

**COMMITTEE OF THE WHOLE JUNE 19, 2006**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V03  
ALIA DEVELOPMENT CORP.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V03 (Alia Development 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.

**Purpose**

The Owner has submitted an application for Draft Plan of Standard Condominium on the subject lands shown on Attachment #2 consisting of one, three-storey residential and commercial building, which is currently under construction. The total gross floor area of the building is 3,480.19m<sup>2</sup> consisting of 24 residential units, 2 commercial units and 40 underground parking spaces as shown on Attachment #3.

**Background - Analysis and Options**

The 0.27 hectare site shown on Attachment #2 is located on the east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9901 and 9907 Keele Street) in Lot 20, Concession 3, City of Vaughan. 9901 Keele Street is listed in the City's Inventory of Significant Heritage Structures and is known as the "Nathaniel Shunk House". This building has been retained and incorporated into the overall development.

The draft plan of condominium is in accordance with the approved Zoning By-law Amendment (File Z.02.004) and Site Development File (File DA.02.002). Building Permit #04-074 was issued by the Building Standards Department on December 21, 2005. The building is currently under construction. The Condominium Corporation will be responsible for private garbage pick-up and snow removal for the site.

The surrounding land uses are as follows:

- North - commercial plaza (C1 Restricted Commercial Zone)
- South - future commercial/residential development (RA2 Apartment Residential Zone)
- East - residential (R2 Residential Zone)
- West - Keele Street; residential (RM2 Multiple Residential Zone)

**Official Plan**

The subject lands are designated "Maple Commercial Core" by OPA #350 (Maple Community Plan), as amended by OPA #533, which permits the proposed uses. The proposal complies with the policies of the Official Plan respecting building design, compatibility with the surrounding land uses and preservation of buildings of historic and architectural merit. The draft plan of condominium conforms to the Official Plan.

## Zoning

The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, as amended by Exception 9(1197), which permits the proposed uses. The Committee of Adjustment approved Minor Variance File A32/05, which permits the maximum number of residential units to be increased from 21 to 24. The draft plan of condominium complies with all requirements of the Zoning By-law.

## 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 Development Planning Department has reviewed the proposed application for Draft Plan of Condominium, and has determined that it is consistent with the approved Site Plan (File DA.02.002). 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

## 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 STANDARD CONDOMINIUM 19CDM-06V03  
ALIA DEVELOPMENT CORP.  
LOT 20, CONCESSION 3, 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-06V03, ARE AS FOLLOWS:**


#### City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by R. Avis Surveying, drawing #2135-0DP2, dated January 6, 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, site development, and any other matters that the City may consider necessary that may be outstanding from 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;
  - b) private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation;
  - c) snow removal and clearing shall be the responsibility of the Condominium Corporation; and,
  - d) the Owner shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post.
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.



**Legend**

- C1** - Restricted Commercial Zone
- OS2** - Open Space Park Zone
- R1** - Residential Zone
- R2** - Residential Zone
- R3** - Residential Zone
- R1V** - Old Village Residential Zone
- RA2** - Apartment Residential Zone
- RM2** - Multiple Residential Zone
-  **Subject Lands**

**Location Map**

Part of Lot 20,  
Concession 3  
**APPLICANT:**  
 ALIA DEVELOPMENT CORP.

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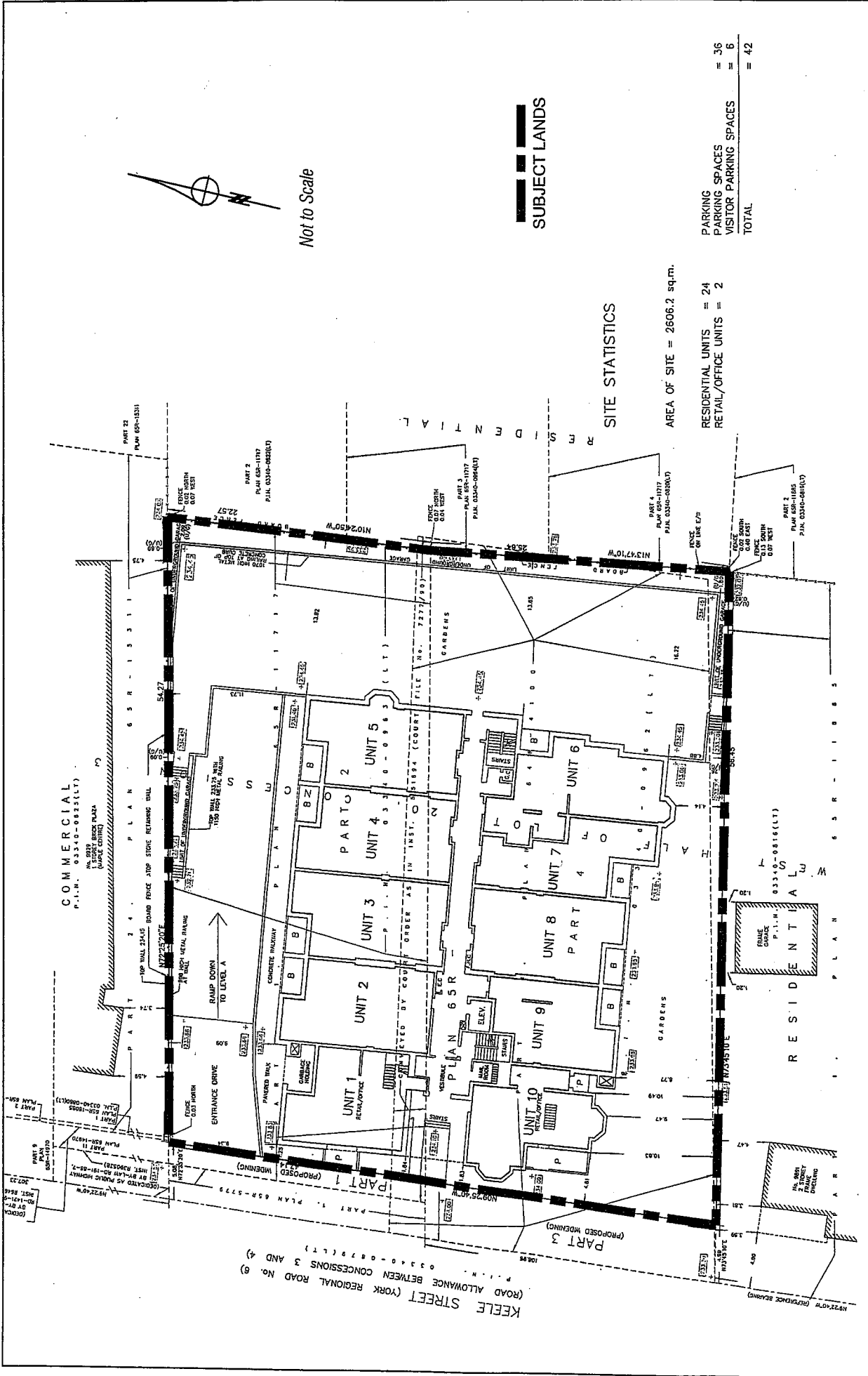


Development Planning Department

**Attachment**

**2**

FILE No.:  
 19CDM-06V03  
 RELATED FILES:  
 DA.02.002 & Z.02.004  
 May 24, 2006



Not to Scale

**SUBJECT LANDS**

**SITE STATISTICS**

AREA OF SITE = 2606.2 sq.m.

RESIDENTIAL UNITS	= 24
RETAIL/OFFICE UNITS	= 2
PARKING SPACES	= 36
VISITOR PARKING SPACES	= 6
<b>TOTAL</b>	<b>= 42</b>

**Draft Plan of Condominium**

Part of Lot 20,  
Concession 3

APPLICANT:  
ALIA DEVELOPMENT CORP.

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Development Planning Department

**Attachment**

**3**

FILE No.:  
19CDM-06V03  
RELATED FILES:  
DA.02.002 & Z.02.004

May 24, 2006