

COMMITTEE OF THE WHOLE MAY 20, 2008

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V01 9000 KEELE STREET INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-08V01 (9000 Keele Street Inc.) BE APPROVED, subject to the conditions 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 an existing two-storey, 176 unit public storage use building (Building "D"), with a total gross floor area of 2,870.87m² (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Keele Street, south of Rutherford Road (9000 Keele Street), in Part of Lot 14, Concession 4, City of Vaughan.

The overall development of the subject lands received site plan approval (File DA.04.058) from Council on June 8, 2005. Phase 1 (Buildings A-C) received draft plan of condominium approval (File 19CDM-05V08) from Council on September 18, 2006 and was registered as York Region Standard Condominium Plan No. 1098. The draft plan of condominium (Building D) shown on Attachment #3 represents Phase 2.

Official Plan and Zoning

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

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits industrial uses. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Development

The 2.33ha site has 179m frontage on Keele Street and a depth of 130m. The site has three accesses consisting of one right-in/right-out access on Keele Street, and two full-movement accesses via a private driveway located along the south property line to Keele Street. Three irregular shaped buildings (A, B and C) are located on the east side of the site, two of which face Keele Street (B and C), with the remaining building facing the private driveway. Building "D" is located in the westerly portion of the site, and consists of public storage units. A total of 203 parking spaces will serve the entire property (Phases 1 and 2), including 6 spaces for disabled

persons. The Draft Plan of Condominium (Phase 2) is in accordance with the approved Site Plan File DA.04.058.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the proposed condominium plan and has no objections to its approval.

Conclusion

The draft plan of condominium is consistent with the approved site plan (File DA.04.058). The Development Planning Department has no objections to approval of the Draft Plan of Condominium (Phase 2), subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-08V01

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/CM

ATTACHMENT NO. 1

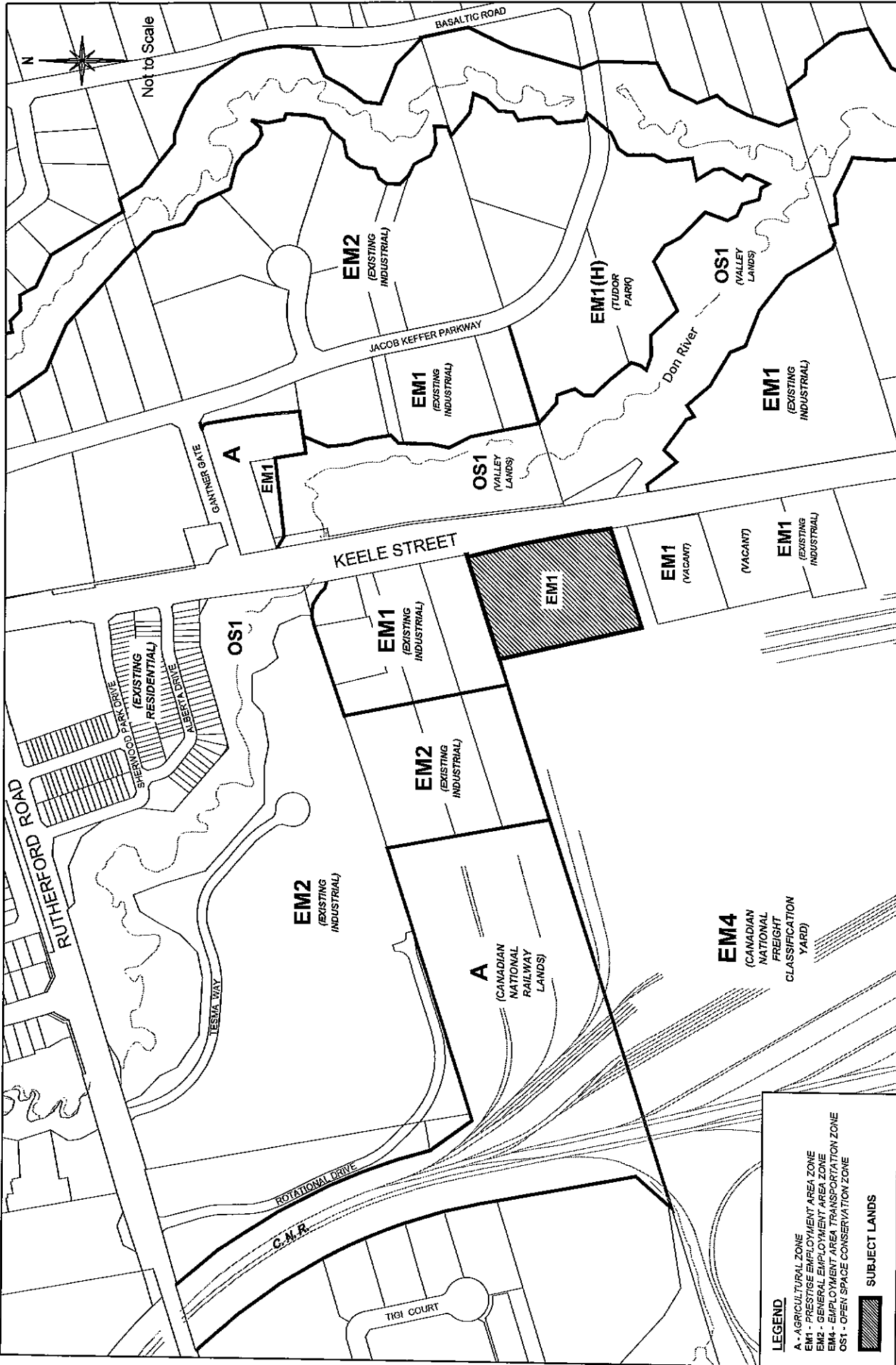
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-08V01 9000 KEELE STREET INC. LOT 4, CONCESSION 14, 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-08V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Hunt Surveys, drawing #038307, dated February 1st, 2008.
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, which may be outstanding from the registered site plan agreement for File DA.04.058.
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 (Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



LEGEND
 A - AGRICULTURAL ZONE
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 EM2 - GENERAL EMPLOYMENT AREA ZONE
 EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE
 OS1 - OPEN SPACE CONSERVATION ZONE
 SUBJECT LANDS

Location Map

Part of Lot 14,
 Concession 4
APPLICANT:
 9000 KEELE STREET INC.

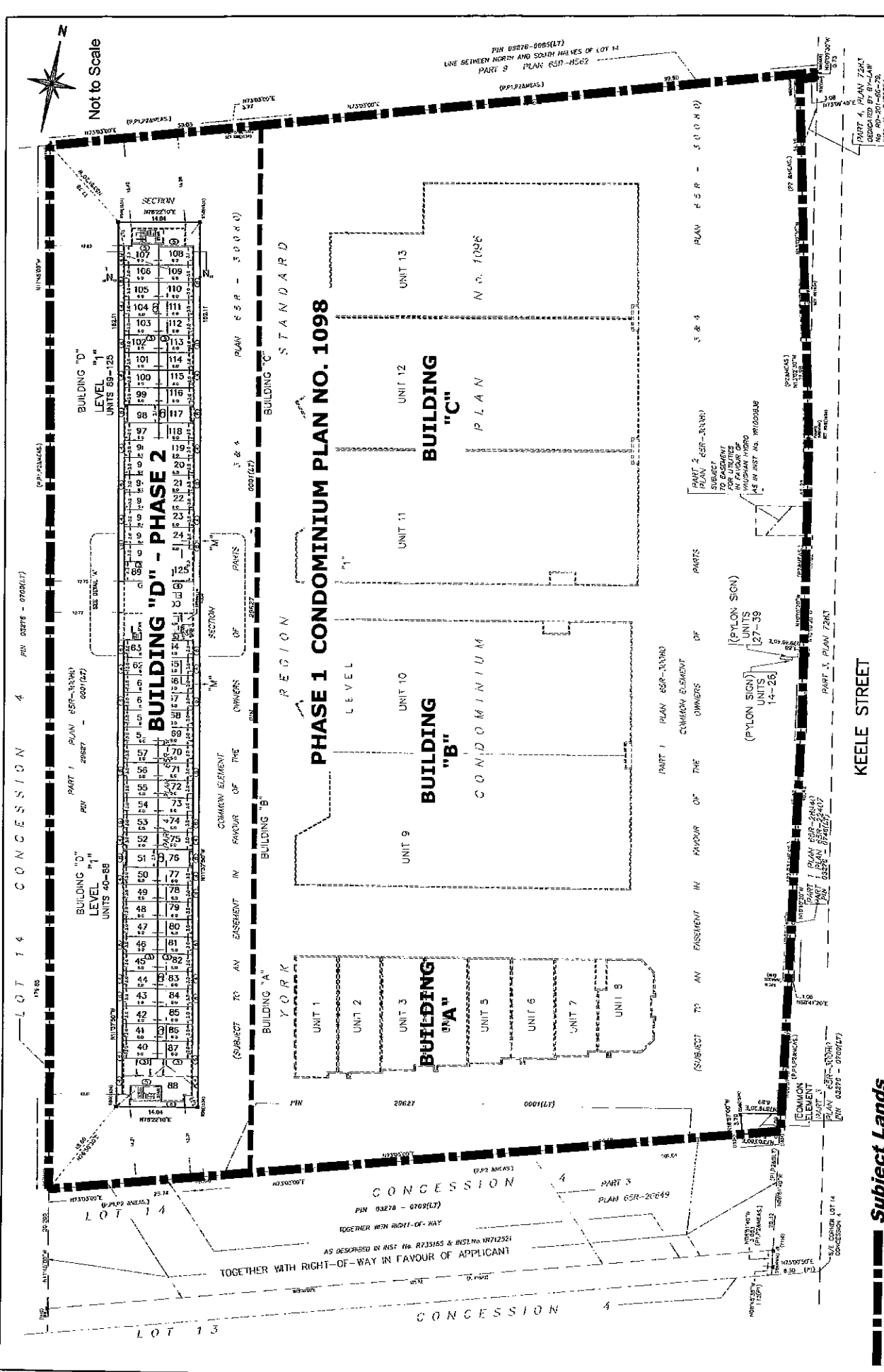
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Development Planning Department

Attachment 2

FILE No.: 19CDM-08V01
 RELATED FILES:
 DA.04.058
 19CDM-05V08
 April 28, 2008



Attachment 3

FILE No.: 19CDM-08V01
 RELATED FILES:
 DA.04.058,
 19CDM-05V08
 April 25, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Subject Lands

Draft Plan of Condominium 19CDM-08V1

APPLICANT:
 9000 KEELE STREET INC.
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Part of Lot 14,
 Concession 4