

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2024**

Item 5, Report No. 22 of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2024.

**5. 225 BRADWICK DRIVE INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V005: 225 BRADWICK DRIVE, VICINITY OF HIGHWAY 7 AND DUFFERIN STREET**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2024:**

**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.

# Committee of the Whole (1) Report

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**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

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**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**

Laura Tafreshi, Planner, ext. 8051.

Casandra Krysko, Senior Planner, ext. 8003.

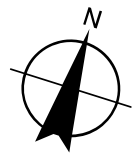
Mary Caputo, Senior Manager of Development Planning, ext. 8635.

Nancy Tuckett, Director of Development Planning, ext. 8529.

# CONTEXT MAP

LANGSTAFF RD.

EM1



CONNIE CRESCENT

EM2

Existing Employment Uses

SUBJECT LANDS

HWY 7.  
HWY 407.  
DUFFERIN ST.

EM2

EP

Open Space / Valley Lands

Existing Employment Uses

EM2

EP

BRADWICK DRIVE

Existing Employment Uses

EM2

EM1



Subject Lands

## Zoning Legend 001-2021

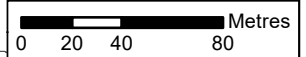
EM2, General Employment Zone

EM1, Prestige Employment Zone

EP, Environmental Protection Zone

EM1

EM1



AUDIA COURT

# Context and Location Map

## LOCATION:

Part of Lot 9, Concession 3  
225 Bradwick Drive

## APPLICANT:

225 Bradwick Inc.

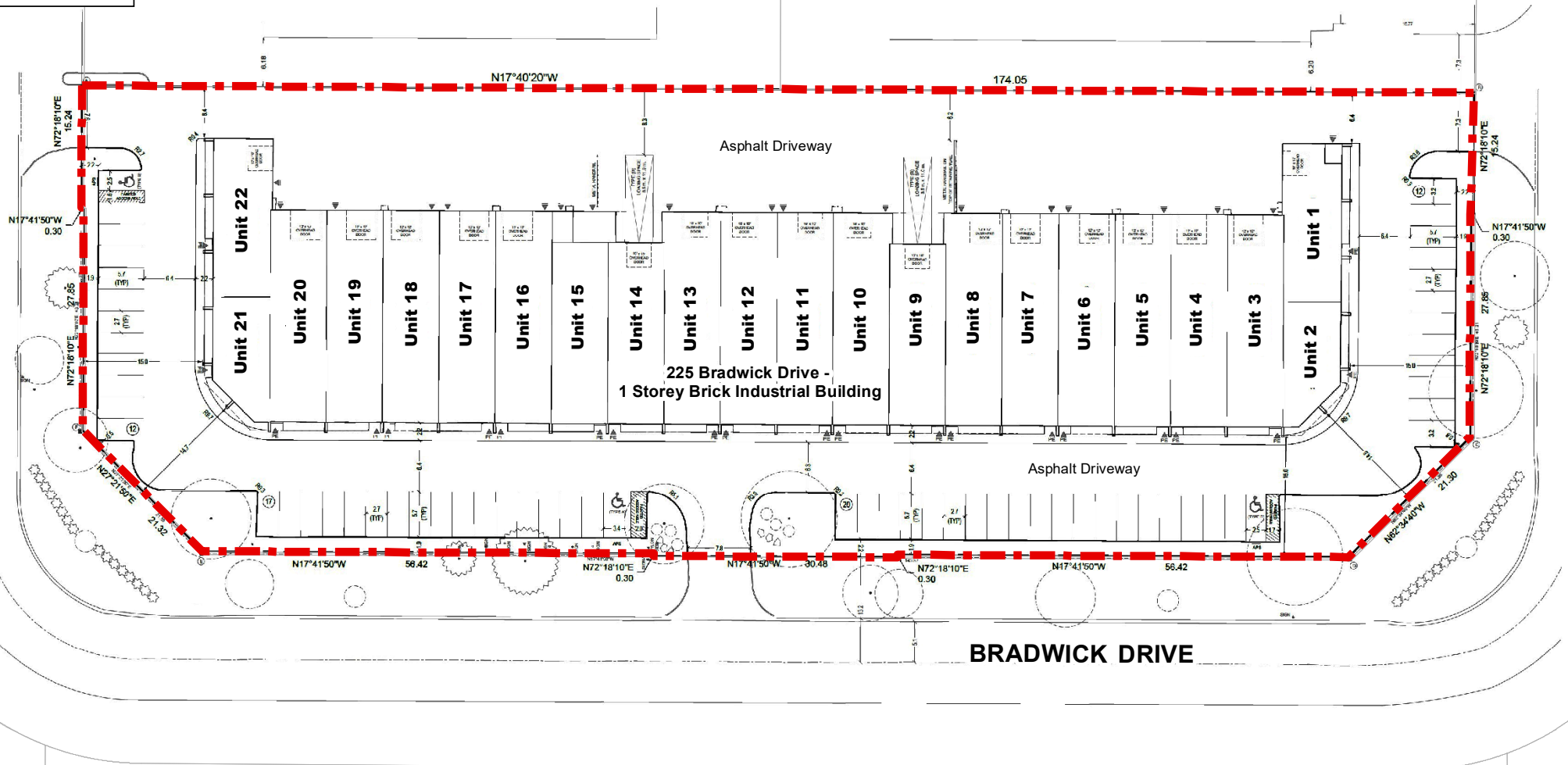
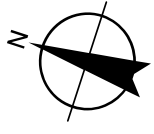



# Attachment

FILE:  
19CDM-23V005

DATE:  
June 4, 2024

1



 SUBJECT LANDS



**Draft Plan of Condominium:  
File 19CDM-23V005**

**LOCATION:** Part of Lot 20, Concession 6  
225 Bradwick Drive

**APPLICANT:** 225 Bradwick Inc.



**Attachment**

**FILE:**  
19CDM-23V005

**DATE:**  
June 4, 2024

**2**

**ATTACHMENT 3**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD)**  
**FILE 19CDM-23V005**  
**225 BRADWICK DRIVE INC. (THE 'OWNER')**  
**225 BRADWICK DRIVE, CITY OF VAUGHAN (THE 'LANDS')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V005 (THE 'PLAN'), ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared Mainline Planning Services Inc., Drawing Number CC1, dated August 23, 2023.
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, the Owner shall provide a copy of the proposed Condominium Declaration of the building, which shall disclose corresponding obligations of the Owner(s) in respect to cost-sharing and sharing of common accesses, utilities, services and/or other elements as well as corresponding rights of the Owner(s) to access/utilize the respective common accesses, utilities, services and/or other elements.
6. Prior to final approval, the Owner and 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 to the Vaughan Development Planning Department 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 by the Vaughan Financial Planning and



Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

8. 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.

#### Utilities

9. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights of way 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 Lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

#### Clearances

10. The Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
11. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 9 has been satisfied.