

COMMITTEE OF THE WHOLE NOVEMBER 3, 2008

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V04 INNOVATION COMMERCIAL CENTRE INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-08V04 (Innovation Commercial Centre Inc.) 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 two multi-unit industrial buildings (currently under construction) having a total gross floor area of 6,435.51 m², a total of 17 units (9 units – 71 Innovation Drive and 8 units – 101 Innovation Drive) and 134 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands (1.74 ha) shown on Attachment #2 are located south of Langstaff Road and west of Regional Road #27, more specifically on the south side of Innovation Drive, municipally known as 71 and 101 Innovation Drive, 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 and EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(1258), 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 13, 2008 for the multi-unit industrial buildings that are currently under construction. The buildings are centrally located on the site, and are served by 134 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 drawings, 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-08V04)
2. Location Map
3. Proposed Draft Plan of Condominium 19CDM-08V04

Report prepared by:

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Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

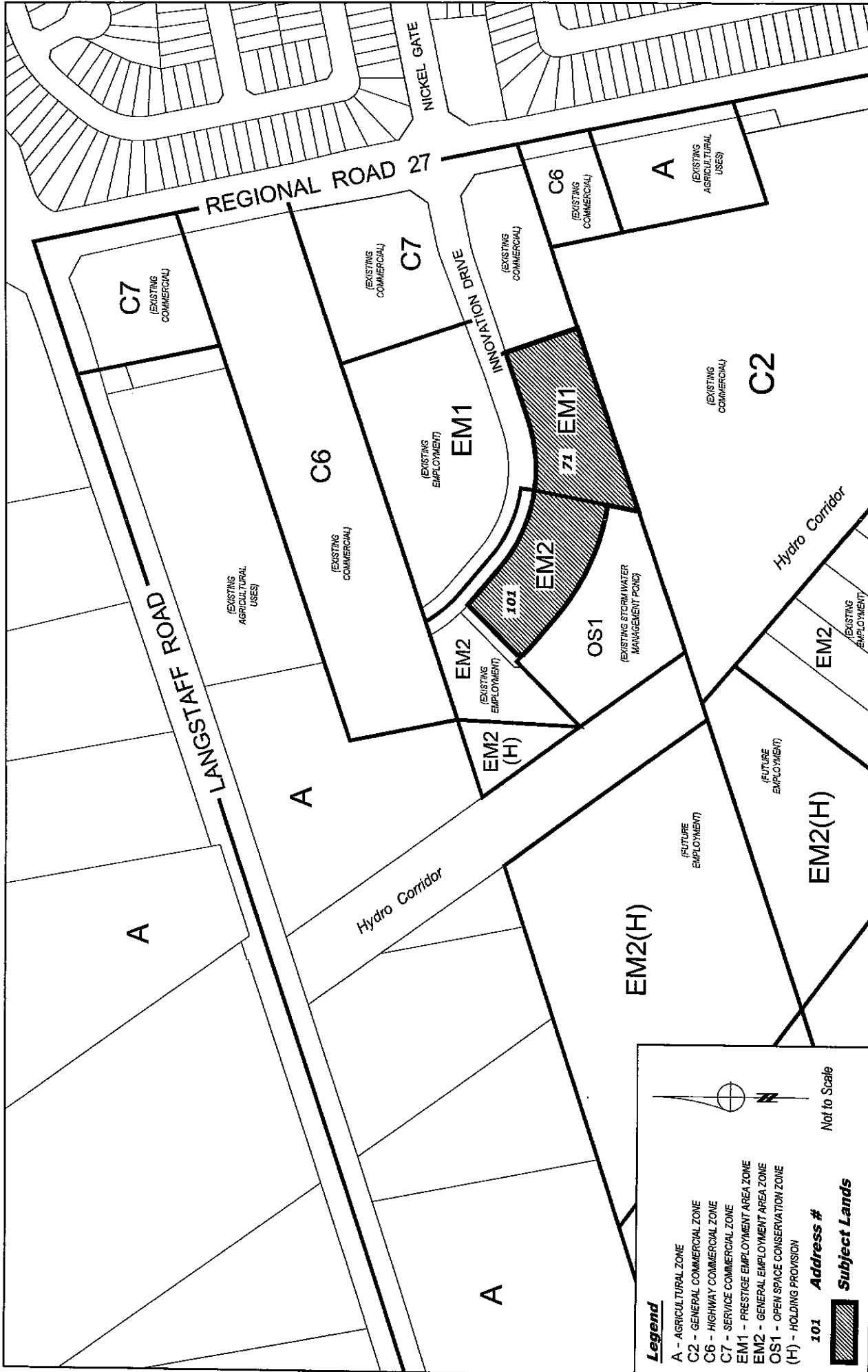
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-08V04 INNOVATION COMMERCIAL CENTRE INC. LOT 10, CONCESSION 9, 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-08V04, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Donald E. Roberts Ltd. Drawing No. 86-21077, dated September 6, 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

- A - AGRICULTURAL ZONE
- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- (H) - HOLDING PROVISION

101 Address #

Subject Lands

Not to Scale

Location Map

Part of Lot 10,
Concession 9
APPLICANT: INNOVATION
COMMERCIAL CENTRE INC.



The City Above Toronto

Development Planning Department

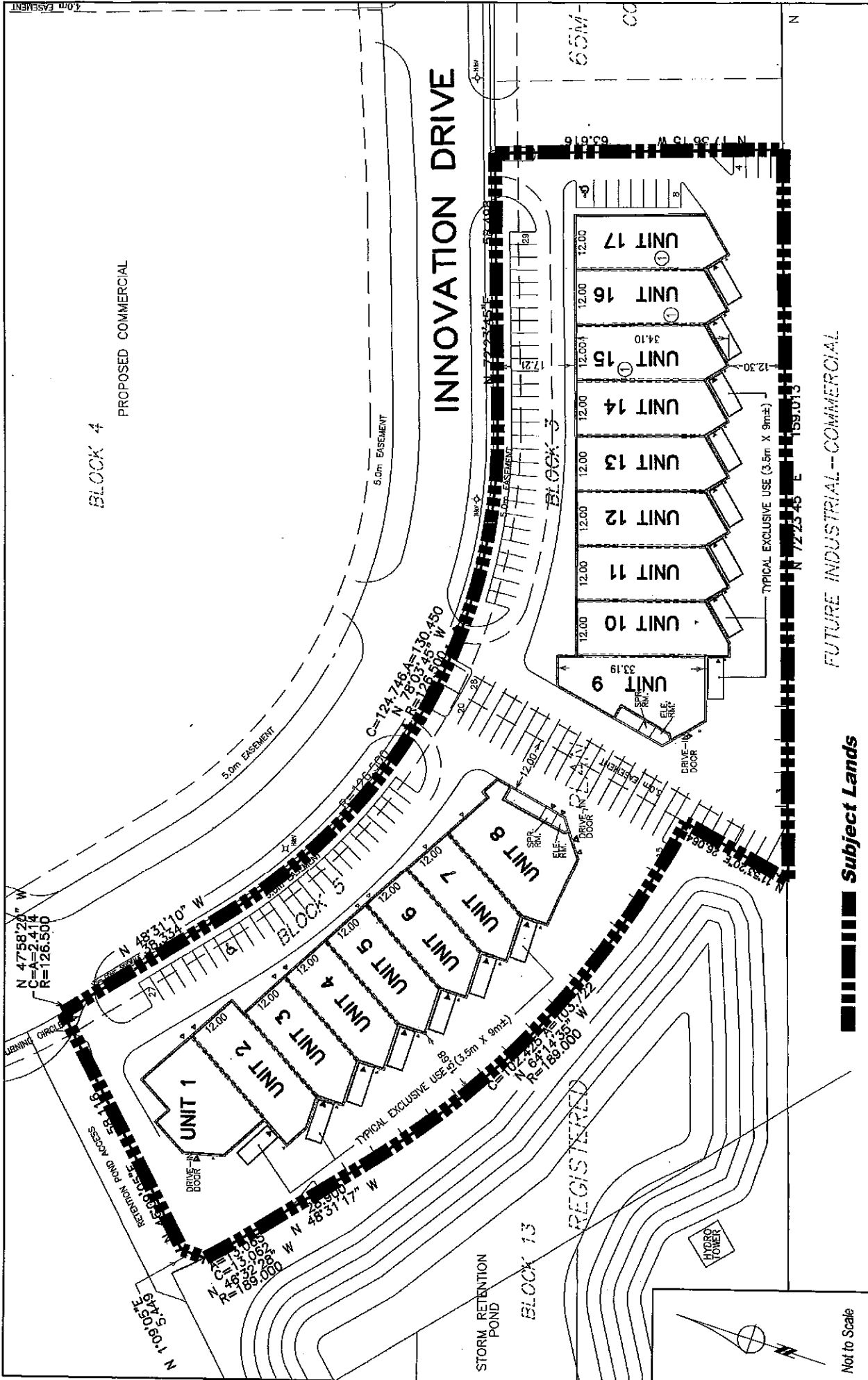
Attachment

FILE No.:
19CDM-08V04

October 10, 2008

2

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Attachment 3

FILE No.:
19CDM-08V04
October 2, 2008

City of Vaughan
The City Above Toronto
Development Planning Department

**Proposed Draft Plan of
Condominium 19CDM-08V04**
APPLICANT: INNOVATION
COMMERCIAL CENTRE INC.
Part of Lot 10,
Concession 9

■■■■■ Subject Lands

Not to Scale

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