

COMMITTEE OF THE WHOLE SEPTEMBER 6, 2005

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V02 INTONACO INVESTMENTS CORP.

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-05V02 (Intonaco Investments Corp.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Draft Plan of Condominium consisting of an 83-unit commercial plaza in eleven buildings with a total gross floor area of 10,847.98m² and 577 parking spaces.

Background - Analysis and Options

The subject lands are located on the south side of Rutherford Road, west of Jane Street, being Part of Block 1 on Plan 65M-3696 (3175 Rutherford Road), in Part of Lot 15, Concession 5, City of Vaughan (Attachment #2). The surrounding land uses are:

- North - Rutherford Road; existing commercial (C5 Community Commercial Zone)
- South- Vaughan Mills Circle; Vaughan Mills Mall (SCD Vaughan Centre Shopping Centre District Zone)
- East - Vaughan Mills entrance road, vacant outparcel (C1 Restricted Commercial Zone with 'H' Holding Symbol)
- West - approved gas bar (C1 Zone); Vaughan Mills entrance road, outparcel under construction (C1 Zone)

Official Plan/Zoning

The subject lands are designated "General Commercial" and "Office Precinct" by OPA #600, which provides opportunities for commercial uses including retail stores, restaurants, banks, and business and professional office uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, and subject to Exception 9(1030), which permits a variety of commercial uses. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Development

The 4.37ha irregular-shaped lot has frontage of 163m along Rutherford Road and an approximate depth of 190m, as shown on Attachment #3. Four access points are proposed on the site, one from each side of the property, including a right-in from Rutherford Road. The west and east driveways will align directly opposite the other adjacent outparcels.

The site consists of eleven separate multi-unit buildings, all one-storey in height, and intended for commercial purposes. The site is currently under construction and is being built in accordance

with the approved Site Plan. The site is designed with the buildings located along the perimeter of the lot and parking in the centre. The parking area consists of 577 spaces. Loading areas for the larger buildings are screened from Rutherford Road, and a rear service laneway is provided for the buildings abutting Vaughan Mills Circle. All garbage areas will be enclosed within the buildings. Landscaped areas are provided around the perimeter of the site, and within the parking lot.

Application Review

The draft plan of condominium is in accordance with the approved Site Plan File DA.04.033. As a condition of 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 the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The draft plan of condominium is consistent with the approved site plan. The Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium 19CDM-05V02

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

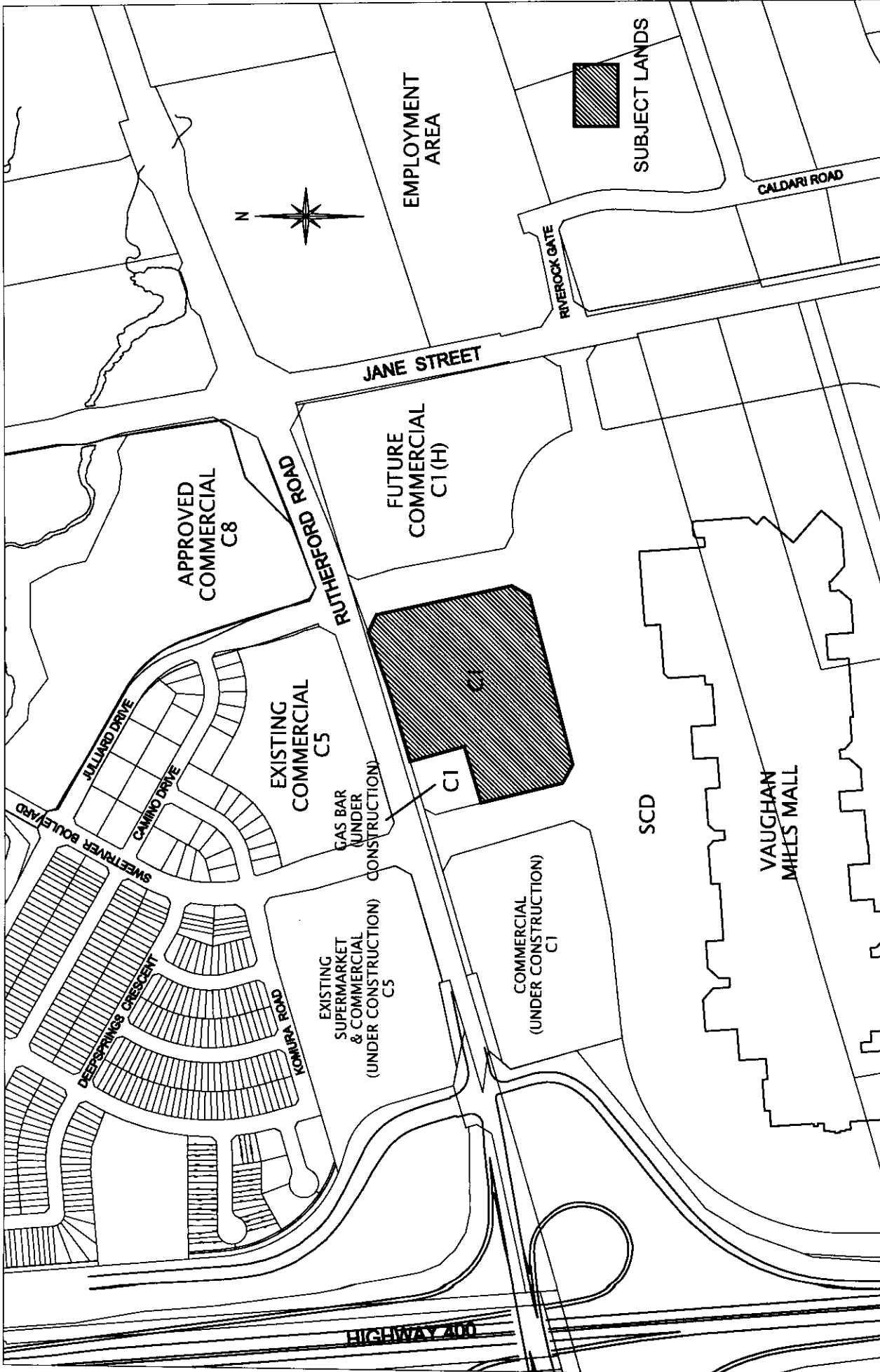
CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-05V02
INTONACO INVESTMENTS CORP.
PART OF LOT 15, 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-05V02, 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., dated January 21, 2005.
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; prior to final approval, the City shall confirm that the condominium agreement will be registered on title against the lands to which it applies, at the cost of the Owner.
4. 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; and
 - b) the Condominium Corporation shall supply, install and maintain mail equipment to the satisfaction of Canada Post.
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 City shall advise that Conditions 1 to 7 have been satisfied.



Location Map

Part of Lot 15,
Concession 5

APPLICANT:
INTONACO INVESTMENTS CORP.

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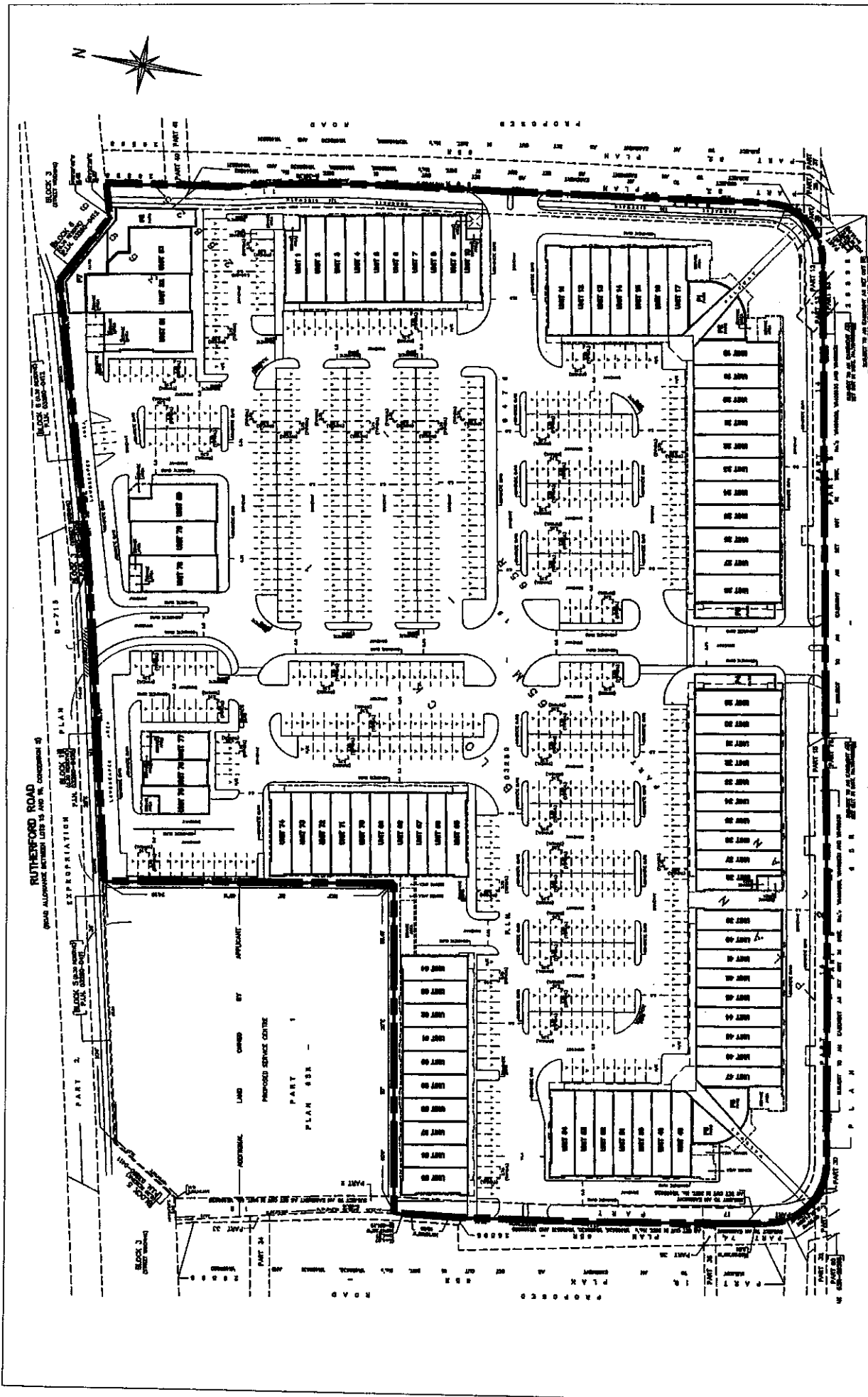
City of Vaughan

Development Planning Department

Attachment 2

FILE No.: 19CDM-05V02
RELATED FILE: DA.04.033

Not to Scale
August 11, 2005



Draft Plan of Condominium

Part of Lot 15,
Concession 5

APPLICANT:
INTONACO INVESTMENTS CORP.

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Development Planning Department

Attachment 3
FILE No.: 19CDM-05V02
RELATED FILE: DA.04.033
Not to Scale
August 2, 2005