

COMMITTEE OF THE WHOLE APRIL 18, 2006

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V11
1604442 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V11 (1604442 Ontario Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted an application for Draft Plan of Standard Condominium approval on the subject lands shown on Attachment #2 consisting of a 23-unit, 2-storey employment use building (currently under construction) with a total gross floor area of 4,908.77m², and a total of 98 parking spaces, as shown on Attachment #3.

Background - Analysis and Options

The subject lands are located south of Rutherford Road, specifically southwest of Westway Crescent and Confederation Parkway, being Blocks 209, 212 and 218 on Plan 65M-3510 (411 Confederation Parkway) in Part of Lot 14, Concession 3, City of Vaughan, as shown on Attachment #2. The 1.036 ha site has 70m frontage on Confederation Parkway and a depth of 200m, with one access on Confederation Parkway and two accesses on Spinnaker Way. Landscaping will be provided along the north lot line and along Confederation Parkway and Spinnaker Way.

The draft plan of condominium is in accordance with the Building Standards Department approved Site Plan File DAB-04-018. Building Permit #04-2550 was issued by the Building Standards Department on June 9, 2005, with revisions issued on February 16, 2006 and March 2, 2006. The building is currently under construction. The Condominium Corporation will be responsible for private garbage pick-up and snow removal for the site.

The surrounding land uses are:

- North - Westway Crescent; existing residential (RVM1 (WS-B) and RV4(WS) Residential Zones)
- South - existing employment buildings and vacant lots (EM2 General Employment Area Zone)
- East - Confederation Parkway; open space valley (OS1 Open Space Conservation Zone)
- West - Spinnaker Way; existing employment building (EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)

Official Plan/Zoning

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

The subject lands are zoned EM1 Prestige Area Employment Zone by By-law 1-88, subject to Exception 9(1039), which permits the proposed employment use. The Committee of Adjustment approved Minor Variance File A018/05, which reduced the landscape strip width along Confederation Parkway to 3m from the required 9m. The draft plan of condominium complies with all requirements of the Zoning By-law.

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

The draft plan of condominium is consistent with the approved Site Plan File DAB-04-018 and associated Building Permit. The Development Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium 19CDM-05V11

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

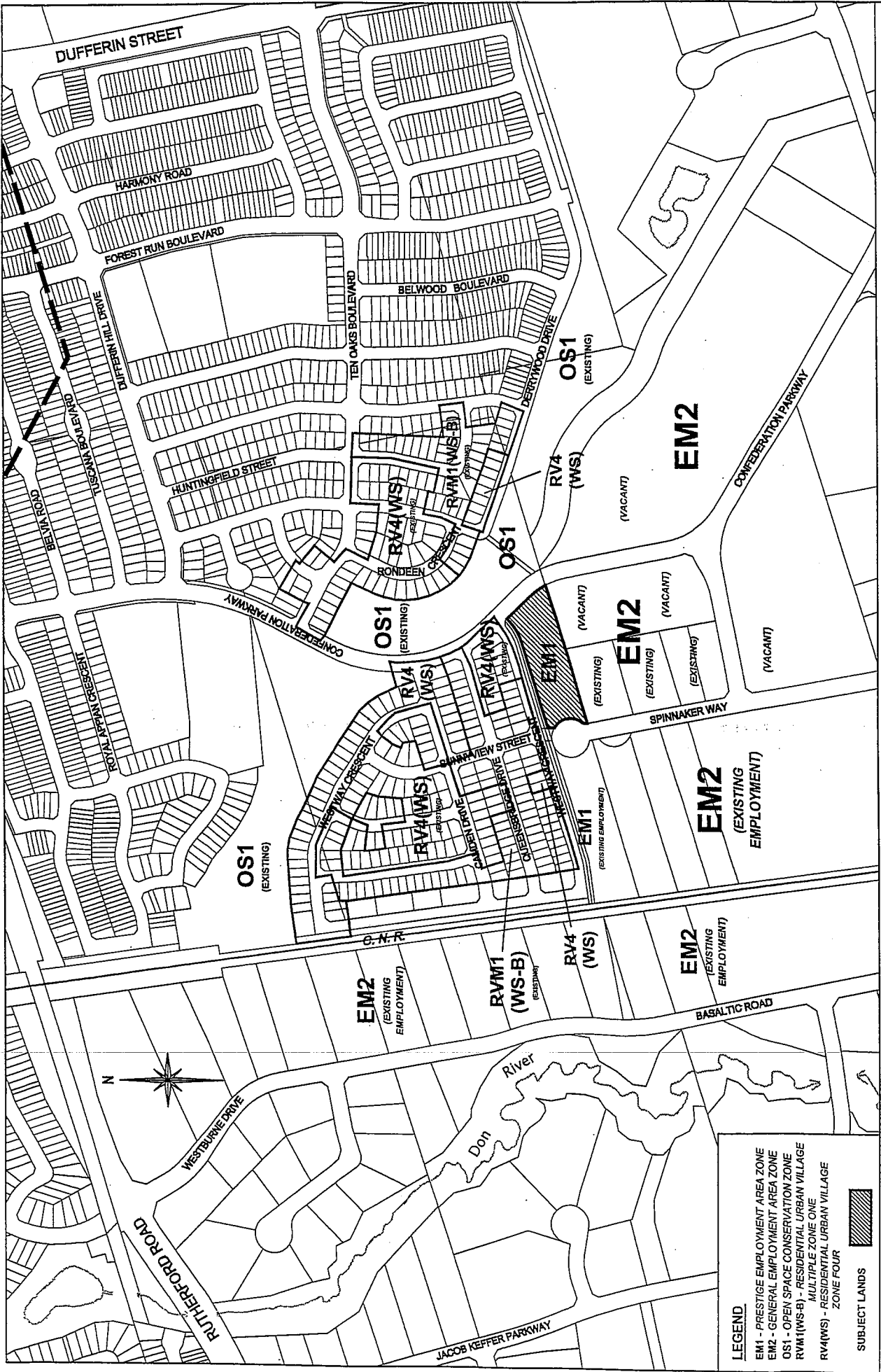
**DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-05V11
1604442 ONTARIO INC.
PART OF LOT 14, CONCESSION 3, CITY OF VAUGHAN**

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-05V11, 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 November 1, 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 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) Private garbage pick-up shall be the responsibility of the Condominium Corporation.
 - c) Snow removal and clearing shall be the responsibility of the Condominium Corporation.
 - d) The Condominium Corporation shall supply, install and maintain all mail equipment to the satisfaction of Canada Post.
 - e) The Owner shall be required to enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed the owner shall advise the municipality of the arrangement made for such servicing.
 - f) Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
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.



Attachment 2

FILE No.:
19CDM-05V11
Not to Scale
March 20, 2006

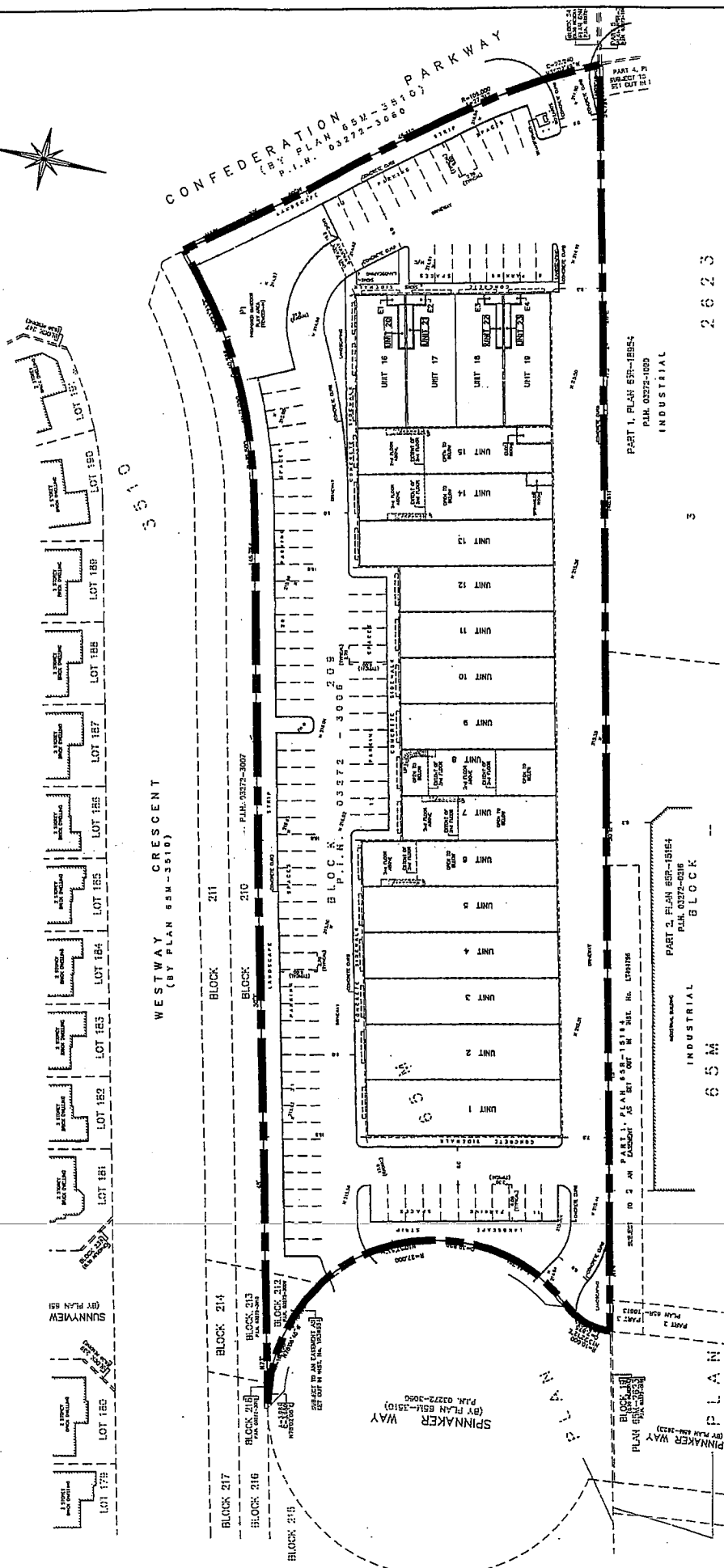
City of Vaughan

Development Planning Department

Location Map

Part of Lot 14,
Concession 3
APPLICANT:
1604442 ONTARIO INC.

- LEGEND**
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - RVM1(MS-B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE
 - RV4(MS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
 - SUBJECT LANDS



SUBJECT LANDS

Attachment 3
FILE No.: 19CDM-05V11
Not to Scale
March 20, 2006

Draft Plan of Condominium
City of Vaughan
Development Planning Department

Draft Plan of Condominium

Part of Lot 14,
Concession 3
APPLICANT:
1604442 ONTARIO INC.