

COMMITTEE OF THE WHOLE SEPTEMBER 7, 2004

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V05 NORTH STARLIGHT CORPORATION

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium 19CDM-04V05 (North Starlight Corporation) prepared by Rady-Pentek & Edward Surveying Ltd. and dated April 25, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment No.1.

Purpose

On May 11, 2004, the Owner submitted an application for Draft Plan of Condominium consisting of 41 units within two industrial buildings on a 1.73 ha site.

Background - Analysis and Options

The subject lands are located on the north side of Four Valley Drive, between Romina Drive and Edgeley Boulevard, being Part of Block 6 on Plan 65M-3692, specifically Parts 44-51 and 85-86 on Plan 65R-26446 (399 and 411 Four Valley Drive), in Lot 13, Concession 5, City of Vaughan. The 1.73 ha site has 144 m frontage on Four Valley Drive, and a depth of 120 m. The surrounding land uses are as follows:

North - industrial (EM1 Prestige Employment Area Zone)
South - Four Valley Drive, industrial (EM1 Zone)
East - industrial (EM1 Zone)
West - industrial (EM1 Zone)

Official Plan/Zoning

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits a wide range of employment 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, subject to Exception 9(1057). The draft plan of condominium complies with the requirements of the Zoning By-law.

Site Description

The two multi-unit buildings are currently under construction. The westerly U-shaped building contains 28 units. The easterly rectangular-shaped building contains 13 units. A total of three driveways will provide access to the subject lands, including one full access and two shared driveways with the adjacent lots to the east and west. The site will be serviced with 164 parking spaces, including 5 handicapped spaces. Landscaping will be provided within a 3 m wide strip along Four Valley Drive.

Application Review

The draft plan of condominium is in accordance with Simple Site Plan File DAB #03-032 and Building Permits #03-5366 and #03-5367. As a condition of draft plan of 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

The 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 with 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 in this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-04V05

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

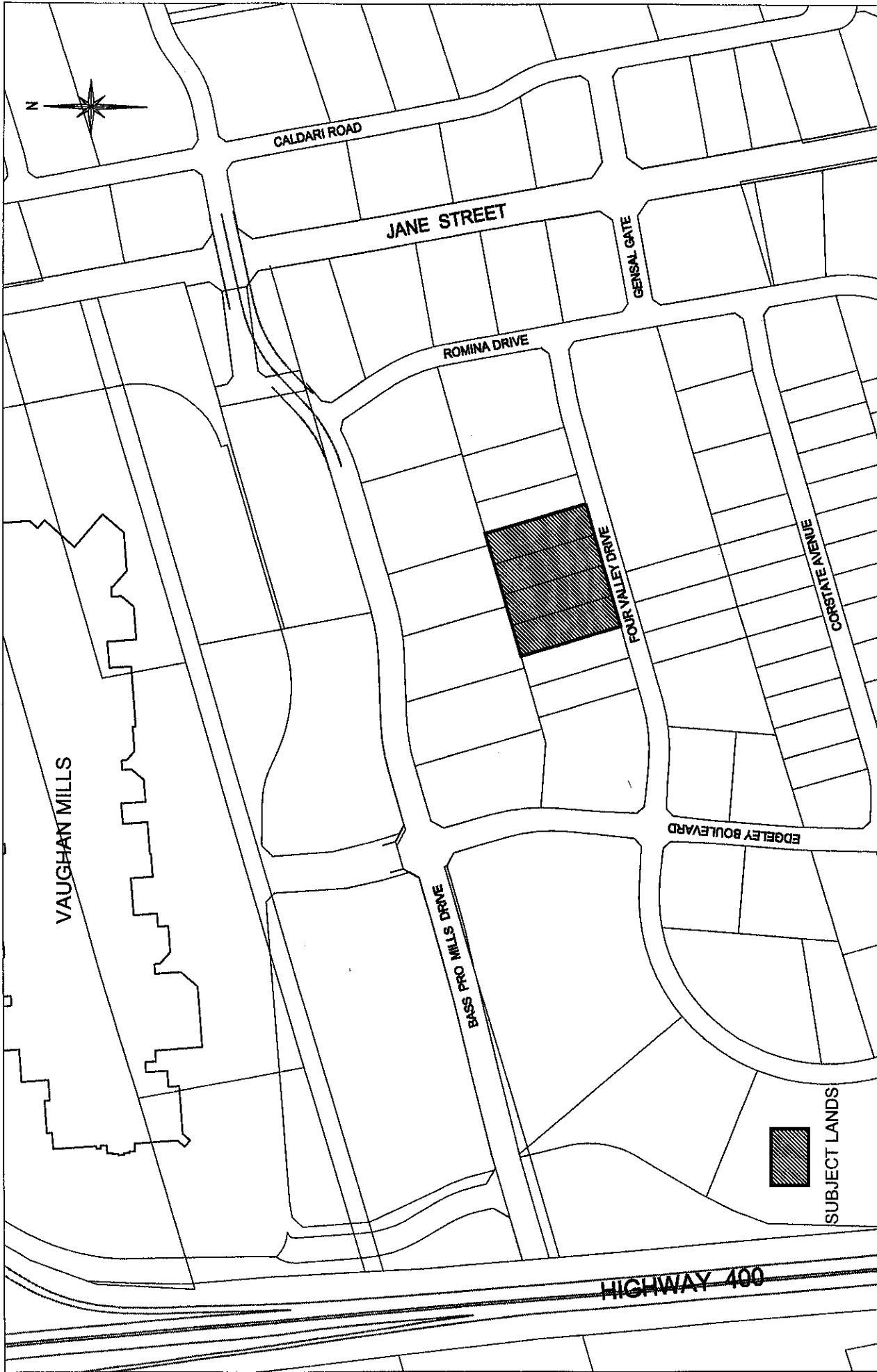
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-04V05 NORTH STARLIGHT CORPORATION LOT 13, 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 CONDOMINIUM 19CDM-04V05, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Rady-Pentek & Edward Surveying Ltd., dated April 25, 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.



Location Map

Part Lot 13,
Concession 5

APPLICANT:
NORTH STARLIGHT CORPORATION



Community Planning Department

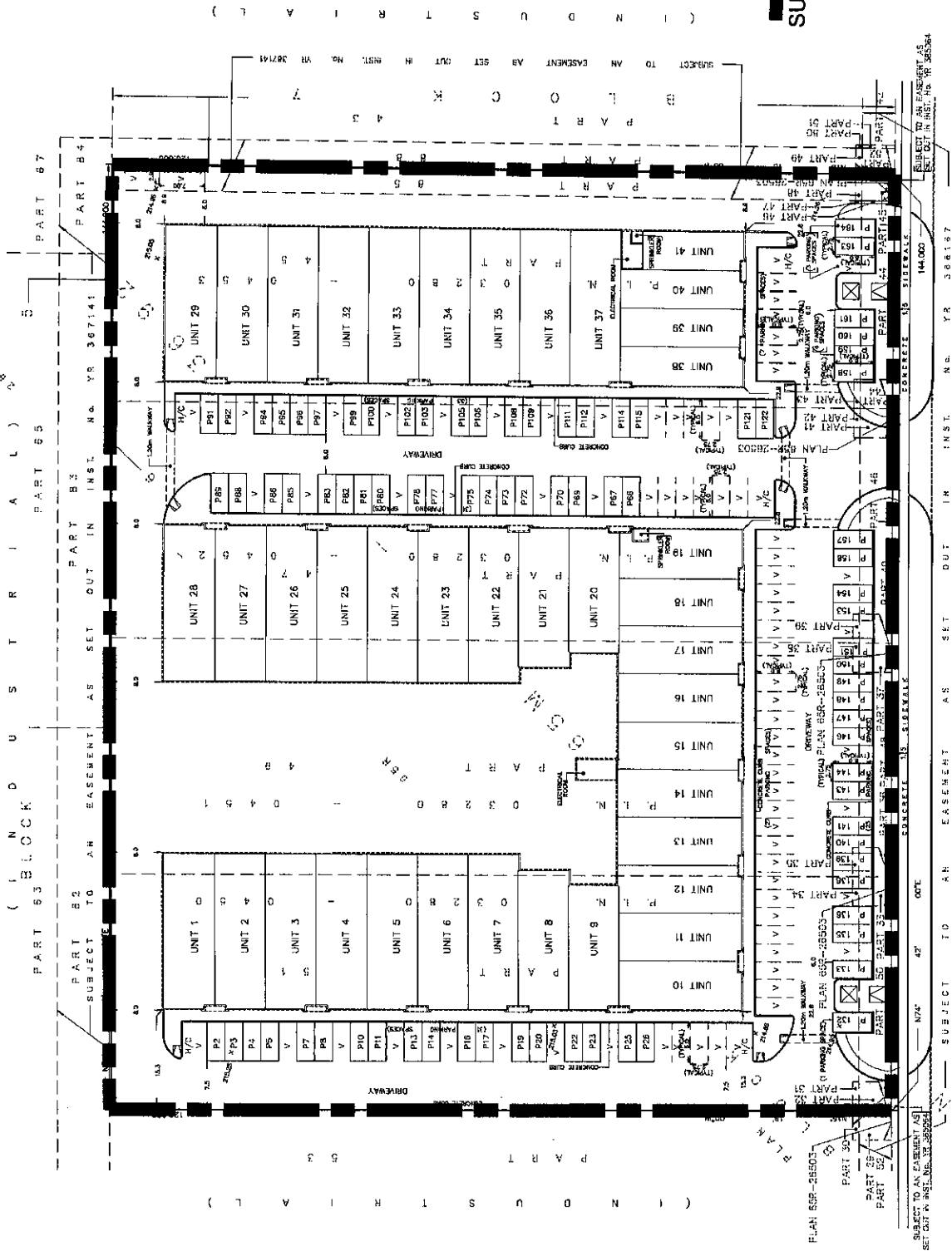
Attachment 2

FILE No.:
19CDM - 04V05

Not to Scale
May 20, 2004



SUBJECT LANDS



FOUR VALLEY DRIVE

Draft Plan of Condominium

Part Lot 13,
Concession 5
APPLICANT:
NORTH STARLIGHT CORPORATION



Community Planning Department

Attachment 3

FILE No.:
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