

COUNCIL OCTOBER 15, 2001

**SITE PLAN AGREEMENT APPLICATION
CROSSROADS CORPORATE CENTRE INC.
FILE: DA.00.082**

Recommendation

The Commissioner of Planning recommends:

“That Condition No.16 of the Site Plan Agreement Dated November 27, 200 (LT 1558801), between the City of Vaughan and Crossroads Corporate Centre Inc., be deleted and the Site Plan Agreement amended to reflect this change.”

Purpose

To revise the Site Plan Agreement for Crossroads Corporate Centre to delete a provision related to the closure of Maple Sugar Lane.

Background - Analysis and Options

Condition 16 contained within the above noted Site Plan Agreement states;

- “16. A building permit shall not be issued for Lot 28 of Registered Plan 65M-3227 until Vaughan Council has approved the closure of the north/south portion of Maple Sugar Lane between Highway No. 7 and Old Langstaff Road, which is located immediately east of the subject lands.”

On June 25, 2001 Vaughan Council approved the following;

- “1) Declare the lands, known as the closed portion of Maple Sugar Lane, shown as Parts 1 and 2 on Attachment 1, surplus;
- 2) Pursuant to the Disposal of Property By-law, notice of sale of the lands is the inclusion of the matter on the Council Agenda;
- 3) Authorize the sale of the closed portion of Maple Sugar Lane, shown as Part 1 on Attachment 1, to the abutting owners to the east in accordance with Section 315 of the Municipal Act, subject to:
 - a) the abutting owners paying market value for the surplus lands as supported by an appraisal report;
 - b) the abutting owners complying with all the provisions of Section 315 of the Municipal Act; and
 - c) the City obtaining releases from the abutting owners to the west with respect to their right of first refusal to purchase the westerly half of the closed Maple Sugar Lane road allowance; and
- 4) That the Mayor and Clerk be authorized to execute all documentation necessary to complete the transaction.”

Conclusion

The above noted resolution of Council clearly indicates that the necessary road closure procedures have been completed and that it is Council's intention to close the road. However the

road is not officially closed, therefore the owner of Lot 28 cannot, according to Condition No.16 receive a building permit.

Staff is of the opinion that at this point in the process, Condition No.16 of the Site Plan Agreement Dated November 27, 200 (LT 1558801), between the City of Vaughan and Crossroads Corporate Centre Inc. can be deleted through an amendment to the registered Site Plan Agreement. The appropriate measures have taken place to ensure the closure of a portion of Maple Sugar Lane.

Should Council concur, the recommendation contained in this report can be adopted and has been included on the October 15, 2001 agenda for enactment.

Attachments

1. Location Map

Report prepared by:

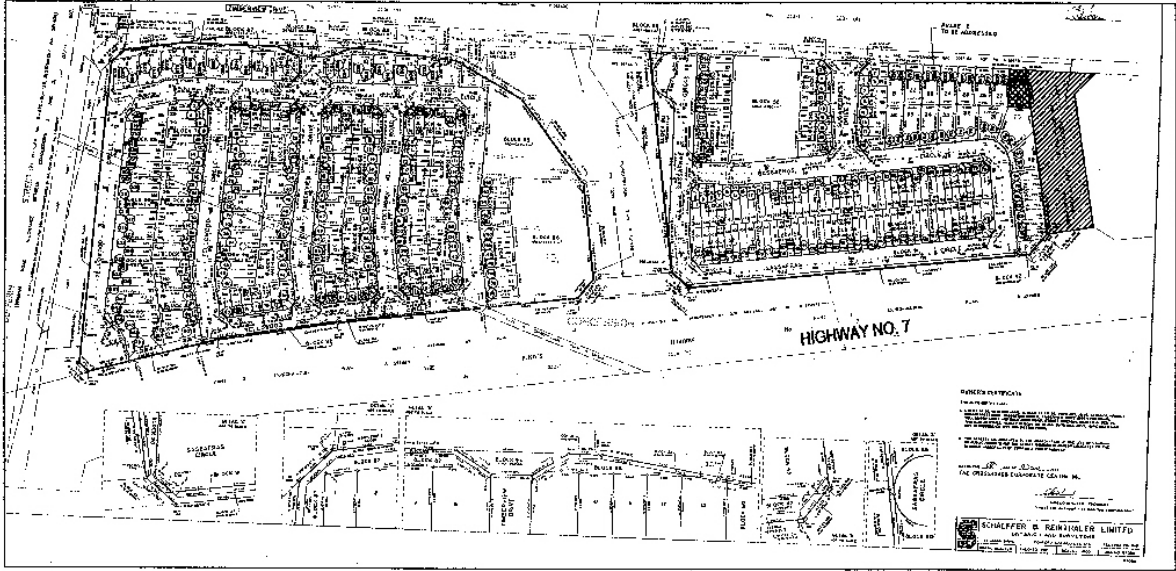
Mark Kluge, Planner, ext. 8216
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485


Respectfully submitted,


MICHAEL DeANGELIS
Commissioner of Planning and Urban Design

JOANNE R. ARBOUR
Director of Community Planning

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 LOCATION OF SUBJECT LANDS LOT 28

 PORTION OF MAPLE SUGAR LANE TO BE CLOSED

LOCATION MAP LOT 28, 65M-3227	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:
	LOCATION: PT. LOT 10, CONC.2		APPLICANT: