

## **COMMITTEE OF THE WHOLE NOVEMBER 17, 2008**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V05 LEOPARD LANE DEVELOPMENT INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-08V05 (Leopard Lane Development 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 a 3-storey residential apartment building containing 30 units and 54 underground parking spaces (Attachment #3). The building is currently under construction.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the east side of Keele Street, south of Major Mackenzie Drive, municipally known as 9973 Keele Street, within Part of Lot 20, Concession 3, City of Vaughan. The surrounding land uses are shown on Attachment #2.

#### **Official Plan/Zoning**

The subject lands are designated "Maple Commercial Core" by OPA #350 (Maple Community Plan), as amended by OPAs #533 and #648, which permits the residential condominium use. The proposed draft plan of condominium conforms to the Official Plan.

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1270). The draft plan of condominium complies with the provisions of Zoning By-law 1-88.

#### **Site Development**

The 0.23 ha site has 34m frontage on Keele Street and a depth of 56m, with 2 access driveways onto Keele Street. The property is served by 54 underground parking spaces, including 1 space for disabled persons. Garbage and recycling will be stored internal to the building, and will be privately picked-up on designated days. Private snow plowing will also be the responsibility of the Condominium Corporation.

The draft plan of condominium, as shown on Attachment #3, is in accordance with the final Site Plan (File DA.05.060) approved by Council on June 26, 2006. As a condition of condominium 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.

### Access and Easements

The development is accessed by two full movement driveways onto Keele Street, one located on the north side of the building leading to the underground parking garage and the second on the south side of the property shared with the lands to the south. The shared access will require reciprocal access easements to be granted between the two property owners.

### Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan and 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 (File DA.05.060). 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-08V05 – Residential Units Level 1

### Report prepared by:

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM 19CDM-08V05 LEOPARD LANE DEVELOPMENT INC. LOT 20, 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-08V05, 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., Job #05-321, dated June 3, 2008.
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, or may be outstanding from the site plan process (File DA.05.060).
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) the Owner shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post; and,
  - d) snow clearing and removal shall be the responsibility of the Condominium Corporation.
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 access, 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 (Development Planning Department) shall advise that Conditions 1 to 8 inclusive, have been satisfied.



- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
  - R2 - RESIDENTIAL ZONE
  - R3 - RESIDENTIAL ZONE
  - RM2 - MULTIPLE RESIDENTIAL ZONE
  - RA2 - APARTMENT RESIDENTIAL ZONE
  - RA3 - APARTMENT RESIDENTIAL ZONE
  - R1V - OLD VILLAGE RESIDENTIAL ZONE
  - VCC - VAUGHAN CIVIC CENTRE ZONE
  - (H) - HOLDING PROVISION
- SUBJECT LANDS**
- [Hatched Box Symbol]

# Location Map

Part of Lot 20,  
Concession 3  
**APPLICANT:**  
 LEOPARD LANE DEVELOPMENT INC.  
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*The City Above Toronto*

Development Planning Department

# Attachment

# 2

FILE No.:  
19CDM-08V05  
 Not to Scale  
 October 24, 2008

