

Committee of the Whole (1) Report

DATE: Tuesday, June 4, 2024

WARD: 4

TITLE: 225 BRADWICK DRIVE INC. – DRAFT PLAN OF CONDOMINIUM
(STANDARD) FILE 19CDM-23V005: 225 BRADWICK DRIVE,
VICINITY OF HIGHWAY 7 AND DUFFERIN STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on Draft Plan of Condominium (Standard) File 19CDM-23V005 for the subject lands shown on Attachment 1 to establish a condominium tenure for an existing employment building containing 22 units, shown on Attachment 2, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 3.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish a condominium tenure for an existing employment building containing 22 units.
- No building addition or intensification of land use is contemplated as part of this application.
- The Development Planning Department supports the approval of the Draft Plan of Condominium File 19CDM-23V005, subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-23V005 (225 Bradwick Drive Inc.) BE DRAFT APPROVED, to establish the condominium tenure for an existing multi-unit employment building at 225 Bradwick Drive, subject to the Conditions of Draft Approval in Attachment 3; and

2. THAT Council's approval of Draft Plan of Condominium (Common Elements) File 19CDM-23V005, subject to the conditions set out in Attachment 3, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 225 Bradwick Drive (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Subject Lands were developed circa 1970 with an employment building

The Subject Lands contain one existing single-storey employment building containing 22 units with 61 surface parking spaces (the 'Existing Development'). The Existing Development was constructed circa 1970, and units are currently leased to tenants.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed condominium tenure

225 Bradwick Drive Inc. (the 'Owner') has submitted an Application for Draft Plan of Condominium (Standard) File 19CDM-23V005 (the 'Application') for the Subject Lands to permit the proposed condominium tenure for the Existing Development, as shown on Attachment 2. No building addition or intensification of land uses is contemplated as part of the Application.

Previous Reports/Authority

N/A

Analysis and Options

The Application is consistent with the Provincial Policy Statement ('PPS') and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') 2019, the York Region Official Plan ('YROP') 2022 and the Vaughan Official Plan ('VOP') 2010.

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the PPS. Council's planning decisions are also required by the *Planning Act* to conform, or not conflict with the Growth Plan.

Section 1.3 of the PPS, Section 2.2.5 of the Growth Plan, and Section 4.3 of the YROP 2022 provide for employment uses on the Subject Lands. The Application establishes condominium tenure for the existing employment uses on the Subject Lands.

The Subject Lands are within an Urban Area, an Employment Area and the Delineated Built-Up Area of the Built Boundary of the YROP 2022 and are within an "Employment Area" on Schedule 1 – Urban Structure and designated as "General Employment" on Schedule 13: Land Use of the VOP 2010 which permit the existing employment uses. The Application conforms to the YROP and the VOP.

The Application proposes to establish a condominium tenure for the Existing Development, and no building additions, site alteration or intensification of land use is proposed or required to facilitate the Application. The Development Planning Department has no objection to the Application, subject to the conditions included in Attachment 3.

Financial Impact

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

Operational Impact

The Development Engineering Department has no objection to the Application

The Development Engineering Department has 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. Conditions to this effect are included in Attachment 3.

Other City Departments and external agencies have no objection to the Application

Building Standards, By-law and Compliance, Licensing and Permit Services Department, Policy Planning and Environmental Services, Financial Planning and Development Finance, Parks Infrastructure Planning and Development, Real Estate Department, Metrolinx, Canada Post, York Regional Police, Toronto and Region Conservation Authority, Urban Design, and Infrastructure Planning and Corporate Asset Management have no objections to the Application.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Application.

Conclusion

The Development Planning Department is satisfied that the Application is consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, and is appropriate for the Existing Development on the Subject Lands. Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 3.

For more information, please contact Laura Tafreshi, Planner, Development Planning at extension 8051.

Attachments

1. Context and Location Map.
2. Draft Plan of Condominium File 19CDM-23V005.
3. Conditions of Draft Approval File 19CDM-23V005.

Prepared by

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