

**COMMITTEE OF THE WHOLE DECEMBER 3, 2007**

**DRAFT PLAN OF CONDOMINIUM FILE 19CMD-07V09  
KEELESNIDER DEVELOPMENTS INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-07V09 (Keelesnider Developments 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.

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2, consisting of a multi-unit industrial building, with a total gross floor area of 3,482.64 m<sup>2</sup> with 77 parking spaces. The building is currently under construction.

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the north side of Snidercroft Road, west of Keele Street, City of Vaughan. The surrounding land uses are:

- North - Highway 407
- South - Snidercroft Road; employment uses (PBM1 Parkway Belt Restricted Industrial Zone)
- East - vacant employment (PBM1 Parkway Belt Restricted Industrial Zone)
- West - employment (PBM1 Parkway Belt Restricted Industrial Zone)

**Official Plan**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan), which provides opportunities for land uses that require high visual exposure, good accessibility and an attractive working environment. The draft plan of condominium conforms to the Official Plan.

**Zoning**

The subject lands are zoned PBM1 Parkway Belt Restricted Industrial Zone by By-Law 1-88 which permits employment uses. The draft plan of condominium complies with the provisions of By-law 1-88.

**Site Development**

The 0.74 ha condominium site has approximately 54m frontage on Snidercroft Road with 2 accesses onto the road. A total of 77 parking spaces, including 2 spaces for disabled persons are provided.

The draft plan of condominium, as shown in Attachment #3, is in accordance with approved Site Plan Files DA.06.049 and DA.06.096.

**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".

**Regional Implications**

N/A

**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-07V09

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM

## **ATTACHMENT NO. 1**

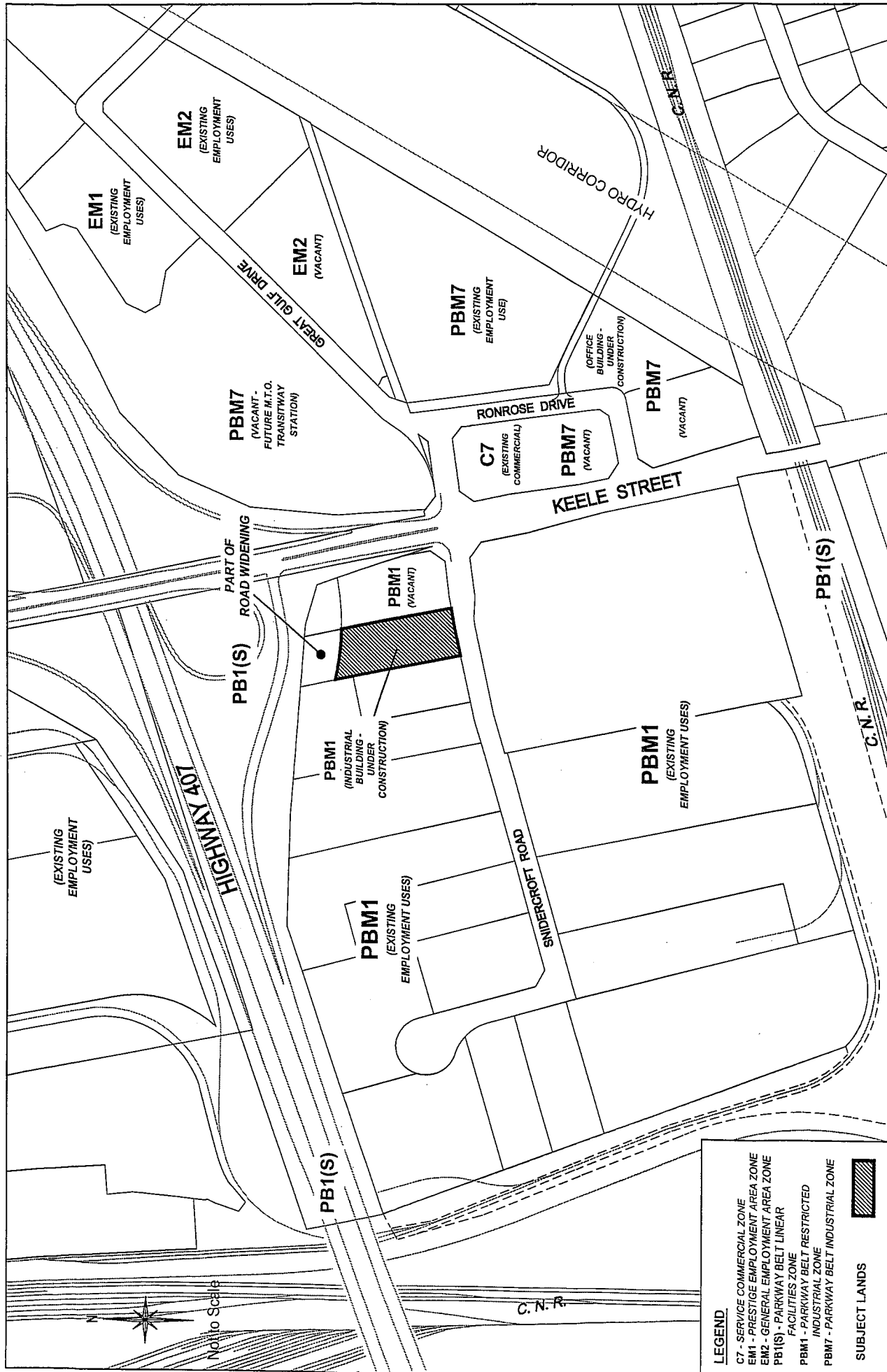
### **CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM 19CDM-07V09 KEELESNIDER DEVELOPMENTS INC LOT 3, 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-09V09, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to a draft plan of condominium, prepared by R. Avis Surveying Inc., drawing # 2183-ODP, dated October 24, 2007.
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.
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; and,
  - c) 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.



## Location Map

Part of Lot 3,  
Concession 4

APPLICANT:  
KEELESNIDER DEVELOPMENTS INC.

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City of  
**Vaughan**

*The City Above Toronto*

Development Planning Department

## Attachment

**2**

FILE No.:  
19CDM-07V09  
RELATED FILES:  
DA.06.049 & DA.06.096  
November 13, 2007



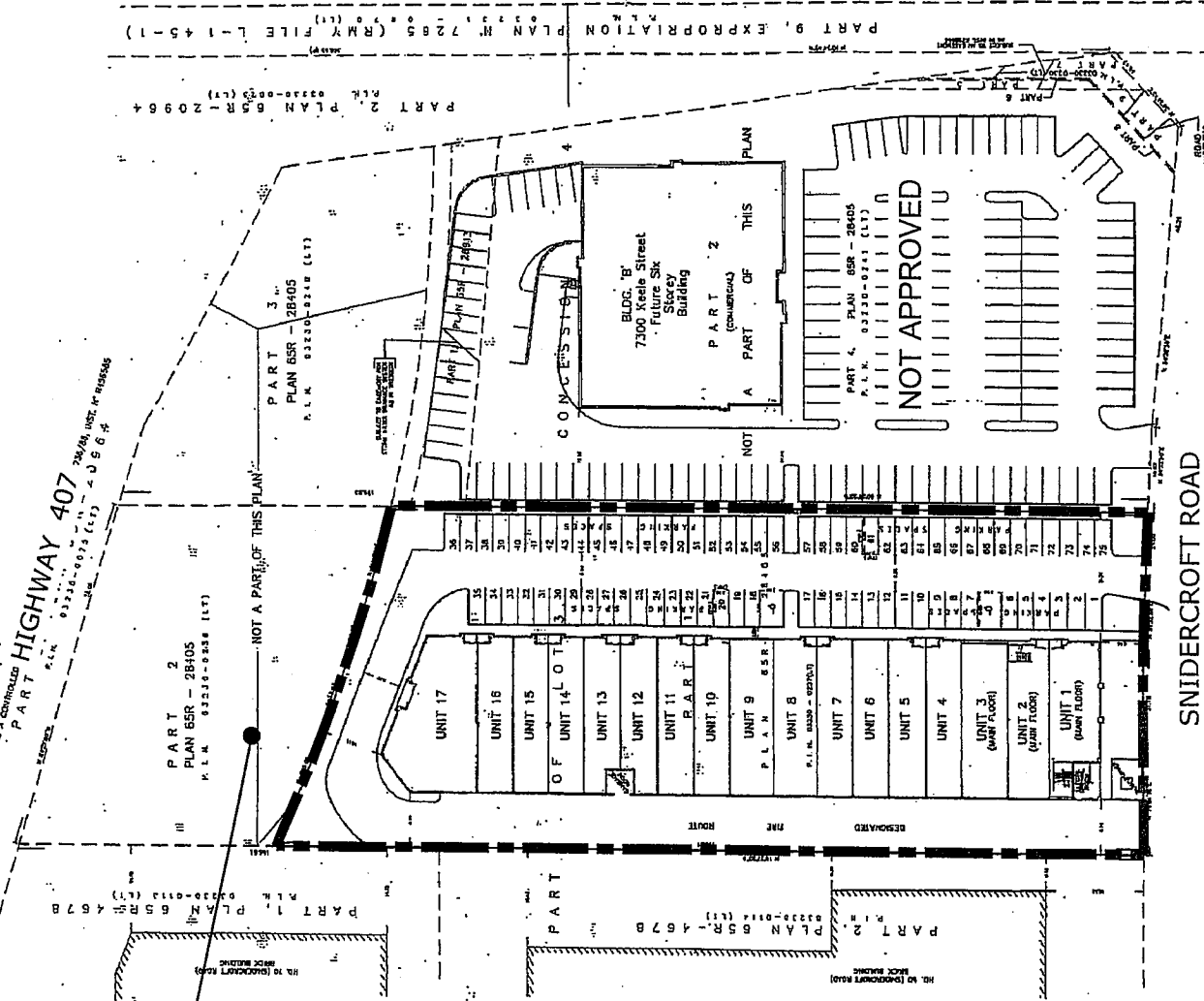
Not to Scale

PART OF  
ROAD WIDENING

SUBJECT LANDS

KEELE STREET

SNIDERCROFT ROAD



# Condominium Plan

Part of Lot 3,  
Concession 4  
APPLICANT:  
KEELESNIDER DEVELOPMENTS INC.  
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Development Planning Department

# Attachment

FILE No.:  
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# 3