

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V03
ROYBRIDGE HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-08V03 (Roybridge Holdings Limited) BE APPROVED, subject to the conditions of approval set out on 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 Condominium approval on the subject lands shown on Attachment #2, to facilitate a multi-unit industrial building (currently under construction), having a total gross floor area of 4,101 m², a total of 25 units, and 179 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands (1.33 ha) shown on Attachment #2 are located north of Regional Road #7 and west of Regional Road #27, more specifically on the southeast corner of Zenway Boulevard and Vaughan Valley Boulevard, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan/Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), and are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1134), which permits a wide range of employment and business uses. The proposed draft plan of condominium conforms with the Official Plan and complies with By-law 1-88.

Site Development

The proposed Draft Plan of Condominium is consistent with the Building Permit that was issued by the Vaughan Building Standards Department on June 12, 2008 for the multi-unit industrial building that is under construction. The building is located central to the site, and is served by 179 parking spaces and four access driveways.

Relationship to Vaughan Vision 2020

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

Conclusion

The Development Planning Department has reviewed the Draft Plan of Condominium application, which is consistent with the approved Building Permit drawing, and in conformity and in compliance with the provisions of the Official Plan and Zoning By-law, respectively. The Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Approval (19CDM-08V03)
2. Location Map
3. Draft Plan of Condominium

Report prepared by:

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Arto Tikiryana, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

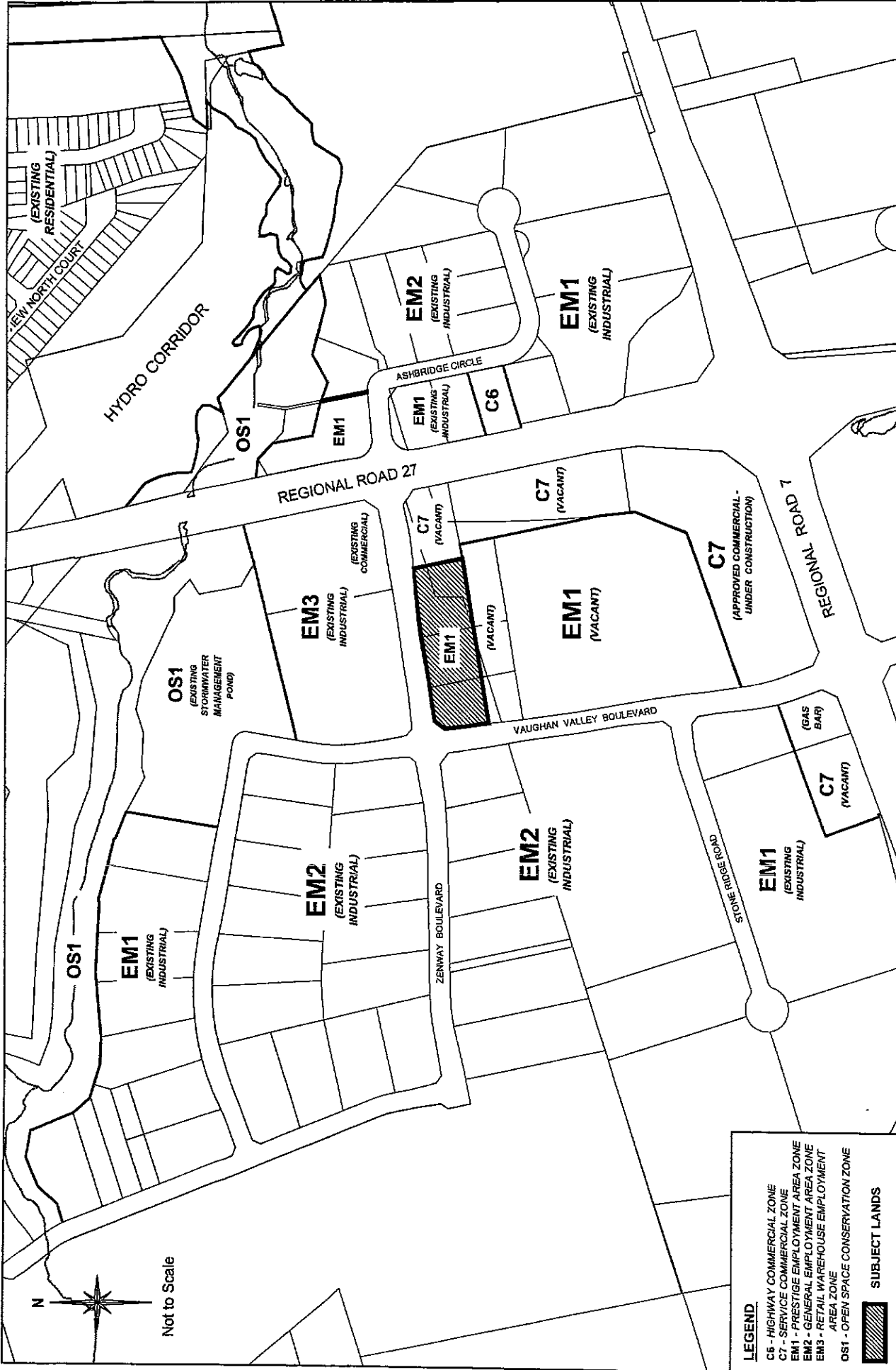
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-08V03 ROYBRIDGE HOLDINGS LIMITED LOTS 6 AND 7, CONCESSION 7, 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-08V03, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Schaeffer & Dzaldov Limited, drawing #02-178-38, dated April 11, 2008.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan 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, or may be outstanding from the Building Permit process.
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) the Condominium Corporation shall supply, install and maintain the required mail equipment to the satisfaction of Canada Post;
 - c) the Condominium Corporation shall supply and install the required telecommunication facilities to the satisfaction of Bell Canada.
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 Vaughan 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 Vaughan Finance Department.
9. The City (Vaughan Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



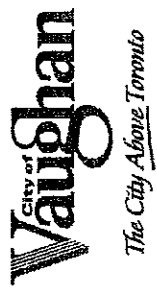
LEGEND:

- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

Location Map

Part of Lots 6 & 7,
Concession 9
APPLICANT:
ROYBRIDGE HOLDINGS LIMITED
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Development Planning Department

Attachment 2

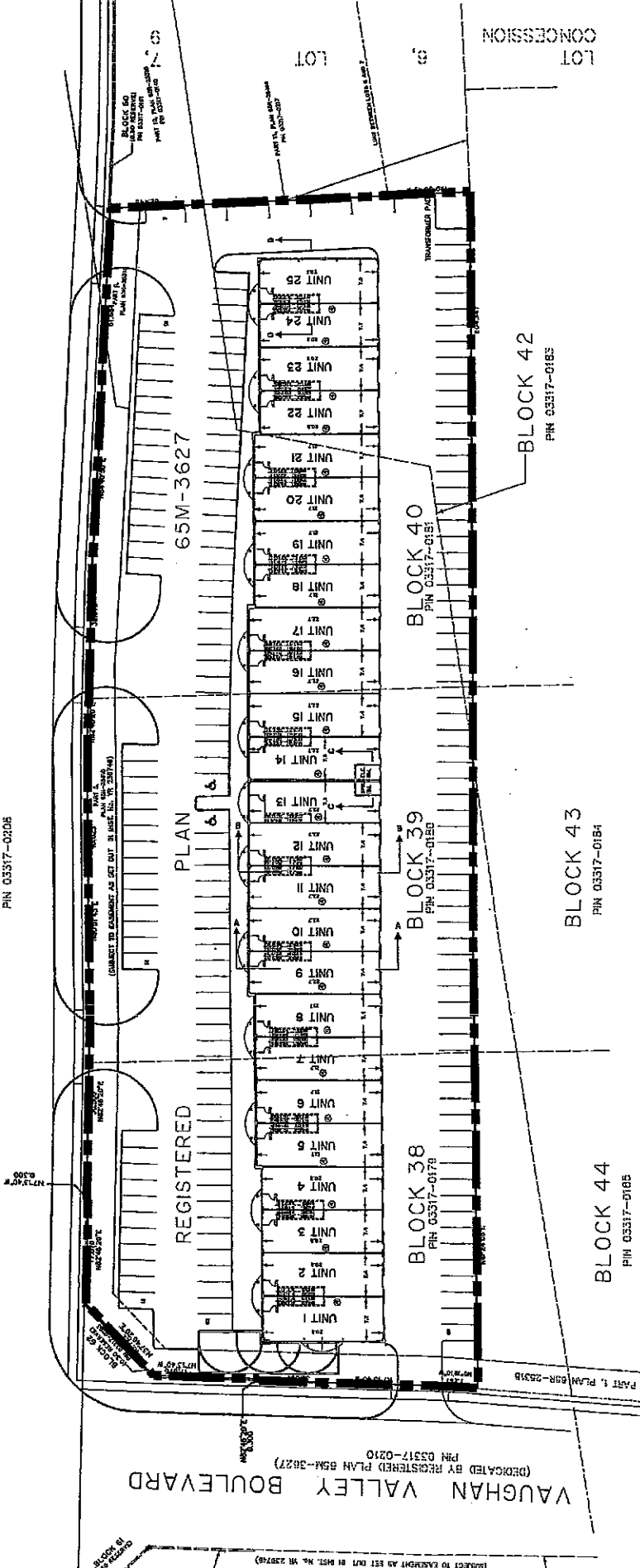
FILE No.:
19CDM-08V03
 September 29, 2008



Not to Scale

ZENWAY BOULEVARD
(DEDICATED BY REGISTERED PLAN 65M-3627)
PIN 03317-0206

VAUGHAN VALLEY BOULEVARD
(DEDICATED BY REGISTERED PLAN 65M-3627)
PIN 03317-0210



SUBJECT LANDS



Draft Plan of Condominium

Part of Lots 6 & 7,
Concession 9

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

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The City Above Toronto

Development Planning Department

Attachment 3

FILE No.:
19CDM-08V03

September 29, 2008