

COMMITTEE OF THE WHOLE OCTOBER 1, 2007

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V04 2056239 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-07V04 (2056239 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.

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2, consisting of one, two storey industrial use building, currently constructed, with a total gross floor area of 4,024m² and a total of 17 units and 141 parking spaces (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the southwest corner of Regional Road #7 and Regional Road #27, City of Vaughan. The surrounding uses are as follows:

- North - vacant/approved office building/Regional Road #7 (EM3 Retail Warehouse Employment Area Zone)
- East - Regional Road # 27, vacant/commercial (C8 Office Commercial Zone)
- South - existing employment area (EM3 Retail Warehouse Employment Area Zone)
- West - vacant industrial/Roybridge Gate (EM3 Retail Warehouse Employment Area Zone)

Official Plan/Zoning

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

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013), which permits employment uses. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Development

The 0.84ha condominium site is part of larger 5.05ha landholding, which has 173.9m frontage on Regional Road #7 and 100.04m flankage on Regional Road #27. The overall site has two accesses, one on Roybridge Gate, and the other on Regional Road #27, which will be shared with the property to the south. The building is located in the east side of the lot, facing Regional Road #27. A total of 141 parking spaces are provided for the condominium site, including 2

spaces for disabled persons. The draft plan of condominium is in accordance with the approved Site Plan File DA.06.061.

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".

Regional Implications

N/A

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 Condominium 19CDM-0V04

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-07V04
2056239 ONTARIO INC.
LOT 5, CONCESSION 9, CITY OF VAUGHAN**

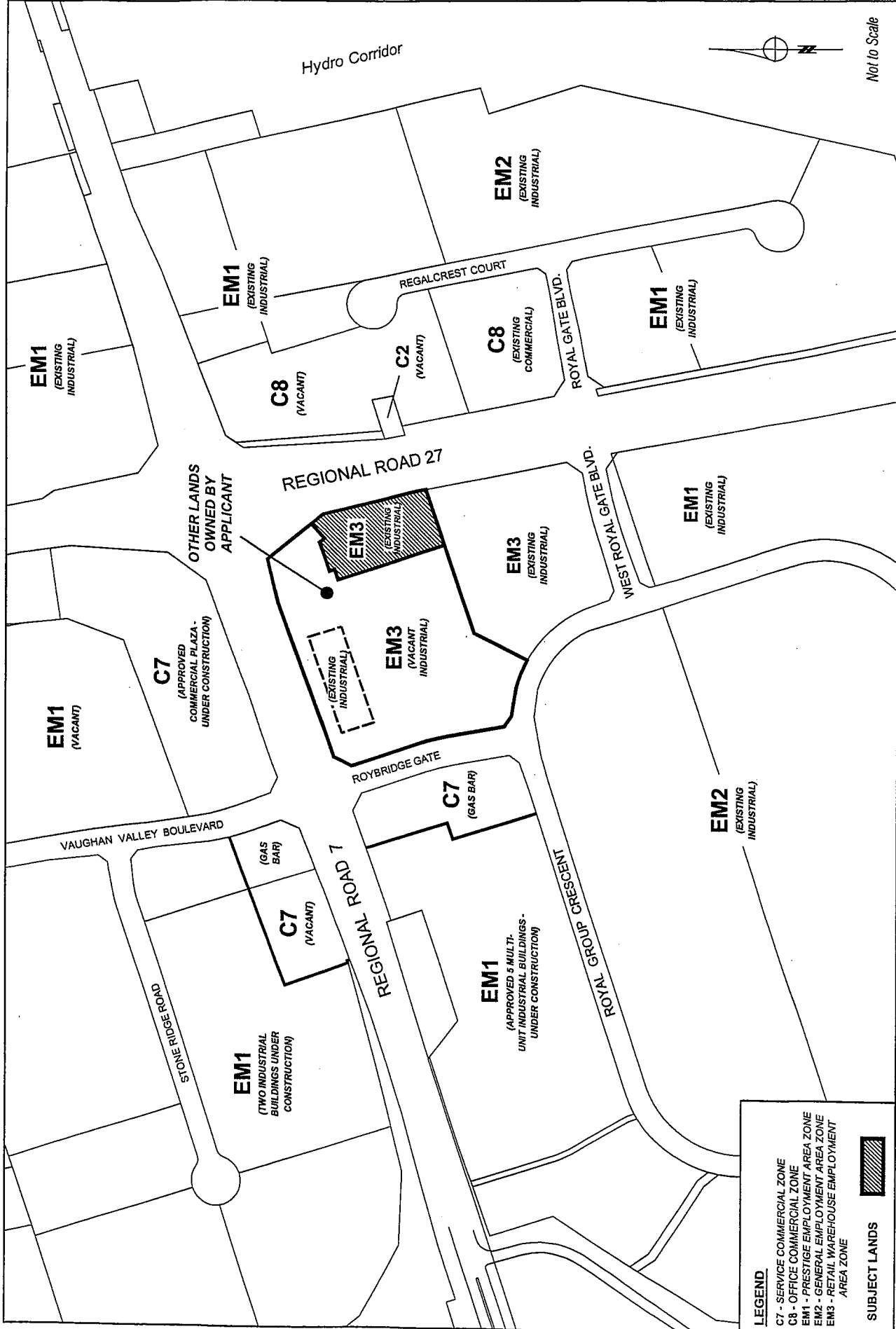
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-07V04, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Krcmar, drawing # 04-220DC02, dated April 13, 2007.
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 registered site plan agreement (File DA.06.061).
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.

Clearances

9. The City (Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.



LEGEND
 C7 - SERVICE COMMERCIAL ZONE
 C8 - OFFICE COMMERCIAL ZONE
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 EM2 - GENERAL EMPLOYMENT AREA ZONE
 EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE

SUBJECT LANDS

REGIONAL ROAD 7

REGIONAL ROAD 27

OTHER LANDS OWNED
BY APPLICANT
NOT PART OF THIS APPLICATION

ROYBRIDGE GATE

ROYAL GROUP CRES.

Subject Lands

Not to Scale

Draft Plan of Condominium 19CDM-07V04

APPLICANT:
2056239 ONTARIO INC.
Part of Lot 5,
Concession 9



The City *Abame Toronto*

Development Planning Department

Attachment 3

FILE No.: 19CDM-07V04
RELATED FILE:
DA-06.061

September 13, 2007