



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](mailto:Justin.Wong@york.ca).

Yours truly,



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

JW/