

**COMMITTEE OF THE WHOLE    MAY 15, 2006**

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V01**  
**MONTECASSINO LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V01 (Montecassino Limited) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

**Economic Impact**

There are no requirements for new funding associated with this report.

**Purpose**

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2 consisting of one multi-unit, single storey service commercial building (currently under construction) with a total gross floor area of 3676.11m<sup>2</sup> and a total of 30 units and 206 parking spaces (Attachment #3).

**Background - Analysis and Options**

The subject lands shown on Attachment #2 are located at the southeast corner of Weston Road and Carlauren Road (8099 Weston Road), in Part of Lot 8, Concession 5, City of Vaughan. The surrounding land uses are as follows:

- North - Carlauren Road; existing service commercial (C7 Service Commercial Zone)
- South - Montecassino Banquet Hall (EM1 Prestige Employment Area Zone)
- East - Jevlan Drive; existing employment area (EM2 General Employment Area Zone)
- West - Weston Road; existing detached residential (R3 Residential Zone)

**Official Plan/Zoning**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which provides opportunities for industrial, business and civic uses. The "Service Node" policies of OPA #450 also apply and permit uses that provide for the day-to-day convenience and service needs of businesses, industries and their employees. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The applicant has submitted a related Zoning By-law Amendment Application (File Z.06.003), to rezone the subject lands from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, which was approved by the Committee of the Whole on May 1, 2006. The implementation zoning by-law will be enacted, thereby allowing the draft plan of condominium to comply with the provisions of the C7 Zone in By-law 1-88. Neither the condominium agreement nor the final plan of condominium will be registered until the implementing zoning by-law is enacted and in full force and effect.

**Site Development**

The 1.32ha rectangular-shaped site has 84m frontage on Weston Road and Jevlan Drive, and 134m flankage along Carlauren Road. The site is served by three accesses, one each on Weston Road, Carlauren Road and Jevlan Drive, respectively. The irregular-shaped building is located at

the centre of the site. A total of 206 parking spaces are provided, including 3 spaces for disabled persons. The main entrances are located on the exterior of the building, with the service man-doors provided within the interior courtyard. The draft plan of condominium is in accordance with the approved Site Plan File DA.05.005.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

### **Conclusion**

The draft plan of condominium is consistent with the approved site plan. The Development Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

### **Attachments**

1. Conditions of Approval
2. Location Map
3. Draft Plan of Standard Condominium 19CDM-06V01

### **Report prepared by:**

Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

R:\SERWORKING\NAPOLIC\19CDM-006V01 Montecassino Limited\19CDM-06V01.CW.doc

## ATTACHMENT NO. 1

### CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-06V01  
MONTECASSINO LIMITED  
LOT 8, 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-06V01, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to a draft plan of condominium, prepared by Bennett Young Limited, Drawing #2004301D1, dated February 10, 2006.
2. Prior to the execution of the condominium agreement, the lands subject to the condominium plan shall be appropriately zoned (C7 Service Commercial Zone) by a zoning by-law which has come into effect in accordance with the provisions of the Planning Act.
3. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Development Planning Department.
4. 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, which may be outstanding from the site plan process.
5. 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.
6. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
8. 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.
9. 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.
10. The Development Planning Department shall advise that Conditions 1 to 9 have been satisfied.



**Legend**

- C7** - Service Commercial Zone
- EM1** - Prestige Employment Area Zone
- EM2** - General Employment Area Zone
- R3** - Residential Zone
-  **Subject Lands**

**Location Map**

Part Lot 8,  
Concession 5

APPLICANT:  
MONTECASSINO LIMITED

N:\DFT\1 ATTACHMENTS\19\19cdm-06v01.dwg

City of  
**Vaughan**

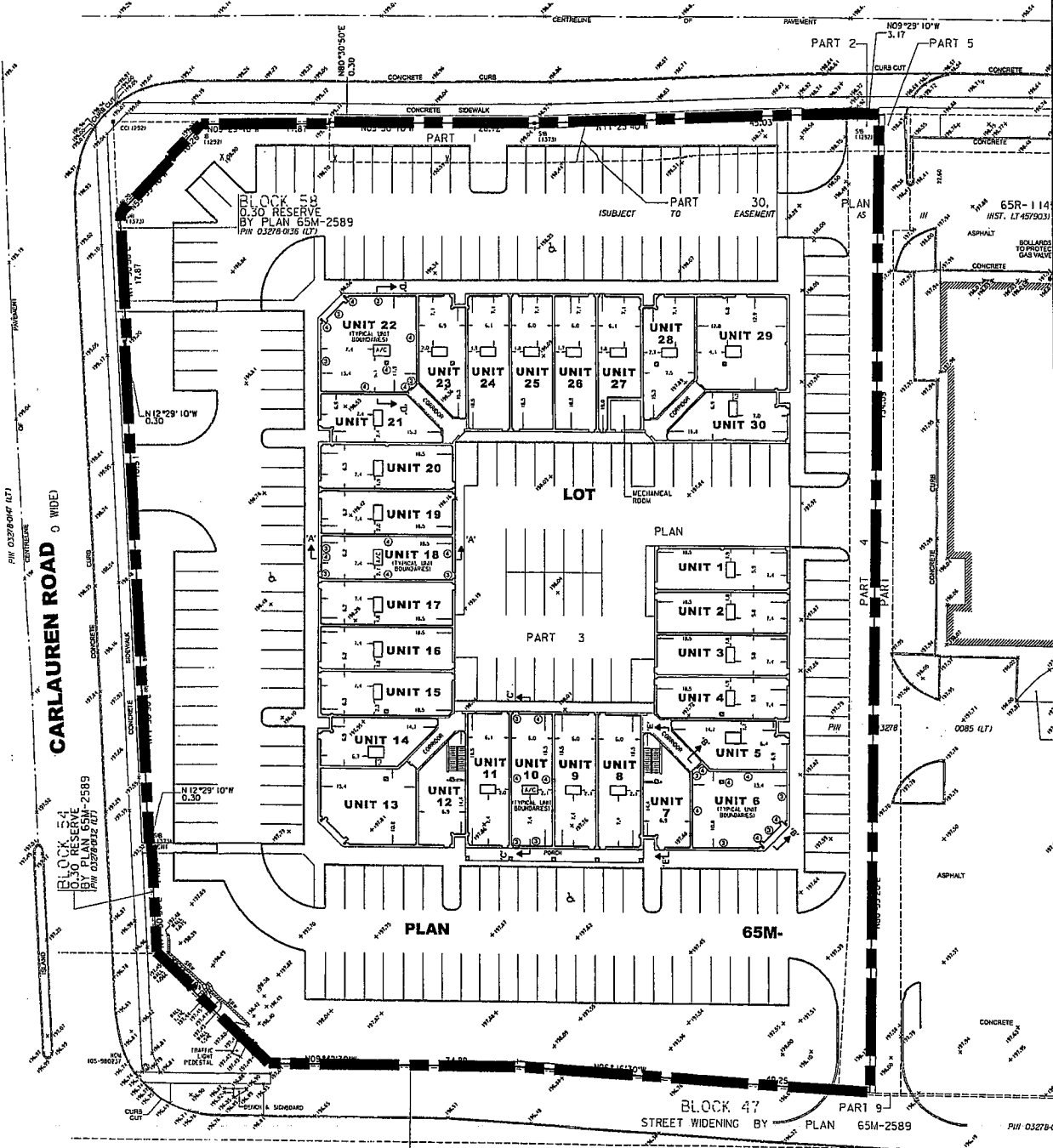
Development Planning Department

**Attachment 2**

FILE No.: 19CDM-06V01  
RELATED FILE(S):  
DA.05.005 &  
Z.06.003  
April 19, 2006

JEVLAN DRIVE

Not to Scale



CARLAUREN ROAD (WIDE)

WESTON ROAD

Legend

Subject Lands

**Attachment 3**  
 FILE No.: 19CDM-06V01  
 RELATED FILE(S):  
 DA.05.005 &  
 Z.06.003  
 April 19, 2006

City of  
**Vaughan**

Development Planning Department

**Draft Plan of  
 Condominium**

Part Lot 8,  
 Concession 5

APPLICANT:  
 MONTECASSINO LIMITED

N:\DFT1 ATTACHMENTS\19\19cdm-06v01.dwg