

COMMITTEE OF THE WHOLE JUNE 19, 2006

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V04
TONLU HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-06V04 (Tonlu Holdings Limited) as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Draft Plan of Condominium for the creation of common elements for a 18-unit townhouse development and five (5) live/work units (ground floor commercial with residential units above) fronting onto Keele Street.

Background - Analysis and Options

The subject lands as shown on Attachment #2 are located on the west side of Keele Street, north of Major Mackenzie Drive, in Part of Lot 21, Concession 4 (10028 to 10036 Keele Street), City of Vaughan. The surrounding land uses are:

- North – existing commercial use (C1 Restricted Commercial Zone)
- South – existing commercial use (C1 Restricted Commercial Zone)
- East – Keele Street, existing commercial use (C1 Restricted Commercial Zone)
- West – approved residential and commercial use (C1 Restricted Commercial Zone)

Official Plan

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by site-specific OPA #573, which permits the intensification of the subject lands with residential townhouse units and a mixed-use building. The proposed draft plan of condominium will facilitate a development that conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1149). The proposed draft plan of condominium will facilitate a development that complies with the Zoning By-law.

Site Development

On June 27, 2005, Council approved the Draft Plan of Subdivision Application File 19T-05V03 to create one block, under a single registered M-Plan, to facilitate the draft plan of condominium application and the future development of the subject lands for a mixed-use, 23-unit townhouse and office/commercial development.

The draft plan of condominium application includes the creation of several common area elements, as shown on Attachment #3, that are tied in with the approved site plan (File DA.04.069), as shown on Attachment #4. These common elements include the following:

- a) the private road, Golden Spruce Lane (Area 'A');
- b) the areas for visitor parking spaces and the related driveway aisles (Area 'B');
- c) the areas dedicated to the community mailbox and the parkette (Area 'C');
- d) the area for the temporary vehicular turn around, west of parcel of tied land (POTL) 17 (Area 'D'); and
- e) the area under the decks for parcels of tied land (POTL) 1 to 5 (Area 'E').

The 0.5ha subject lands has 42.7m frontage along Keele Street with an average lot depth of 104.7m. One access point from Keele Street to the common element road (Golden Spruce Lane) has been approved by the Region of York. The common element private road will eventually have a pedestrian and vehicular connection to Major Mackenzie Drive through the adjacent development on the lands to the immediate west (2294 Major Mackenzie). The site plan agreements for the subject and adjacent lands include the necessary conditions requiring that reciprocal cross-easements be provided to facilitate vehicular and pedestrian access over both sites. In the interim, a temporary vehicular turn around area will facilitate the internal traffic flow on the subject lands.

Application Review

The draft plan of condominium is in accordance with the approved Site Development Application File DA.04.069. 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 Owner will be required to pay to the City a maintenance fee for the enhanced landscape treatment along Keele Street. A condition of approval has been included in this respect.

Relationship to Vaughan Vision 2007

This 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 Development 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 Condominium 19CDM -06V04
4. Approved Site Plan

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-06V04
TONLU HOLDINGS LIMITED
PART OF LOT 21, 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-06V04, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Donald E. Roberts Ltd, Ontario Land Surveyors, dated February 10, 2006.
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. The Owner agrees that the following clause be included in the condominium agreement with the City of Vaughan:

“The Owner acknowledges that Section 34(v) of Schedule ‘E’ of the site plan agreement between the Corporation of the City of Vaughan, The Regional Municipality of York, and Tonlu Holdings Limited registered on January 29, 2006 as Instrument Number YR-764699 provides, among other things, that if any additional landscaping or features other than tree planting (e.g. raised planters, flower beds, shrubs) (the “Enhanced Landscaping”) are required on the Regional Road right-of-way, as a condition of approval set out by Vaughan, then it is the Region’s understanding that Vaughan will assume responsibility for the maintenance of the Enhanced Landscaping on the Regional Road right-of-way. In this regard, however, the Owner acknowledges and agrees that the Owner is and shall be responsible, at the Owner’s sole cost and expense, for the maintenance of the Enhanced Landscaping on the Regional Road right-of-way pursuant to Section 5 of Schedule ‘Y’ of the said site plan agreement until the Enhanced Landscaping on the Regional Road right-of-way has been inspected and approved by the Vaughan Development Planning Department in accordance with Section 5(d) of Schedule ‘Y’ of the said site plan agreement (the “Enhanced Landscape Approval”).

After the Enhanced Landscaping Approval is given by Vaughan, Vaughan acknowledges and agrees that Vaughan is and shall be responsible for the maintenance of the Enhanced Landscaping on the Regional Road right-of-way. In this regard, however, upon execution of this Agreement, the Owner agrees to and shall provide Vaughan a certified cheque payable to Vaughan in the amount of \$14,224.00 for the maintenance by Vaughan of the Enhanced Landscaping on the Regional Road right-of-way after the Enhanced Landscaping Approval is given by Vaughan.”

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 Owner shall supply and install, and the Condominium Corporation shall maintain the 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.



Legend

- C1** - Restricted Commercial Zone
- R1** - Residential Zone
- R2** - Residential Zone
- R3** - Residential Zone
- RM2(H)** - Multiple Residential Zone
- VCC** - Vaughan Civic Centre Zone
- Subject Lands**

Not to Scale

Location Map

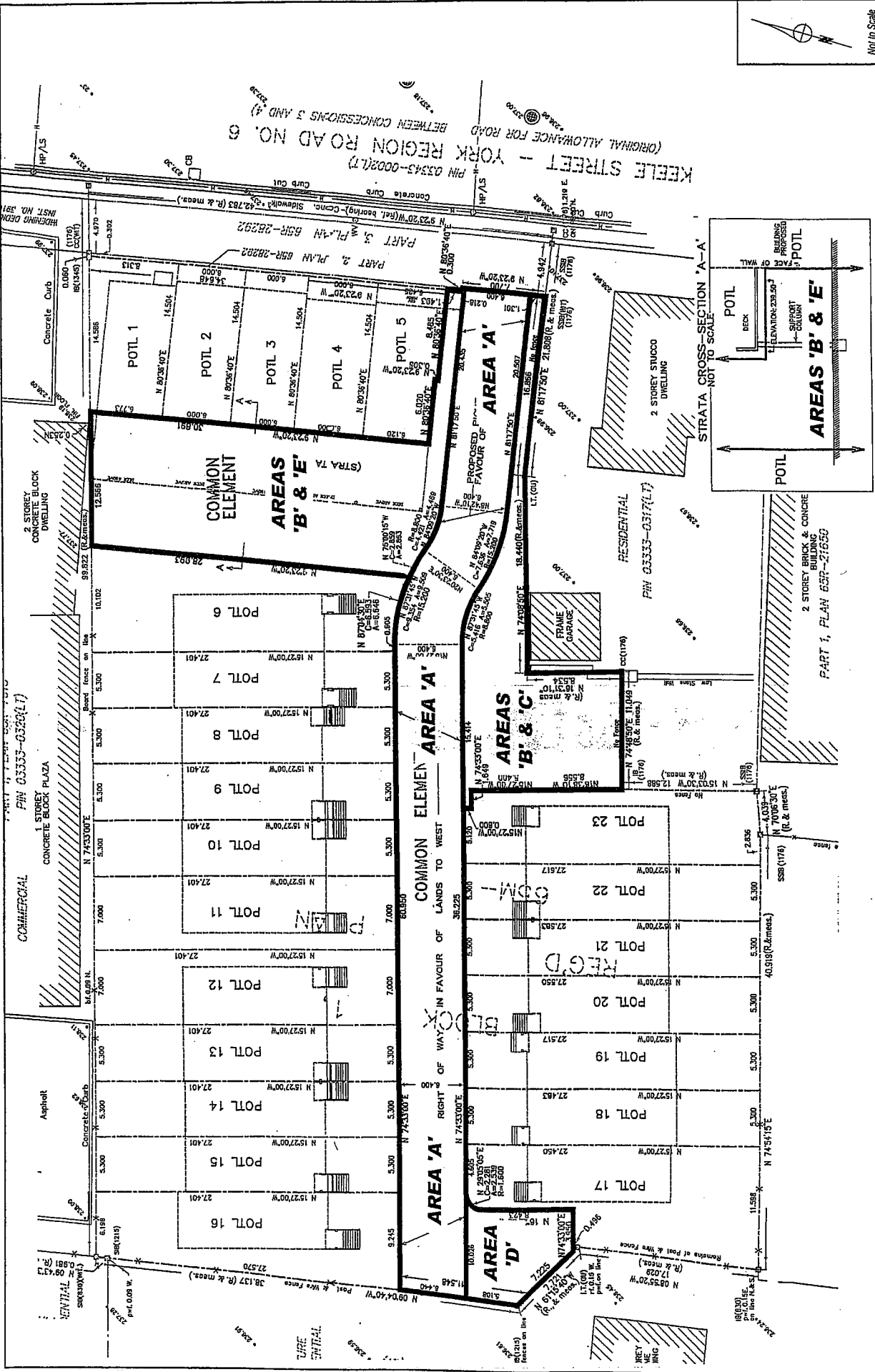
Part Lot 21,
Concession 4
APPLICANT:
TONLU HOLDINGS LIMITED
INVESTMENT/ATTACHMENT/19T-05V03-06-04.dwg



The City Always Toronto
Community Planning Department

Attachment 2

FILE: 19CDM-06V04
RELATED FILE(S):
DA 04.069, Z.03.094
19T-05V03
May 18, 2006



**Draft Plan of
Condominium**

APPLICANT:
TONLU HOLDINGS LIMITED
Part Lot 21,
Concession 4



The City of Vaughan
Toronto

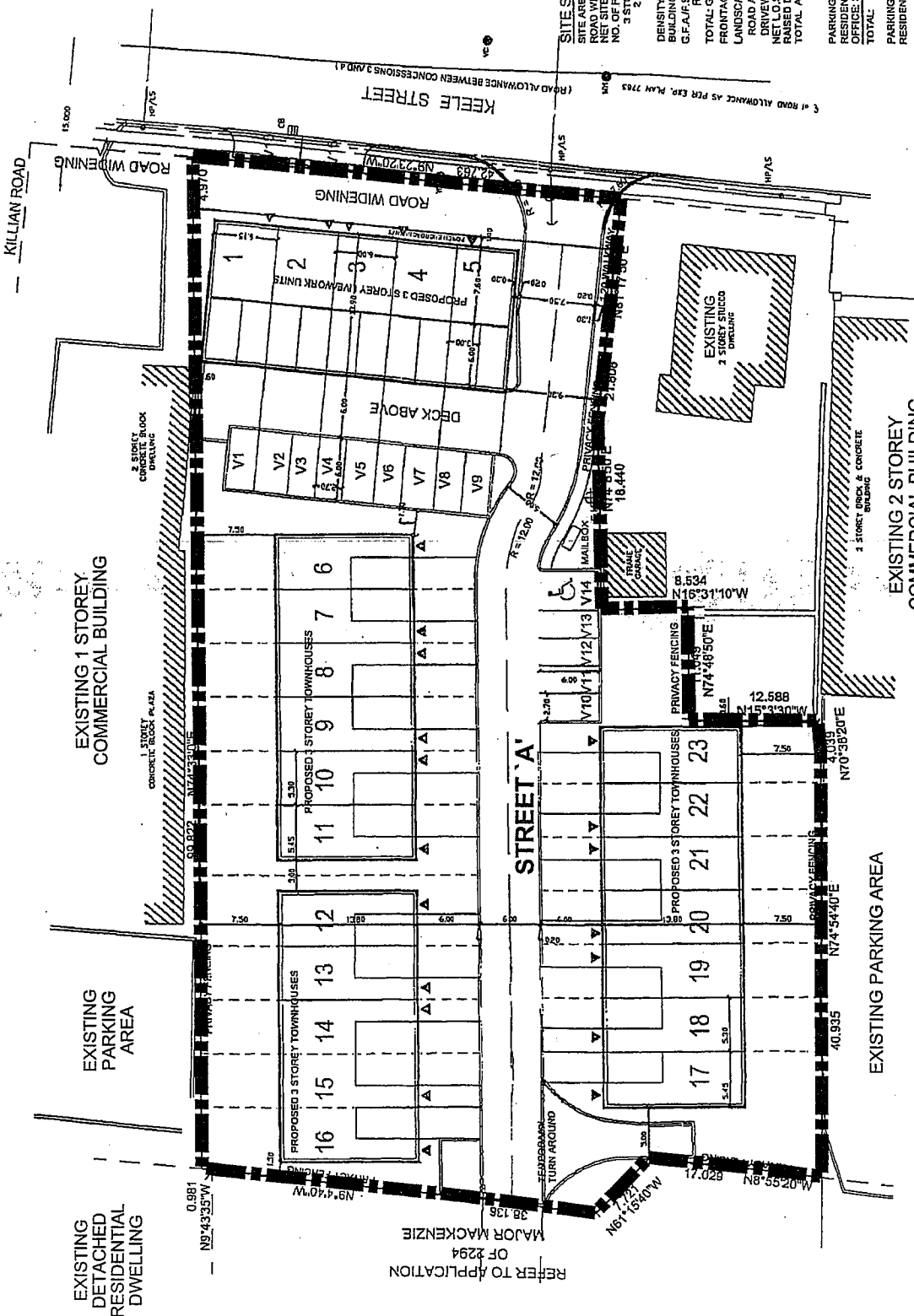
Community Planning Department

Attachment

3
FILE: 19CDM-06V04
RELATED FILE(S):
DA.04.069, Z.03.094
19T-05V03
April 6, 2006



Not to Scale



SITE STATISTICS
 SITE AREA = 0.50 ha (608m²)
 ROAD WIDENING = 0.02 ha (250m²)
 NET SITE AREA = 0.48 ha (583m²)
 NO. OF RESIDENTIAL UNITS:
 3 STOREY TOWNHOUSES (13 UNITS) @ 90.0 M² = 1170 M²
 2 STOREY TOWNHOUSES (8 UNITS) @ 112.5 M² = 900 M²
 TOTAL RESIDENTIAL UNITS: 23
 DENSITY = 47.5 UNITS/NET HA
 BUILDING COVERAGE: 1960 M² (40.42% OF NET SITE AREA)
 G.F.A.F. S.I. OFFICE: 233 M² (4.80%)
 RESIDENTIAL: 4540 M² (93.61%)
 TOTAL G.F.A.F.S.I.: 4773 M² (98.41%)
 FRONTAGE PERCENTAGE: (30,342,763) = 70.6%
 LANDSCAPE OPEN SPACE:
 ROAD AND PARKING AREAS (INCL. DECK LAINE) = 1111 M²
 DRIVEWAYS: 324 M²
 NET LANDSCAPE OPEN SPACE: 1455 M² (30.00%)
 NET TOTAL PARKING AREA: 189 M²
 TOTAL PAVEMENT AREA: 1715 M² (35.36%)

PARKING REQUIRED:
 RESIDENTIAL: 2.25 SPACES/UNIT = 51.75 SPACES
 OFFICE: 3.3 SPACES/1000 M² = 8.15 SPACES
 TOTAL = 59.9 SPACES

PARKING PROVIDED:
 RESIDENTIAL: GARAGE SPACES = 18 SPACES
 DRIVEWAY SPACES = 10 SPACES
 RESIDUAL: GARAGE SPACES = 14 SPACES
 VISITOR PARKING SPACES = 14 SPACES
 TOTAL: = 60 SPACES
 VISITOR BULEVARD SPACES = 2 SPACES

* 90M AS MEASURED FROM THE STREETLINE
 ▲ UNIT ENTRY

Attachment 4

FILE: 19CDM-06V/04
 RELATED FILE(S):
 DA.04.069.Z.03.094
 19T-05V03
 April 6, 2006



Community Planning Department

Approved Site Plan

APPLICANT:
 TONLU HOLDINGS LIMITED

Part Lot 21,
 Concession 4