

COMMITTEE OF THE WHOLE JUNE 16, 2003

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-03V02
825755 ONTARIO LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-03V02 (825755 Ontario Limited) prepared by Guido Papa Surveying Ltd. and dated May 22, 2003, BE DRAFT APPROVED, subject to the conditions of draft approval contained in Attachment #1.

Purpose

On May 30, 2003, the Owner submitted a Draft Plan of Condominium for an existing two-storey, 18-unit service commercial building, with a total gross floor area of 2,803 m², and 172 parking spaces.

Background - Analysis and Options

Location

The subject lands are located at the northeast corner of Weston Road and Roytec Road, being Block 4 on Registered Plan 65M-2588 (28 Roytec Road), in Lot 9, Concession 5, City of Vaughan. The surrounding land uses are:

- North - employment (EM1 Prestige Employment Area Zone)
- South - Roytec Road; employment (EM1 Prestige Employment Area Zone)
- East - Jevlan Drive; employment (EM2 General Employment Area Zone)
- West - Weston Road; residential (R3 Residential Zone)

Official Plan/Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and subject to the "Service Node" policies which permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees, with no outside storage. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(462F), which permits service commercial uses. The draft plan of condominium complies with the provisions of By-law 1-88.

Site Description

The 1.02 ha, rectangular-shaped corner lot has 80m frontage on Weston Road and Jevlan Drive, and 131m flankage along Roytec Road. The site has access from two driveways, with one on Roytec Road and the other on Jevlan Drive. The U-shaped building contains 18 units (15 on ground level, and 3 on second floor) and is centrally located on the site, with 172 parking spaces located around the perimeter of the building. Landscaping is provided within a 9m wide landscape strip adjacent to Weston Road, and a 3m wide strip along the other two roads.

Application Review

The draft plan of condominium is in accordance with approved Site Plan File DA.50.88.

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, Draft Plan of Condominium 19CDM-03V02 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-03V02

Report prepared by:

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Marco Ramunno, Manager of Development Planning, ext. 8445

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

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ATTACHMENT NO.1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-03V02
825755 ONTARIO LIMITED
LOT 9, 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-03V02, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Guido Papa Surveying Ltd., Drawing #03-054, dated May 22, 2003.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Community 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 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 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.
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**

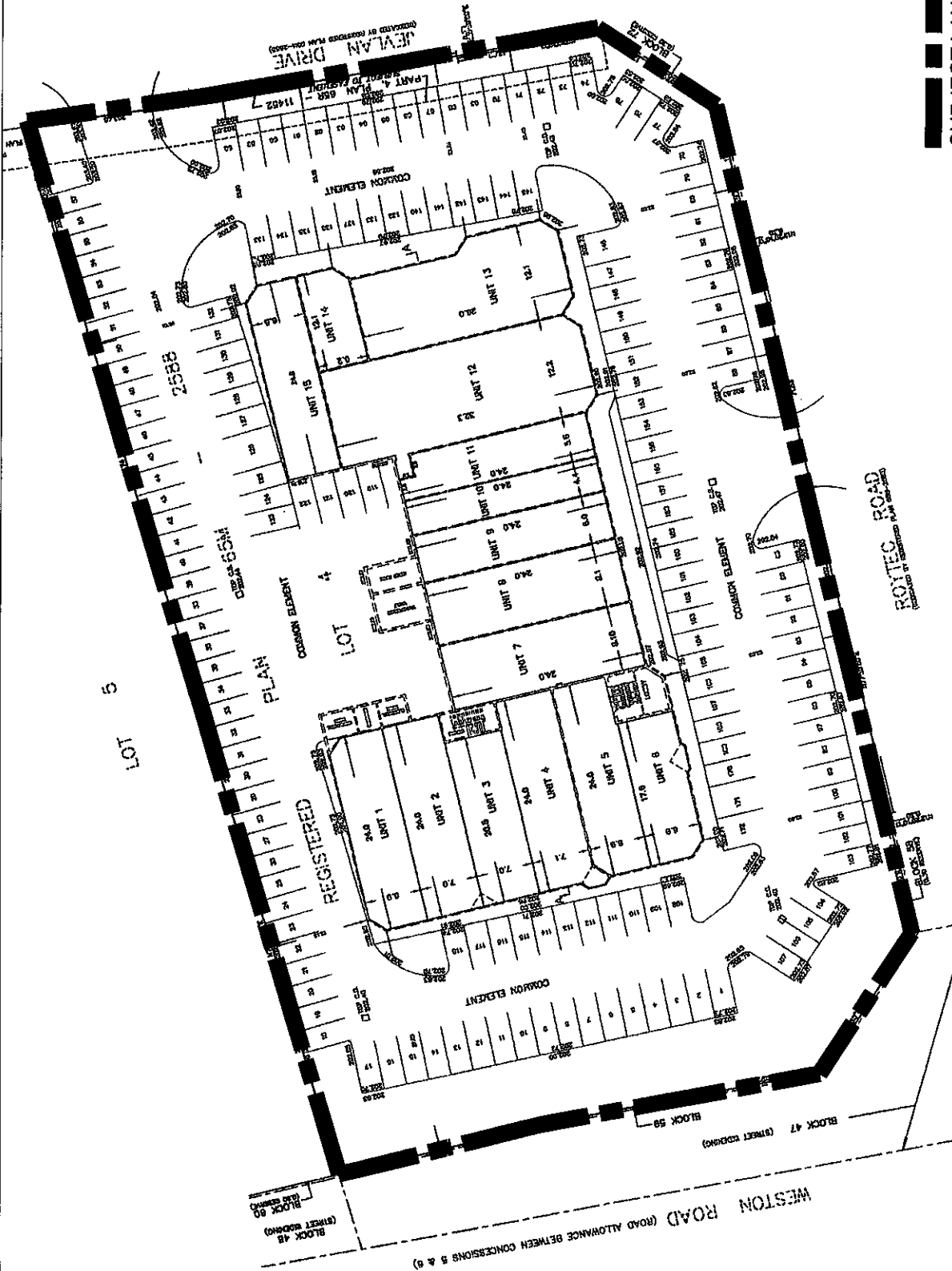
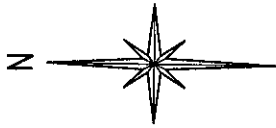
FILE No.:
19CDM-03V02
June 2, 2003
Not to Scale



Community Planning Department

Location Map

Part of Lot 9,
Concession 5
APPLICANT:
825755 ONTARIO LTD.
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SUBJECT LANDS

Draft Plan of Condominium

Part of Lot 9,
Concession 5
APPLICANT:
825755 ONTARIO LTD.
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Community Planning Department

Attachment

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