

**COMMITTEE OF THE WHOLE    APRIL 30, 2007**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V02  
2056332 ONTARIO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-07V02 (2056332 Ontario Limited), as shown on Attachment #3, 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 an application on the subject lands shown on Attachment #2 for approval of a Draft Plan of Condominium consisting of two industrial buildings with a total of 11 units and a combined gross floor area of 6,269.75m<sup>2</sup>. The buildings are already constructed.

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the east side of Keele Street, south of Teston Road, backing onto the Canadian National Railway tracks, being 10557 Keele Street, in Part of Lot 24, Concession 3, City of Vaughan. The surrounding lands uses are:

- North - existing industrial (M1 Restricted Industrial Zone and M2 General Industrial Zone)
- South - vacant (M1 Restricted Industrial Zone and M2 General Industrial Zone)
- East - CNR (M3 Transportation Industrial Zone)
- West - Keele Street; semi-detached residential (RS1 Residential Semi-Detached Zone); vacant (C4 Neighbourhood Commercial Zone); and York Region Water Reservoir (A Agricultural Zone)

**Official Plan/Zoning**

The subject lands are designated "Prestige Industrial" adjacent to Keele Street (west half of site) and "Industrial" in the easterly half of the site by OPA #332, which permits the proposed industrial and ancillary office uses on the property. The Draft Plan of Condominium conforms to the Official Plan.

The subject lands are split-zoned M1 Restricted Industrial Zone in the westerly half of the site and M2 General Industrial Zone in the easterly half of the site by By-law 1-88. The Draft Plan of Condominium complies with the provisions of By-law 1-88.

**Site Development**

The 1.54 ha site has a frontage of approximately 85 m on Keele Street and an average lot depth of 170 m, as shown on Attachment #3. The Draft Plan of Condominium consists of two industrial

buildings. The westerly 4 unit building is sited along Keele Street and is two storeys in height, with a gross floor area of 2,381.62 m<sup>2</sup>. The easterly 7 unit building is one storey in height, and has a gross floor area of 3,888.11 m<sup>2</sup>.

The site is accessed from Keele Street by two points of egress and ingress located at the north and south ends of the property. Parking spaces are provided at the north and south sides of the property. Parallel parking spaces are provided between the two buildings. The parking area consists of 115 spaces.

The westerly building is serviced by loading spaces at the rear (east side) of the building, while the easterly building will be serviced by a loading area on the north side of the building. Both loading areas will not be visible from Keele Street. All garbage areas are enclosed within the buildings, with garbage/recycling and snow removal being privately administered.

#### Easement

An existing easement (Parts 2 and 3 on Plan 65R-29817) currently exists on the subject lands, which runs along the north property line and along the CN Rail line at the east property line, as shown on Attachment #3. The easement is in favour of the Municipality of Metropolitan Toronto for the purposes of providing access to a Secondary Buffer Zone of the Keele Valley Landfill Site. On February 19, 2007, the Committee of the Whole considered a report from the Commissioner of Engineering wherein it is identified that this easement is no longer required for monitoring and post closure management as identified in the Keele Valley Landfill Closure Plan because it is not contiguous with the existing Secondary Buffer of the Keele Valley Landfill Site and is separated from the lands to the east by the CN Rail tracks that run along the eastern boundary of the subject lands. The Ministry of the Environment in a letter dated February 28, 2007 also supported the removal of the subject lands from the Secondary Buffer Zone of the Keele Valley Landfill Site because the property is not required for groundwater and gas monitoring and control. On March 9, 2007, the Ministry of the Environment deleted the subject lands from the Secondary Buffer Zone of the Keele Valley Landfill Site.

To date, the easement has not been discharged. The Owner is actively seeking its discharge from the City of Toronto. Accordingly, it is recommended that the Condominium Agreement not be executed until the City is advised that the easement has been formally discharged from the title of the subject lands. A condition of approval is included in this respect.

#### Application Review

The draft plan of condominium is in accordance with the approved Site Plan File DA.05.055. As a condition of 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.

#### 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 Standard Condominium 19CDM-07V02

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM

**ATTACHMENT NO. 1**

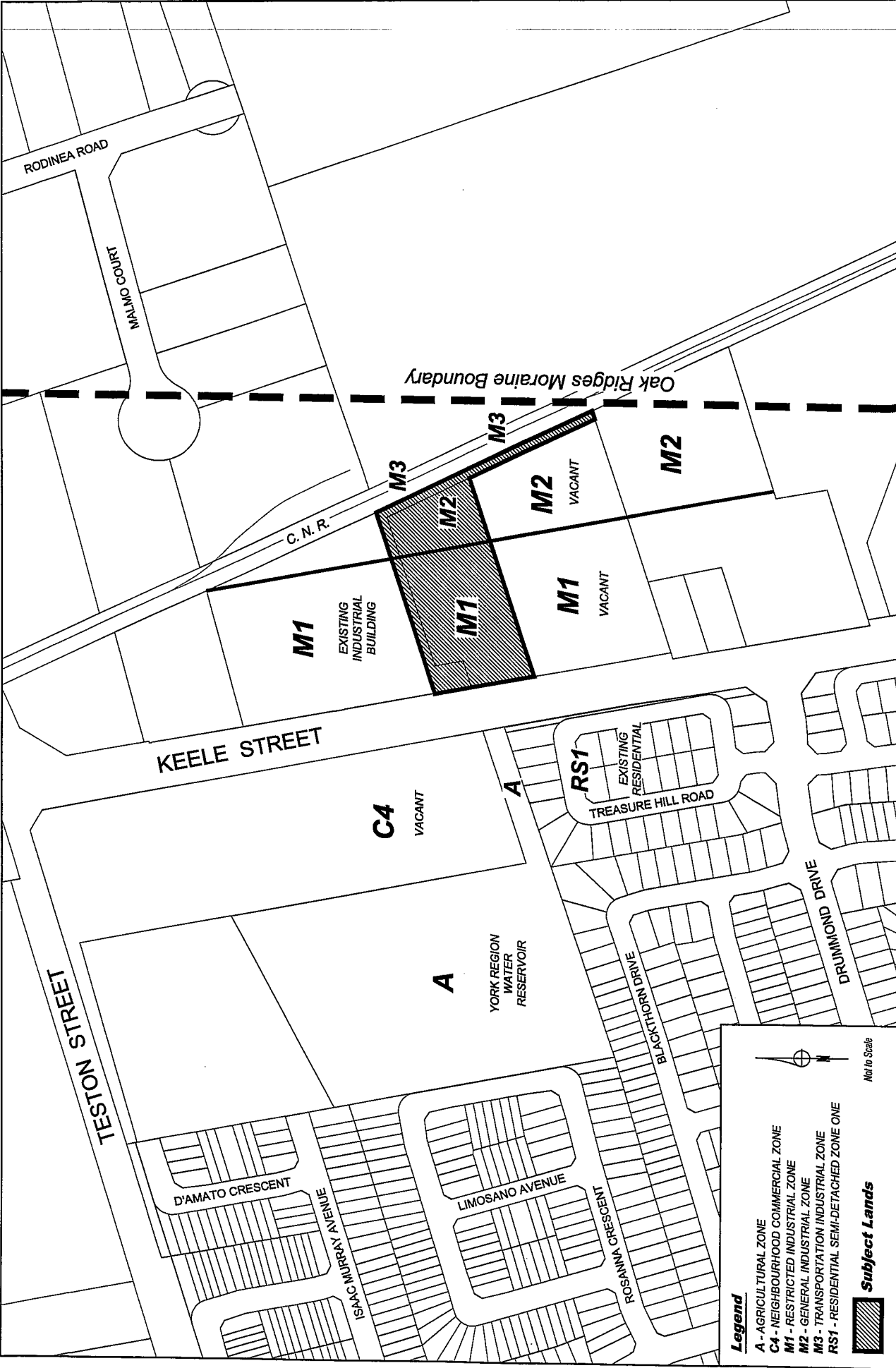
**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF STANDARD CONDOMINIUM 19CDM-07V02  
2056332 ONTARIO LIMITED  
PART OF LOT 24, 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-07V02, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Standard Draft Plan of Condominium, prepared by Guido Papa Surveying Ltd., dated September 19, 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; prior to final approval, the City shall confirm that the condominium agreement will be registered on title against the lands to which it applies, at the cost of the Owner.
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 and recycling pick-up shall be the responsibility of the Condominium Corporation;
  - c) snow removal and clearing shall be the responsibility of the Condominium Corporation; and;
  - d) the Condominium Corporation shall supply, install and maintain mail equipment to the satisfaction of Canada Post.
5. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. 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.
7. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, and their share of the North Maple Local Improvement (Sanitary Sewers) to the satisfaction of the Finance Department.
8. Prior to the execution of the Condominium Agreement, the existing easement on the subject lands (Parts 2 and 3, Plan 65R-29817) shall be discharged from title, and the Owner shall have provided the relevant documents to the City.
9. The City (Development Planning Department) shall confirm that Conditions 1 to 8 have been satisfied.



**Legend**

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE

**Subject Lands**

Not to Scale

# Location Map

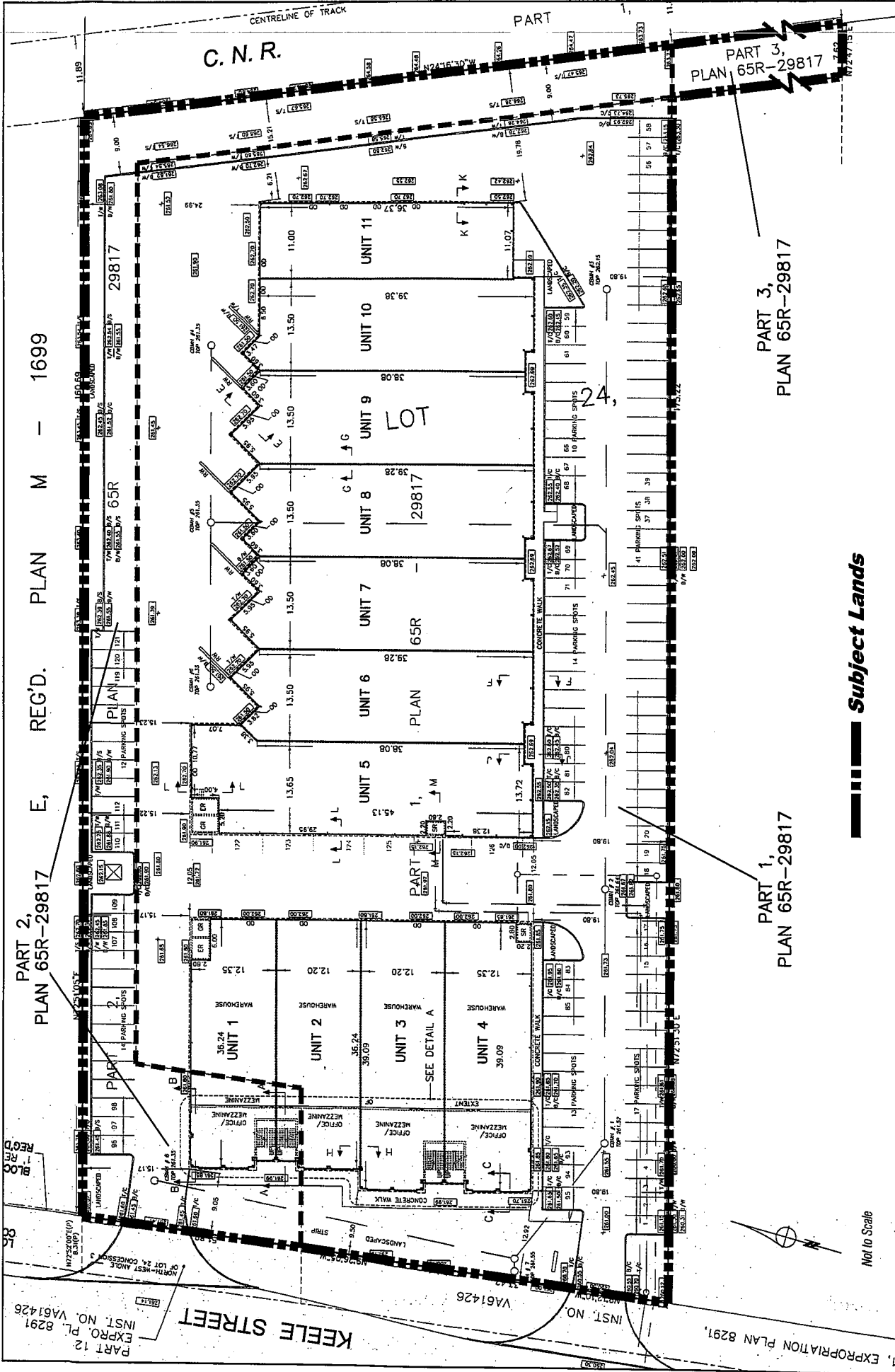
Part of Lot 24,  
Concession 3

APPLICANT:  
2056322 ONTARIO LIMITED

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Development Planning Department



PART 2, PLAN 65R-29817 E, REG'D. PLAN M - 1699

29817

65R

29817

65R

PART 3, PLAN 65R-29817

PART 3, PLAN 65R-29817

PART 1, PLAN 65R-29817

Subject Lands

Not to Scale

# Draft Plan of Standard Condominium 19CDM-07V02

APPLICANT:  
2056322 ONTARIO LIMITED  
Concession 3

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Development Planning Department

# Attachment 3

FILE No.: 19CDM-07V02  
RELATED FILE:  
DA.05.009

March 23, 2007

PART 12  
EXPRO. PL. 8291  
INST. NO. VA61426

KEELE STREET

VA61426

EXPROPRIATION PLAN 8291

C.N.R.

PART

LOT

24,

UNIT 11

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

WAREHOUSE

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