

COMMITTEE OF THE WHOLE MARCH 25, 2008

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V13 LANDUCON DEVELOPMENT (2004) LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-07V13 (Landucon Development (2004) Limited) BE APPROVED, subject to the conditions 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 industrial use building, currently constructed, with a total gross floor area of 4,568.16m² and a total of 25 units and 102 parking spaces (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located south of Rutherford Road, on the west side of Keele Street (8888 Keele Street), City of Vaughan. The development received site plan approval from Council on January 16, 2006 (File # DA.05.032).

Official Plan and 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 to the Official Plan.

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

Site Development

The 1.21 ha condominium site has 103.69 m frontage onto Keele Street. The site has two full movement accesses onto Keele Street, with the northerly access shared with the property to the north. The U-shaped building consists of 25 units and is centred on the lot and faces Keele Street. A total of 102 parking spaces have been provided, including 2 spaces for disabled persons. The draft plan of condominium is in accordance with the approved Site Plan File DA.05.032.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has reviewed the proposed condominium plan and has no objections to its approval.

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-07V13

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-07V13 LANDUCON DEVELOPMENT (2004) LIMITED LOT 13, CONCESSION 4, CITY OF VAUGHAN

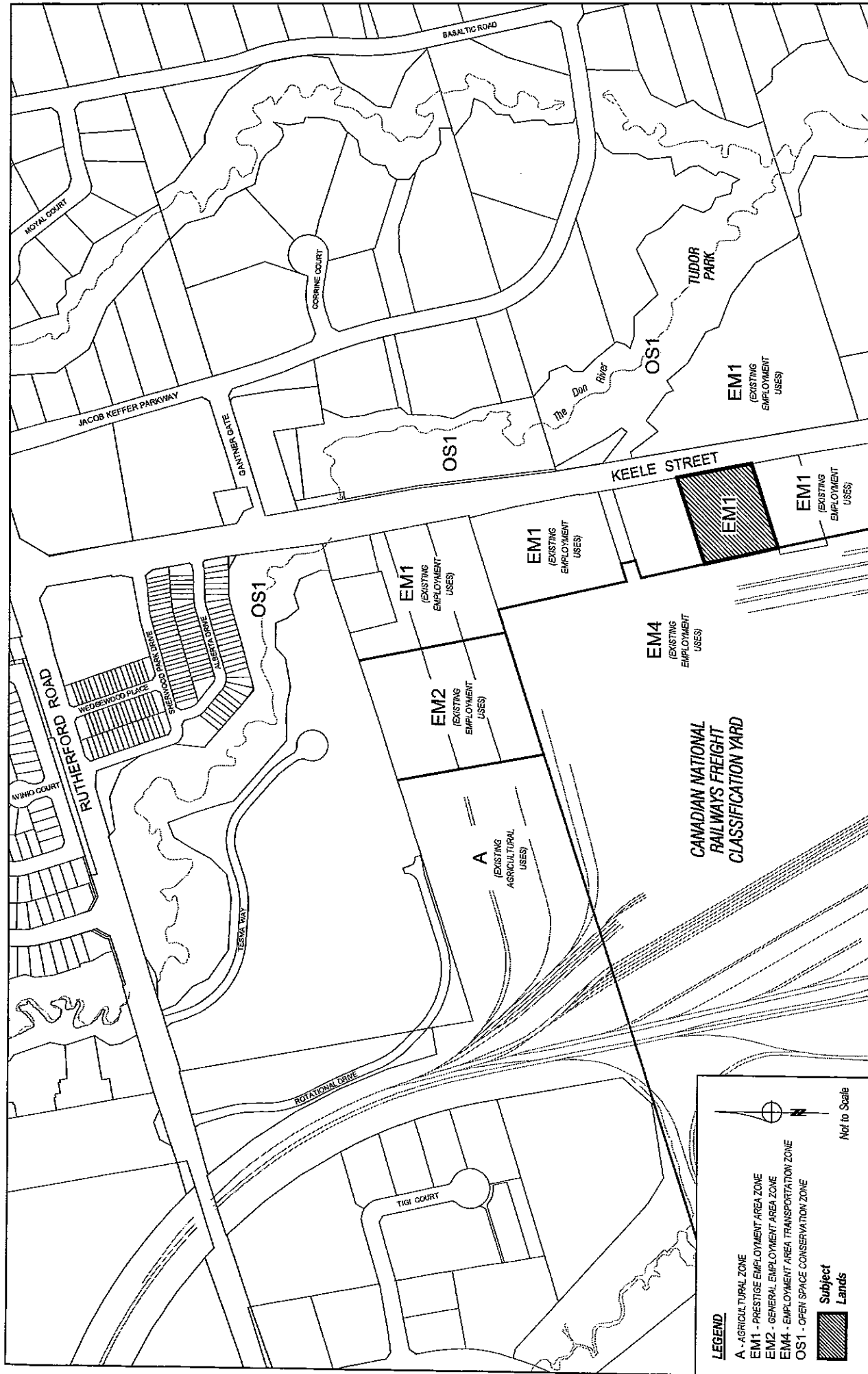
THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-07V13, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Bennett Young Limited, drawing # 2004105D1, dated October 01, 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.05.032).
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.



Location Map

Part of Lot 13,
Concession 4

APPLICANT:
LANDUCON DEVELOPMENT (2004) LIMITED

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City of Vaughan

The City Above Toronto

Development Planning Department

Attachment

2

FILE No.:
19CDM-07V13
RELATED FILES:
DA.05.032
February 14, 2008

