

**COMMITTEE OF THE WHOLE MAY 10, 2011**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-11V002  
LEVIATHAN INVESTMENTS INC.  
WARD 3**

**Recommendation**

The Acting Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Draft Plan of Condominium File 19CDM-11V002 (Leviathan Investments Inc.), as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.

**Contribution to Sustainability**

The subject lands have been developed in accordance with a site plan that was approved by Vaughan Council on September 7, 2010, and the contribution to sustainability was identified at that time. The subject condominium application addresses the tenure of the property only.

**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 (Standard) Application for the lands shown on Attachments #2 and #3 to facilitate the development of a single U-shaped employment building as shown on Attachment #4, and comprised of:

- 19, one-storey industrial employment units; and,
- 2, two-storey office units (Units #7 and #8) consisting of a total of 7 office units (1 unit on the ground floor of each of Units #7 and #8, and 5 units over the combined second floor area of Units #7 and #8).

**Background - Analysis and Options**

The subject lands are located on the east side of Cityview Boulevard, south of Teston Road, being Block 70 on Plan 65M-3903, City of Vaughan, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

**Official Plan and Zoning**

The subject lands are designated "High Performance Area" by OPA #600 and "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending final approval by the Region of York. The proposed draft plan of condominium conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1222). The proposed draft plan of condominium complies with Zoning By-law 1-88 as amended by Exception 9(1222).

### Application Review

The development consists of a single, U-shaped multi-unit employment building with a two-storey office component in Units #7 and #8, with a total GFA of 6,442.95 m<sup>2</sup>. The property is accessed from Cityview Boulevard, and is serviced with a total of 155 parking spaces, of which 14 parking spaces will be allocated exclusively for the office uses within Units #7 and #8, as shown on Attachment #4. Snow removal and garbage and recycling pickup will be privately administered and the responsibility of the Condominium Corporation.

The proposed Draft Plan of Condominium is consistent with the approved Site Development Application (File DA.10.062), which was approved by Vaughan Council on September 7, 2010.

### Relationship to Vaughan Vision 2020/Strategic Plan

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

### Regional Implications

The application was circulated to the Region of York Planning Department for comment and they have no objection to the approval of the draft plan of condominium.

### Conclusion

The Vaughan Development Planning Department has reviewed the draft plan of condominium, which conforms to the Official Plan and complies with the Zoning By-law, and 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. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-11V002

### Report prepared by:

Margaret Holyday, Planner, ext. 8216  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Acting Commissioner of Planning

GRANT UYEHAMA  
Director of Development Planning

/CM

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-11V002  
LEVIATHAN INVESTMENTS INC.  
PART OF LOT 25, CONCESSION 5, CITY OF VAUGHAN**

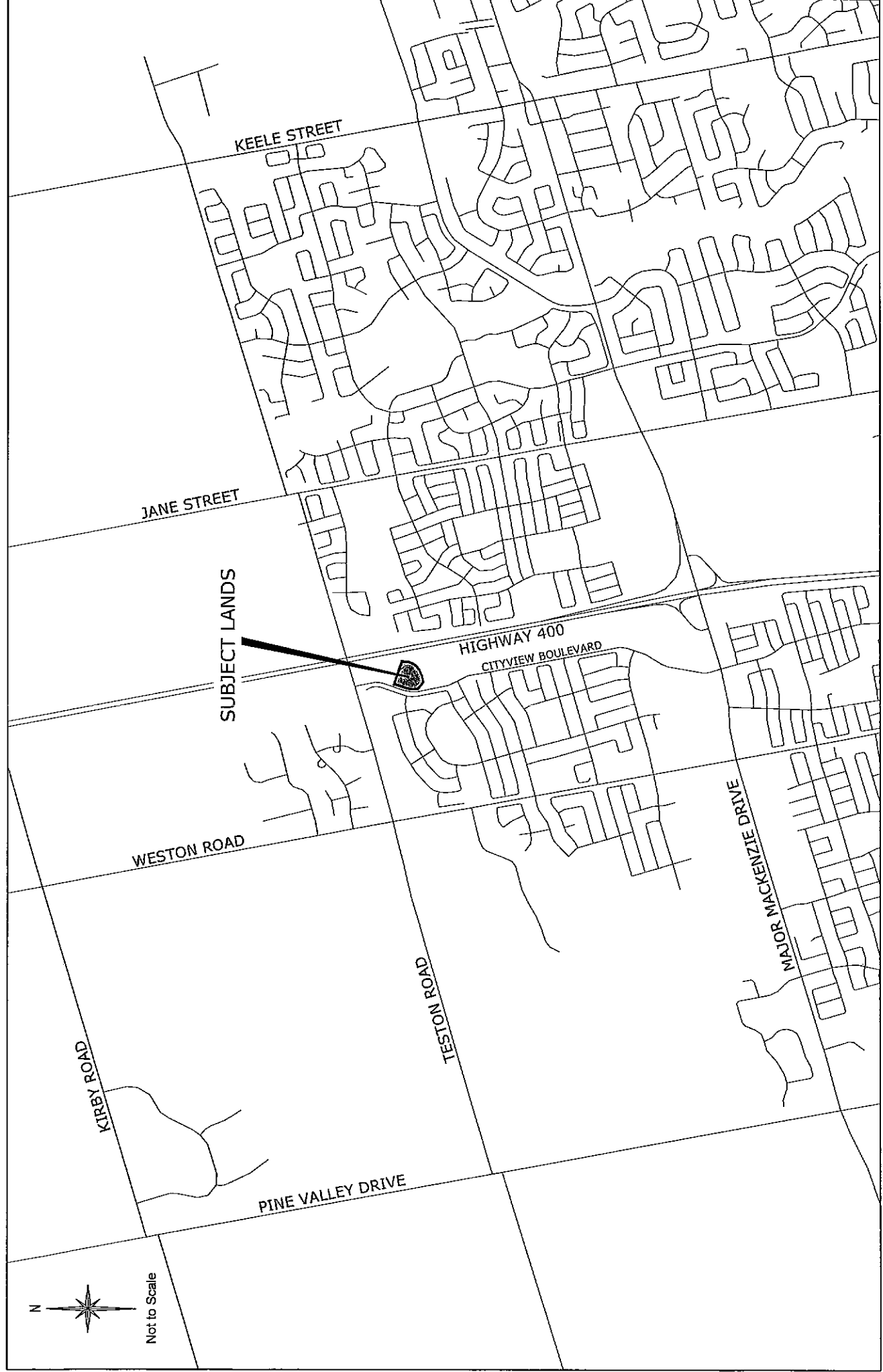
**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM 19CDM-11V002, ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to a draft plan of condominium, prepared by Rady-Pentek & Edward Surveying Ltd., Drawing #07-219, dated February 10, 2011.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Vaughan 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.
4. The following provisions shall be included in the condominium agreement:
  - a) the Owner/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 Owner/Condominium Corporation; and,
  - c) snow removal and clearing shall be the responsibility of the Owner/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 Vaughan Building Standards Department.
7. Prior to final approval, the Owner shall confirm that all existing and/or 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 Vaughan Finance Department.

#### **Clearances**

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



# Context Location Map

LOCATION:  
Part of Lot 25, Concession 5

APPLICANT:  
Leviathan Investments Inc.

N:\DFT\1 ATTACHMENTS\19\9cdm-11v002.dwg



Development Planning Department

# Attachment

FILE: 19CDM-11V002  
RELATED FILE: DA.10.062

DATE:  
March 31, 2011

# 2



## Location Map

LOCATION:  
Part of Lot 25, Concession 5

APPLICANT:  
Leviathan Investments Inc.

N:\DRAFT\ATTACHMENTS\19\19cdm-11v002.dwg



Development Planning Department

## Attachment

FILE: 19CDM-11V002  
RELATED FILE: DA.10.062

DATE:  
March 31, 2011

3

CITYVIEW BOULEVARD

CONCESSION 25 OF PART

UNITS 1 - 6, 9 - 21  
ARE ONE STOREY  
EMPLOYMENT  
UNITS

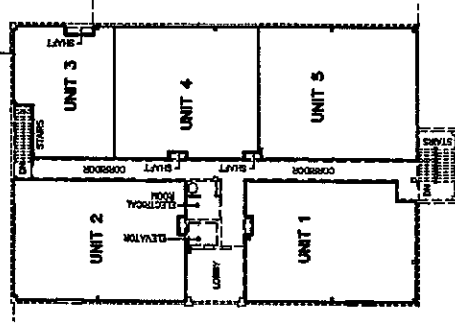
14 PARKING SPACES  
TO BE ALLOCATED  
FOR UNITS 7 & 8

PART

HIGHWAY 400

HIGHWAY 400 RAMP

TWO STOREY OFFICE  
(UNITS 7 & 8)



OFFICE UNITS 1 - 5  
(SECOND STOREY  
OF UNITS 7 & 8)

SUBJECT LANDS

# Draft Plan of Condominium 19CDM-11V002

APPLICANT:  
Leviathan Investments Inc.

Development Planning Department



## Attachment

FILE: 19CDM-11V002  
RELATED FILE: DA.10.062

DATE:  
March 31, 2011

# 4



Not to Scale