

**COMMITTEE OF THE WHOLE NOVEMBER 15, 2004**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-04V06**  
**SILVIO DIGIAMMARINO**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-04V06 (Silvio DiGiammarino) prepared by J.D. Barnes Limited and dated August 5, 2004, BE DRAFT APPROVED, subject to the conditions of draft approval summarized in Attachment #1.

**Purpose**

The Owner has submitted a Draft Plan of Condominium consisting of a 10-unit, one-storey existing employment use building with a total gross floor area of 3,112.2m<sup>2</sup> and 187 parking spaces.

**Background - Analysis and Options**

The subject lands are located on the east side of Jevlan Drive, north of Chrislea Road, being Blocks 15 and 16 on Plan 65M-2589 (51 and 71 Jevlan Drive), in Lot 7, Concession 5, City of Vaughan. The surrounding lot uses are:

- North - employment (EM2 General Employment Area Zone)
- South -vacant (EM2 Zone); employment (EM3 Retail Warehouse Employment Area Zone)
- East - storm water management pond; employment (EM2 Zone)
- West - Jevlan Drive; employment (EM3 Zone)

**Official Plan/Zoning**

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which provides opportunities for industrial, business and civic uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, which permits employment and retail warehouse uses. The draft plan of condominium complies with the provisions of By-law 1-88.

**Site Development**

The 1.03 ha, rectangular shaped lot has 119.28m frontage on Jevlan Road and a depth of 86.77m. The site has 2 accesses, at either end (northwest and southwest) of the property. The almost-rectangular shaped building is centrally positioned on the lot. A total of 187 parking spaces (including 2 handicapped) are on the east and west sides of the building. No loading spaces are provided, however, one drive-in door is provided for each unit and are not visible from street view.

The draft plan of condominium is in accordance with the approved Site Plan File D.A.B. 03-023.

**Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages growth through the implementation of OPA #450.

**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 the conditions provided on Attachment #1. Should the Committee concur, Draft Plan of Condominium 19CDM-04V06 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 Standard Condominium 19CDM-04V06

**Report prepared by:**

Andrea Egizii, Planner, ext 8215  
Grant Uyeyama, Manager of Development Planning, ext 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

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## **ATTACHMENT NO. 1**

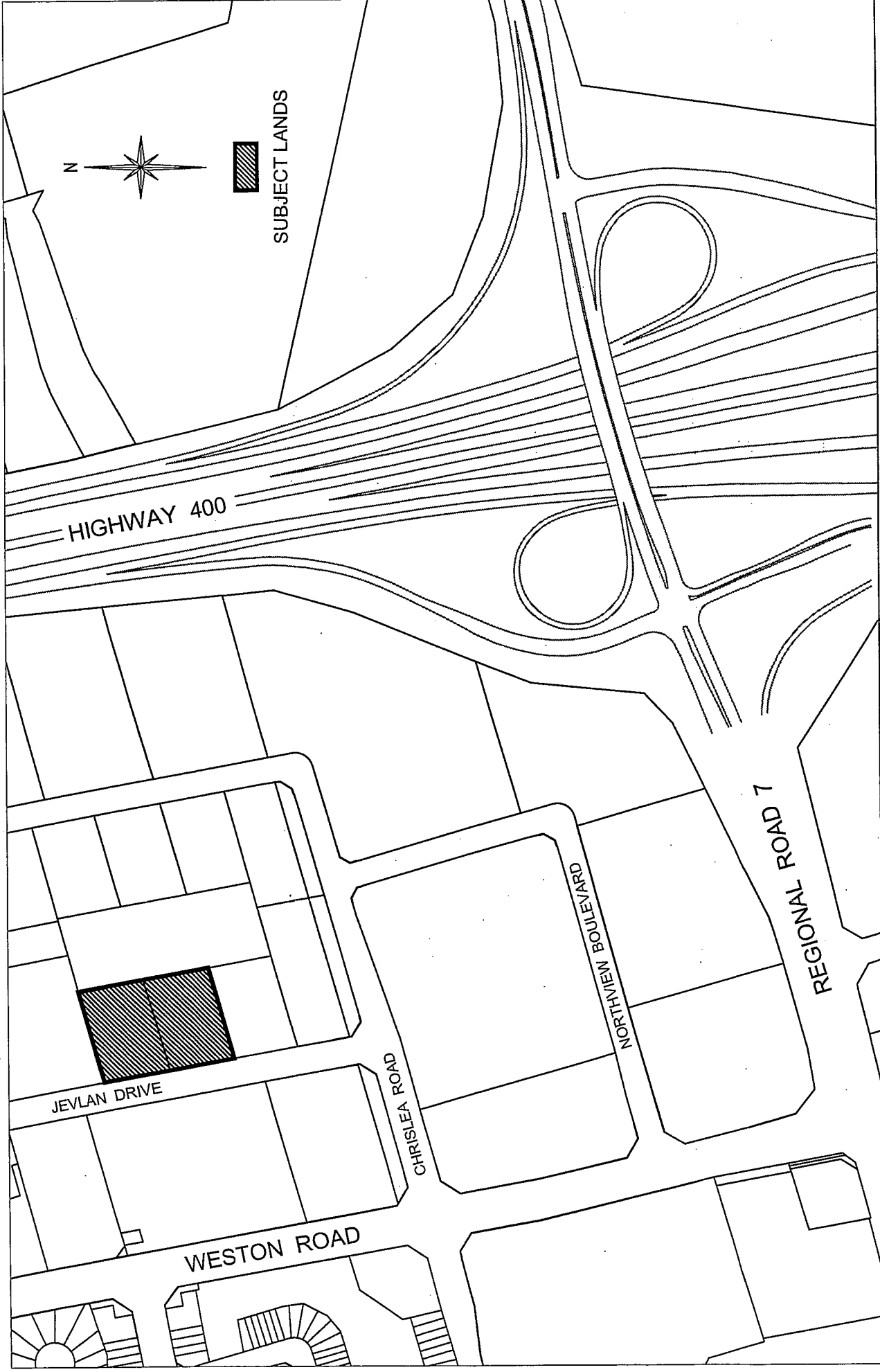
### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM 19CDM-04V06  
SILVIO DIGIAMMARINO  
LOT 7, 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-04V06, ARE AS FOLLOWS:**

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

1. The Plan shall relate to a Draft Plan of Condominium, prepared by J.D.Barnes Limited, Drawing #04-21-244-00, dated August 5, 2004.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Development Planning Department.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any outstanding site plan 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 - 04V06  
 Not to Scale  
 September 28, 2004

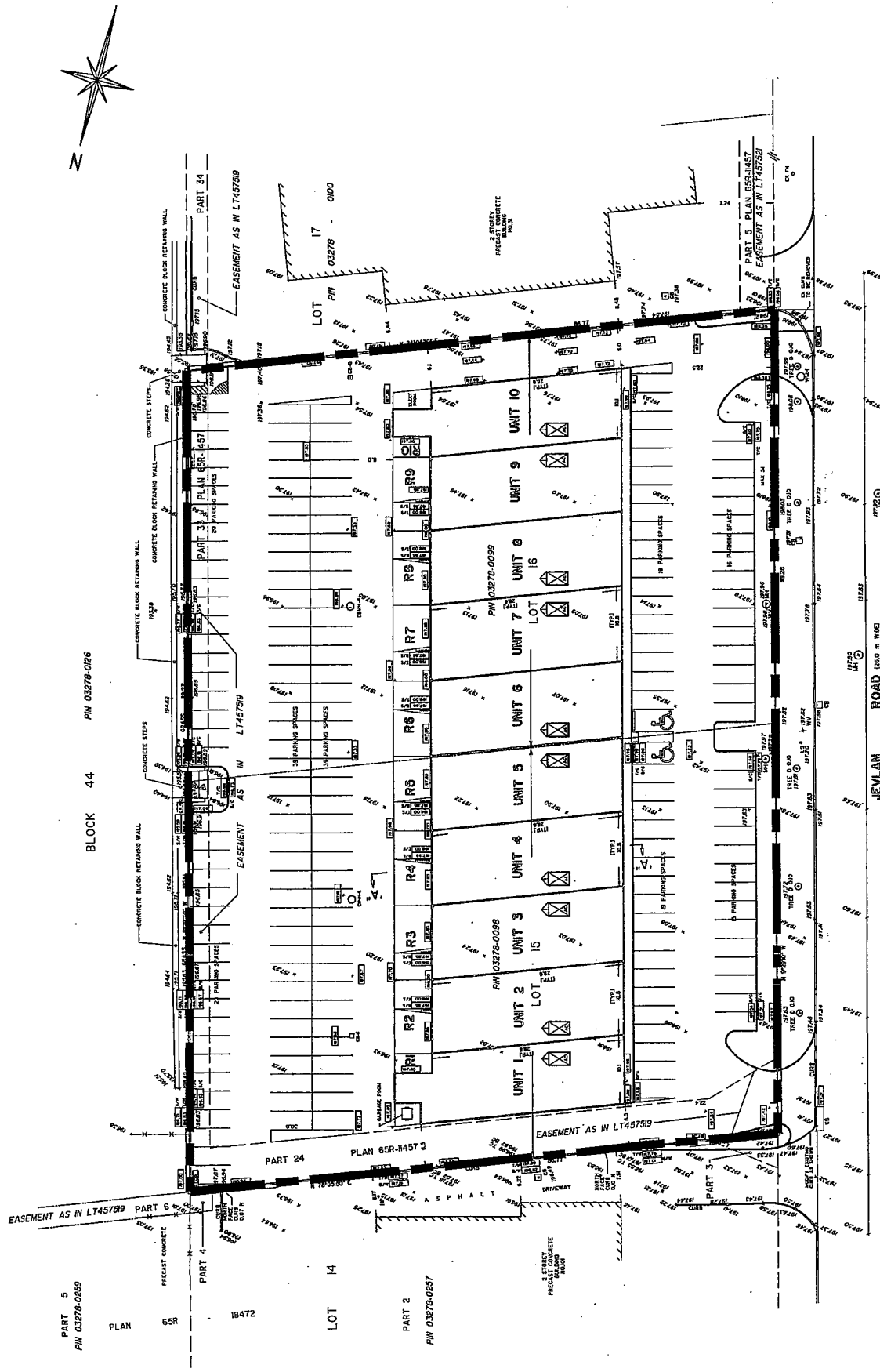
**City of**  
**Vaughan**

Community Planning Department

**Location Map**

Part Lot 7,  
 Concession 5  
 APPLICANT:  
 SILVIO DIGIAMMARINO  
 N:\DFT\1 ATTACHMENTS\19\19cdm-04v06

**SUBJECT LANDS**



BLOCK 44 PIN 03278-0126

PART 5  
PIN 03278-0259

PLAN 65R

18472

LOT 14

PART 2  
PIN 03278-0257

3-STORY PRECAST CONCRETE BALCONY ROOM

PART 5 - PLAN REGULAR EASEMENT AS IN LT45759

JEVLAN ROAD (also known as WOOD) INDICATED BY REGISTERED PLAN S04-2381