

COMMITTEE OF THE WHOLE MARCH 4, 2002

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-01V06 ROYBRIDGE HOLDINGS LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-01V06 (Roybridge Holdings Limited), prepared by Schaeffer & Dzaldov Limited, and dated February 18, 2002, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment 1.

Purpose

On December 17, 2001, the Owner submitted an application for Draft Plan of Condominium for two single-storey, multi-unit buildings, consisting of 17 employment units in Block 1, 19 service commercial units in Block 2, and a total of 252 parking spaces.

Background - Analysis and Options

The 1.78 ha site is located at the southeast corner of Weston Road and Crestmount Boulevard, north of Langstaff Road, being Blocks 1 and 2 on Plan 65M-3427, in Part of Lot 11, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), with Block 2 further defined as a "Service Node". Block 1 is zoned EM1 Prestige Employment Area Zone and Block 2 is zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(1059). The draft plan of condominium complies with both the Official Plan and Zoning By-law.

Site Design

The 1.78 ha rectangular-shaped site is comprised of two blocks, abutting a road on three sides. Each block has been sited with a single-storey, U-shaped multi-unit building. Parking is provided around the perimeter of the buildings, with a service area located within the internal courtyards and not visible to the adjacent roads. Landscaped strips have been provided adjacent to the three roads.

A full-movement driveway access is provided on each of Crestmount Boulevard and Westcreek Drive, and a mutual driveway access on Weston Road is to be shared with the property to the south. A total of 252 parking spaces have been provided on site, of which 74 are designated for use by specified units.

Application Review

The draft plan of condominium is in accordance with the site plan approved by Council on September 10, 2001. The buildings have been issued a foundation permit, and are under construction. The draft site plan agreement is being finalized with the applicant. The condominium agreement can proceed to registration, once the site plan agreement is registered.

The application has been circulated to City Departments and the Region of York, and no objections have been received.

Conclusion

Staff have reviewed the proposed application in accordance with the policies of the Official Plan, the requirements of the Zoning By-law and the approved site plan, and can support draft plan approval, subject to conditions. Should the Committee concur, Draft Plan of Condominium 19CDM-01V06 can be draft approved with the adoption of the recommendation contained in this report.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-01V06

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

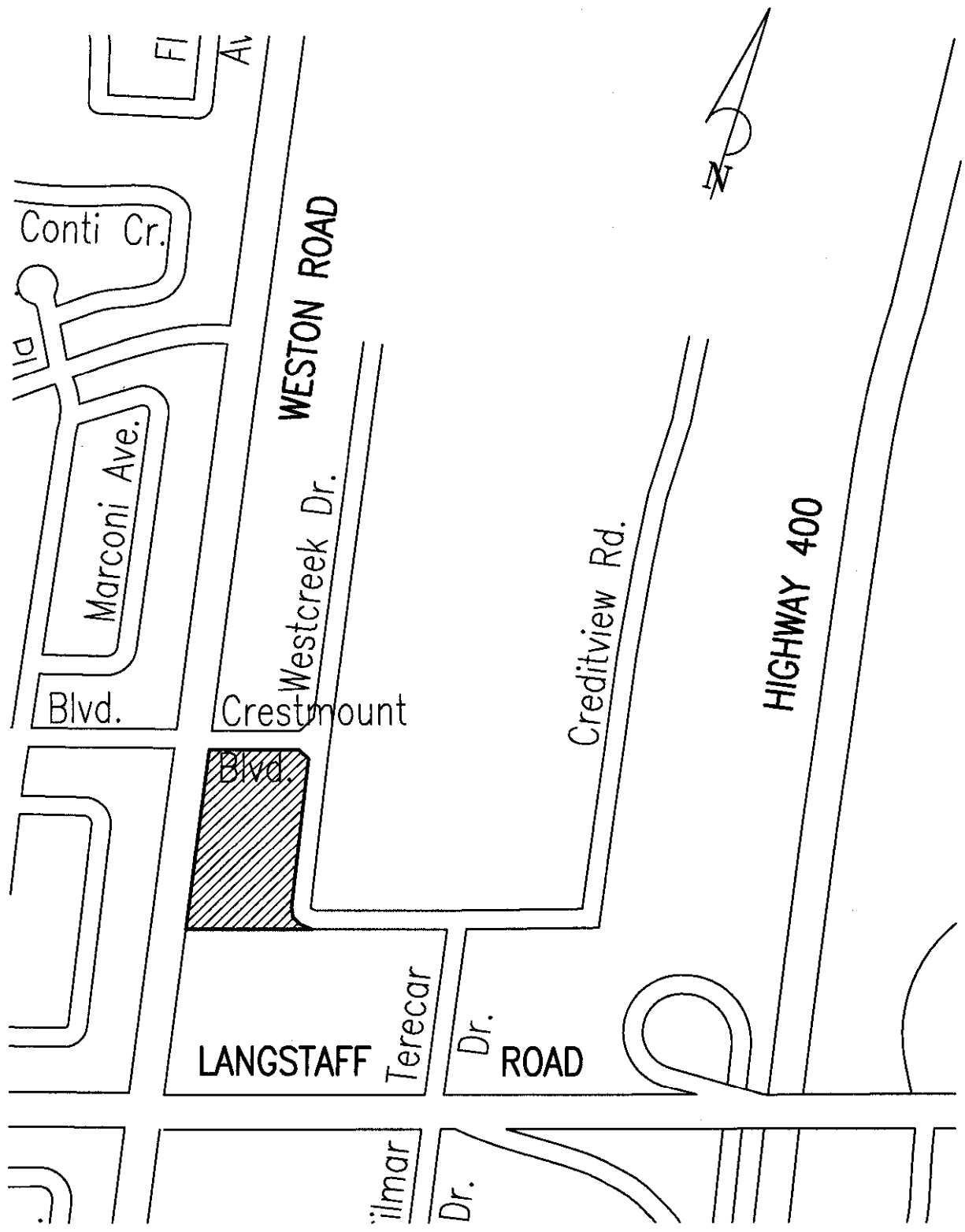
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM 19CDM-01V06 ROYBRIDGE HOLDINGS LIMITED PART OF LOT 11, 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-01V06, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Approval shall relate to a draft plan of condominium prepared by Schaeffer & Dzaldov Limited, dated February 18, 2002.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Community Planning Department; and, the site plan agreement shall have been registered on title.
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, as well as, any matters that the City may consider necessary, which may be outstanding from the Site Plan process.
4. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
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 to the Community Planning Department that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval, the Owner shall confirm to the Community Planning Department that they have paid all outstanding taxes, development charges and levies, as may be required by the Finance Department.
8. The following provision shall be included in the condominium agreement:
 - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.

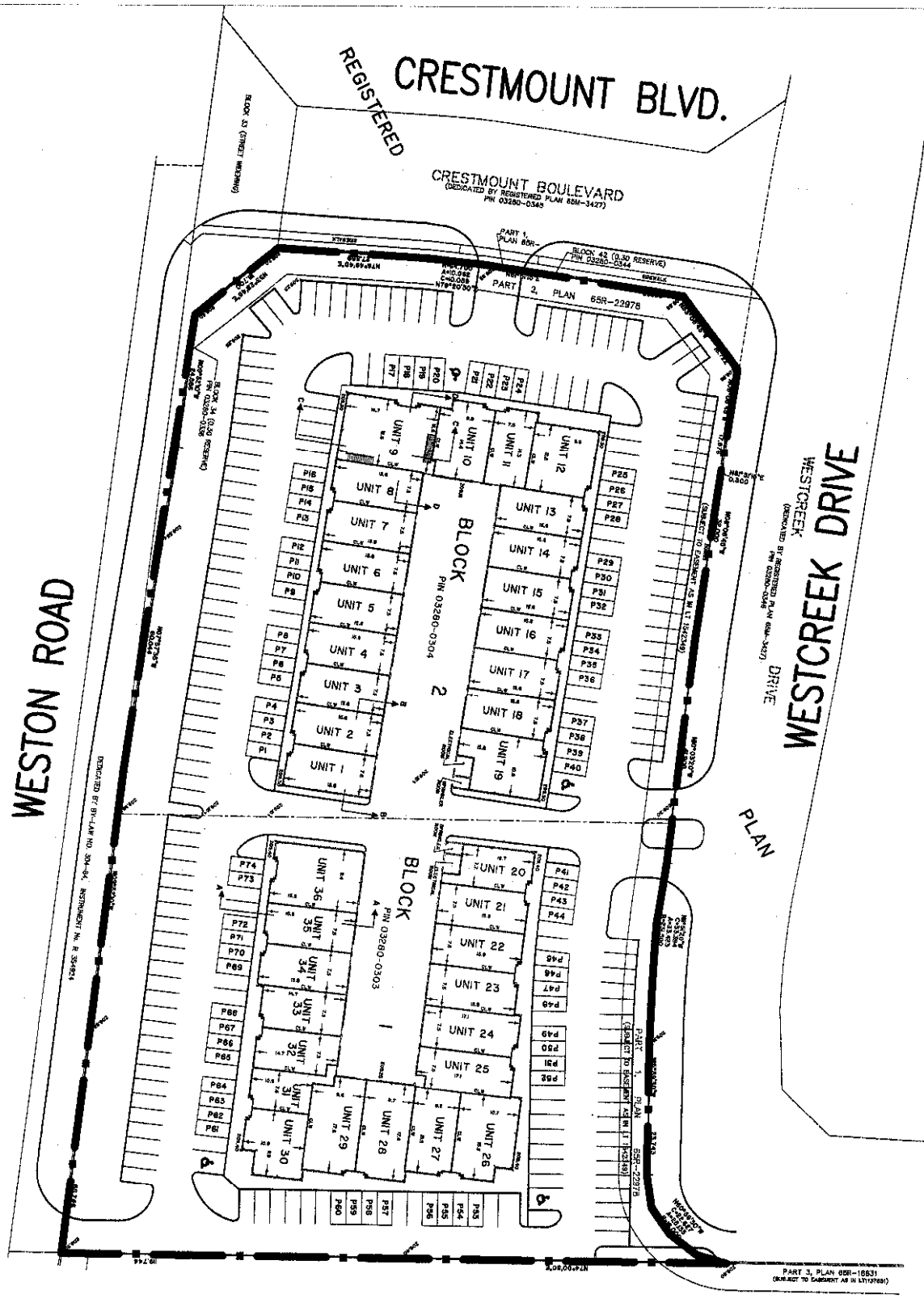


ATTACHMENT '2'
LOCATION MAP

FILE #:	REPORT #:
DA.01.054 19CDM-01V06	LOCATION: PT. LOT 11, CONC. 5

 SUBJECT LANDS
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT: ROYBRIDGE HOLDINGS LTD.	DATE: 01/23/2002 SCALE: NOT TO SCALE
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SUBJECT LANDS

ATTACHMENT '3'
DRAFT PLAN OF
CONDOMINIUM

FILE #:
 DA.01.054
 19CDM-01V06

REPORT #:
LOCATION:
 PART OF LOT
 11, CON. 5

CITY OF VAUGHAN
 PLANNING DEPARTMENT

DATE: 02/15/2002
SCALE: NOT TO SCALE
APPLICANT:
 ROYBRIDGE HOLDINGS LTD.