

COMMITTEE OF THE WHOLE APRIL 18, 2005

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V01
9519 KEELE STREET LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V01 (9519 Keele Street Ltd.) prepared by Krcmar Surveyors Ltd. and dated January 7, 2005, BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Purpose

The Owner has submitted an application for approval of a Draft Plan of Condominium consisting of a three-storey seniors' residential building with a total of 100 units, plus 1 guest suite, as shown on Attachment #3.

Background - Analysis and Options

The subject lands as shown on Attachment #1 are located at the northeast corner of Keele Street and Fieldgate Drive (9519 Keele Street), in Part of Lot 17, Concession 3, City of Vaughan. The surrounding land uses are:

- North - residential (R3 Residential Zone)
- South - Fieldgate Drive; commercial plaza (C1 Commercial Zone) and existing residential (R3 Residential Zone)
- East - valleyland (OS1 Zone) and existing residential (R3 Residential Zone)
- West - Keele Street; park (OS2 Zone) and residential (R3 Residential Zone)

Official Plan/Zoning

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan), as amended by OPA #533 (Maple Focus Review), which permits "housing suitable for senior citizens" without amendment to the Official Plan. The lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1098), and further subject to an Ontario Municipal Board Order (No. 1189) issued on August 17, 2000, which permits a 100 unit seniors' residential development. The draft plan of condominium conforms to the Official Plan and complies with the requirements of the Zoning By-law.

Site Development

The 1.14 ha corner lot has frontage of 78.9m and 90m on Keele Street and Fieldgate Drive, respectively. The site is served by a full-movement access on Fieldgate Drive, leading to underground and surface level parking. The proposed draft plan of condominium is comprised of a three-storey, "U" - shaped building, with 100 residential units and 1 permitted guest suite. A total of 125 parking spaces (including 9 grade level and 116 underground spaces) are provided. Landscaping is provided around the perimeter of the site, and includes outdoor amenity areas on the north side of the building.

Application Review

The draft plan of condominium development is in accordance with the approved site plan (File DA.01.037), and Building Permit #03-4800. The construction of the building is substantially completed. 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 the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the draft plan of condominium, which is consistent with the approved site plan, building permit, and in accordance with the provisions of the Official Plan and the Zoning By-law as approved by the Ontario Municipal Board. Staff has no objections to the approval of the draft plan of condominium, subject to the conditions provided on Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium - Level 1

Report prepared by:

Margaret Holyday, Planner, ext 8216
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\WORKING\9519KEELESTREETLTD.

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-05V01
9519 KEELE STREET LTD.
PART OF LOT 17, CONCESSION 3, 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-05V01, ARE AS FOLLOWS:

City of Vaughan Conditions:

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar Surveyors Ltd., Dwg 02-259DC01, dated January 7, 2005.
2. Prior to the execution of the condominium agreement, the Owner shall permit a pre-registered plan of condominium to the Development Planning Department.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any outstanding site plan conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. 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 supply, install and maintain mail equipment to the satisfaction of Canada Post.
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 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 Finance Department.

Clearances

9. The City shall advise that Conditions 1 to 8 inclusive, have been satisfied, stating briefly how each condition has been met.



Attachment 2

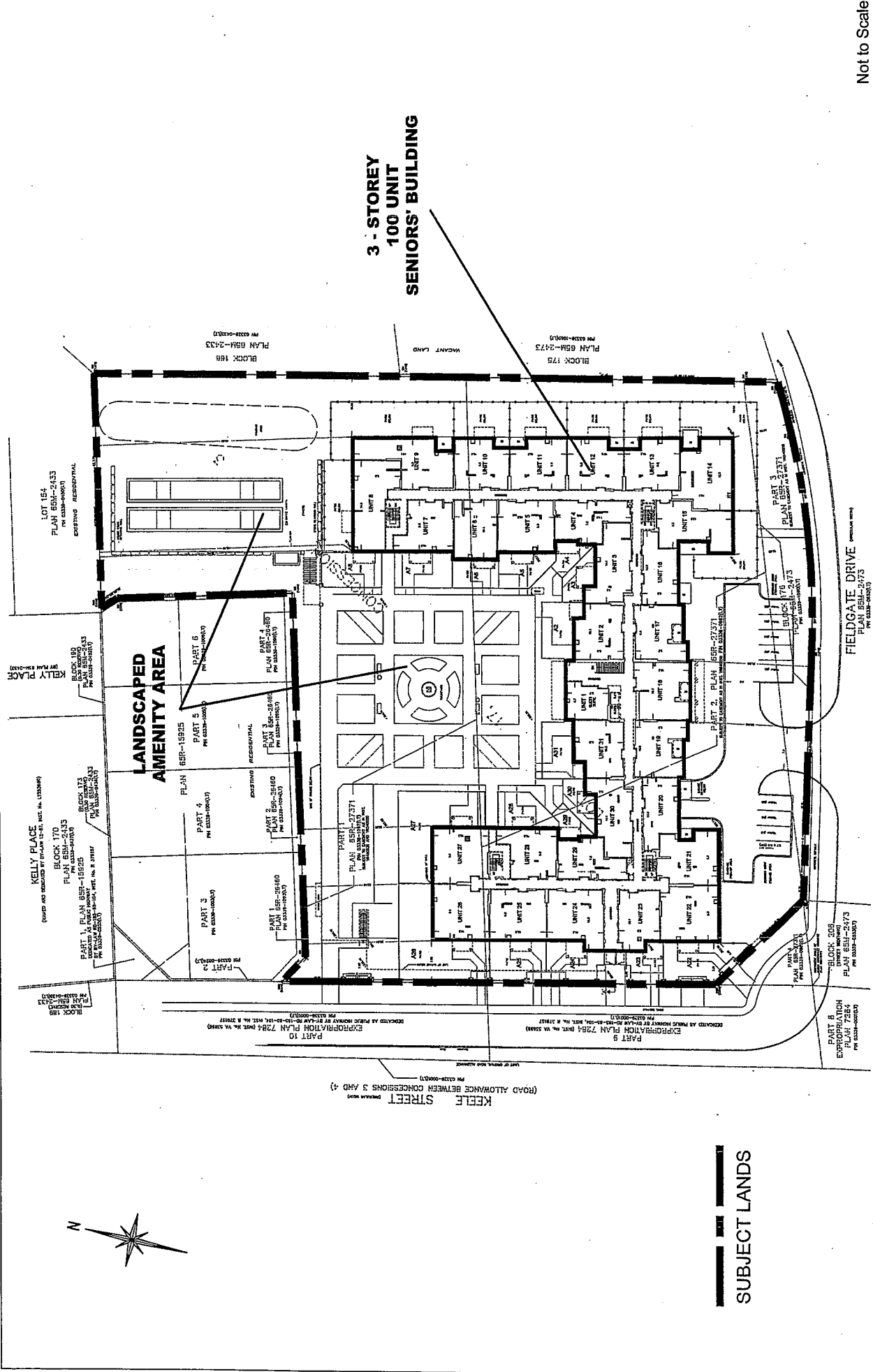
FILE No.: 19CDM - 05/01
 RELATED FILE No.: DA.01.037
 March 16, 2005

City of Vaughan

Development Planning Department

Location Map

Part of Lot 17,
 Concession 3
 APPLICANT:
 9519 KEELE STREET LTD.
 N:\DPT\1 ATTACHMENTS\19\19cdm-05\01



**3 - STOREY
100 UNIT
SENIORS' BUILDING**

**LANDSCAPED
AMENITY AREA**

SUBJECT LANDS

Not to Scale

Attachment 3
 FILE No.: 19CDM - 05/01
 RELATED FILE No.: DA.01.037
 March 31, 2005

CITY OF Vaughan
 Development Planning Department

**Draft Plan of
 Condominium - Level 1**

APPLICANT: 9519 KEELE STREET LTD.
 Part of Lot 17,
 Concession 3