

## **COMMITTEE OF THE WHOLE SEPTEMBER 3, 2002**

### **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-02V02 STONEMARK INVESTMENTS LTD.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-02V02 (Stonemark Investments Ltd.) prepared by Guido Papa Surveying Ltd., and dated June 3, 2002, BE DRAFT APPROVED, subject to the conditions of draft approval contained within Attachment No. 1.

#### **Purpose**

On July 3, 2002, the Owner submitted an application for a Draft Plan of Condominium for two multi-unit employment use buildings, each comprising of 8 units, with a total GFA of 8,616 sq.m and 216 parking spaces, on a 2.14 ha site.

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

##### **Location**

The subject lands are located southwest of Langstaff Road and Highway No. 400, being Lot 32 on Registered Plan 65M-2588 (631 and 641 Chrislea Road), in Part of Lot 10, Concession 5, City of Vaughan.

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

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for industrial and office development with no outside storage.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits employment uses with no outside storage.

##### **Site Description**

The 2.14 ha, irregular-shaped lot has 94.5 m frontage on Chrislea Road and a depth of 166.67m. The site abuts Highway No. 400 and Chrislea Road, with access from two driveways on Chrislea Road. A total of 216 parking spaces are provided around the two irregular-shaped buildings, with 11 loading spaces located between the buildings and not visible to Chrislea Road or Highway No. 400. Landscaping is provided within a 9 m wide strip adjacent to Highway No. 400, and a 3 m wide strip along Chrislea Road.

##### **Application Review**

The draft plan of condominium is in accordance with the site plan approved by Council on April 15, 2002. Construction has not yet commenced on the site.

#### **Conclusion**

The draft plan of condominium is consistent with the approved site plan. Staff has no objections to the draft plan of condominium, subject to conditions. Should the Committee concur, Plan of Condominium application 19CDM-02V02 can be draft approved with the adoption of the recommendation in this report.

**Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-02V02

**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-02V02  
STONEMARK INVESTMENTS LTD.  
LOT 10, 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-02V02, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. Approval shall relate to a draft plan of condominium, prepared by Guido Papa Surveying, drawing #02-238, dated June 3, 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 and any other matters that the City may consider necessary; prior to final approval, the condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
4. 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.
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 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.

LANGSTAFF RD.

LANGSTAFF ROAD

LOT 10

WESTON ROAD

HIGHWAY NO. 400



SUBJECT LANDS

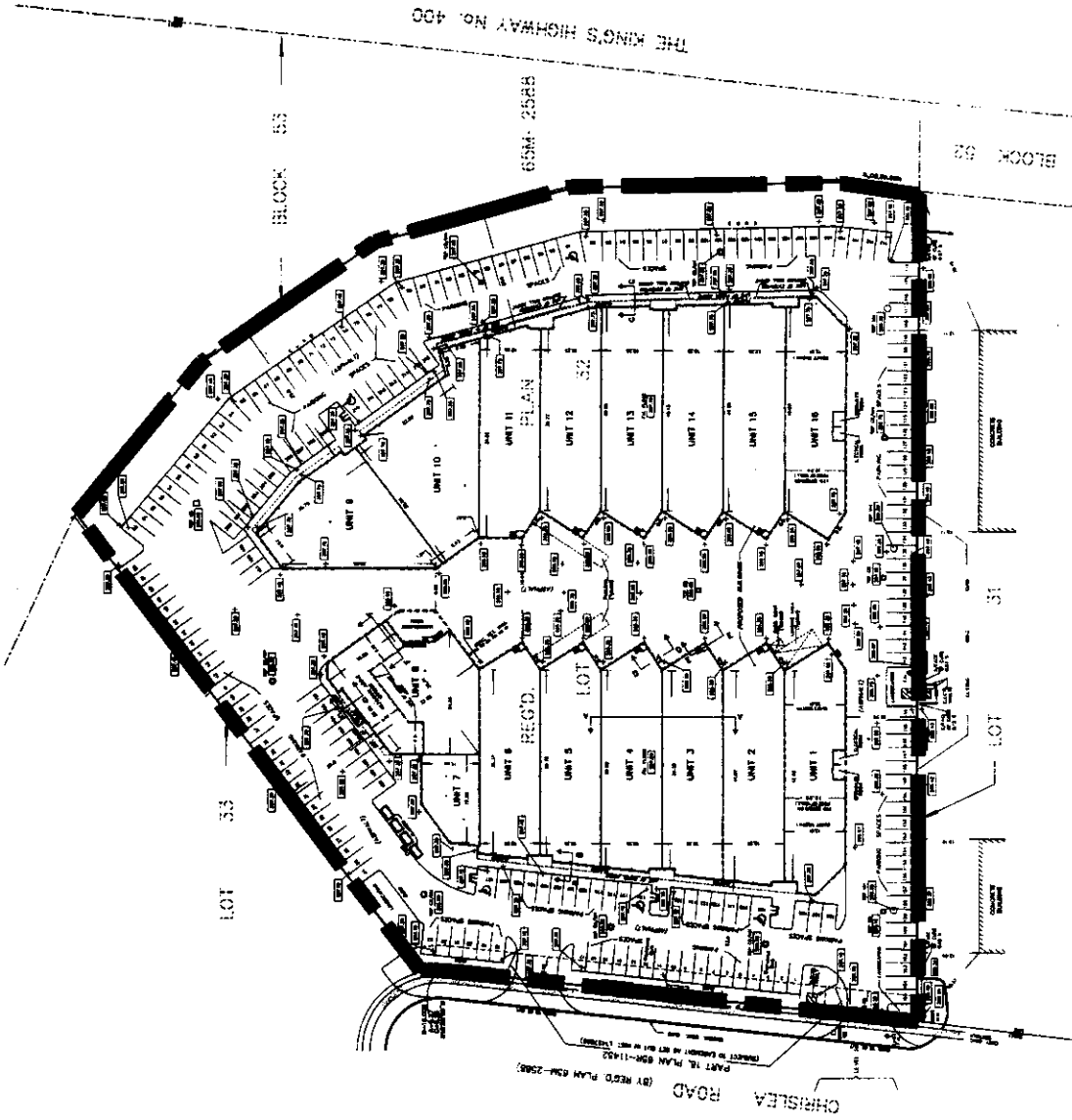


ATTACHMENT '2'  
LOCATION MAP

FILE #: 19CDM-02V02  
 REPORT #: PT OF LOT 10, ODM 5

CITY OF VAUGHAN  
 PLANNING DEPARTMENT

APPROVED: STONEMARK INVESTMENTS LTD.  
 DATE: 08/08/02  
 SCALE: NOT TO SCALE



**SUBJECT LANDS**

<b>ATTACHMENT '3'</b> <b>DRAFT PLAN CONDOMINIUM</b> <b>19CDM - 02V02</b>		<b>FILE #:</b> 19CDM-- 02V02	<b>REPORT #:</b> LOCATION: PT OF LOT 10, CON 5	<b>CITY OF VAUGHAN</b> <b>PLANNING DEPARTMENT</b>	<b>APPLICANT:</b> STONEMARK INVESTMENTS LTD.	<b>DATE:</b> 08/08/02 <b>SCALE:</b> NOT TO SCALE
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