

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 25, 2023

Item 4, Report No. 16, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 25, 2023.

4. DANIELS BAIF THORNHILL INC.: DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V008 – VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 4, 2023.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V008 (Daniels Baif Thornhill Inc.) BE APPROVED, to establish the condominium tenure for a high-rise mixed-use building which includes two residential towers on a 4-storey podium located at 7950 Bathurst Street, subject to the conditions of Draft Plan of Condominium Approval identified in Attachment 1.

Committee of the Whole (1) Report

DATE: Tuesday, April 4, 2023

WARD: 5

TITLE: DANIELS BAIF THORNHILL INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V008
VICINITY OF BATHURST STREET AND BEVERLEY GLEN
BOULEVARD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-22V008 for the subject lands shown on Attachment 2 to establish the condominium tenure for a high-rise mixed-use building, shown on Attachments 4 to 25, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 1.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish condominium tenure for a high-rise mixed-use building which includes two residential towers with building heights of 15 (Building A) and 25-storeys (Building B), on a 4-storey podium, with ground floor commercial uses.
- The ground floor commercial uses do not form part of the Draft Plan of Condominium Application and will be leased by the Owner.
- The Development Planning Department supports the approval of the Draft Plan of Condominium File 19CDM- 22V008, subject to conditions.
- The Owner has also submitted a separate Draft Plan of Condominium File 19CDM-22V009 for two neighbouring buildings, Buildings C and D.

Recommendation

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V008 (Daniels Baif Thornhill Inc.) BE APPROVED, to establish the condominium tenure for a high-rise mixed-use building which includes two residential towers on a 4-storey podium located at 7950 Bathurst Street, subject to the conditions of Draft Plan of Condominium Approval identified in Attachment 1.

Background

The 1.4 ha subject lands (the 'Subject Lands') shown on Attachment 2 are located at the northwest corner of Bathurst Street and Beverley Glen Boulevard. The Subject lands and surrounding land uses are shown on Attachment 2. The Subject Lands are currently under construction.

Zoning By-law Amendments and Site Development Applications were approved for the Subject Lands

Council on January 20, 2015 approved Official Plan and Zoning By-law Amendment Files OP.12.019 and Z.12.047 to permit four high-rise mixed-use residential apartment buildings with maximum building heights of 15-storeys, 25-storeys, 12-storeys and 6-storeys for Buildings "A", "B", "C" and "D" respectively as shown on Attachment 3 with a floor space index ('FSI') of 4.35 times the area of the lot, a maximum of 797 dwelling units, and 586 m² of gross floor area ('GFA') of at grade retail and convenience retail uses. OPA #748 (By-law 179-2015) and By-law 180-2015 were enacted by Vaughan Council on November 17, 2015.

By-law 174-2019, to lift the Holding Symbol "(H)" (File Z.19.014), was enacted by Vaughan Council on November 19, 2019.

Site Development Application File DA.19.011 for the Subject Lands was approved by Council on October 23, 2019.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[January 13, 2015, Committee of the Whole Files OP.12.019 and Z.12.047](#)
[October 7, 2019 Committee of the Whole File DA.19.011](#)

Analysis and Options

A Draft Plan of Condominium (Standard) Application was submitted to establish tenure for the Subject Lands

Daniels Baif Thornhill Inc. (the 'Owner') has submitted Draft Plan of Condominium (Standard) File 19CDM-22V008 (the 'Application'). The Application proposes to establish the condominium tenure for the Development, as shown on Attachment 3 to 25.

The application is Consistent and Conforms with Provincial Plans, Region of York Official Plan 2022, and Vaughan Official Plan 2010

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). Council's planning decisions are also required by the *Planning Act* to conform, or not conflict with, the Provincial Growth Plan "A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended (the 'Growth Plan').

Consistency with the PPS and conformity with the Growth Plan were confirmed through Council's January 20, 2015, and October 23, 2019 decision to approve Files OP.12.019, Z.12.047, Z.19.014 and DA.19.011, respectively.

The Subject Lands are located within the "Urban Area" on York Region Official Plan 2022 ('YROP') Map 1 – Regional Structure, and designated Community Area on YROP 2022 Map 1A – Land Use Designations. Section 4.2.2 of the York Region Official Plan 2022 promotes development within Community Areas which provided a wide range and mix of housing types, sizes, and tenures.

The Subject Lands are located within a "Community Area" on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 ('VOP 2010'). The Subject Lands are designated "High-Rise" by VOP 2010 Schedule 13 – Land Use, with a maximum building height of 25-storeys and an FSI of 4.35. This designation permits the mid-rise mixed-use development. The Application conforms to the York Region and City of Vaughan Official Plans.

The Condominium Plan is consistent with the Council approved Site Development File DA.19.011

The Draft Plan of Condominium (Standard) shown on Attachment 3 is consistent with the Council approved site plan for the Subject Lands. The Development Planning Department has no objection to the Application, subject to the Conditions identified in Attachment 1.

Financial Impact

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

Operational Impact

The Development Engineering Department has no objection to the Application

The Subject Lands are located at the northwest corner of Bathurst Street and Beverley Glen Boulevard, therefore, despite the inclusion of noise control features, noise levels in the area may exceed the Ministry of Environment Conservation and Parks' ('MECP') noise criteria. The Development Engineering Department has no objection to the Application, subject to the inclusion of warning clauses within the Condominium Declaration Conditions to this effect are included in Attachment 1.

Prior to the registration of the Draft Plan of Condominium, reciprocal easements and blanket easements between the future Condominium Corporation associated with File 19CDM-22V008 and the future Condominium Corporation associated with File 19CDM-22V009 are required to be registered on title to ensure vehicular and pedestrian access, visitor parking, shared access, underground parking, and municipal servicing (sewers, watermain etc.). Easements will be granted from both condominium corporations for access, maintenance, emergency egress etc., in favour of the retail component. All easements will be described in Schedule A of the Condominium Declaration. Conditions to this effect are included in Attachment 1.

The final Condominium plans must include the following:

- The location of the bicycle parking spaces
- The location of all accessible parking spaces which comply to by-law requirements
- Draft Plan of Condominium File numbers

The Owner shall agree to include the necessary warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following: "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change's environmental noise guidelines NPC 300". Prior to occupancy of any dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.

Other City Departments and agencies have no objection to the Application

Building Standards, By-law Compliance, Licensing and Permit Services Department, Policy Planning and Environmental Services, Financial Planning and Development Finance Department, Parks Infrastructure Planning and Development Department, Real Estate Department, Infrastructure Planning and Corporate Asset Management Department and the York Region School Boards have no objection to the Application.

The various utilities have no objection to the Application

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc have no objection to the Application, subject to the Owner coordinating servicing, connections, easements, and locates with the required utility company. A condition to this effect is included in Attachment 1.

Canada Post has no objection to the Application

Canada Post has no objection to the Application subject to the Owner providing the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Condominium Corporation in order for Canada Post to provide mail service to the tenants/residents of the Development. A condition to this effect is included in Attachment 1.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Department has no objection to the Application, subject to the Conditions in Attachment 1b.

Conclusion

The Development Planning Department supports the Application to create a standard condominium tenure for the Development, subject to the Conditions of Draft Approval identified in Attachment 1, as it is consistent with the PPS and conforms to the Growth Plan, the YROP 2022 and VOP 2010 and would implement a Council approved development.

For more information, please contact: Carol Birch, extension 8485.

Attachments

1. Conditions of Draft Plan of Condominium Approval File 19CDM-22V008
- 1b. York Region Conditions Letter
2. Context and Location Map
3. Site Plan

4. Draft Plan of Condominium
5. Draft Plan of Condominium
6. Draft Plan of Condominium
7. Draft Plan of Condominium
8. Draft Plan of Condominium
9. Draft Plan of Condominium
10. Draft Plan of Condominium
11. Draft Plan of Condominium
12. Draft Plan of Condominium
13. Draft Plan of Condominium
14. Draft Plan of Condominium
15. Draft Plan of Condominium
16. Draft Plan of Condominium
17. Draft Plan of Condominium
18. Draft Plan of Condominium
19. Draft Plan of Condominium
20. Draft Plan of Condominium
21. Draft Plan of Condominium
22. Draft Plan of Condominium
23. Draft Plan of Condominium
24. Draft Plan of Condominium
25. Draft Plan of Condominium

Prepared by

Carol Birch, Planner, ext. 8485

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V008 (STANDARD)
DANIELS BAIF THORNHILL INC. (OWNER)
BEING PART OF BLOCK 1, 65M-2700 AND PART OF BLOCK 41 AND 42, 65M-
3392, CITY OF VAUGHAN (CITY)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V008, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar, Job No. 05-084, Drawing Name 05-084DC01 dated August 4, 2022.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions 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 of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, their Solicitor and Land Surveyor 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 taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgment for responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium is separately assessed.
8. Prior to final approval of the Plan the Owner shall register reciprocal and blanket easements on title between the Owners (Condominium Corporations) associated with Draft Plan of Condominium Files 19CDM-22V008 and 19CDM-22V009,

Phases 1 and 2 of the Subject Lands associated with DA.19.011. The reciprocal easements will ensure vehicular/pedestrian access, visitor parking, shared access, underground parking and municipal servicing (sewers, watermain etc.) between both Owners, and allow for access, maintenance, emergency egress in favour of the retail component. All easements shall be described on Schedule A of the Condominium Declaration. The Owner shall submit to the City satisfactory evidence that the appropriate easements have been included in the condominium declarations.

9. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for snow removal and clearing the Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c) The Condominium Corporation shall be responsible for private waste collection services.
 - d) The Owner and/or Condominium Corporation shall supply, install and maintain mail equipment to the satisfaction of Canada Post.
10. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any unit with the Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the offer of Purchase and Sale or Lease for such unit.
11. The Condominium Agreement, Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - i) "Purchases/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Changes' environmental noise guidelines NPC 300"
12. Prior to occupancy of any dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in

the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.

13. Prior to final approval of the plan, the Owner must contact Enbridge Gas Inc.'s Customer Connection department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Canada Post

14. In order to provide mail service to the 2 mix-use residential towers totaling 519 residential units with commercial unit(s) on the ground floor, Canada Post requests that the owner/developer comply with the following conditions:

- a) The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided; and,
- b) The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Utilities

15. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-ways for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

16. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 12 have been satisfied.
17. Enbridge Gas shall advise in writing that Condition 13 has been satisfied.
18. Canada Post shall advise in writing that Condition 14 has been satisfied.
19. Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. shall advise the Development Planning Department in writing that Condition 15 has been satisfied.
20. York Region shall advise in writing that the Conditions outlined in Attachment 1b) have been satisfied.



Corporate Services

December 13, 2022

Carol Birch, Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Carol Birch, MCIP, RPP:

**Re: Draft Plan of Condominium CDMP.22.V.0023 (19CDM-22V008)
Part of Block 1, 65M-2700 and Part of Blocks 41 & 42
7950 Bathurst Street
(Daniels Baif Thornhill Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of standard condominium prepared by Krcmar Surveyors Ltd., Job No. 05-084, dated August 4, 2022. The site is municipally known as 7950 Bathurst Street, located on the northwest corner of Bathurst Street and Beverly Glen Boulevard, in the City of Vaughan. The application proposes to facilitate the development of two residential apartment buildings with building heights of 15-storeys (Building A) and 25-storeys (Building B), totaling 519 residential units, and serviced with 3 levels of underground parking.

York Region has no objection to draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the Site Plan Approval issued for the subject property on April 29, 2022 under Regional File No. SP.18.V.0277, have been satisfied.
2. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property issued on April 29, 2022 under Regional File No. SP.18.V.0277.
3. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner

shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.

4. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require a responsibility to change from the Owner to the Condominium Corporation.
5. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration:

"Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

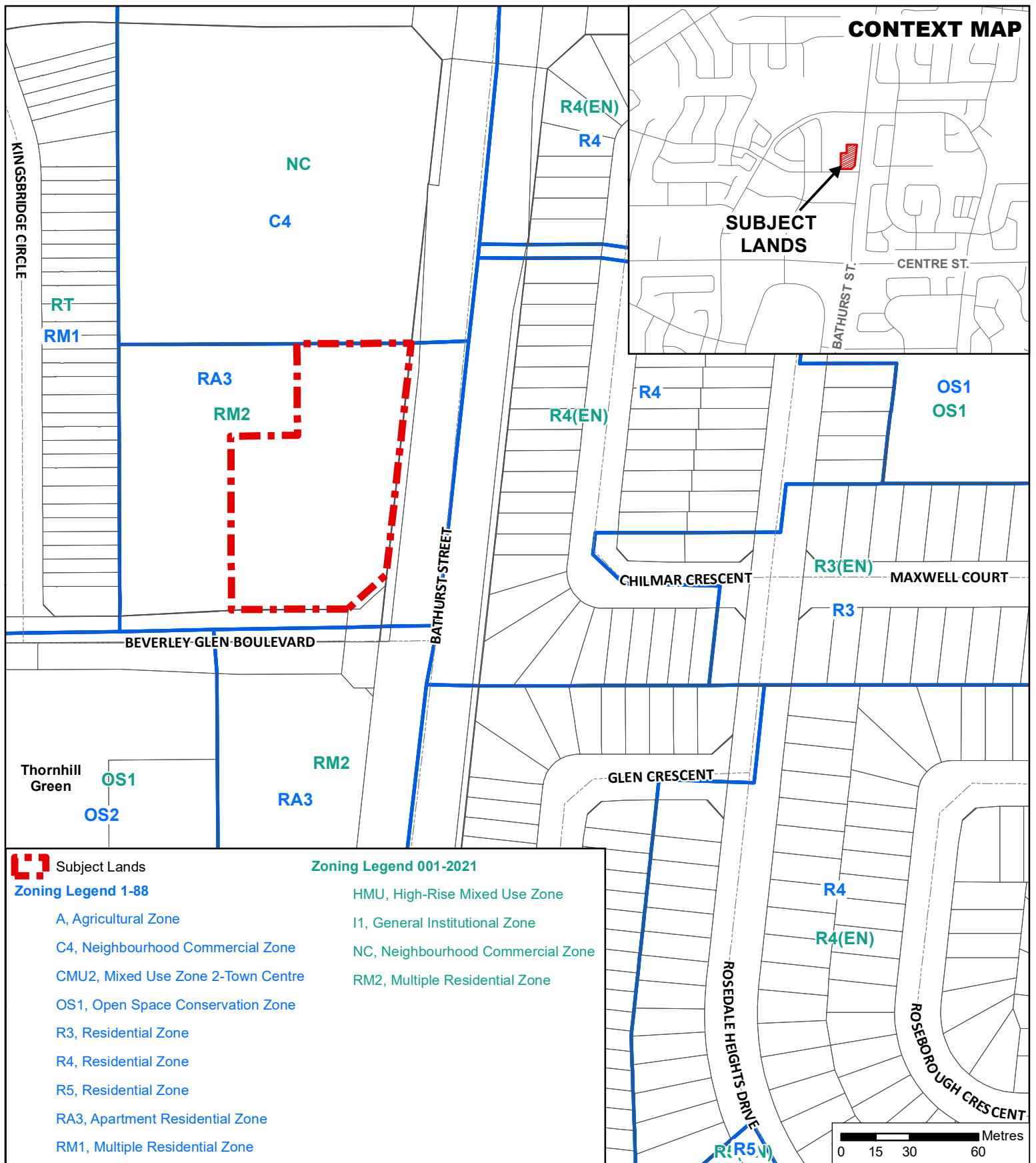
Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at Justin.Wong@york.ca.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/



Context and Location Map

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

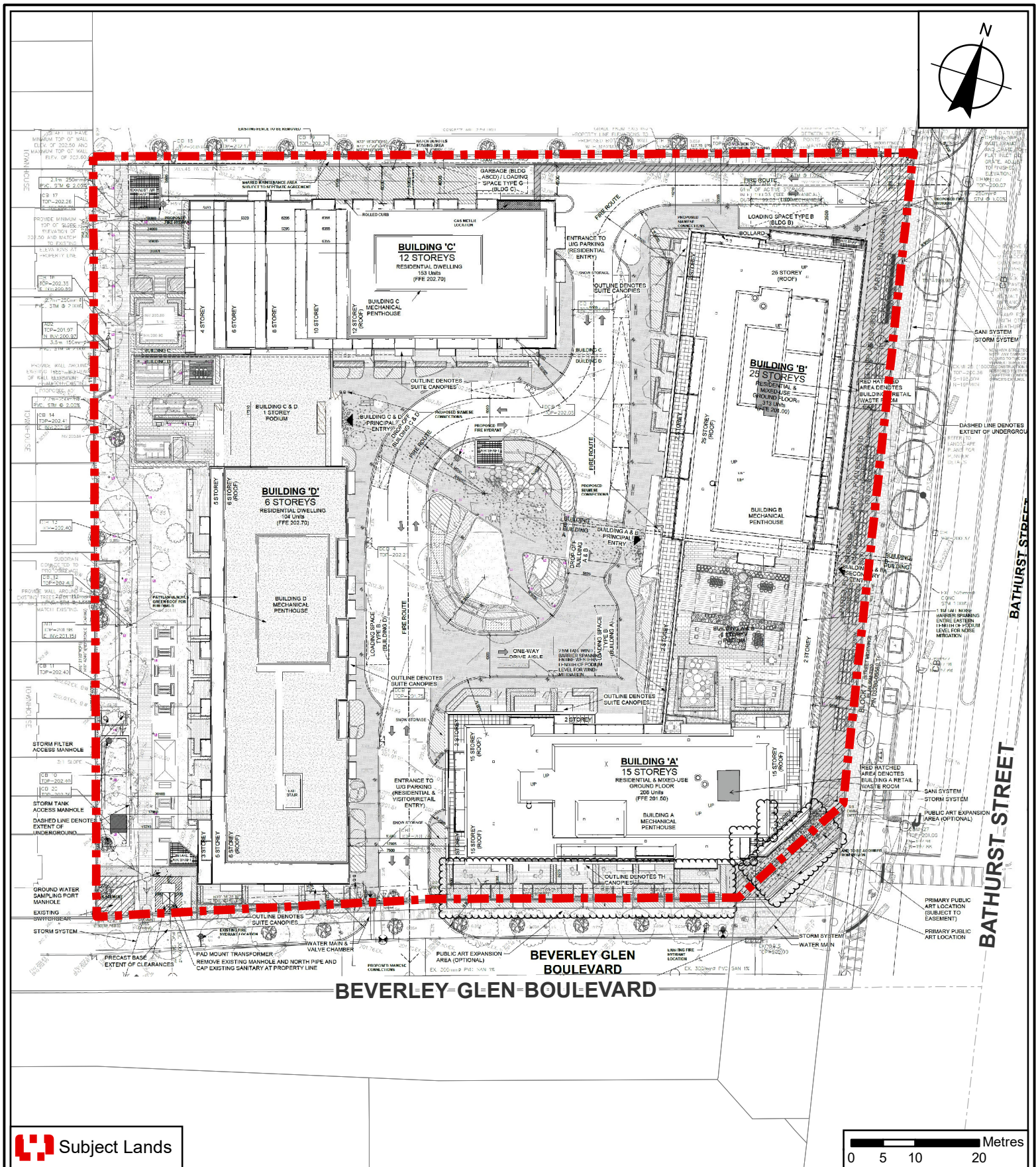
APPLICANT:
Daniels Baif Thornhill Inc.



Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

2



Subject Lands

Site Plan

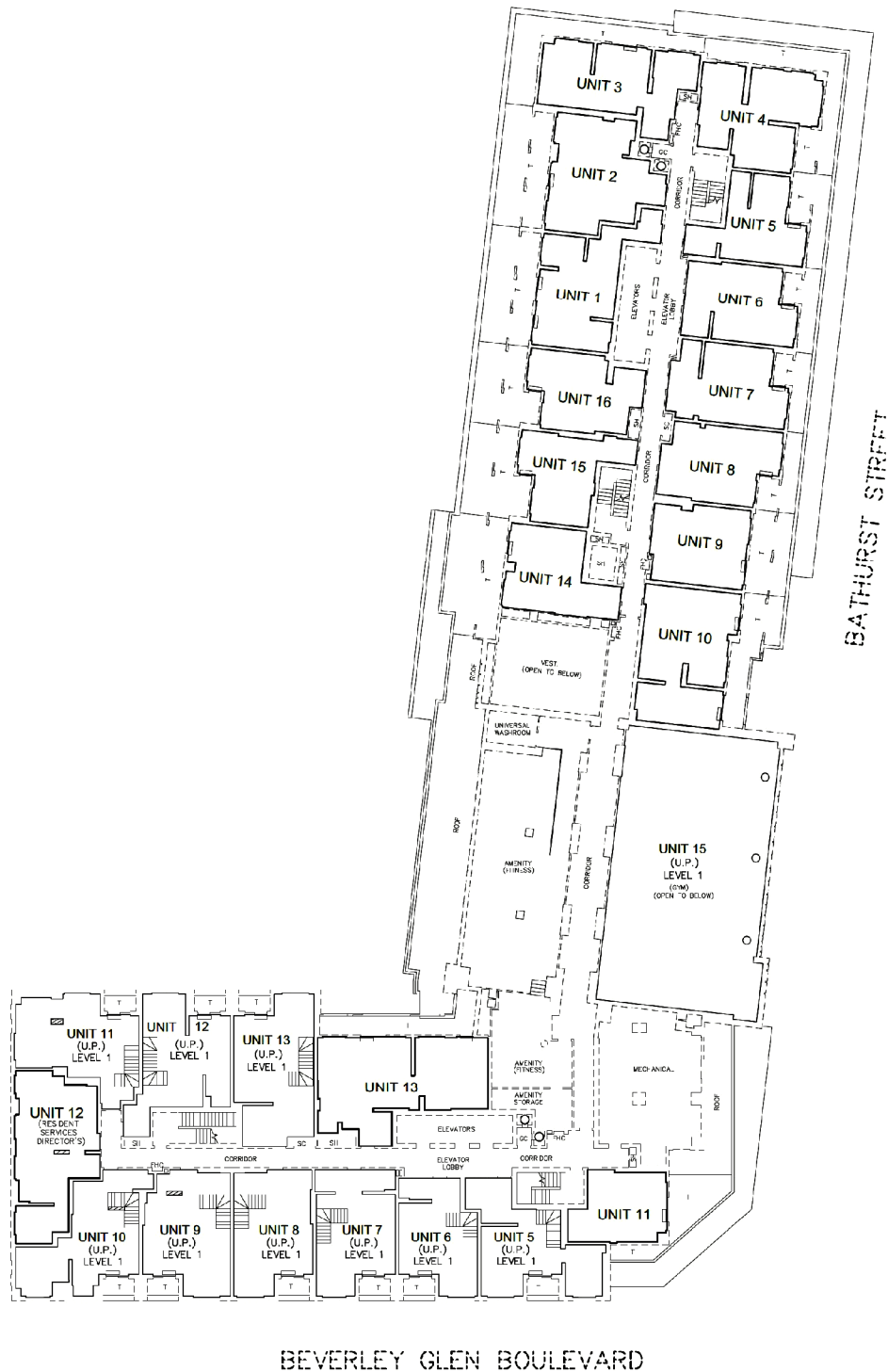
LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

APPLICANT:
Daniels Baif Thornhill Inc.



Attachment
FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

3



UNITS 1 to 11 INCLUSIVE AND 13 TO 16 INCLUSIVE (Residential)
 UNIT 12 (Resident Services Director's), LEVEL 2
 AND UPPER PORTION OF UNITS 5 TO 13 INCLUSIVE AND UNIT 15, LEVEL 1

Draft Plan of Condominium

LOCATION:
 Part of Lot 7, Concession 2
 7950 Bathurst Street

APPLICANT:
 Daniels Baif Thornhill Inc.



Attachment

FILE:
 19CDM-22V008
RELATED FILE:
 19CDM-22V009
DATE:
 April 04, 2023

5



BEVERLEY GLEN BOULEVARD

UNITS 1 to 33 INCLUSIVE (Residential)
UNITS 34 to 47 INCLUSIVE (Storage)
LEVEL 3

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

APPLICANT:
Daniels Baif Thornhill Inc.



Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009

DATE:
April 04, 2023

6



UNITS 1 to 17 INCLUSIVE AND 19 to 33 INCLUSIVE (Residential)
 UNITS 18 (Guest Suite)
 UNITS 34 to 47 INCLUSIVE (Storage)
 LEVEL 4

Draft Plan of Condominium

LOCATION:
 Part of Lot 7, Concession 2
 7950 Bathurst Street

APPLICANT:
 Daniels Baif Thornhill Inc.



Attachment

FILE:
 19CDM-22V008
RELATED FILE:
 19CDM-22V009
DATE:
 April 04, 2023

7



UNITS 1 to 33 INCLUSIVE (Residential)
 UNITS 34 to 47 INCLUSIVE (Storage)
 LEVEL 5

Draft Plan of Condominium

LOCATION:
 Part of Lot 7, Concession 2
 7950 Bathurst Street

APPLICANT:
 Daniels Baif Thornhill Inc.



Attachment

FILE:
 19CDM-22V008

RELATED FILE:
 19CDM-22V009

DATE:
 April 04, 2023

8



UNITS 1 to 33 INCLUSIVE (Residential)
 UNITS 34 to 47 INCLUSIVE (Storage)
 LEVEL 6

Draft Plan of Condominium

LOCATION:
 Part of Lot 7, Concession 2
 7950 Bathurst Street

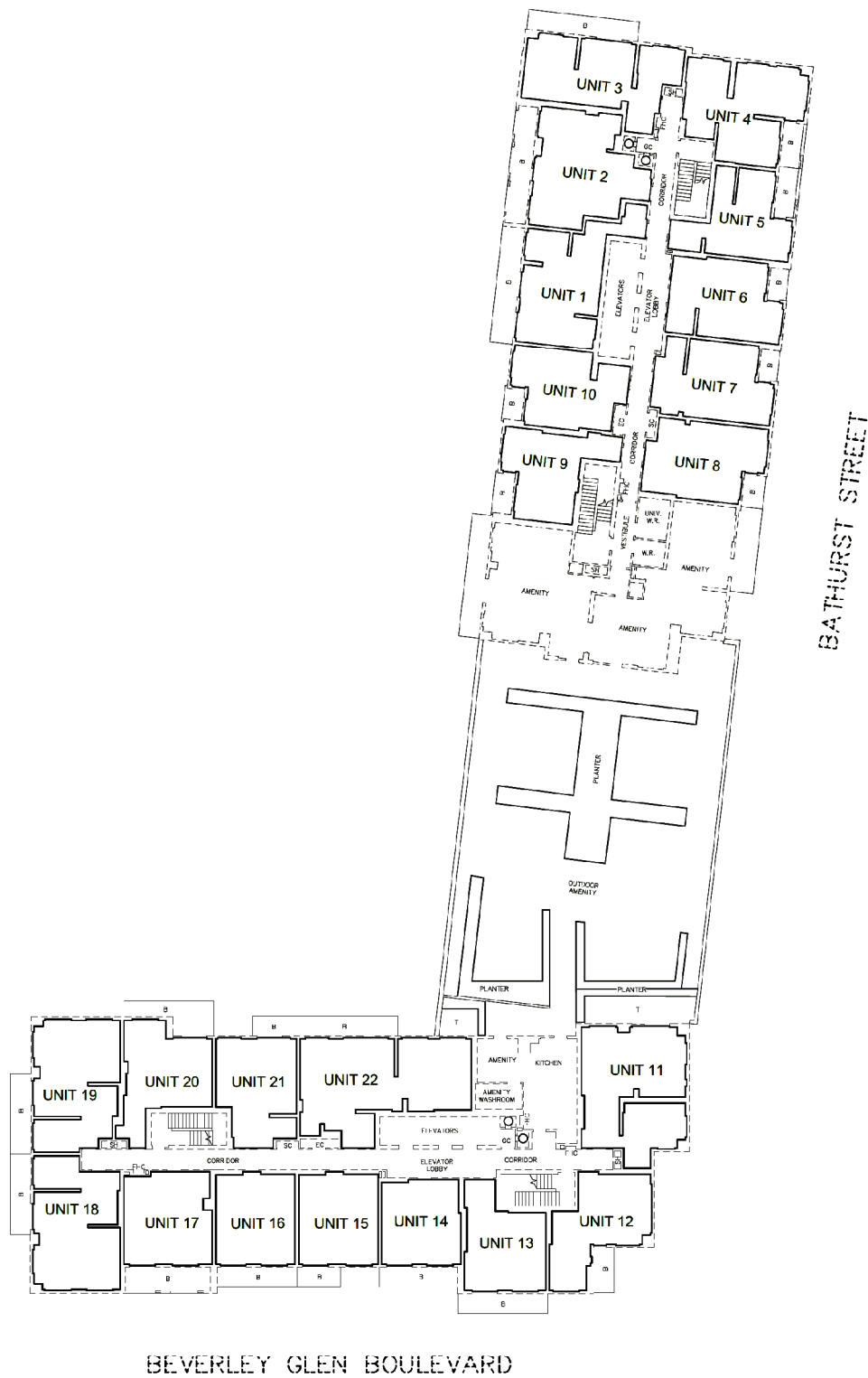
APPLICANT:
 Daniels Baif Thornhill Inc.



Attachment

FILE:
 19CDM-22V008
RELATED FILE:
 19CDM-22V009
DATE:
 April 04, 2023

9



UNITS 1 to 22 INCLUSIVE (Residential)
LEVEL 7

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

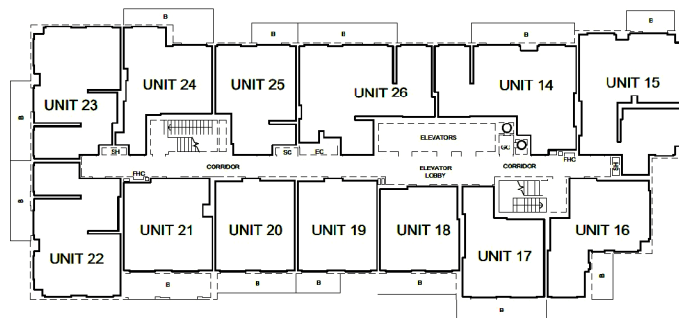
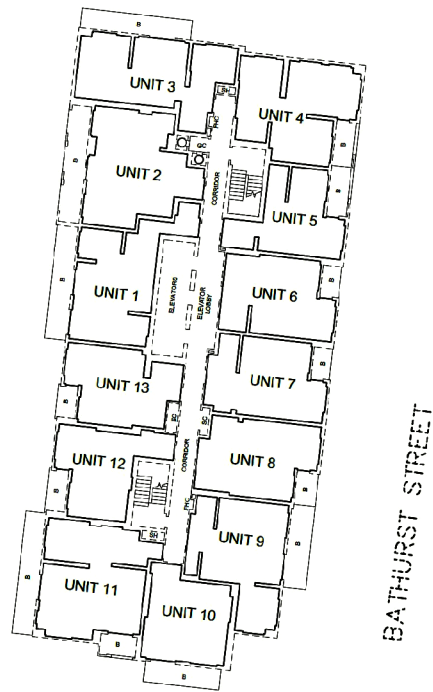
APPLICANT:
Daniels Baif Thornhill Inc.



Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

10



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 8

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

APPLICANT:
Daniels Baif Thornhill Inc.



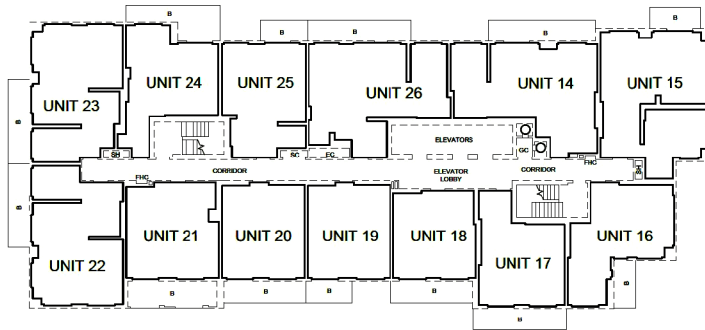
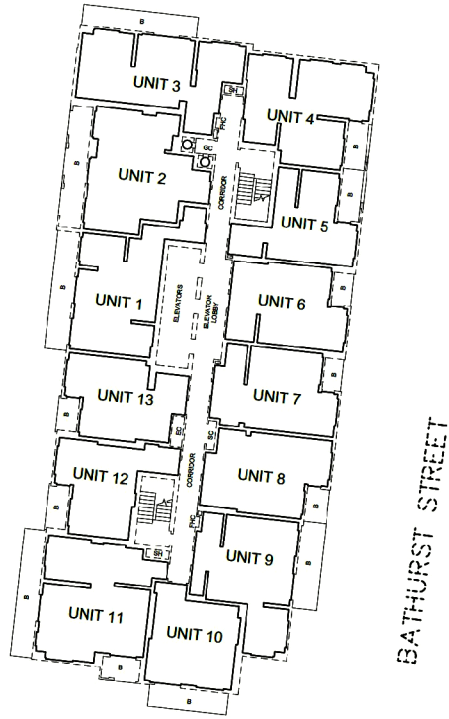
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FILE:
19CDM-22V008

RELATED FILE:
19CDM-22V009

DATE:
April 04, 2023

11



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 9

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

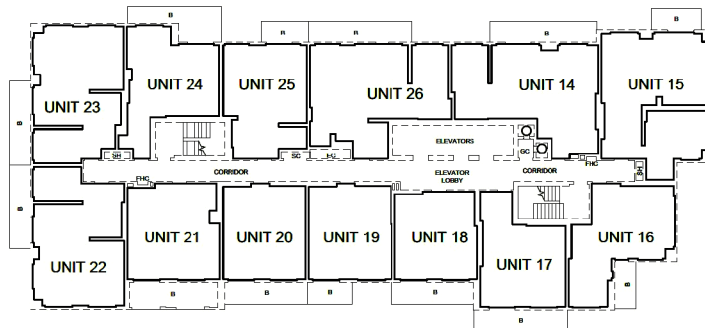
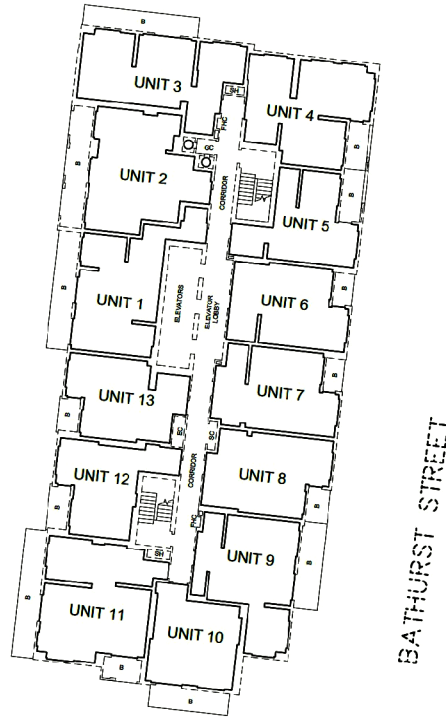
APPLICANT:
Daniels Baif Thornhill Inc.



Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

12



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 10

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

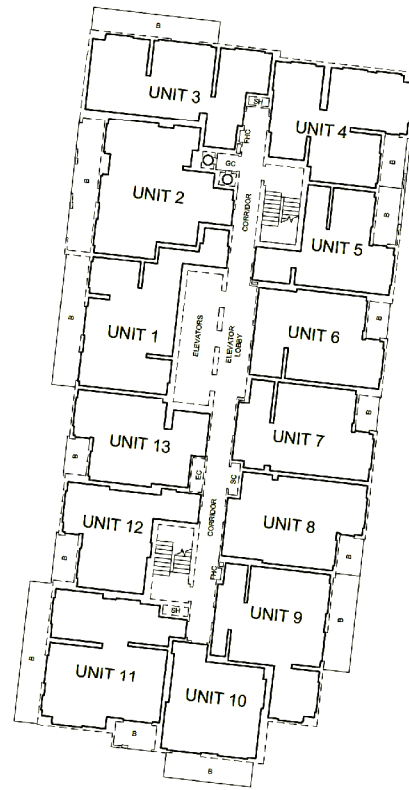
APPLICANT:
Daniels Baif Thornhill Inc.



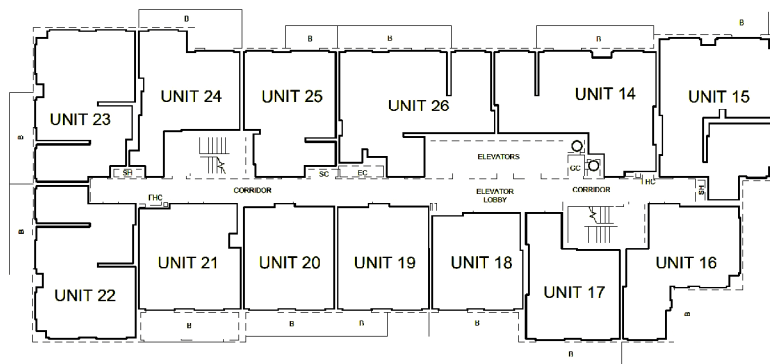
Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

13



BATHURST STREET



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 11

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

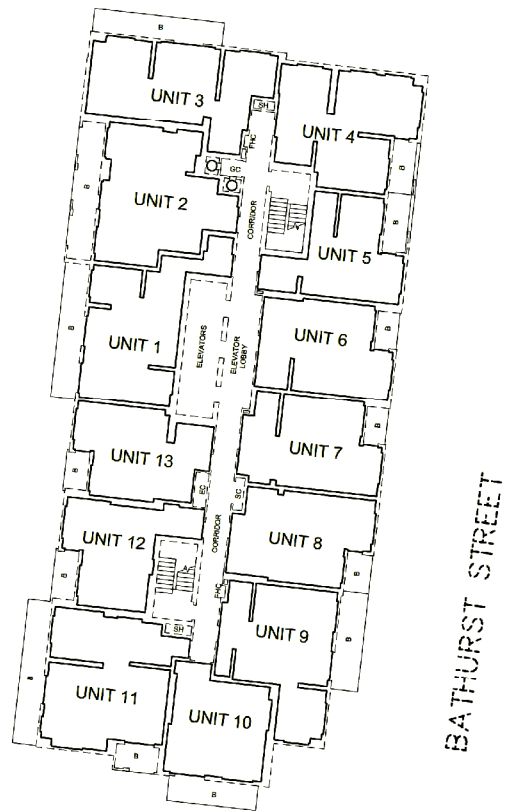
APPLICANT:
Daniels Baif Thornhill Inc.



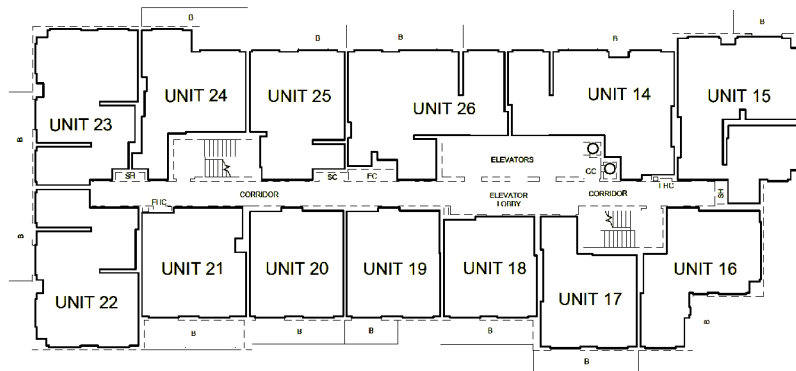
Attachment

FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

14



BATHURST STREET



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 12

Draft Plan of Condominium

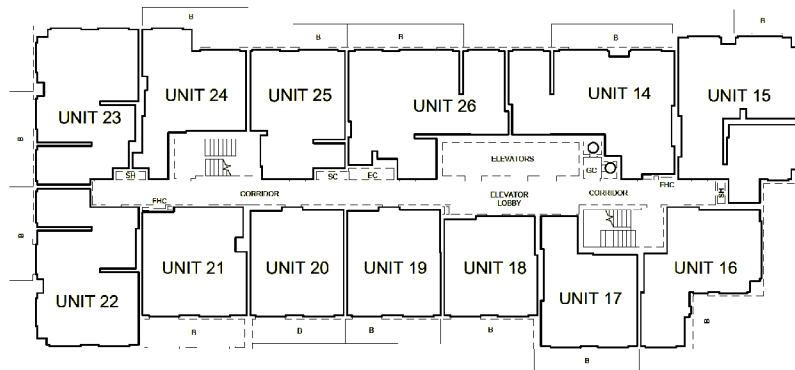
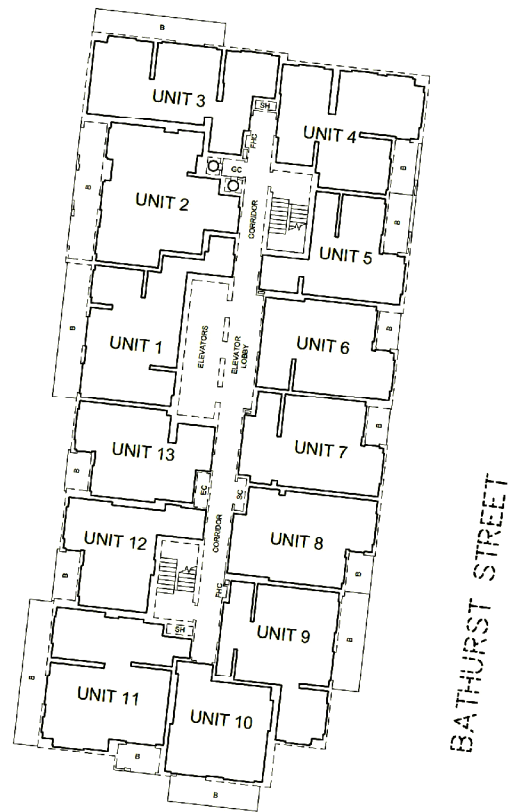
LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

APPLICANT:
Daniels Baif Thornhill Inc.



Attachment
FILE:
19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

15



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 13

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

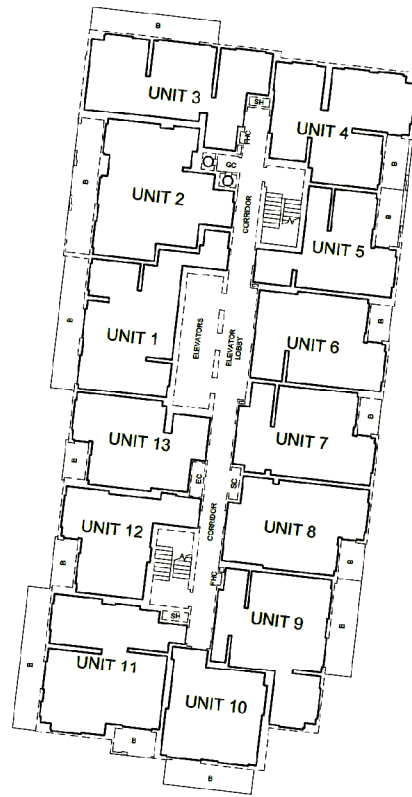
APPLICANT:
Daniels Baif Thornhill Inc.



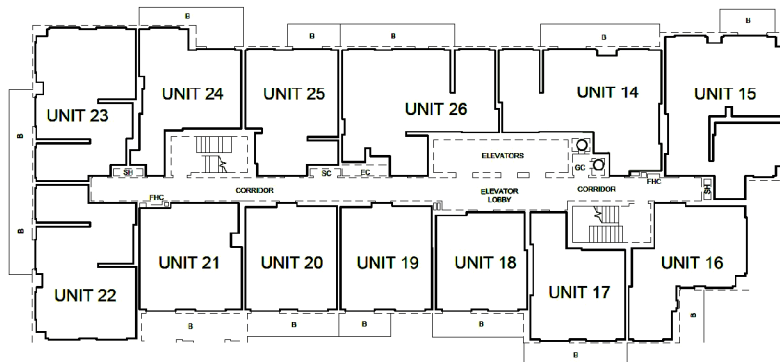
Attachment

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19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

16



BATHURST STREET



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 14

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

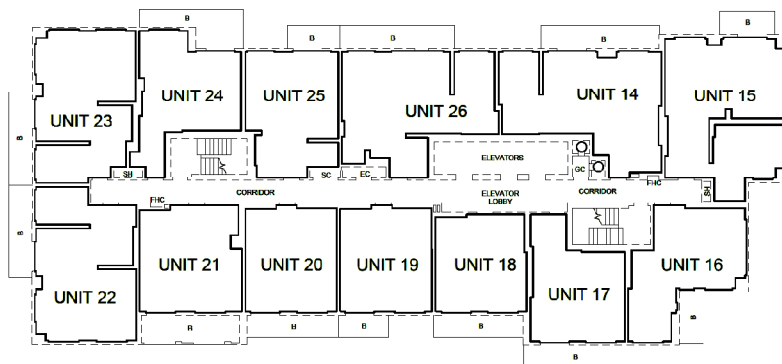
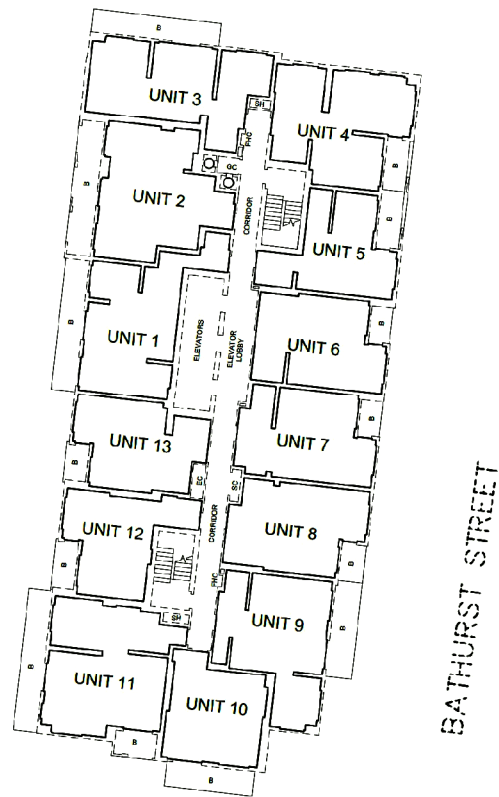
APPLICANT:
Daniels Baif Thornhill Inc.



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19CDM-22V009
DATE:
April 04, 2023

17



BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 15

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

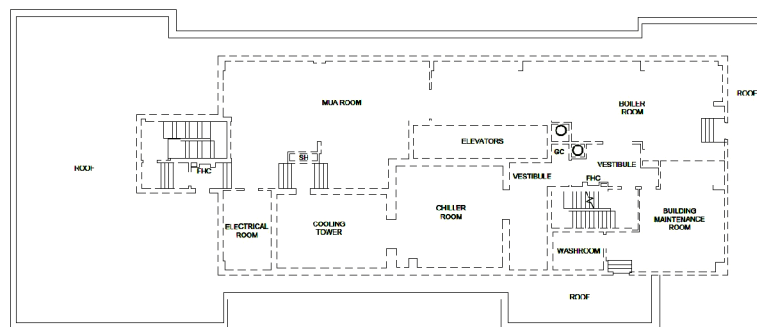
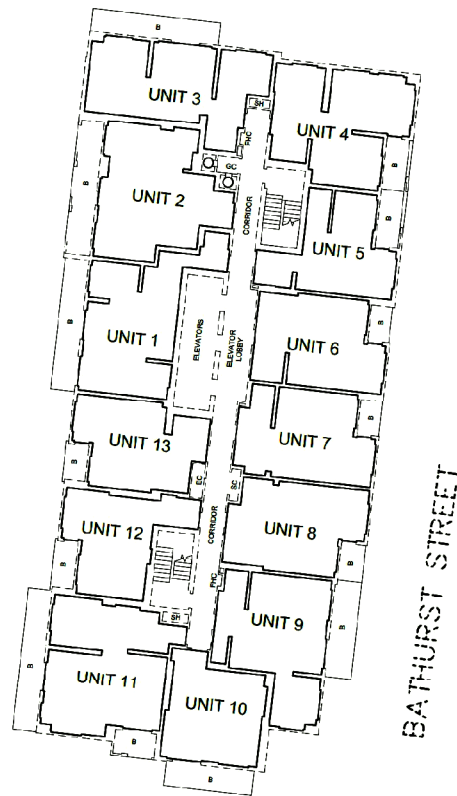
APPLICANT:
Daniels Baif Thornhill Inc.



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19CDM-22V009
DATE:
April 04, 2023

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BEVERLEY GLEN BOULEVARD

UNITS 1 to 26 INCLUSIVE (Residential)
LEVEL 16

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

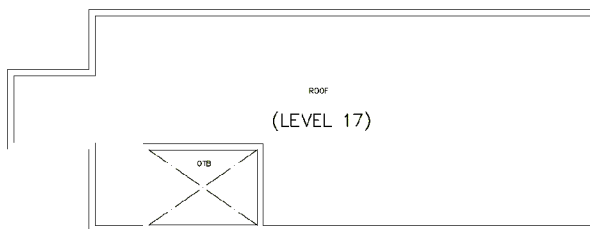
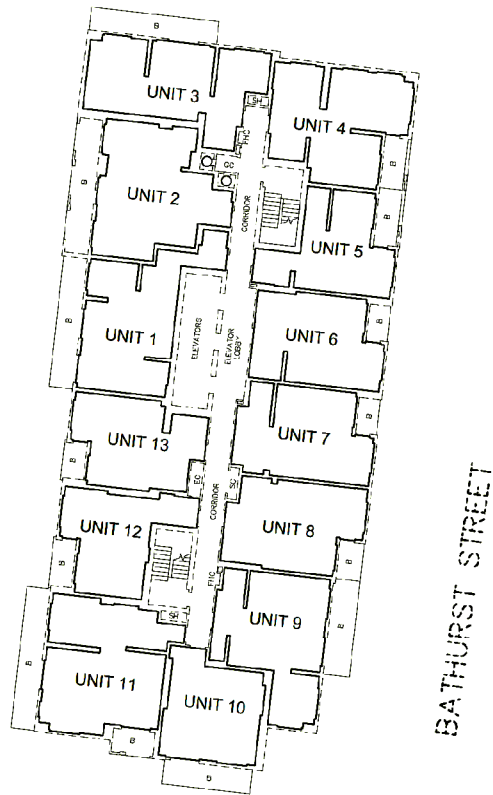
APPLICANT:
Daniels Baif Thornhill Inc.



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19CDM-22V009
DATE:
April 04, 2023

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BEVERLEY GLEN BOULEVARD

UNITS 1 to 13 INCLUSIVE (Residential)
LEVEL 17 TO 24 INCLUSIVE

Draft Plan of Condominium

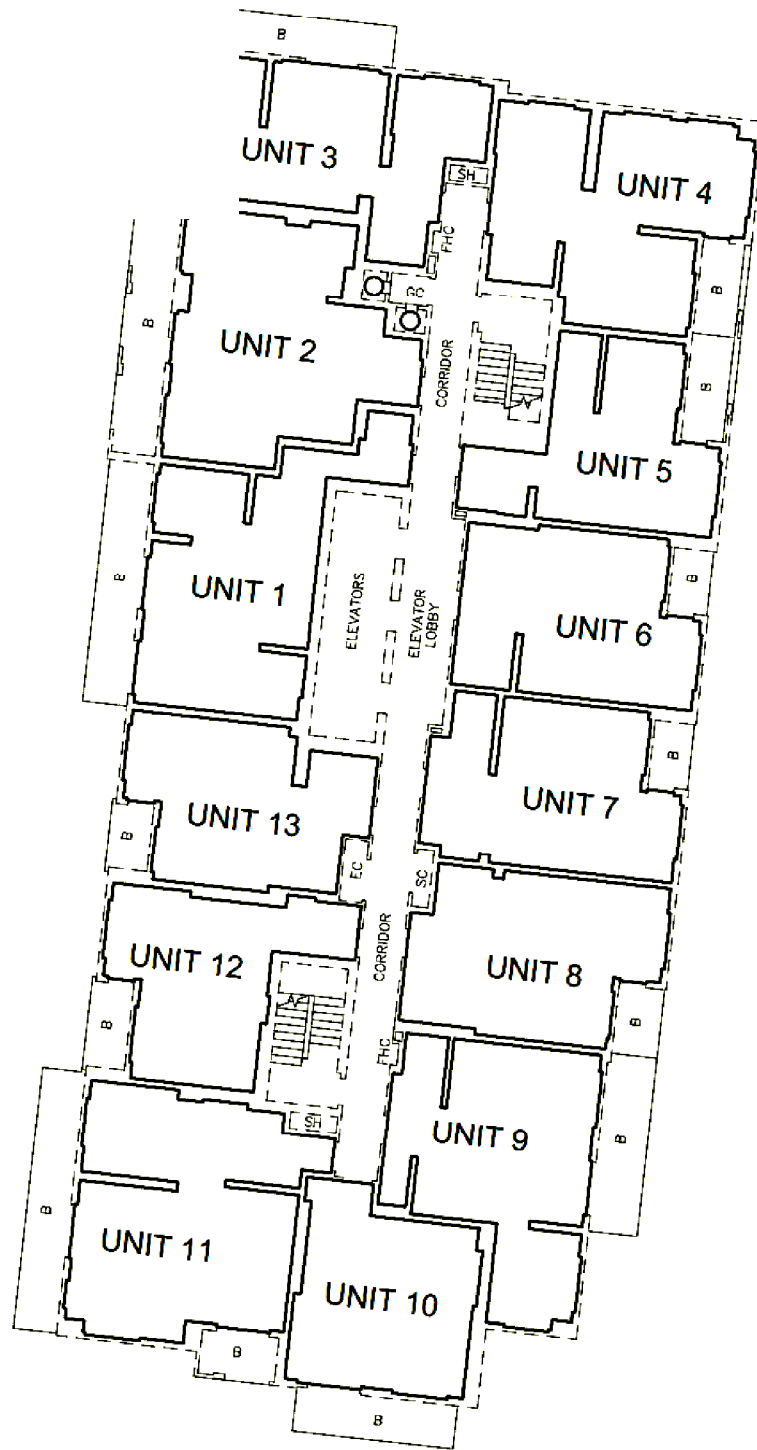
LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

APPLICANT:
Daniels Baif Thornhill Inc.



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RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

20



UNITS 1 to 13 INCLUSIVE (Residential)
LEVEL 25

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

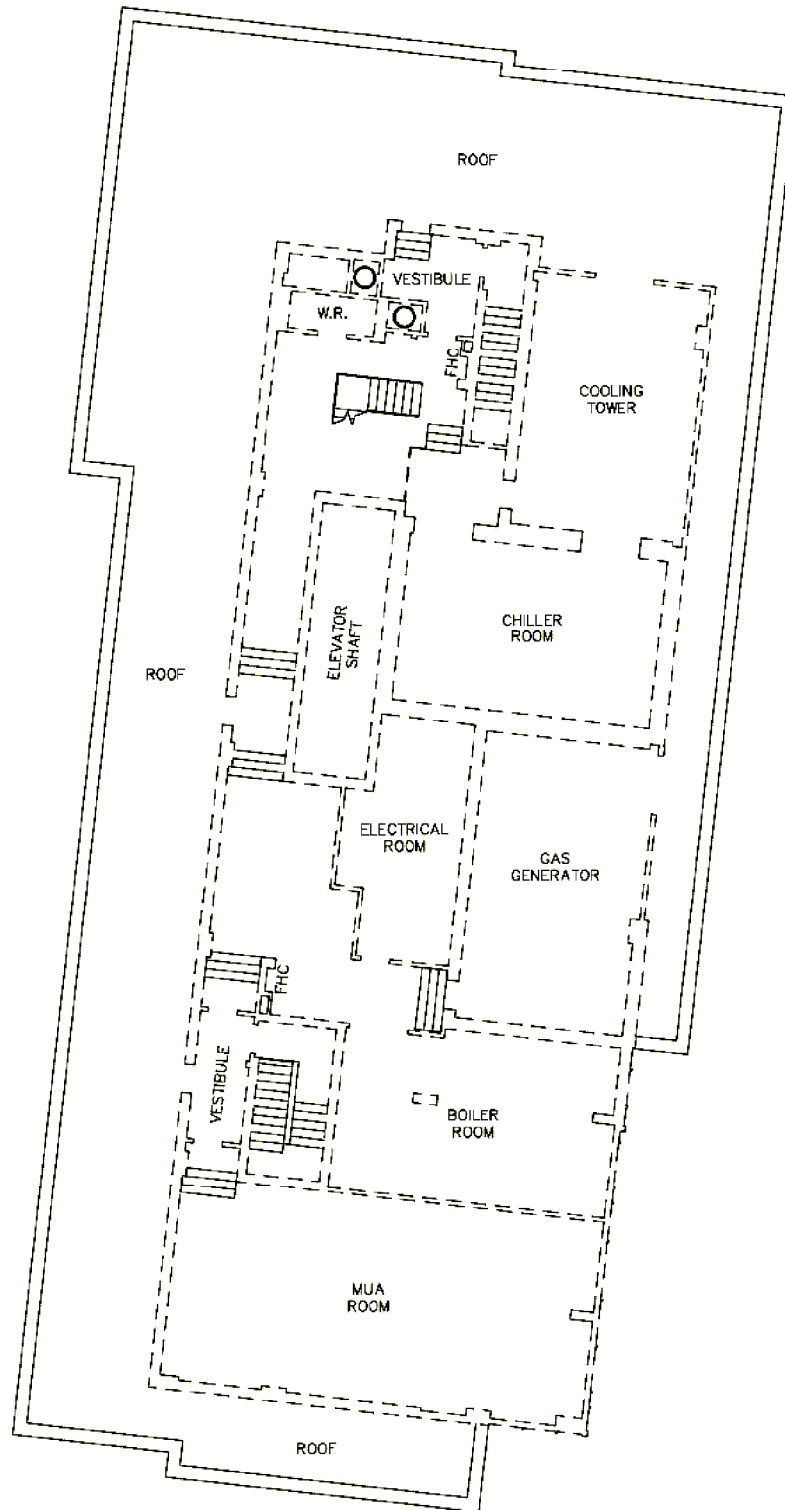
APPLICANT:
Daniels Baif Thornhill Inc.



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19CDM-22V008
RELATED FILE:
19CDM-22V009
DATE:
April 04, 2023

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BATHURST STREET

NO UNITS(Residential)
LEVEL 26

Draft Plan of Condominium

LOCATION:
Part of Lot 7, Concession 2
7950 Bathurst Street

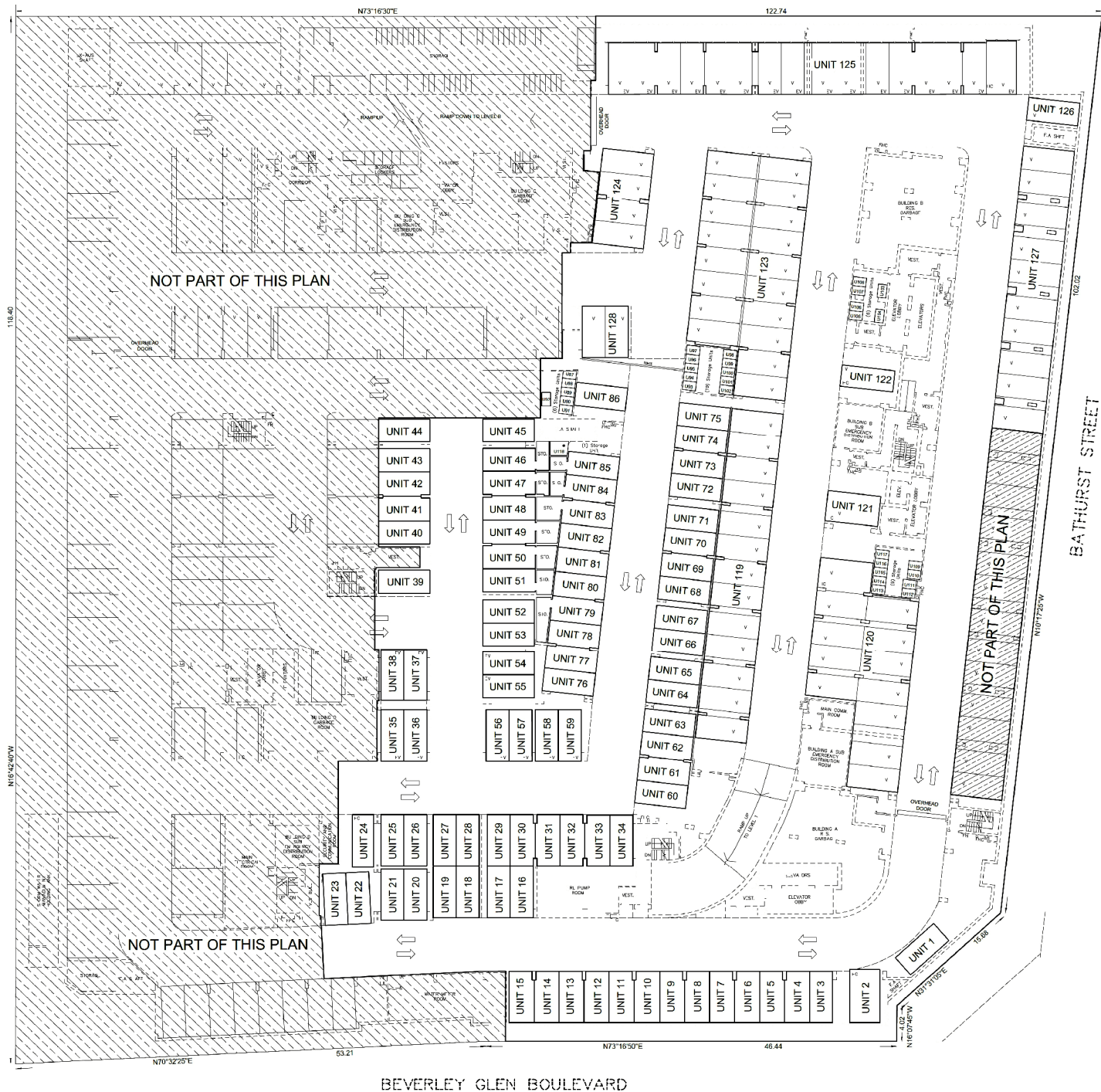
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UNITS 1 to 86 INCLUSIVE (Residential Parking - Including 2 Accessible, 10 EV and 9 Combined Parking/Storage)
 UNITS 87 TO 118 INCLUSIVE (Storage) (Full Height)
 UNITS 119 TO 128 INCLUSIVE (78 Visitor Parking Spaces - Including 4 Accessible and 16 EV Parking Spaces)
 LEVEL A

Draft Plan of Condominium

LOCATION:
 Part of Lot 7, Concession 2
 7950 Bathurst Street

APPLICANT:
 Daniels Baif Thornhill Inc.



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23

