dated September 8, 2004.
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 outstanding site plan 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 provisions shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) the Condominium Corporation shall supply, install and maintain mail equipment to the satisfaction of Canada Post.

Clearances

9. The City shall advise that Conditions 1 to 8 inclusive, have been satisfied, stating briefly how each condition has been met.



Location Map

Part of Lots 19 & 20,
Concession 4

APPLICANT:
COLGERA SERVICES INC.

N:\DFT\1 ATTACHMENTS\19\19cdm-04-07



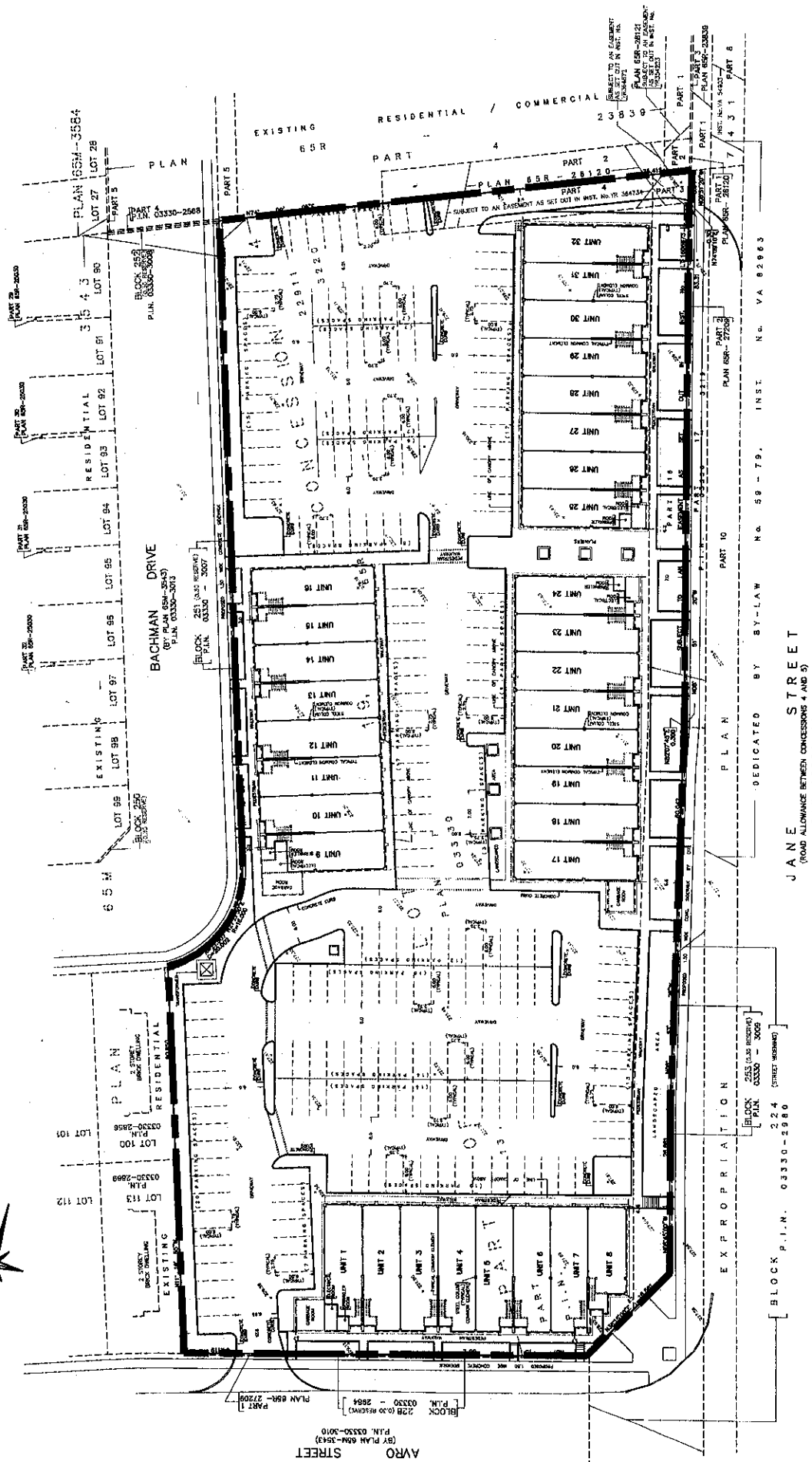
Development Planning Department

Attachment

2

FILE No.:
19CDM-04V07
RELATED FILE:
DA.02.084

December 10, 2004



Not to Scale

SUBJECT LANDS

Draft Plan of Standard Condominium

APPLICANT:
COLGERA SERVICES INC.
Part of Lots 19 & 20,
Concession 4



Development Planning Department

Attachment 3

FILE No.:
19CDM-04V07
RELATED FILE:
DA-02.084
December 10, 2004