

COMMITTEE OF THE WHOLE DECEMBER 1, 2008

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V10 2092702 ONTARIO LTD.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium, File 19CDM-08V10 (2092702 Ontario Ltd.) as shown on Attachment #4, 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, to create the condominium common elements (parking spaces, private driveway, and landscaped areas) as shown on Attachment #4, which will facilitate the development of seven approved (freehold) residential townhouse units with 231 m² ground floor business and professional offices as shown on the approved site plan on Attachment #3. The building is currently under construction.

Background - Analysis and Options

The subject lands are located on the west side of Keele Street and north of McNaughton Road, municipally known as 10,388 Keele Street, in Part of Lot 23, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Office Commercial" by OPA #350 (Maple Community Plan) and zoned C8 Office Commercial Zone by By-law 1-88, subject to Exception 9(960). The draft plan of condominium conforms to the Official Plan and complies with the provisions of By-law 1-88.

Site Development

The approved site plan shown on Attachment #3 consists of one 0.213 ha block with 60 m of frontage along Keele Street and lot depth of 36 m. The development consists of seven three-storey live/work townhouse units with 231 m² of ground floor business and professional office uses and seven residential units above. The subject lands are accessed from Keele Street. The common elements identified on Attachment #4, include twelve surface parking spaces, the private access driveway and landscaped areas. Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Application Review

The draft plan of condominium is in accordance with the approved Site Plan (File DA.07.061). 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 2020

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

Regional Implications

The subject lands abut Keele Street, which is a Regional Road. All Regional conditions relating to the approved Site Plan (File DA.07.061) must be fulfilled to the satisfaction of the Region of York Transportation Services Department, prior to the registration of the final condominium plan.

Conclusion

The draft plan of condominium is consistent with the approved site plan. The Development Planning Department has no objection 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. Approved Site Plan
4. Draft Plan of Condominium 19CDM-08V10

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-08V10 (COMMON ELEMENTS)

2092702 ONTARIO LTD.

PART OF LOT 23, 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-08V10 (COMMON ELEMENTS), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer & Dzaldov Limited, dated February 12, 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, which may be outstanding from the registered Site Plan Agreement (File DA.07.061). 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 Owner shall supply and install, and the Condominium Corporation shall maintain all 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 access 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, as may be required by the Finance Department.
8. The City (Development Planning Department) shall confirm that Conditions 1 to 9 have been satisfied.



Location Map

Part of Lot 23,
Concession 4

APPLICANT:
2092702 ONTARIO LTD.

City of Vaughan

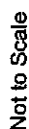
The City Above Toronto

Development Planning Department

Attachment

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FILE No.:
19CDM-08V10
RELATED FILES:
DA.07.061 & Z.07.033
November 6, 2008



SUBJECT LANDS

Attachment 4

FILE No.:
19CDM-08V10
RELATED FILES:
DA.07.061 & Z.07.033
November 6, 2008

City of Vaughan

The City Above Toronto

Development Planning Department

Draft Plan of Condominium 19CDM-08V10

APPLICANT:
2092702 ONTARIO LTD.

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