

**COMMITTEE OF THE WHOLE    JUNE 20, 2005**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V05  
TERRA PINE VALLEY CORPORATION**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-05V05 (Terra Pine Valley Corporation) BE DRAFT APPROVED, subject to the conditions of draft approval in Attachment #1.

**Economic Impact**

There are no requirements for a new funding associated with this report. The proposed development will add new assessment to the local tax base.

**Purpose**

The Owner has submitted a Draft Plan of Condominium consisting of two multi-unit buildings (currently under construction) with a total gross floor area of 4607.03m<sup>2</sup> and a total of 39 units, with 261 parking spaces (Attachment # 3).

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the west side of Rowntree Dairy Road through to Pine Valley Drive, south of Regional Road 7, being Part of Lots 3 and 4 on Plan 65M-2167 (940 Rowntree Dairy Road), in Part of Lot 5, Concession 6, City of Vaughan. The surrounding land uses are as follows:

- North - commercial (C7 Service Commercial Zone)
- East - Rowntree Dairy Road; employment (EM1 Prestige Employment Area)
- South - employment (EM1 Prestige Employment Area Zone)
- West - Pine Valley Drive; commercial (C3 Local Commercial Zone and C1 Restricted Commercial Zone)

**Official Plan/Zoning**

The subject lands shown on Attachment #2 are designated "Highway #7 Commercial Corridor" by OPA #240, as amended by OPA #345, which provides opportunities for office buildings, retail, and business of professional office uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, and subject to Exception 9(864), which permits a range of service commercial uses. The draft plan of condominium complies with the provisions of By-law 1-88.

**Site Development**

The 1.63ha irregular-shaped lot has a 92m frontage on Rowntree Dairy Road and a depth of 145.54m. The site has two full movement accesses from Rowntree Dairy Road, at the northeast and southeast corners, the latter shared with the property abutting to the south. A total of 261 parking spaces are provided, including 3 spaces for disabled persons. By-law 1-88 does not require loadings spaces for multi-unit commercial buildings, and in accordance with the by-law, none have been provided.

The draft plan of condominium is in accordance with the approved Site Plan File DA.03.001.

**Relationship to Vaughan Vision 2007**

This report is consistent with Vaughan Vision 2007, particularly priority "A-5", "Plan and Manage Growth".

**Conclusion**

The draft plan of condominium is consistent with the approved site plan. Staff has no objections to the approval of the draft plan of condominium, subject to the conditions provided in Attachment #1.

**Attachments**

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium 19CDM-05V05

**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 APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-05V05  
TERRA PINE VALLEY CORPORATION  
LOT 7, CONCESSION 6, 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-05V05, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by P. Salna Company Ltd., Drawing #84-78, dated March 9, 2005.
2. Prior to the execution of the condominium agreement, the Owner shall submit 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 conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary, which may be outstanding from the site plan process.
4. 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.
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.
9. The City shall advise that Conditions 1 to 8 have been satisfied.



FILE No.:  
 19CDM-05V05  
 Not to Scale  
 May 25, 2005

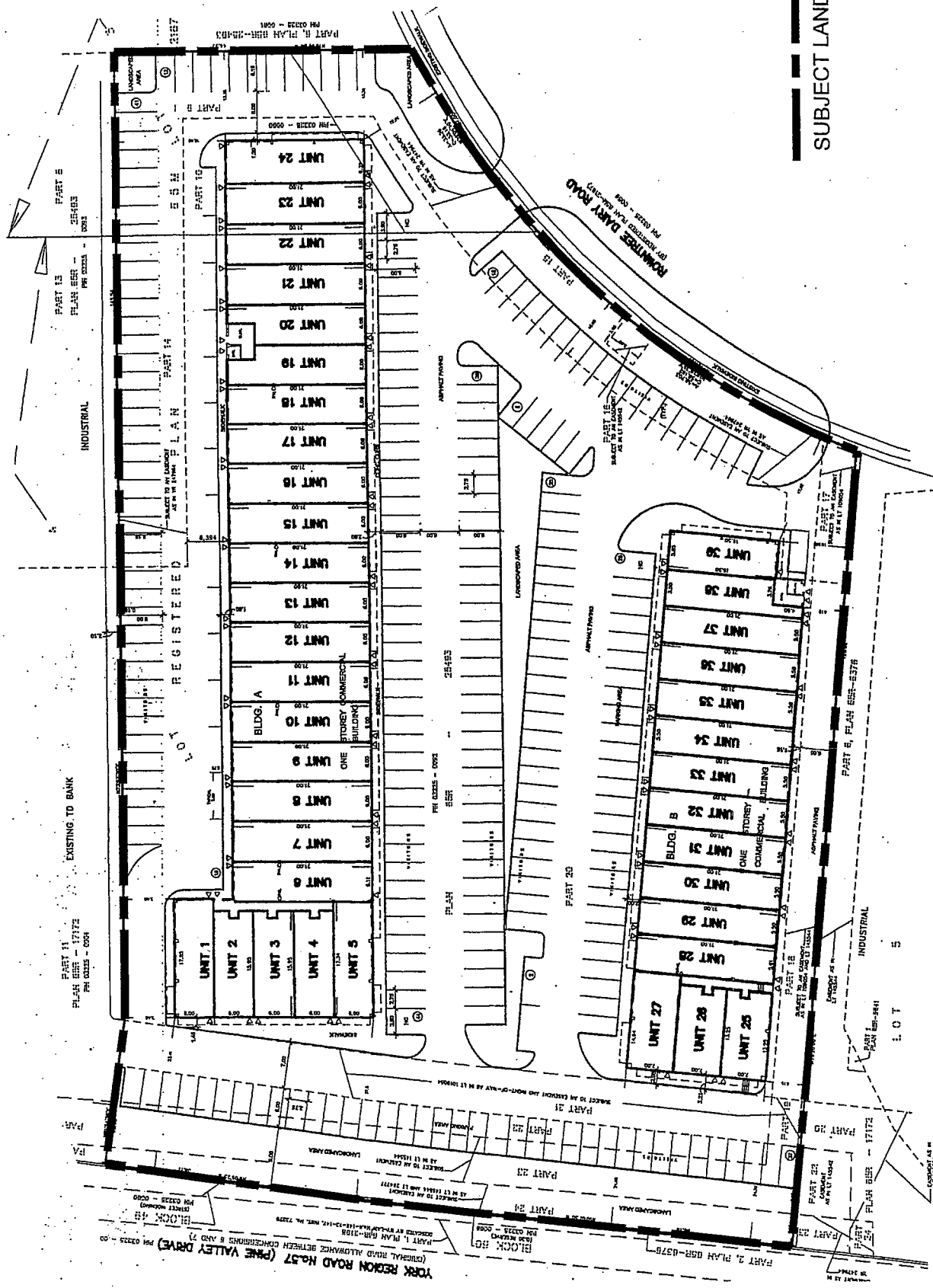


Development Planning Department

**Location Map**

Lot 5,  
 Concession 6  
 APPLICANT:  
 TERRA PINE VALLEY CORPORATION

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--- SUBJECT LANDS

# Attachment 3

FILE No.: 19CDM-05V05  
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 May 25, 2005



Development Planning Department

## Draft Plan of Condominium

Lot 5,  
 Concession 6  
 APPLICANT:  
 TERRA PINE VALLEY CORPORATION