

COMMITTEE OF THE WHOLE MARCH 1, 2004

**DRAFT PLAN OF VACANT LAND CONDOMINIUM
SERENITY PARK CEMETERY CORPORATION
FILE 19CDM-04V01**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Vacant Land Condominium 19CDM-04V01 (Serenity Park Cemetery Corporation) prepared by Rady-Pentek & Edward Surveying Ltd. and dated January 16, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval contained in Attachment #1.

Purpose

On January 16, 2004, the Owner submitted an application for a Draft Plan of Vacant Land Condominium, to facilitate the creation of a Condominium Corporation on a 1.77 ha parcel. The condominium will consist of two vacant land units, with shared common elements comprising of 161 parking spaces, engineering services and landscaped areas.

The boundaries for the northerly Unit 1 will allow the siting of a 4-storey columbarium building that was approved under Site Plan File DA.00.073. The boundaries for the southerly Unit 2 will allow the siting of a 2-storey crematorium/columbarium building that was approved under Site Plan File DA.96.060.

Background - Analysis and Options

Location

The subject lands are located at the northeast corner of Jane Street and Steeles Avenue West, being 3000 Steeles Avenue West, in Lot 1, Concession 5, City of Vaughan. The irregular-shaped, vacant 1.77 ha corner lot has 113m frontage along Steeles Avenue West, and 235m flankage along Jane Street. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Steeles Avenue West; Black Creek Pioneer Village (City of Toronto)
- East - stormwater pond, employment (EM1 Prestige Employment Area Zone)
- West - Jane Street; Black Creek Pioneer Village (PB1 Parkway Belt Open Space Zone)

Official Plan/Zoning

The subject lands are designated "Commercial Cemetery" by site-specific OPA #481, which permits crematorium and columbarium uses. The draft plan of vacant land condominium conforms to the Official Plan.

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(909), which permits crematorium and columbarium uses. Following the registration of the vacant land condominium, a building permit application(s) can be submitted, with review given to ensuring the two buildings are located in accordance with the approved site plans and site-specific zoning, as approved by the Ontario Municipal Board.

Application Review

The draft plan of vacant land condominium is proposed to create two unit boundaries that will facilitate the siting of two buildings approved under Site Plan Files DA.96.060 (south building) and

DA.00.073 (north building). The unit boundaries are larger than the building footprints approved on the site plans, to comply with the requirements of the Condominium Act (1998). The two units will share common elements comprising of 161 parking spaces, engineering services and landscaped areas. The site will be served by a full movement access on Jane Street, and a right-in/right-out access on Steeles Avenue West.

Upon draft plan approval of the vacant land condominium, and prior to registration of the final condominium plan, the Owner must obtain a servicing permit and install all engineering services on the site, in accordance with the Condominium Act (1998) and the approved engineering drawings for the site.

The conditions contained in the site plan agreement to protect the higher order public transit right-of-way corridor from York University to the Corporate Centre, will be included in the condominium agreement.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

The draft plan of vacant land condominium will create a condominium corporation on vacant lands that will facilitate the siting of two buildings consistent with approved site plans. Staff has no objections to draft plan approval subject to conditions. Should the Committee concur, Draft Plan of Vacant Land Condominium 19CDM-04V01 can be draft approved with the adoption of the recommendation in this report.

Attachments

1. Conditions of Draft Plan Approval
2. Location Map
3. Draft Plan of Vacant Land Condominium 19CDM-04V01

Report prepared by:

Grant A. Uyeyama, Senior Planner, Development, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

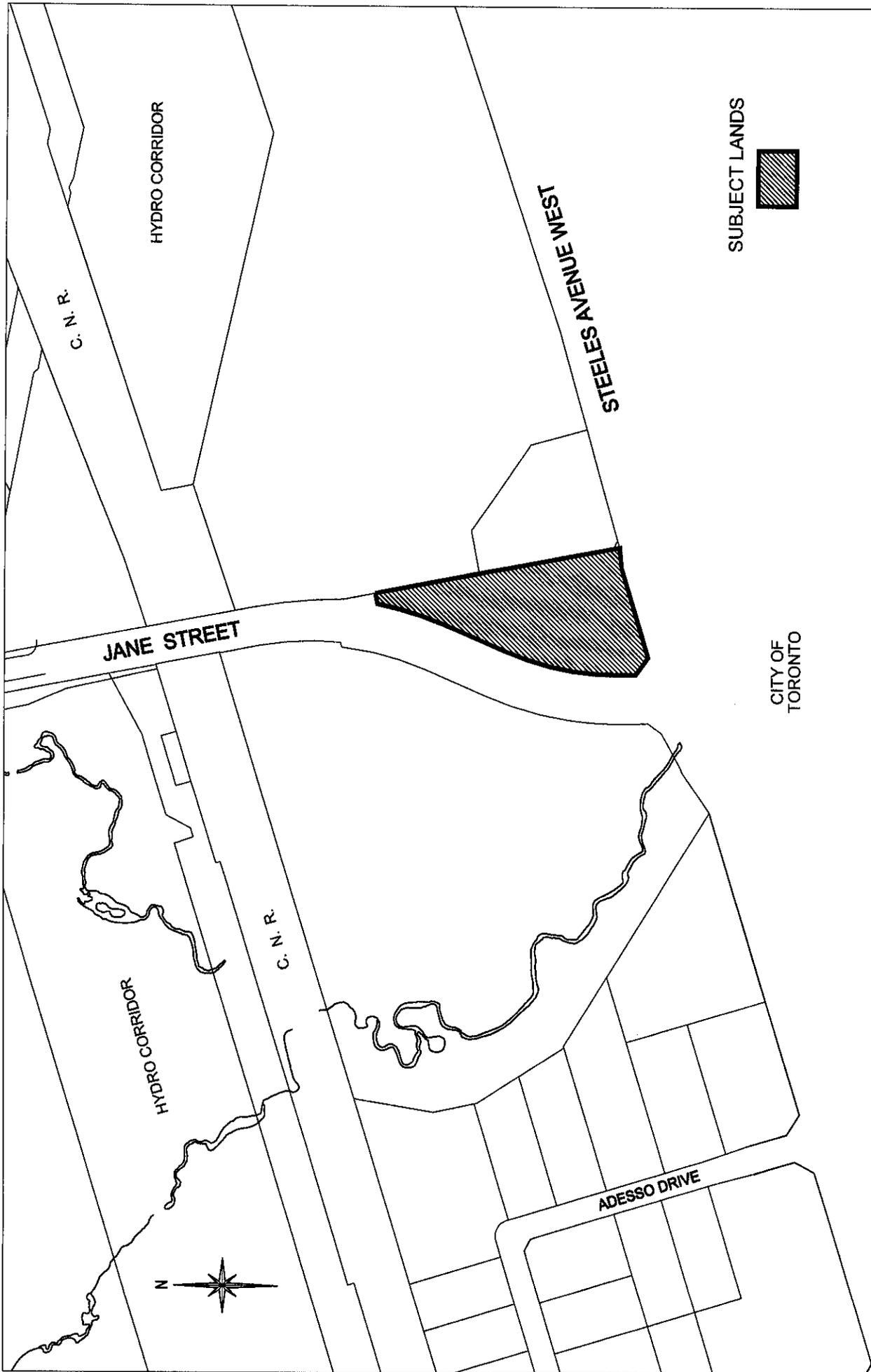
**DRAFT PLAN OF VACANT LAND CONDOMINIUM 19CDM-04V01
(SERENITY PARK CEMETERY CORPORATION)
LOT 1, CONCESSION 5, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF VACANT LAND CONDOMINIUM 19CDM-04V01, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of vacant land condominium, prepared by Rady-Pentek & Edward Surveying Ltd., drawing #03-232, dated January 16, 2004.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Community Planning Department and the site plan agreement(s) shall be registered on title.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to site development and any other matters that the City may consider necessary.
4. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval, the Owner shall submit a certificate from a professional engineer that shall confirm that the required engineering services have been constructed in accordance with the approved site plans, to the satisfaction of the Engineering and Building Standards Departments.
6. 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.
7. 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.
 - b) The Condominium Corporation shall be responsible for satisfying the financial and site development requirements identified in the two Site Plan Agreements for Files DA.96.060 and DA.00.073, respectively, including but not limited to confirming that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities, and any other matters that the City may consider necessary.
 - c) The Condominium Corporation shall dedicate to Vaughan such land as is necessary to protect a higher order public transit right-of-way corridor extending from York University to the Vaughan Corporate Centre, which corridor is shown in the Region of York's Official Plan and on the pre-registered plan of condominium, and more particularly described in the City's Official Plan Amendment Number 529, as identified in the Site Plan Agreement for File DA.00.073.

- d) The Condominium Corporation shall abide by the Option Agreement entered into between the City and Serenity Park Cemetery Corporation, which grants Vaughan the option to purchase, for a nominal consideration, a sub-surface fee simple interest in the subject lands sufficient for the purposes of the higher order public transit right-of-way, as identified in the Site Plan Agreement for File DA.00.073.



SUBJECT LANDS



CITY OF TORONTO

Location Map

Lot 1,
Concession 5

APPLICANT:
SERENITY PARK
CEMETERY CORPORATION

City of
Vaughan

Community Planning Department

Attachment

2

FILE No.:
19CDM - 04V01

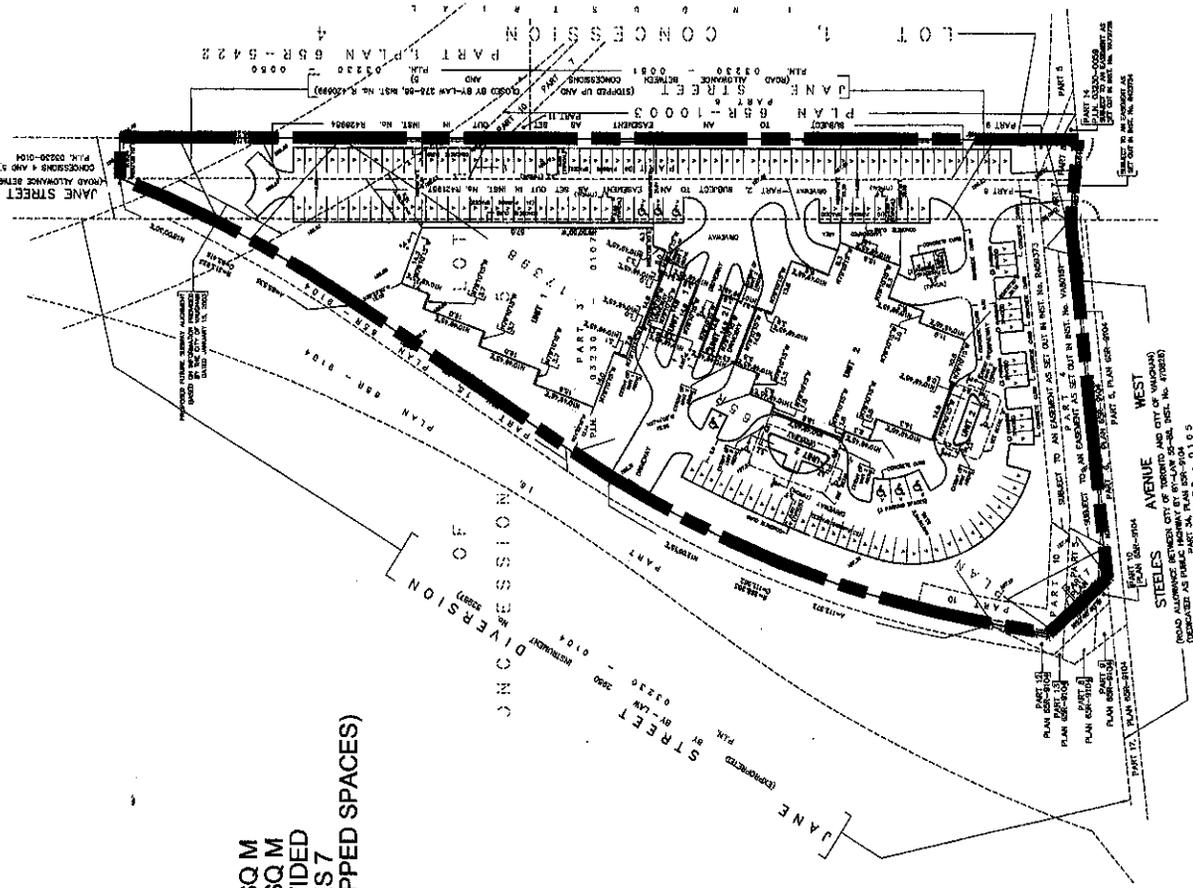
Not to Scale

January 26, 2004

LAND USE

SITE AREA:
ZONING:
PAVED AREA:
LANDSCAPED AREA:
VISITOR'S PARKING:

1.768 Ha.
 C1
 1,881.76 SQ M
 2,530.94 SQ M
 161 PROVIDED
 (INCLUDES 7
 HANDICAPPED SPACES)



SUBJECT LANDS



Draft Plan of Condominium

Lot 1,
 Concession 5
APPLICANT:
 SERENITY PARK
 CEMETERY CORPORATION



Community Planning Department

Attachment 3
 FILE No.:
 19CDM - 04V01
 Not to Scale
 January 26, 2004