

COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V08
9000 KEELE STREET INC.

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V08 (9000 Keele Street 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 a Draft Plan of Condominium on the subject lands shown on Attachment #2 consisting of four multi-unit employment buildings with a total gross floor area of 11,554.60m², 203 parking spaces, and a total of 189 units (Attachment #3), as follows:

Building "A" (employment)	8 units
Building "B" (employment)	2 units
Building "C" (employment)	3 units
Building "D" (Ground Floor)	86 units (storage)
Building "D" (Second Floor)	90 units (storage)
Total	189 units

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Keele Street, south of Rutherford Road (9000 Keele Street), in Part of Lot 14, Concession 4, City of Vaughan. The surrounding land uses are as follows:

- North – existing employment area (EM1 Prestige Employment Area Zone)
- South – existing employment area (EM1 Prestige Employment Area Zone)
- East – Keele Street; open space valley (OS1 Open Space Conservation Zone)
- West – Canadian National Freight Classification Yard (EM4 Employment Area Transportation Zone)

Site Development

The 2.33ha site has 179m frontage on Keele Street and a depth of 130m. The site is currently developed with three buildings ("A", "B", and "C"), with Building "D" to be constructed in the very near future. The site has three accesses consisting of one right-in/right-out access on Keele Street and two full-movement accesses via a private driveway located along the south property line. The three irregular shaped buildings are located on the east side of the site, two of which face Keele Street, with the remaining building facing the private driveway. The applicant is in the process of applying for a building permit for Building "D", which will be located in the westerly portion of the site, and consist of public storage units. A total of 203 parking spaces will serve the entire property, including 6 spaces for disabled persons. A total of 8 loading doors are provided for Units 9-13, which are screened from the view of Keele Street.

The draft plan of condominium is in accordance with the approved Site Plan (File DA.04.058), as shown on Attachment #4. The implementing site plan agreement was registered on April 28, 2006.

Official Plan/Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for industrial, business and civic uses. The draft plan of condominium conforms in all respects to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits employment uses. The draft plan of condominium complies in all respects with the provisions of By-law 1-88.

Relationship to Vaughan Vision 2007

This 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. 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
4. Approved Site Plan

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

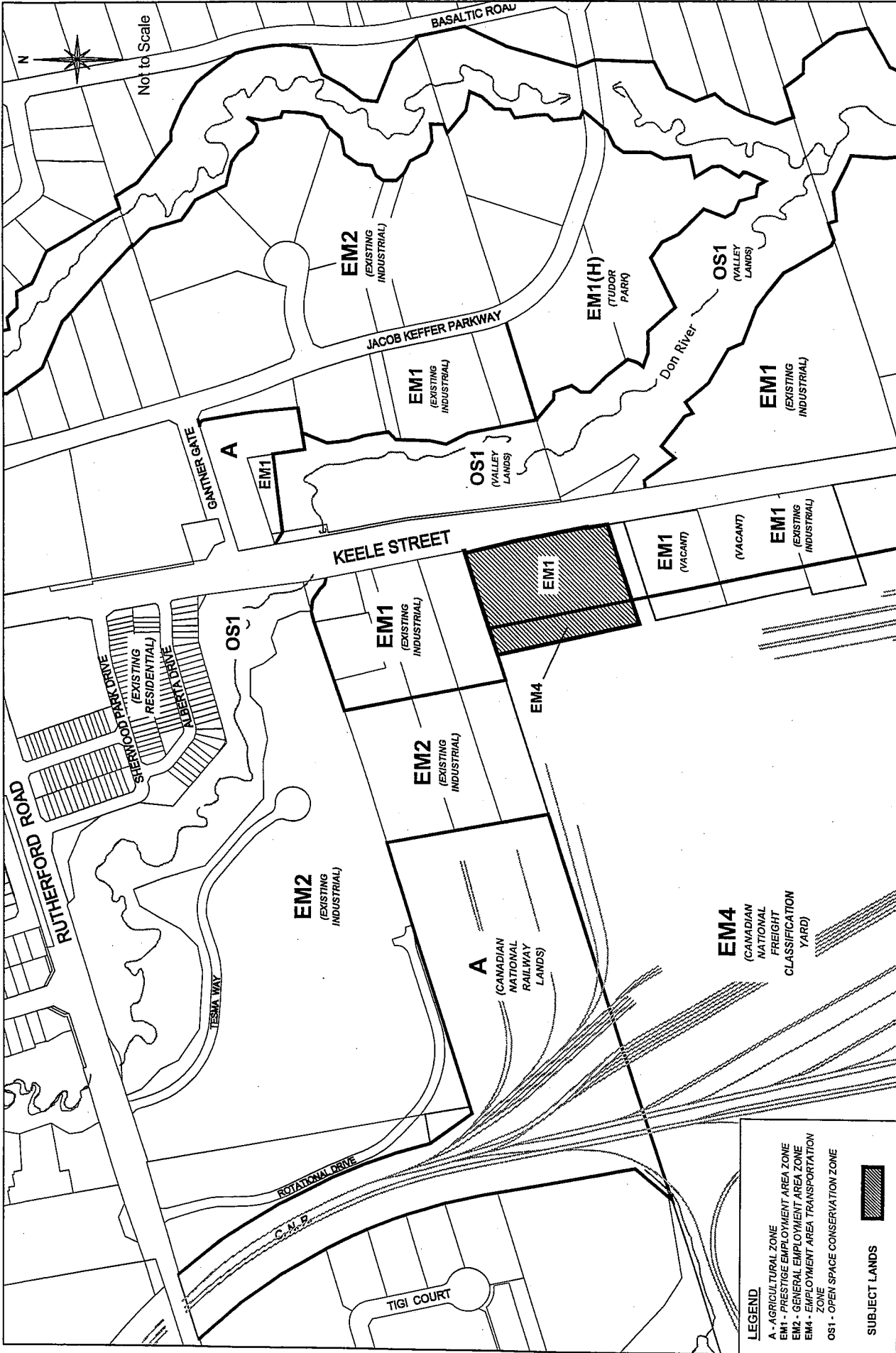
CONDITIONS OF APPROVAL

**DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-05V08
9000 KEELE STREET INC.
LOT 14, CONCESSION 4, 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-05V08, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Hunt Surveys Inc., drawing #038307, dated August 31, 2006.
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 that may be outstanding from the registered site plan agreement for File DA.04.058.
4. The following provision(s) 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.



LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

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Location Map

Part of Lot 14,
Concession 4

APPLICANT:
9000 KEELE STREET INC.

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City of Vaughan

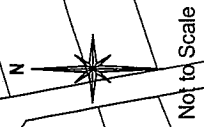
Development Planning Department

Attachment

2

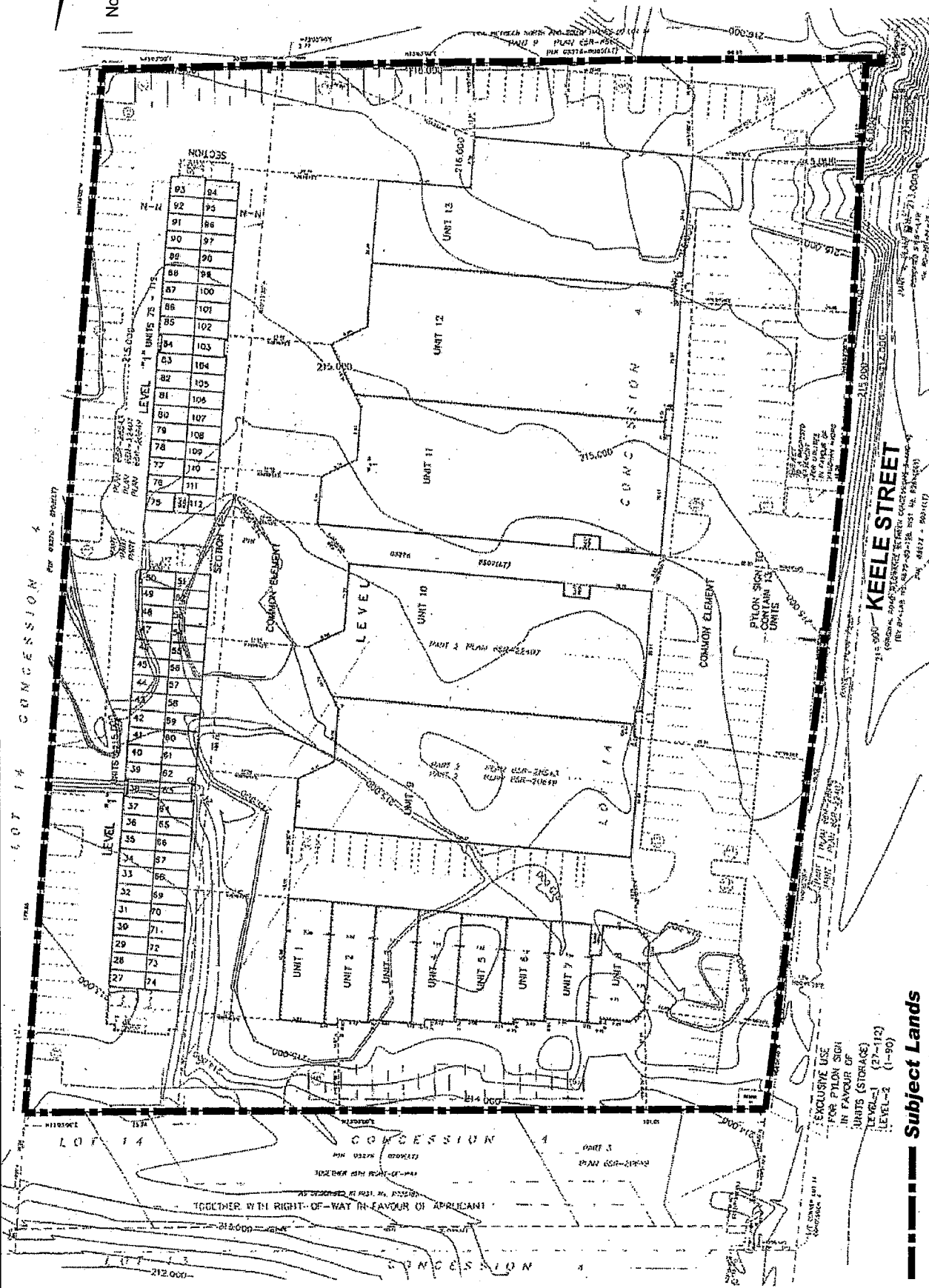
FILE No.:
19CDM-05V08
RELATED FILE:
DA.04.058

August 29, 2006





Not to Scale



Attachment 3
 FILE No.: 19CDM-05V08
 RELATED FILE: DA.04.058
 August 29, 2006

City of
Vaughan

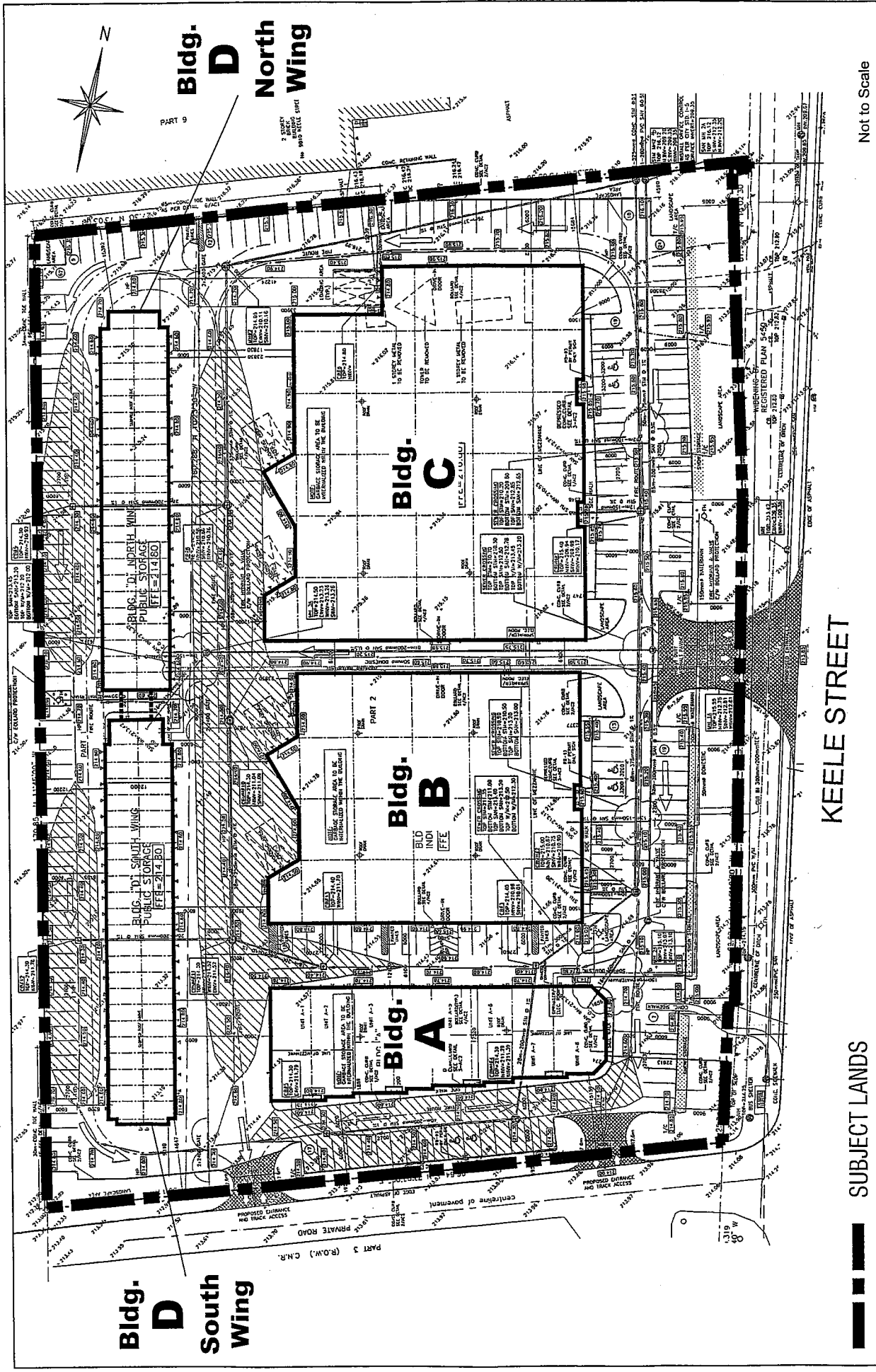
Development Planning Department

Draft Plan of Condominium

Part of Lot 14,
 Concession 4

APPLICANT:
 9000 KEELE STREET INC.

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■ SUBJECT LANDS

KEELE STREET

Not to Scale

**Approved Site Plan,
File DA.04.058**

APPLICANT:
9000 KEELE STREET INC.

Part of Lot 14,
Concession 4



Development Planning Department

Attachment

4

FILE No.:
19CDM-05V08
RELATED FILE:
DA.04.058
August 29, 2006

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