

COMMITTEE OF THE WHOLE JUNE 21, 2004

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V02 ROYBRIDGE HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium 19CDM-04V02 (Roybridge Holdings Limited) prepared by Schaeffer & Dzaldov Limited and dated February 23, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment No. 1.

Purpose

On February 24, 2004, the Owner submitted an application for Draft Plan of Condominium consisting of 39 units within two industrial buildings on a 2.13 ha site.

Background - Analysis and Options

The subject lands are located on the southwest corner of Zenway Boulevard and Vaughan Valley Boulevard, being Blocks 10, 11 and 12, Plan 65M-3627 (111, 133 and 155 Zenway Boulevard), in Lot 7, Concession 9, City of Vaughan. The 2.13 ha site has 190 m flankage on Zenway Boulevard and 75 m frontage on Vaughan Valley Boulevard. The surrounding land uses are as follows:

- North - Zenway Boulevard; industrial (EM2 General Employment Area Zone)
- South - industrial (EM2 Zone)
- East - Vaughan Valley Boulevard; vacant (EM1 Prestige Employment Area Zone)
- West - vacant (EM2 Zone)

Official Plan/Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Growth Management Plan), which permits a range of employment uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88. The draft plan of condominium complies with the requirements of the Zoning By-law.

Site Description

Two multi-unit industrial buildings have been approved, but are not yet constructed. Building "A" is L-shaped and two-storeys high with 32 units and a total gross floor area of 7282.78 sq.m. Building "B" is located close to the intersection and is two-storeys with 7 units and a total gross floor area of 2214.97 sq.m. A total of four driveways will provide access to the subject lands. The site will be served by 321 parking spaces, including 4 handicapped spaces. Landscaping will be provided within 3 m wide strips adjacent to both roads.

Application Review

The draft plan of condominium is in accordance with Simple Site Plan File DAB #04-009, and the Owner has applied for building permits (Applications 04-1030 and 04-1060), which have not yet been issued. As a condition of draft approval, the Owner will be required to submit an "as built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

The subject lands have access to municipal services, including hydro, storm and sanitary sewers, and water.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff have reviewed the Draft Plan of Condominium, which is consistent with the site plan/building permit applications, and in accordance the provisions of the Official Plan and Zoning By-law. Staff has no objection to draft plan approval, subject to conditions. Should the Committee concur, the recommendation for this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-04V02

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

/CM

R:\SER\WORKING\MACASKID\19CDM04V02.CW.dot

ATTACHMENT NO. 1

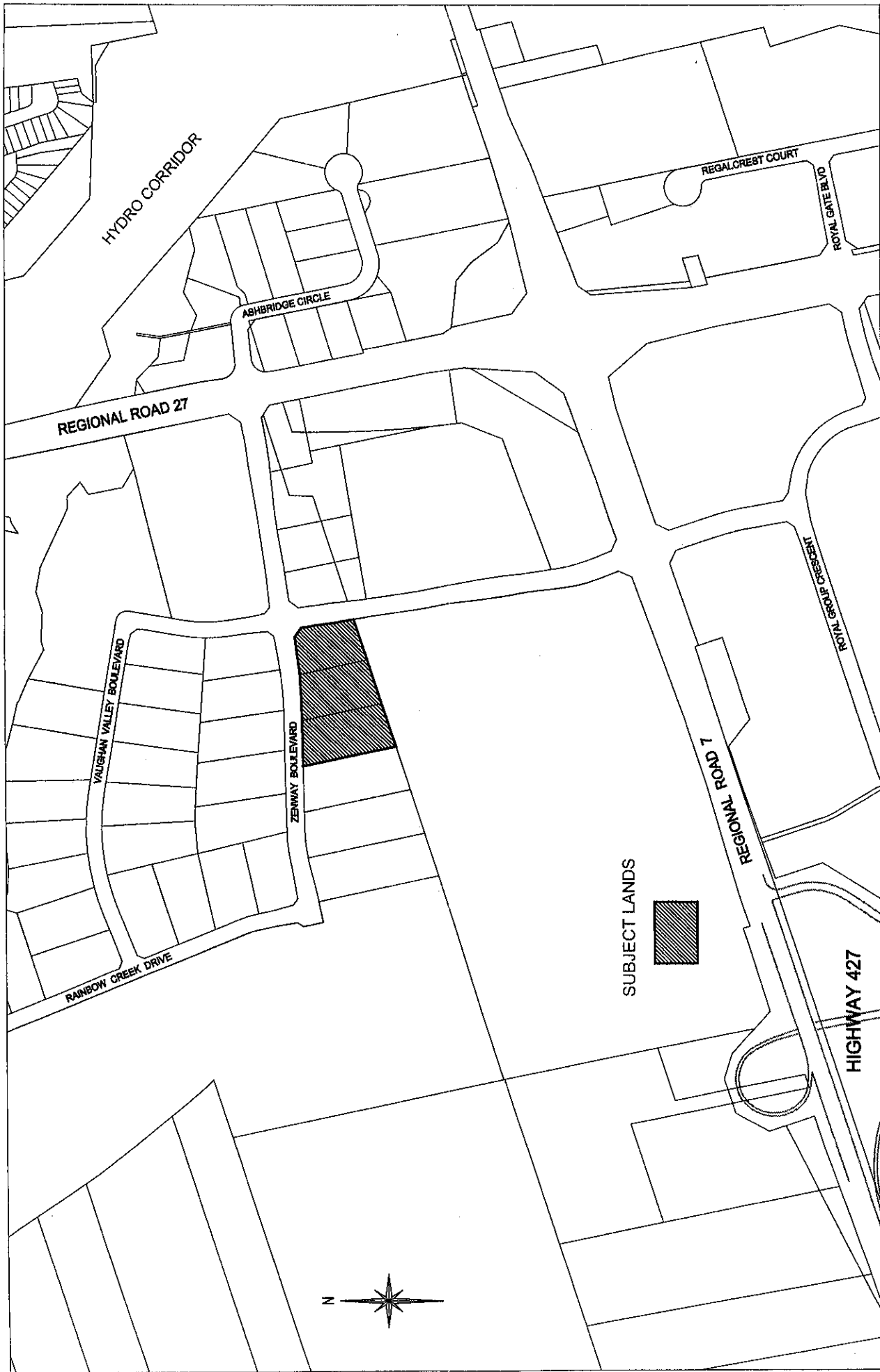
CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-04V02
ROYBRIDGE HOLDINGS LIMITED
LOT 7, 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-04V02, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Schaeffer & Dzaldov Limited, dated February 23, 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.
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 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 an "as built" survey to the satisfaction of the Building Standards Department.
6. 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.
7. 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.
8. The following provision shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.

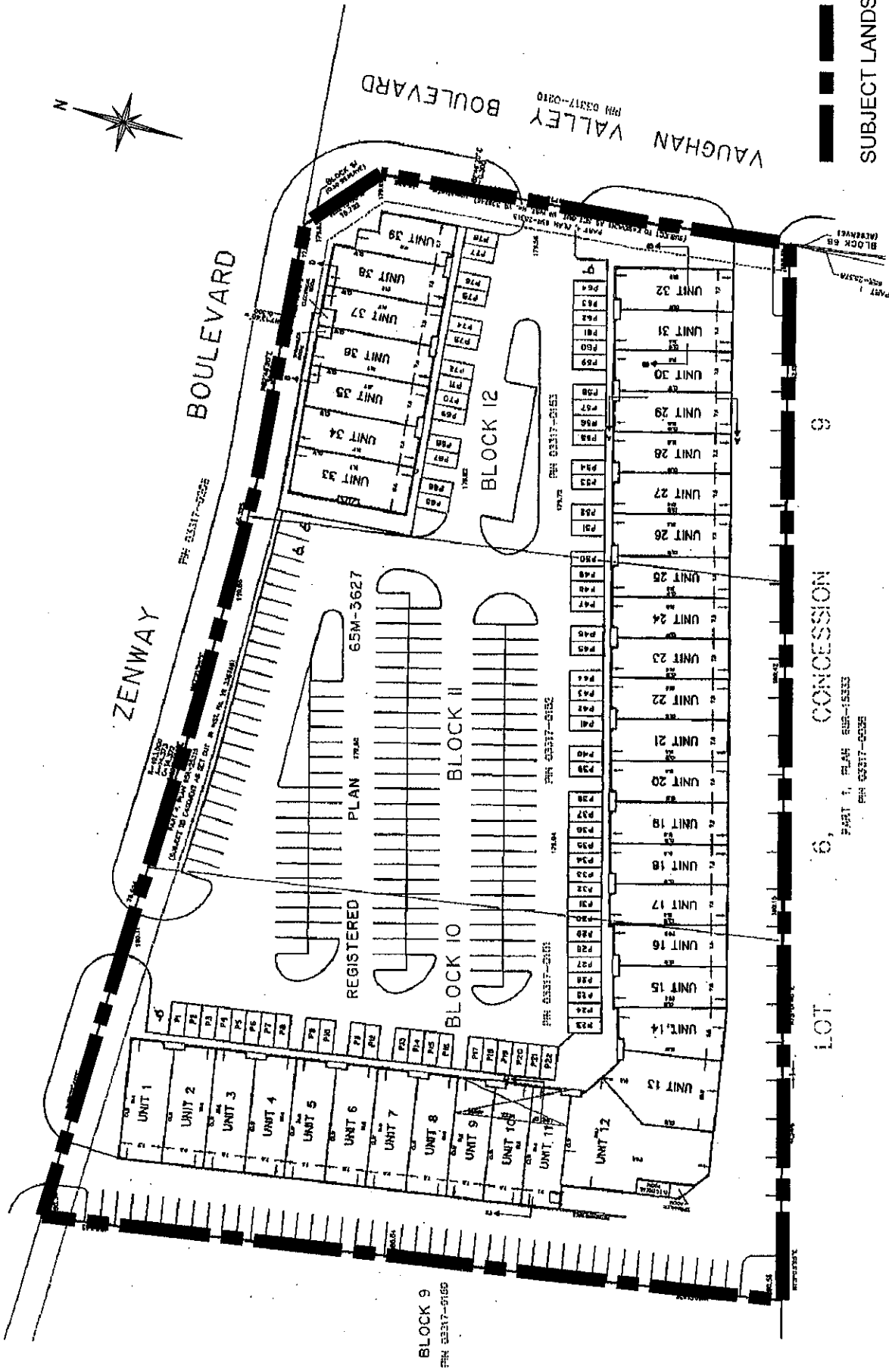


Attachment 2
 FILE No.: 19CDM - 04V02
 Not to Scale
 May 4, 2004

City of Vaughan

Community Planning Department

Location Map
 Blocks 10, 11, & 12
 PLAN 65M-3627, Concession 9
 APPLICANT: ROYBRIDGE HOLDINGS LIMITED



SUBJECT LANDS

Attachment 3
FILE No.: 19CDM - 04V02
Not to Scale
May 4, 2004

City of **Vaughan**
Community Planning Department

Draft Plan of Condominium
Blocks 10, 11 & 12
PLAN 65M-3627, Concession 9
APPLICANT: ROYBRIDGE HOLDINGS LIMITED