

COMMITTEE OF THE WHOLE DECEMBER 11, 2006

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V10
SONTERRA PROPERTY DEVELOPMENT CORP.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V10 (Sonterra Property 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 on the subject lands shown on Attachment #2 for approval of a Draft Plan of Condominium consisting of nine multi-unit commercial buildings and one single-tenant free-standing building being all one-storey in height, and a three-storey office building (Building "A") with one level of underground parking, for a total site gross floor area of 11,819m² and 637 parking spaces, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the southwest corner of Jane Street and Rutherford Road, being Part of Block 1 on Plan 65M-3696 (9100 Jane Street), in Part of Lot 15, Concession 5, City of Vaughan. The subject lands are identified as "Outparcel C" of the Vaughan Mills development. The surrounding land uses are:

- North - Rutherford Road; commercial under construction (C8 Office Commercial Zone)
- South - Vaughan Mills Circle; auto dealership (C1 Restricted Commercial Zone)
- East - Jane Street; approved industrial (EM1 Prestige Employment Area Zone), proposed high density residential/commercial (C7 Service Commercial Zone)
- West - service road; approved commercial/retail buildings (C1 Restricted Commercial 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 4.02ha corner lot has frontage of 186m along Jane Street and an average lot depth of 188m, as shown on Attachment #3. Four access points are proposed on the site, consisting of one on each side of the property, including on Rutherford Road and Jane Street. The west driveway will align directly opposite the driveway for the commercial lands to the west ("Outparcel B").

The Draft Plan of Condominium consists of nine multi-unit commercial/retail buildings and one single-tenant free-standing building being all one-storey in height, and a three-storey office building (Building "A") with a one level of underground parking. The site is currently under construction and is being built in accordance with the approved Site Plan (File DA.05.055). The site is designed with the buildings located along the perimeter of the lot and parking in the interior. All garbage areas will be enclosed within the buildings. The parking area consists of 637 spaces. Minor Variance application (A053/06) received approval from Vaughan's Committee of Adjustment in March 2006 for relief from the By-law respecting loading space requirements for Building "A" and for a reduction of a portion of the landscape strip from 6.0m to 3.5m abutting Jane Street and Rutherford Road. Landscaped areas are provided along 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.05.055. 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.

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 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-06V10

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

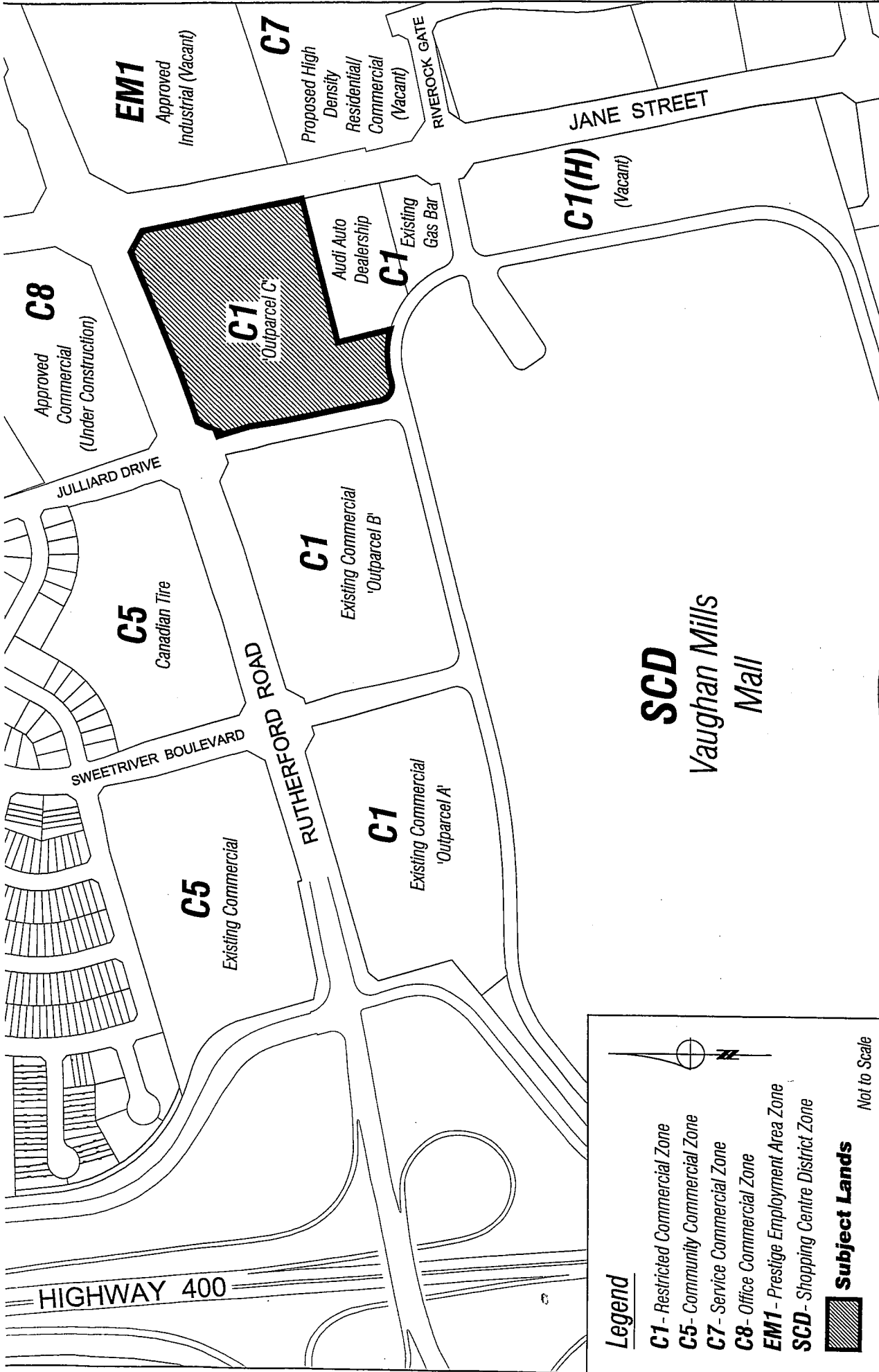
CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-06V10
SONTERRA PROPERTY DEVELOPMENT 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-06V10, 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 August 8, 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.
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 (Development Planning Department) shall confirm that Conditions 1 to 7 have been satisfied.



Legend

- C1 - Restricted Commercial Zone
- C5 - Community Commercial Zone
- C7 - Service Commercial Zone
- C8 - Office Commercial Zone
- EM1 - Prestige Employment Area Zone
- SCD - Shopping Centre District Zone
-  **Subject Lands**

Not to Scale

Attachment 2

FILE No.: 19CDM-06V10
 RELATED FILES: DA.05.055 & Z.05.047
 November 21, 2006



Development Planning Department

Location Map

Part of Lot 15,
 Concession 5
 APPLICANT: SONTERRA
 PROPERTY DEVELOPMENT CORP.
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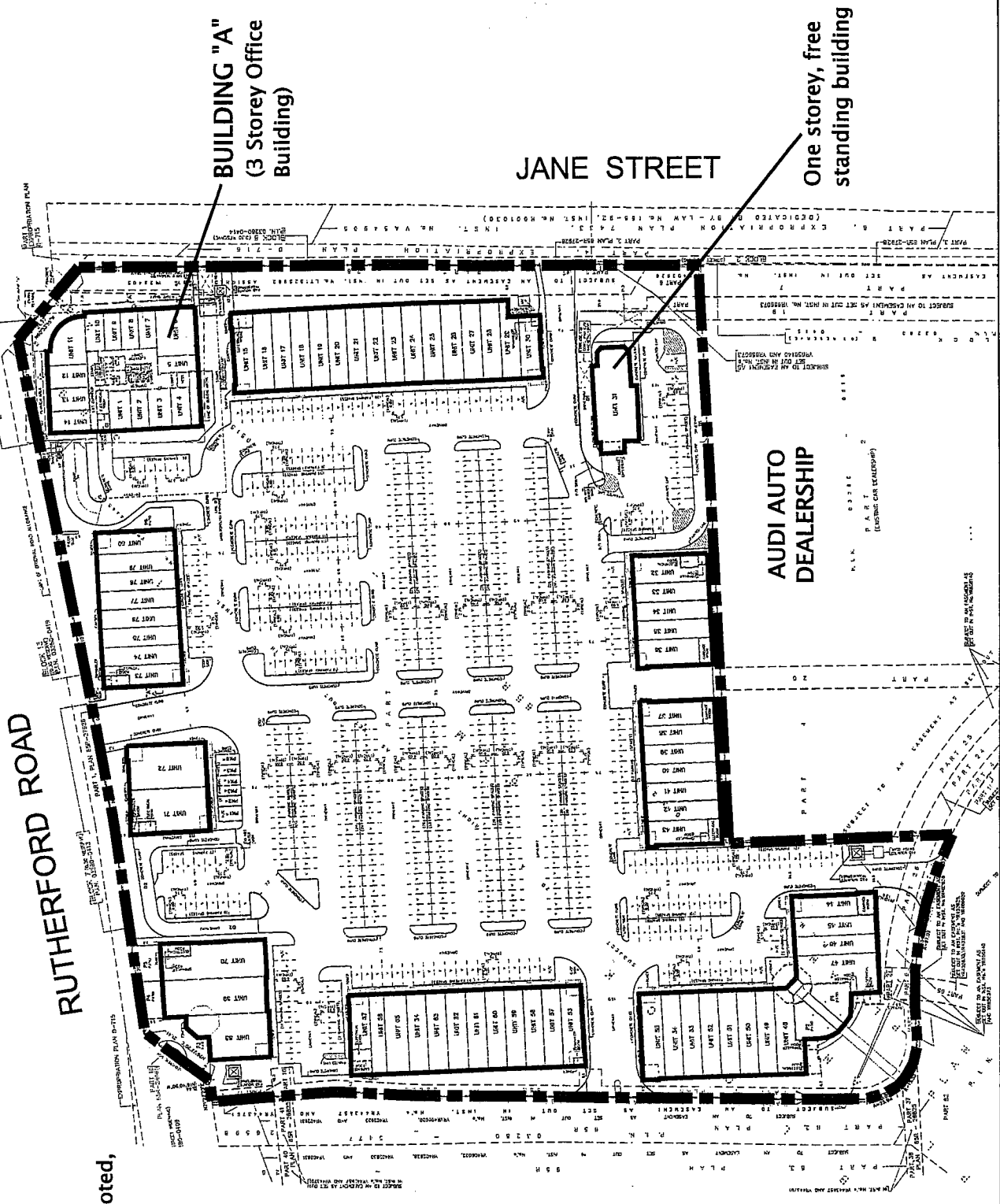
NOTES:

All buildings, except where noted, are one storey, multi-unit commercial.

Total number of parking spaces: 637

Not to Scale

SUBJECT LANDS



BUILDING "A"
(3 Storey Office Building)

JANE STREET

One storey, free standing building

AUDI AUTO DEALERSHIP

RUTHERFORD ROAD

Attachment 3
FILE No.: 19CDM-06V10
RELATED FILES: DA.05.055 & Z.05.047
November 21, 2006



Development Planning Department

Draft Plan of Condominium

APPLICANT: SONTERRA PROPERTY DEVELOPMENT CORP.
Part of Lot 15, Concession 5

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