

COMMITTEE OF THE WHOLE JUNE 19, 2006

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V05 2056247 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

That Draft Plan of Condominium 19CDM-06V06 (2056247 Ontario Inc.) 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.

Purpose

The Owner has submitted a Draft Plan of Condominium consisting of one, two storey employment use building, currently under construction, with a total gross floor area 8,845.7m² and a total of 27 units and 390 parking spaces (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the northwest corner of West Royal Gate Boulevard and Regional Road #27, in Part of Lot 5, Concession 9, City of Vaughan. The surrounding uses are as follows:

- North - vacant/proposed employment (File Z.06.031 - C8 Office Commercial Zone)
- East - Regional Road # 27, vacant/commercial (C8 Office Commercial Zone)
- South - West Royal Gate Boulevard, existing employment area (EM1 Prestige Employment Area Zone)
- West - Royal Group Crescent, employment (EM2 General Employment Area Zone)

Official Plan/Zoning

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

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013), which permits employment uses. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Development

The 2.74ha irregularly-shaped site has 128.9m frontage on West Royal Gate Boulevard and 165.8m flankage on Regional Road #27. The site has two accesses, one on West Royal Gate Boulevard, and the other on Regional Road #27, which will be shared with the property to the north. The L-shaped building is located in the southeast corner of the lot. A total of 390 parking spaces are provided, including 4 spaces for disabled persons. The draft plan of condominium is in accordance with the approved Site Plan File DA.05.017.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly priority "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 Standard Condominium 19CDM-06V05

Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

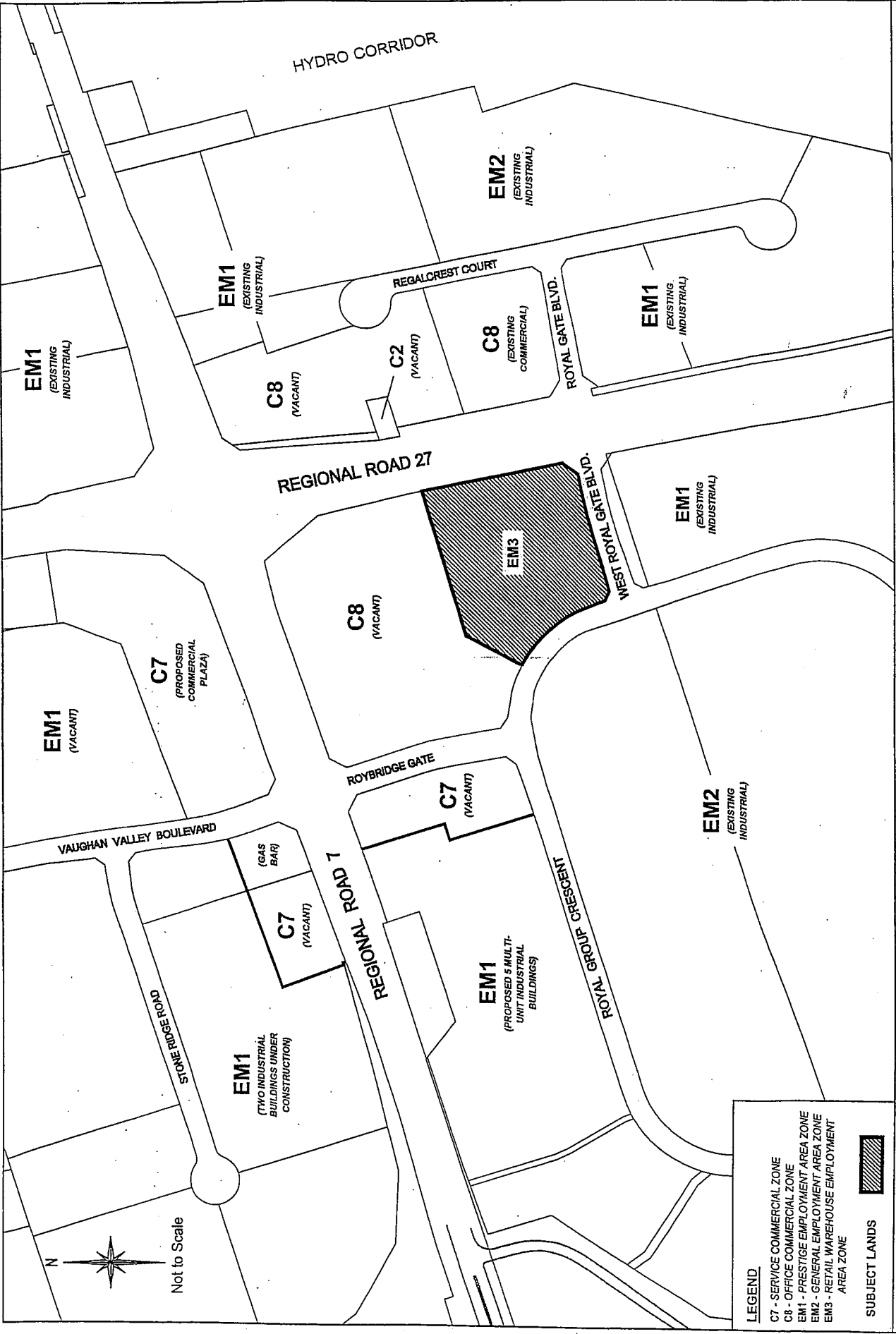
CONDITIONS OF APPROVAL

DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-06V05
2056247 ONTARIO INC.
LOT 5, CONCESSION 9, 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-06V05, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar Surveyors Ltd., Drawing #04-220DC01, dated March 23, 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 conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary, that may be outstanding as required under the site plan agreement.
4. 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.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
7. 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.
8. 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.
9. The City shall advise that Conditions 1 to 8 have been satisfied.



Development Planning Department

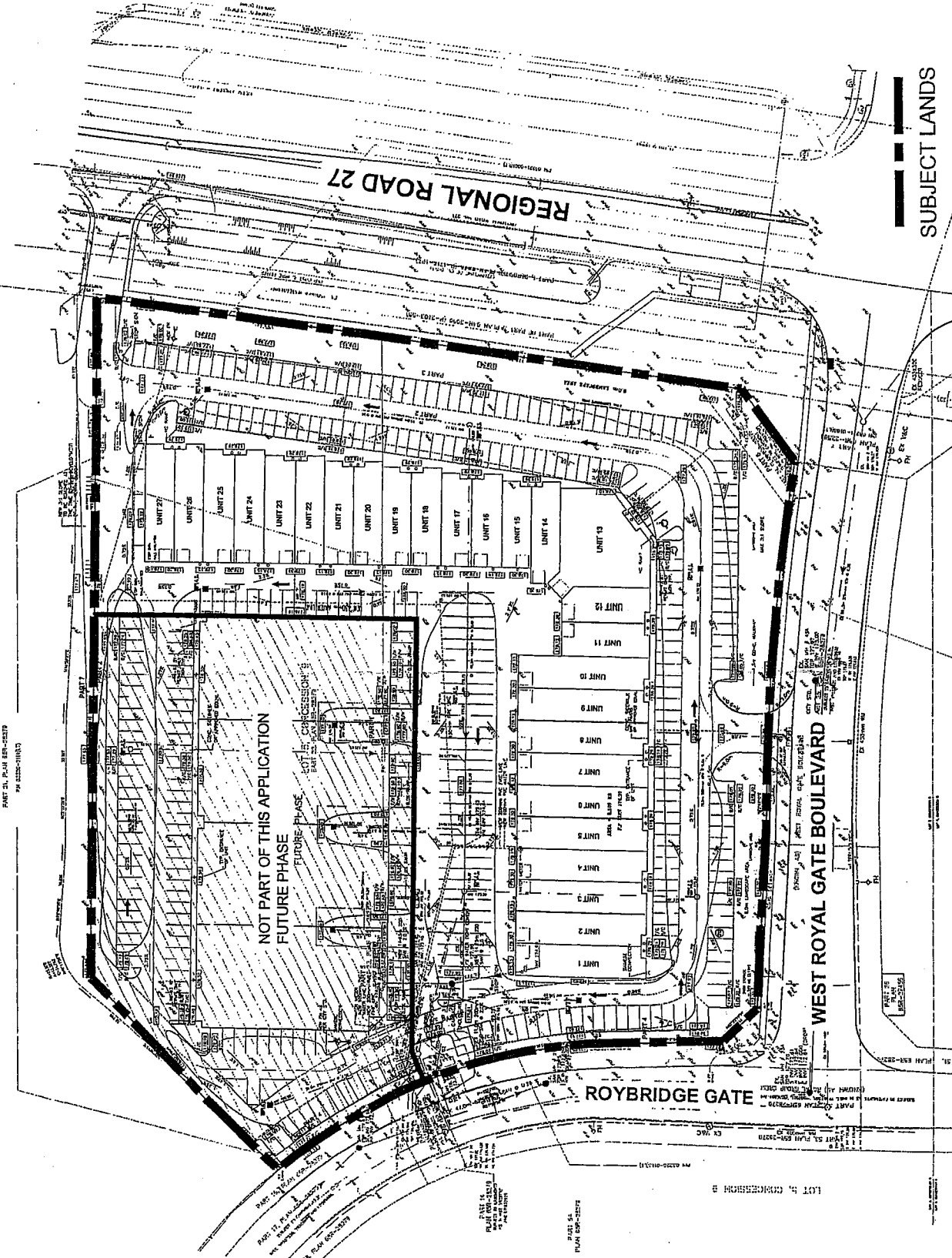
Location Map

Part of Lot 5,
 Concession 9
 APPLICANT:
 2056247 ONTARIO INC.
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LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS



Attachment 3
 FILE No.: 19CDM-06V05
 RELATED FILE: DA.05.017
 May 15, 2006

City of **Vaughan**
 Development Planning Department

Draft Plan of Condominium

Part of Lot 5,
 Concession 9
 APPLICANT:
 2056247 ONTARIO INC.
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PART 21, P. 41, 501-2025
 #4 2006-11-03

Not to Scale