

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2025

Item 9, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 28, 2025, as follows:

By approving the recommendation contained in Communication C10, memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 24, 2025, as follows:

- 1. That Attachment #1a of the above noted technical report be replaced with Attachment 1 to this Communication.***

9. RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V013 225 COMMERCE STREET VICINITY OF HIGHWAY 7 AND COMMERCE STREET

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:

Recommendations

- 1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 13 to create a condominium tenure for the Development that is consistent with Site Development File DA.18.075, subject to Conditions of Draft Approval in Attachment 1; and**
- 2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.), subject to the Conditions of Draft Approval set out in Attachment 1, 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

DATE: Tuesday, January 21, 2025

WARD: 4

TITLE: RP B3N HOLDINGS INC. – DRAFT PLAN OF CONDOMINIUM
(STANDARD)
FILE 19CDM-24V013
225 COMMERCE STREET
VICINITY OF HIGHWAY 7 AND COMMERCE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V013 (the 'Application') to create the condominium tenure for a 59-storey residential tower (Tower A) consisting of 653 Residential Units, 211 Parking Space Units, six (6) Amenity Units and 9 Service Units, located in the Vaughan Metropolitan Centre, as shown on Attachment 2.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for a 59-storey residential tower.
- The Draft Plan of Condominium consists of the areas dedicated to residential units, amenity space, underground parking and locker units, and is consistent with the approved Site Development File DA.18.075.
- The Draft Plan of Condominium conforms to the Vaughan Official Plan 2010 and the Vaughan Metropolitan Centre Secondary Plan, and complies with Zoning By-law 1-88, as amended.
The VMC Program supports the proposed Draft Plan of Condominium (Standard) File 19CDM-24V013, subject to Conditions of Draft Approval in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.) BE DRAFT APPROVED, as shown on Attachments 4 to 13 to create a condominium tenure for the Development that is consistent with Site Development File DA.18.075, subject to Conditions of Draft Approval in Attachment 1; and
2. THAT Council's approval of the Draft Plan of Condominium (Standard) File 19CDM-24V013 (RP B3N Holdings Inc.), subject to the Conditions of Draft Approval set out in Attachment 1, 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 Commerce Street (the 'Subject Lands') is located south of Highway 7 and east of Commerce Street, and forms part of a larger mixed-use development known as Festival (the "Development Lands"). The Subject Lands and surrounding land uses are shown on Attachment 2.

Official Plan Amendment, Zoning By-law Amendment and Site Development Applications were approved for the greater Development Lands

On June 28, 2020, Vaughan Council approved Official Plan Amendment File OP.19.006, Zoning By-law Z.19.017 and Site Development File DA.18.075 to permit a mixed-use development consisting of four (4) residential apartment buildings in tower and podium configurations, 2,470 residential dwelling units and 6,000m² of commercial space, a central pedestrian mews and privately owned-publicly accessible open space ("POPS"). Vehicular access is achieved via one (1) right-in, right-out accesses located along Interchange Way (east property line), and two (2) full-move accesses along Celebration Avenue (south property line). The entire Development is currently under construction.

A Draft Plan of Condominium for Tower B on the Development Lands was submitted and approved by Council

On October 29, 2024, Council approved a Draft Plan of Condominium for Tower B which is adjacent to the subject application. The Draft Plan of Condominium for Tower B was to establish a standard condominium tenure for a 48-storey residential tower consisting of 672 residential units, 130 parking space units and 23 service units.

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

The proposed Draft Plan of Condominium File 19CDM-24V013 will create standard condominium tenure for Tower A, which is a 59-storey residential tower, as shown on Attachments 4 to 9. The Application includes the unitization of residential units, parking spaces, electrical/transformer rooms and amenity areas as outlined below:

- 653 Residential Units

- 211 Parking Space Units
- 6 Amenity Units
- 9 Service Units

Parking and bicycle spaces for the entire development will be provided on a site-wide basis, rather than an individual condominium corporation basis. These spaces will remain commonly accessible to all residents and visitors for the purposes of shared parking for the entirety of the Development and can be accessed various ramps and stairwells located throughout the Subject Lands (as shown on Attachments 11 to 13).

Previous Reports/Authority

Previous reports related to the Application and or Subject Lands can be found at the following links:

[June 9, 2020, Committee of the Whole \(1\) \(Item 1, Report No. 22\)](#)

[November 5, 2019, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 35\)](#)

[October 8, 2024, Committee of the Whole \(1\) \(Item 7, Report No. 32\)](#)

Analysis and Options

The Application conforms to the Provincial Planning Statement 2024 ('PPS 2024')

The PPS 2024 is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. Decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

The Application establishes tenure for 653 new residential units which increases housing availability for current and future residents in the VMC. This application implements the tenure for this portion of the phased Festival Community, which delivers a compact urban form through the intensification of underutilized lands in the City's established VMC where full municipal services exist. The Development is proximal to higher-order transit and supports active and sustainable transportation modes through providing future tenants with a range of transportation options. The Development implements an approved density for new housing which efficiently uses the land, resources, infrastructure and public service facilities, and support the use of active transportation. Staff are satisfied that the Application is consistent with the PPS 2024.

The Application conforms to the York Region Official Plan, 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Subject Lands are located within the “Urban Area” and designated as “Regional Centre” on YROP 2022 Map 1A – Land Use Designations. Regional Centres are intended to contain the highest concentration and the greatest mix of uses in the Region. The Subject Lands are also located within a “Protected Major Transit Station Area” (PMTSA) on YROP 2022 Map 1B – Urban Systems Overlay. PMTSA’s are intended to further support and implement the Regional intensification hierarchy consistent with determined minimum density targets.

The Application establishes the tenure for the Development that provides for a range of unit sizes and implements the planned development which utilizes land efficiently and optimizes infrastructure with a compact and transit-supportive built form. The Application conforms to the YROP 2022.

The Application conforms to Vaughan Official Plan 2010 (‘VOP 2010’), specifically the Vaughan Metropolitan Centre Secondary Plan (‘VMCSP’)

The VMCSP designates the Subject Lands as “Station Precinct”, which permits mid and high-rise built form and a broad mix of uses including a concentration of office, retail and residential uses around the subway station. This application establishes the tenure for the residential portion of Tower A within the overall Festival development, which is permitted by the VOP 2010 and the VMCSP. As such, the Application conforms to VOP 2010 and the VMCSP.

The Application complies with Zoning By-law 1-88 and is consistent with the approved site plan. The Application is subject to By-law 1-88 under the Transition Provisions “1.6.3.3 Other Approvals” of the new Comprehensive Zoning By-law (the ‘CZBL’)

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan CZBL. The new Vaughan CZBL includes a transition provision in Section 1.6.2.6 of Zoning By-law 001-2021 which indicates that Council decisions on development applications that were made prior to the passing of Zoning By-law 001-2021 are to be recognized. Therefore, since Zoning By-law Amendment for the subject lands was approved prior to this time, the Application has been recognized and evaluated in accordance with Zoning By-law 1-88. The Subject Lands are zoned C9, Corporate Centre Zone under By-law 1-88, subject to site-specific Exception 9(1500) as amended.

The Development is permitted within the existing zone, is consistent with the approved site plan as shown on Attachment 3, and complies with the requirements of Zoning By-law 1-88, as amended. As a Condition of Approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

Staff have no objection to the Application, subject to the Conditions identified in Attachment 1.

Financial Impact

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

Operational Impact

The Development Engineering Department (VMC Program) has no objection to the Application.

The Development Engineering Division of the VMC Program, Policy Planning and Special Programs Department has reviewed the Application and has no objection, subject to conditions identified in Attachment 1.

Financial Planning and Development Finance have no objection to the Application.

The Financial Planning and Development Finance Department has no objection to the Application, subject to the conditions of approval identified in Attachment 1.

The proposed garbage/recycling collection may be eligible for municipal waste collection services or shall be the responsibility of the Condominium Corporation.

Upon a successfully completed application, site inspection and executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment 1.

The following commenting agencies have advised they have no objections to the approval of the Application.

York Region, Bell Canada, Canada Post, and Alectra Utilities Corporation have no objections to the Applications, subject to the conditions identified in Attachment 1. Rogers Communications and Enbridge Gas Inc. have no objections to the Applications. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Applications, subject to their Conditions of Draft Approval identified in Attachment 1.

Conclusion

The VMC Program of the Policy Planning and Special Programs Department is satisfied the Application is consistent with the PPS 2024, YROP 2022, VOP 2010 and the VMCSP, and facilitates the envisioned tenure for the development of the Subject Lands in accordance with the approved Site Plan. Accordingly, the VMC Program can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 1.

For more information, please contact Nicholas Trajkovski, Planner, at extension 8530.

Attachments

1. Conditions of Draft Approval.
2. Context and Location Map.
3. Approved Site Plan (File DA.18.075).
4. Draft Plan of Condominium, Entire Site.
5. Draft Plan of Condominium, Ground Floor.
6. Draft Plan of Condominium, Residential Levels 2-4.
7. Draft Plan of Condominium, Residential Levels 5-14.
8. Draft Plan of Condominium, Residential Levels 15-29.
9. Draft Plan of Condominium, Residential Levels 30-45.
10. Draft Plan of Condominium, Residential Levels 46-58.
11. Draft Plan of Condominium, P1 Mezzanine Plan
12. Draft Plan of Condominium, P1 Service Units
13. Draft Plan of Condominium, P2 Parking and Locker Units

Prepared by

Nicholas Trajkovski, Planner - VMC, extension 8530.

Matthew Peverini, Senior Planner - VMC, extension 3636.

Gaston Soucy, Senior Manager, Planning and Urban Design - VMC, extension 8266.

Christina Bruce, Director, Policy Planning and Special Programs, extension 8231.

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V013 (THE 'PLAN')
RP B3N HOLDINGS INC. (THE 'OWNER')
225 COMMERCE STREET (TOWER A)
PART OF LOT 5, CONCESSION 5 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-24V013 ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated November 1, 2024.
3. The Conditions of Approval of Bell Canada as set out on Attachment No. 1c) and dated October 16, 2024.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated October 21, 2024,
5. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1e) and dated October 9, 2024.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 1a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise in writing that the Conditions on Attachment No. 1b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. Bell Canada shall advise in writing that the Conditions on Attachment No. 1c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Canada Post shall advise in writing that the Conditions on Attachment No. 1d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Alectra Utilities shall advise in writing that the Conditions on Attachment No. 1e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CITY OF VAUGHAN CONDITIONS:

Policy Planning and Special Programs Department (VMC Program):

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by R-Avis Surveying Inc., Drawing Nos. 3331-ODP1, 3331-ODP2, 3331-ODP3, 3331-ODP4, 3331-ODP5, 3331-ODP7, 3331-ODP8 and 3331-ODP9-TOWER A-0, and relating to City File No. 19CDM-24V013.
2. If the Plan is not registered within 3 years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V013 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date
3. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Policy Planning and Special Programs Department (VMC Program).
4. The Owner shall enter into a Condominium Agreement with the City 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, and that may be outstanding from related Site Development File DA.18.075.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to registration of the Plan, 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. The following provisions shall be included in the Condominium Agreement:
 - a) The Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
 - c) Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the

Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

- d) The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner is advised that upon a successfully completed application, site inspection and executed agreement as determined by the Environmental Services Department, Solid Waste Management Division, the future condominium corporation may be eligible for municipal waste collection services. Should the future condominium corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future condominium corporation.
8. Prior to final approval and registration of the Plan, the Owner shall provide a certificate from a noise consultant confirming that the noise attenuation measures identified in the approved noise and vibrations study prepared by HGC Engineering on October 21, 2019 (the "Approved Noise and Vibrations Study") have been included in the building plans. The Owner's noise consultant shall certify that the noise attenuation measures identified in the Approved Noise and Vibrations Study have been incorporated into the building, to the satisfaction of Vaughan's VMC Program and Development Engineering Department.
9. The Owner and/or Condominium Corporation shall include the following warning clauses in the Condominium Declaration and all Agreements of Purchase and Sale and confirm same to the City. Where such clauses have not been included in all Agreements of Purchase and Sale, the solicitor for the Declarant shall confirm that all purchasers have been advised of these clauses:
- a) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and the Ministry of the Environment, Conservation, and Parks."
 - b) "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of the Environment, Conservation, and Parks."

- c) "Purchasers/tenants are advised that due to the proximity of nearby commercial/office/retail facilities, sound from those facilities may at times be audible."
- 10. Prior to execution of the Condominium Agreement(s), the Owner shall submit to Vaughan satisfactory evidence that the appropriate warning clauses have been included in the offer of purchase and sale, lease/rental agreements and condominium declarations.
- 11. Prior to final approval of the plan of condominium, the Owner shall enter into a Reciprocal Maintenance and Operating Agreement with the owner of the commercial component located under the condominium (the "REOA"). The REOA shall amongst other things: (i) include the necessary easements for access and support over existing structural members, footings and foundations for the purpose of supporting the buildings and structures; and (ii) set out the repair and maintenance and obligations between the parties to ensure the safe operation of the buildings and structures. The REOA shall be provided to the City upon request. The REOA shall be provided to the City upon request.
- 12. Prior to execution of the Condominium Agreement the Owner shall provide a public access easement over the pedestrian mews, to be registered on title. The Owner shall indemnify and save harmless the City and its employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly in respect of the pedestrian mews provided under said agreement.
- 13. Prior to the execution of the Condominium Agreement, the Owner shall enter into a Pedestrian Tunnel Encroachment Agreement with the City for a below-grade pedestrian tunnel connecting lands subject to DA.18.075 to the lands subject to DA.21.031.

Building Standards Department

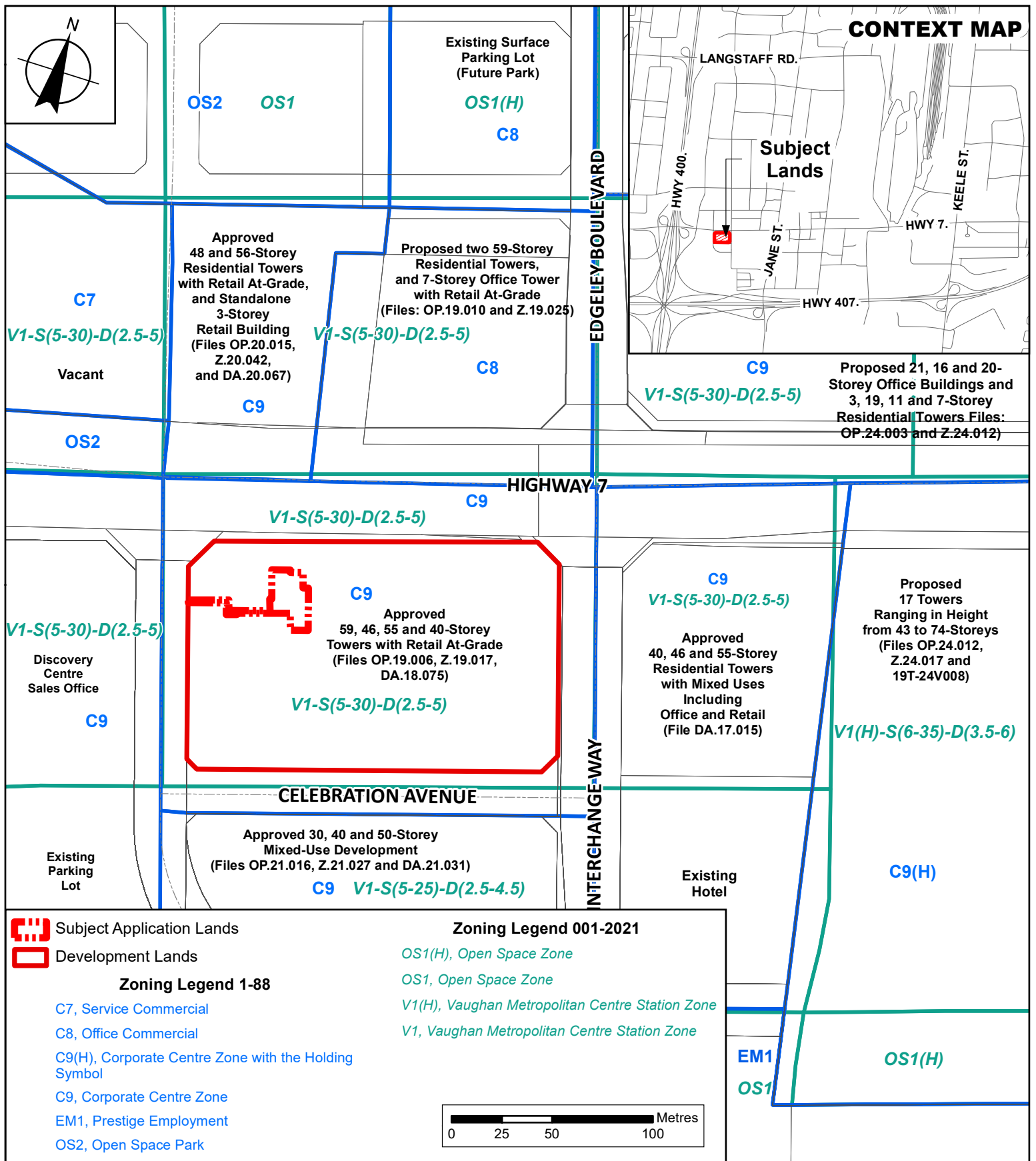
- 14. Prior to registration of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 requirements, as required, to the satisfaction of the Development Planning Department and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 1-88 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

Financial Planning and Development Finance Department

- 15. Prior to registration of the Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.

Environmental Services Department

16. Prior to the final approval and registration of the Plan of Condominium, the Owner shall ensure that Discharge Approval No. 2023-106400 (the "Discharge Approval") is in full force and effect and that the discharge and related works are operating, in good standing and that the terms and conditions of the Discharge Approval have been complied with, all to Vaughan's satisfaction.
17. Prior to the final approval and registration of the Plan of Condominium, the Owner shall provide confirmation that arrangements, satisfactory to Vaughan, have been made to ensure that the Owner/Condominium Corporation applies to renew the Discharge Approval within thirty (30) days of registration of the last Condominium Corporation for the Project in accordance with the terms of the Discharge Approval. When applying for a complete transfer of the Discharge Approval (i.e. a complete removal of the Owner from the Discharge Approval), the Owner shall provide a report prepared and sealed by a professional geoscientist licensed in the province of Ontario, attesting that all private water discharge complies with the requirements of the Discharge Approval, to the satisfaction of Vaughan.
18. A clause shall be added to the Condominium Agreement which states that the Owner agrees that post-development flow rates discharged to the City of Vaughan's storm sewer system from the Lands, including Private Water Discharge, shall not exceed the allowable flow rates discharged to the Vaughan's storm sewer system as approved by Development Engineering pursuant to the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to the City of Vaughan's satisfaction, all at the Owner's sole cost and expense.
19. Prior to execution of the Condominium Agreement(s), the Owner shall submit to Vaughan satisfactory evidence that the appropriate warning clauses have been included in the offer of purchase and sale, lease/rental agreements and condominium declarations.



Context and Location Map

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

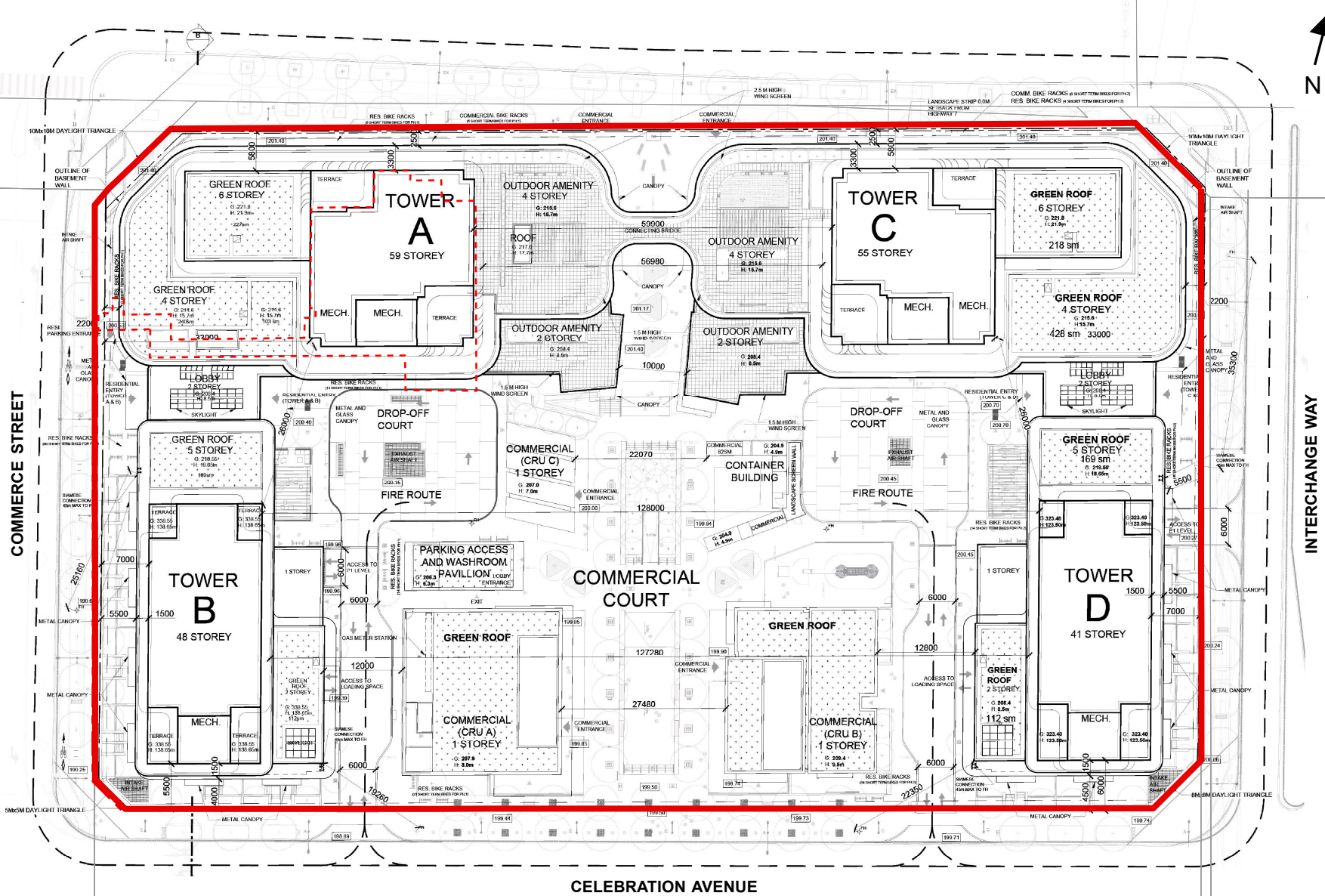
APPLICANT:
RP B3N Holdings Inc.



Attachment

FILE:
19CDM-24V013
RELATED FILE:
DA.18.075
DATE:
January 21, 2025

2



Approved Site Plan (File DA.18.075)

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

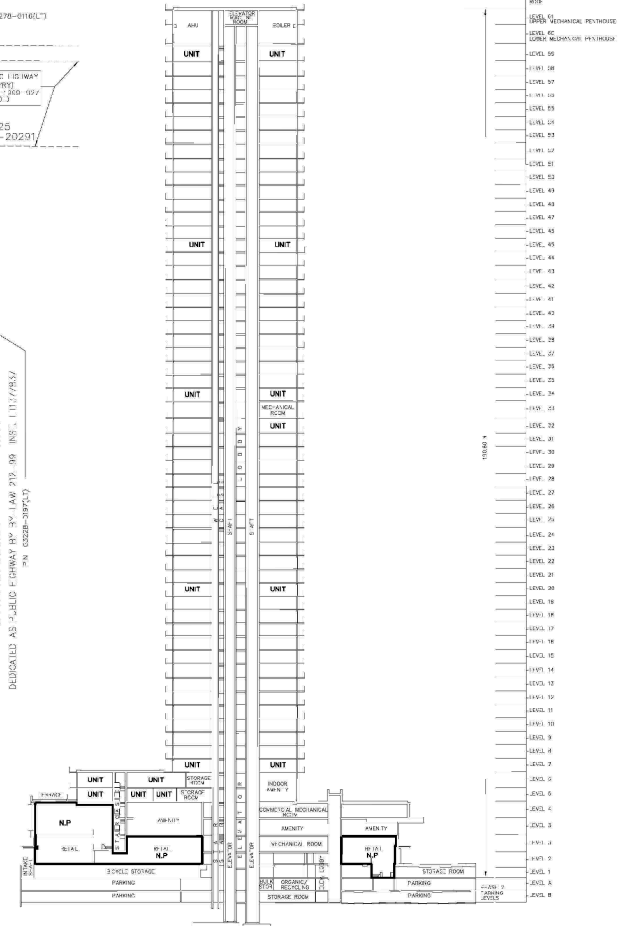
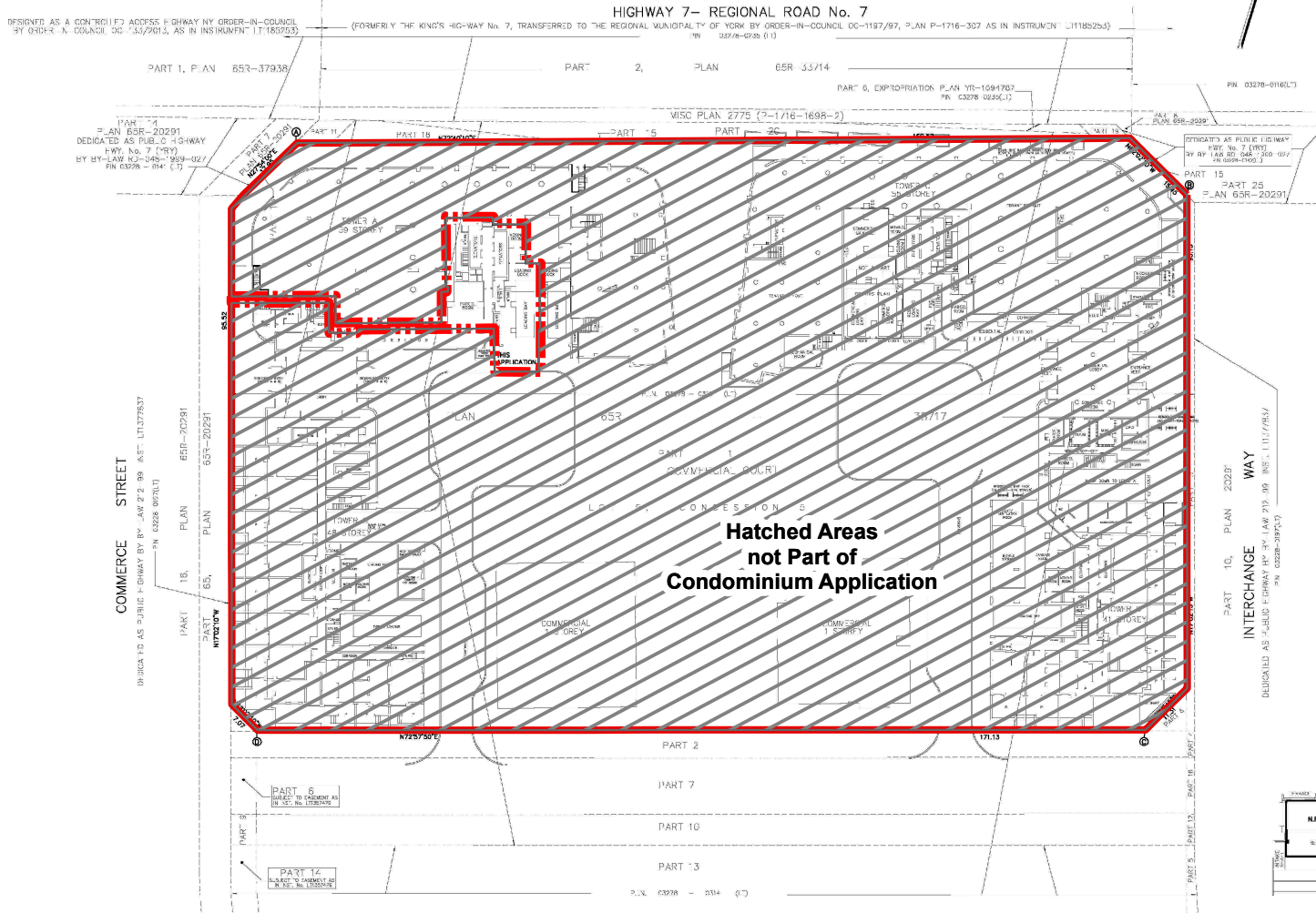
APPLICANT:
RP B3N Holdings Inc.



Attachment

FILE:
19CDM-24V009
RELATED FILES:
OP.19.006, Z.19.017, DA.18.075
DATE:
January 21, 2025

3

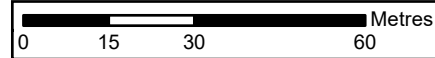


REPRESENTATIVE SECTION SHOWING THE RELATIONSHIP BETWEEN LEVELS (NOT TO SCALE)

**Subject Lands**

**Development Lands**

Note: Application boundaries aboveground versus underground may vary.



Draft Plan of Condominium, Entire Site

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



Attachment

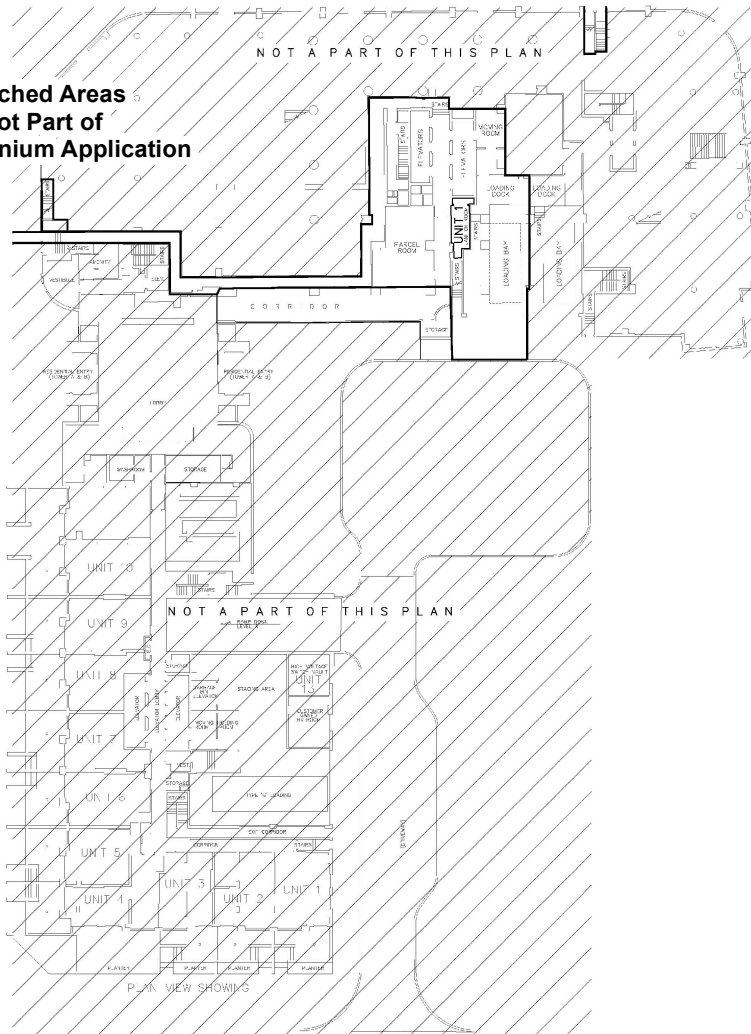
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RELATED FILE:
DA.18.075

DATE: January 21, 2025

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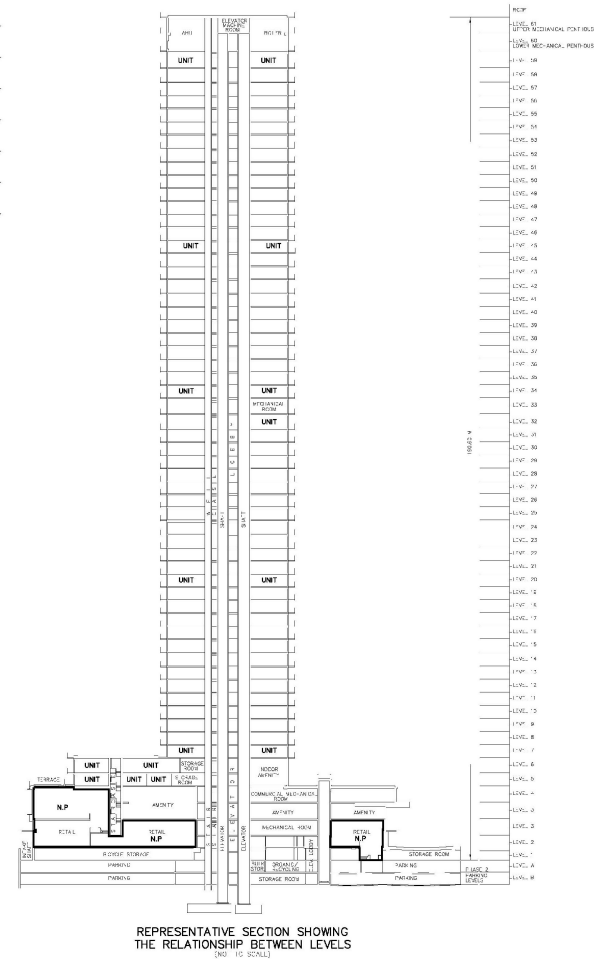
Hatched Areas
not Part of
Condominium Application



NOT TO SCALE

PLAN VIEW SHOWING
JANITOR ROOM UNIT 1
ON LEVEL 1

Note: Application boundaries aboveground versus underground may vary.



Draft Plan of Condominium, Ground Plan

LOCATION:

225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



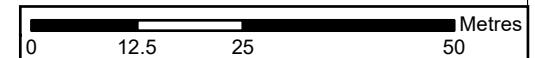
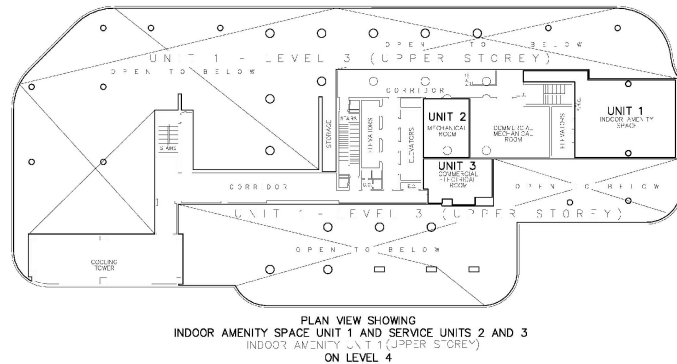
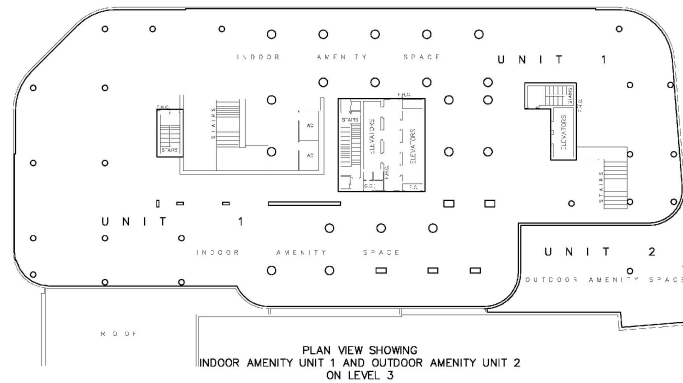
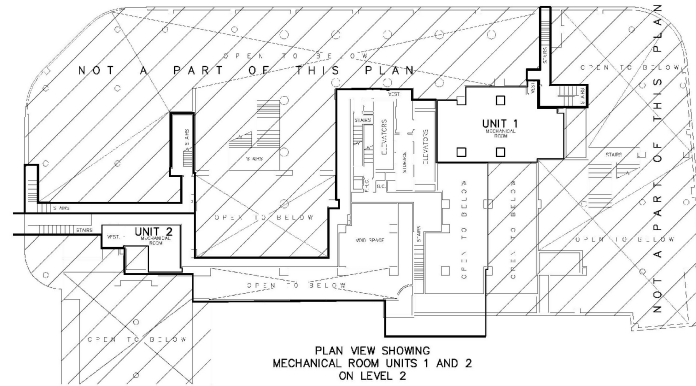
Attachment

FILE:
19CDM-24V013

RELATED FILE:
DA.18.075

DATE: January 21, 2025

5



Draft Plan of Condominium, Residential Levels 2-4

LOCATION:

225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



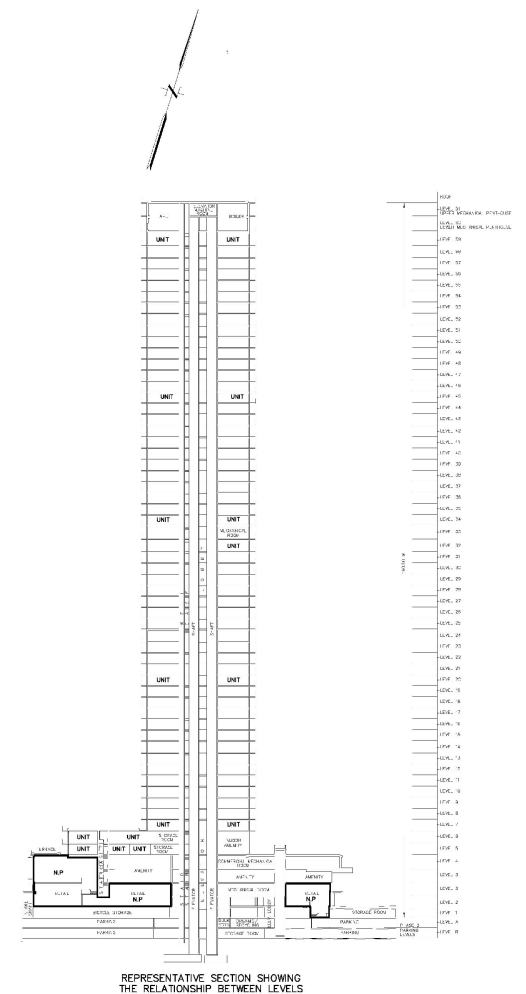
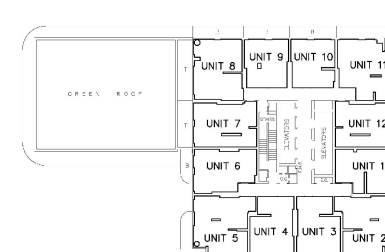
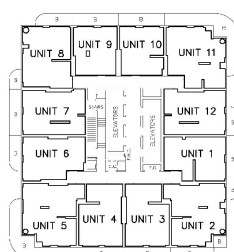
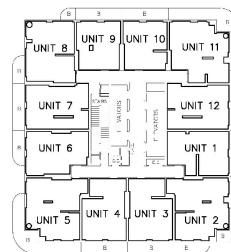
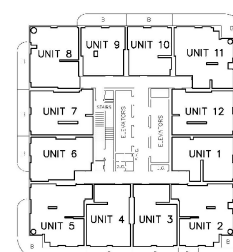
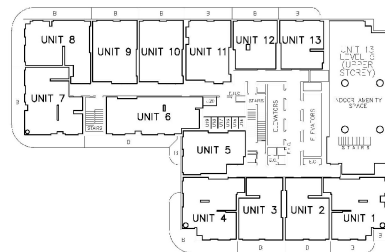
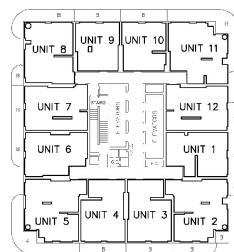
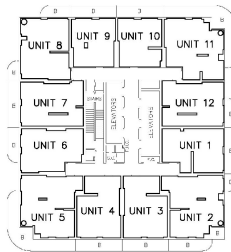
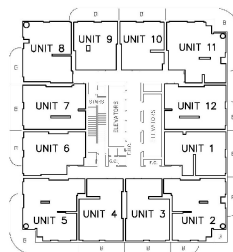
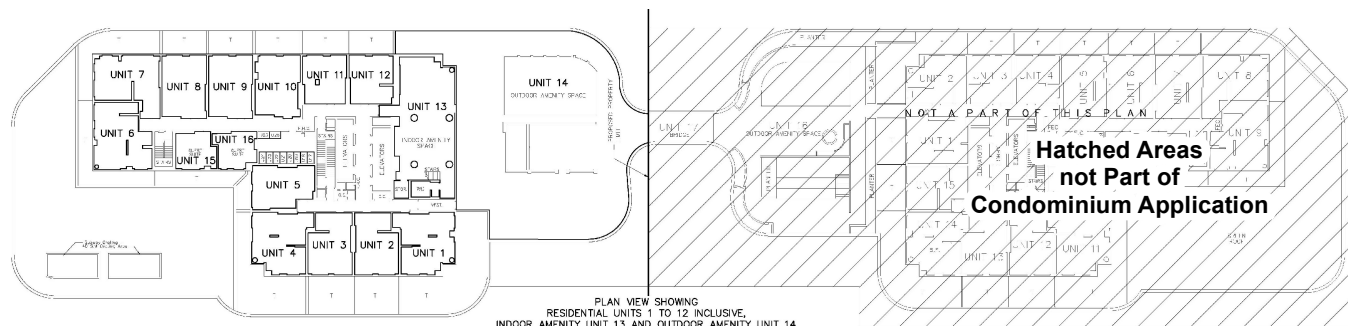
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FILE:
19CDM-24V013

RELATED FILE:
DA.18.075

DATE: January 21, 2025

6



NOT TO SCALE

Note: Application boundaries aboveground versus underground may vary.

Draft Plan of Condominium, Residential Levels 5-14

LOCATION:

225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



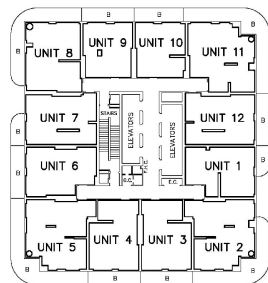
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FILE:
19CDM-24V013

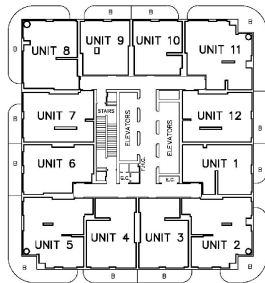
RELATED FILE:
DA.18.075

DATE: January 21, 2025

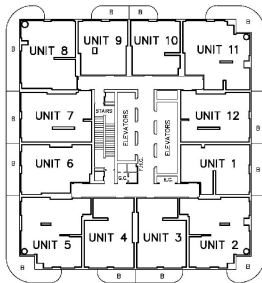
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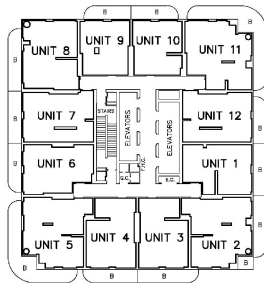
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVELS 26 AND 27



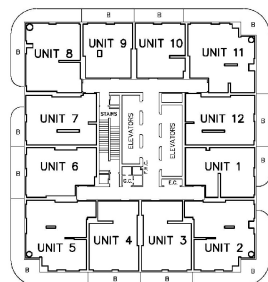
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 23



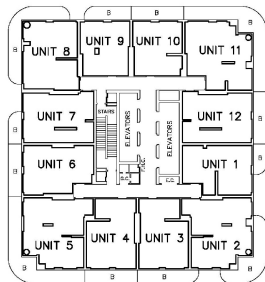
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVELS 18, 19 AND 20



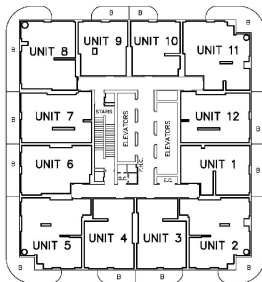
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 15



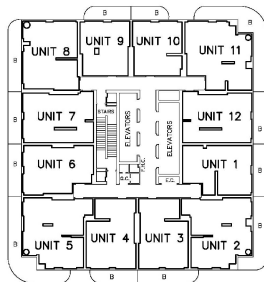
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 28



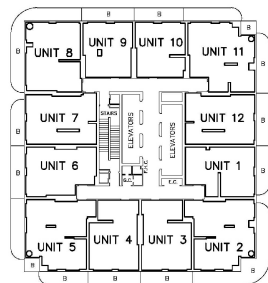
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 24



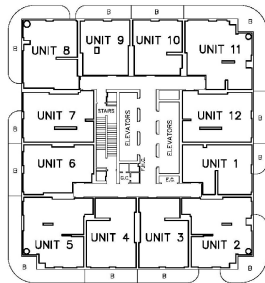
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 21



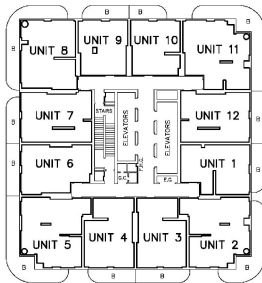
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 16



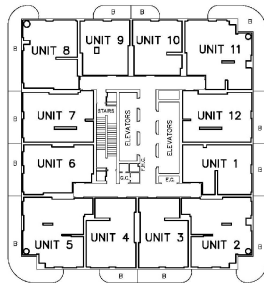
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 29



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 25



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 22



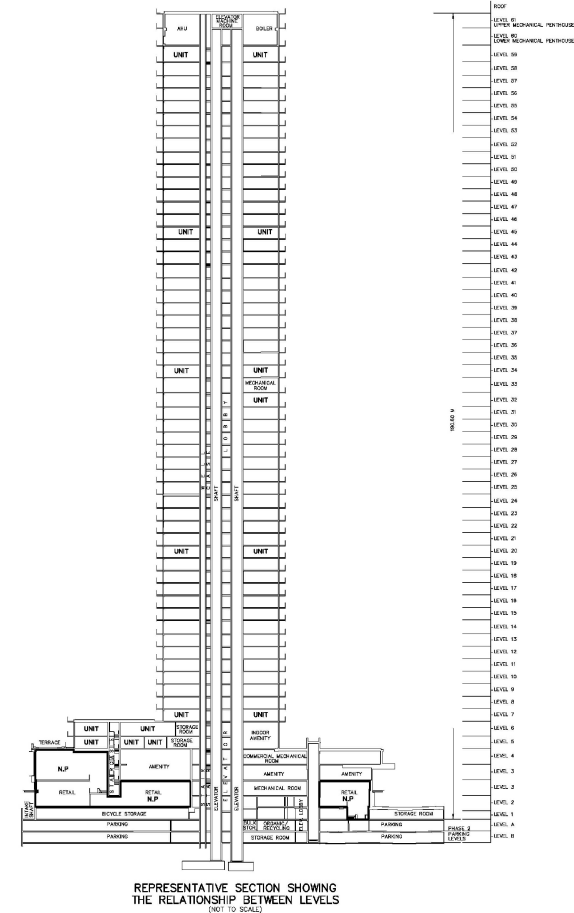
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 17



SCALE 1 : 250
R. AVIS SURVEYING INC.
METRIC: DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES AND LEGEND

DEVICES: BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
NOT PART OF THIS PLAN
N.P. FIREHOLE CABINET
E.C. ELECTRICAL CLOSET
B.C. BALCONY
T. TERRACE



NOT TO SCALE

Note: Application boundaries aboveground versus underground may vary.

R. AVIS SURVEYING INC.
SUITE 303
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2H 4H5
TEL: (416) 490-8332 www.ravisurveying.com FAX: (416) 491-8208
DRAWN BY: R.D./M/RP PROJECT NO.: 3331-D
DRAWING NO.: 3331-01P3

Draft Plan of Condominium, Residential Levels 15-29

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

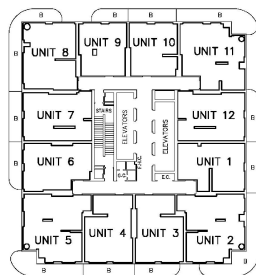
APPLICANT: RP B3N Holdings Inc.



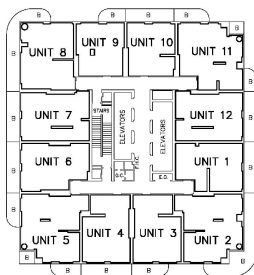
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FILE:
19CDM-24V013
RELATED FILE:
DA.18.075
DATE: January 21, 2025

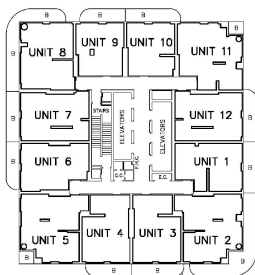
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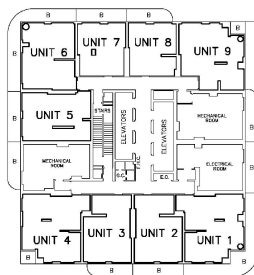
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 43



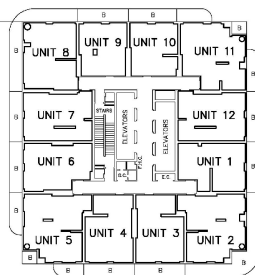
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 40



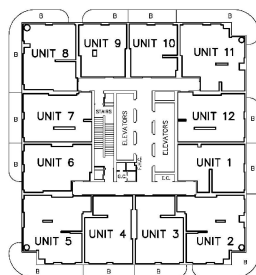
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 37



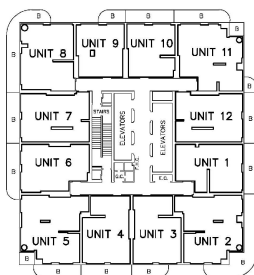
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 9 INCLUSIVE
ON LEVEL 33



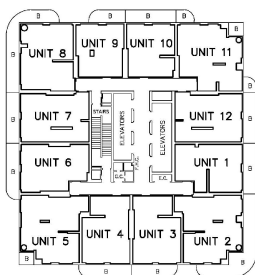
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 30



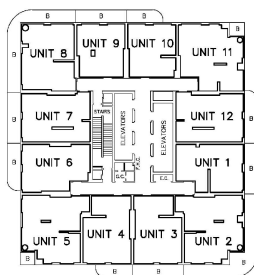
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 44



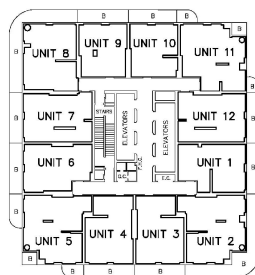
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 41



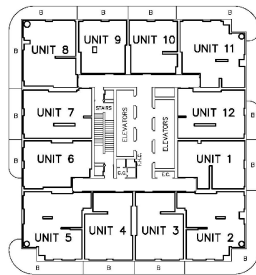
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 38



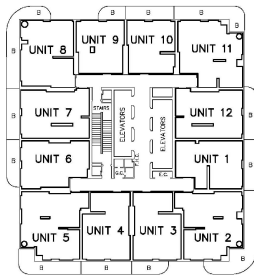
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVELS 34 AND 35



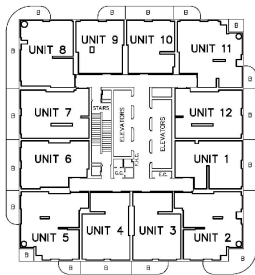
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 31



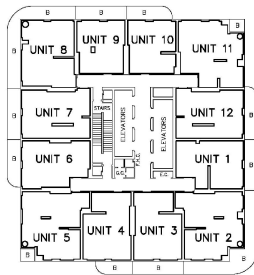
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 45



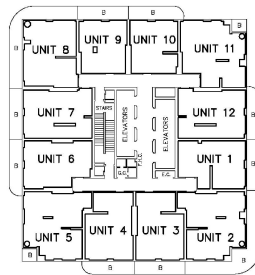
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 42



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 39



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 36

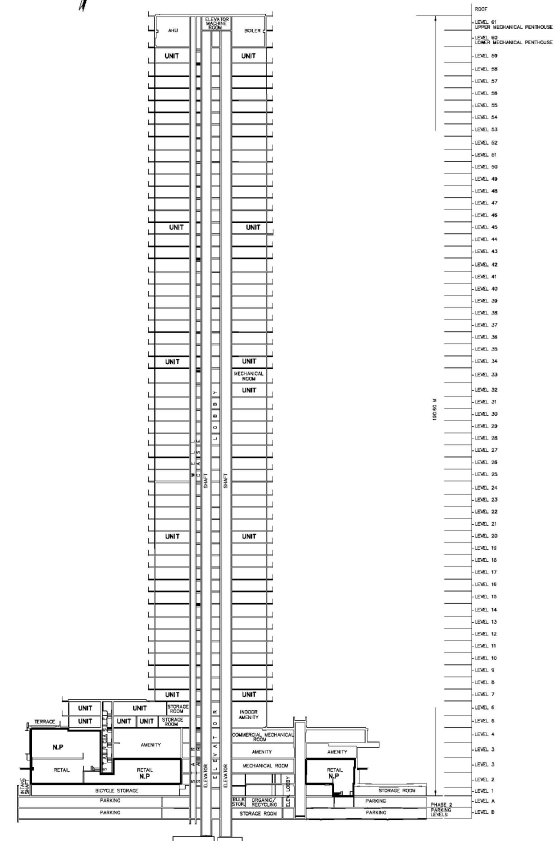


PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 32

SCALE 1 : 250
R. AVIS SURVEYING INC.
METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES AND LEGEND

BP DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS
P.L.C. DENOTES PART OF THIS PLAN
P.C. DENOTES PROPOSED CLOSET
E.C. DENOTES ELECTRICAL CLOSET
G.C. DENOTES GARAGE DRIVE
B.D. DENOTES BALCONY
T. DENOTES TERRACE



REPRESENTATIVE SECTION SHOWING
THE RELATIONSHIP BETWEEN LEVELS
(NOT TO SCALE)

R. AVIS SURVEYING INC.
SUITE 203
235 YORKLAND BOULEVARD
TORONTO, ONTARIO
M2H 4P6
TEL : (416) 460-8332 www.ravis-surveying.com FAX : (416) 661-0208
APRIL 13, 2022 DRAWN BY : R.A./P.P./J.W. PROJECT No. : 3331-0 DRAWING No. : 3331-0004

NOT TO SCALE

Note: Application boundaries aboveground versus underground may vary.

Draft Plan of Condominium, Residential Levels 30-45

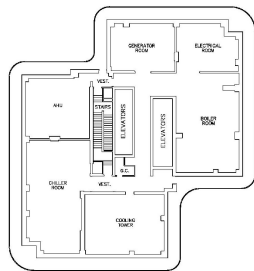
LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.

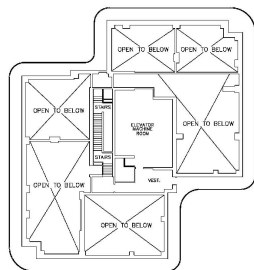


Attachment
FILE:
19CDM-24V013
RELATED FILE:
DA.18.075
DATE: January 21, 2025

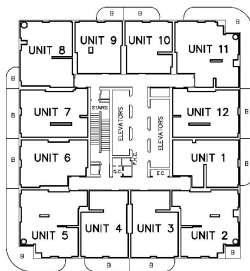
9



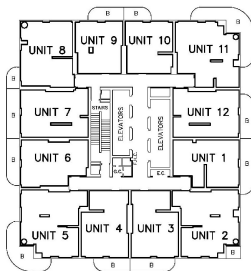
PLAN VIEW SHOWING
MECHANICAL PENTHOUSE



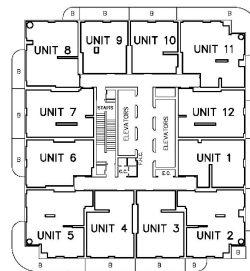
PLAN VIEW SHOWING
ELEVATOR MACHINE ROOM



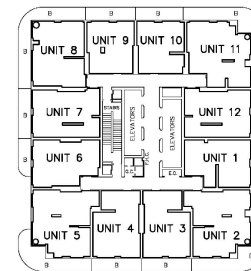
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 57



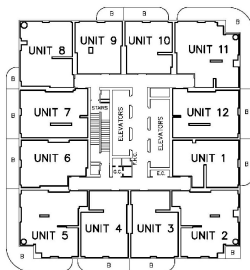
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 52



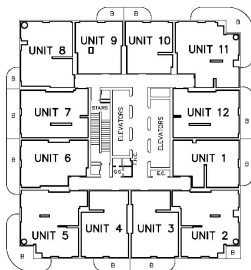
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 49



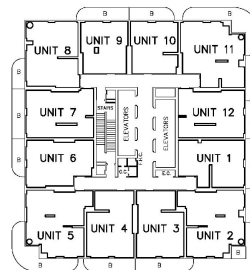
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 46



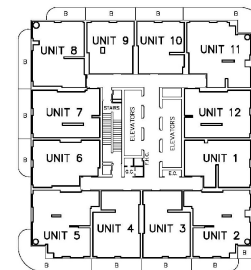
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 58



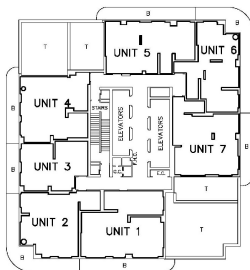
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 53



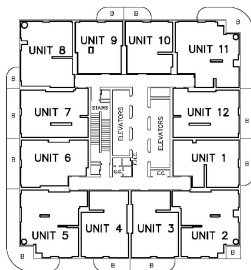
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 50



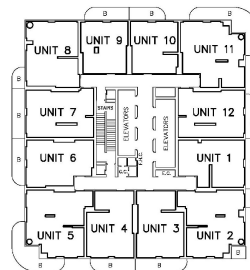
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 47



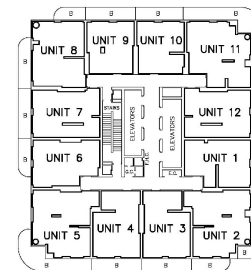
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 7 INCLUSIVE
ON LEVEL 59



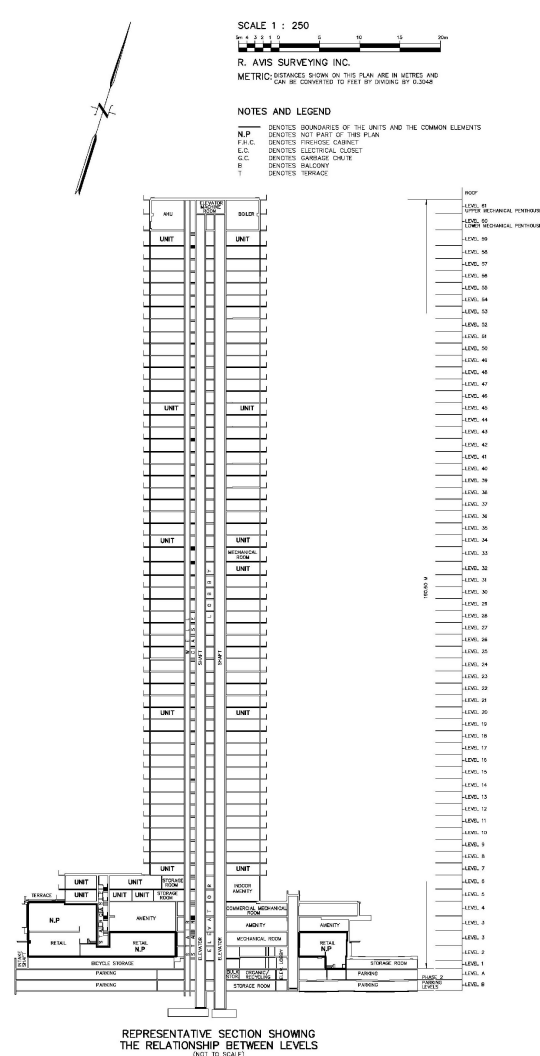
PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVELS 54, 55 AND 56



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 51



PLAN VIEW SHOWING
RESIDENTIAL UNITS 1 TO 12 INCLUSIVE
ON LEVEL 48



NOT TO SCALE

Note: Application boundaries aboveground versus underground may vary.

Draft Plan of Condominium, Residential Levels 46-58

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

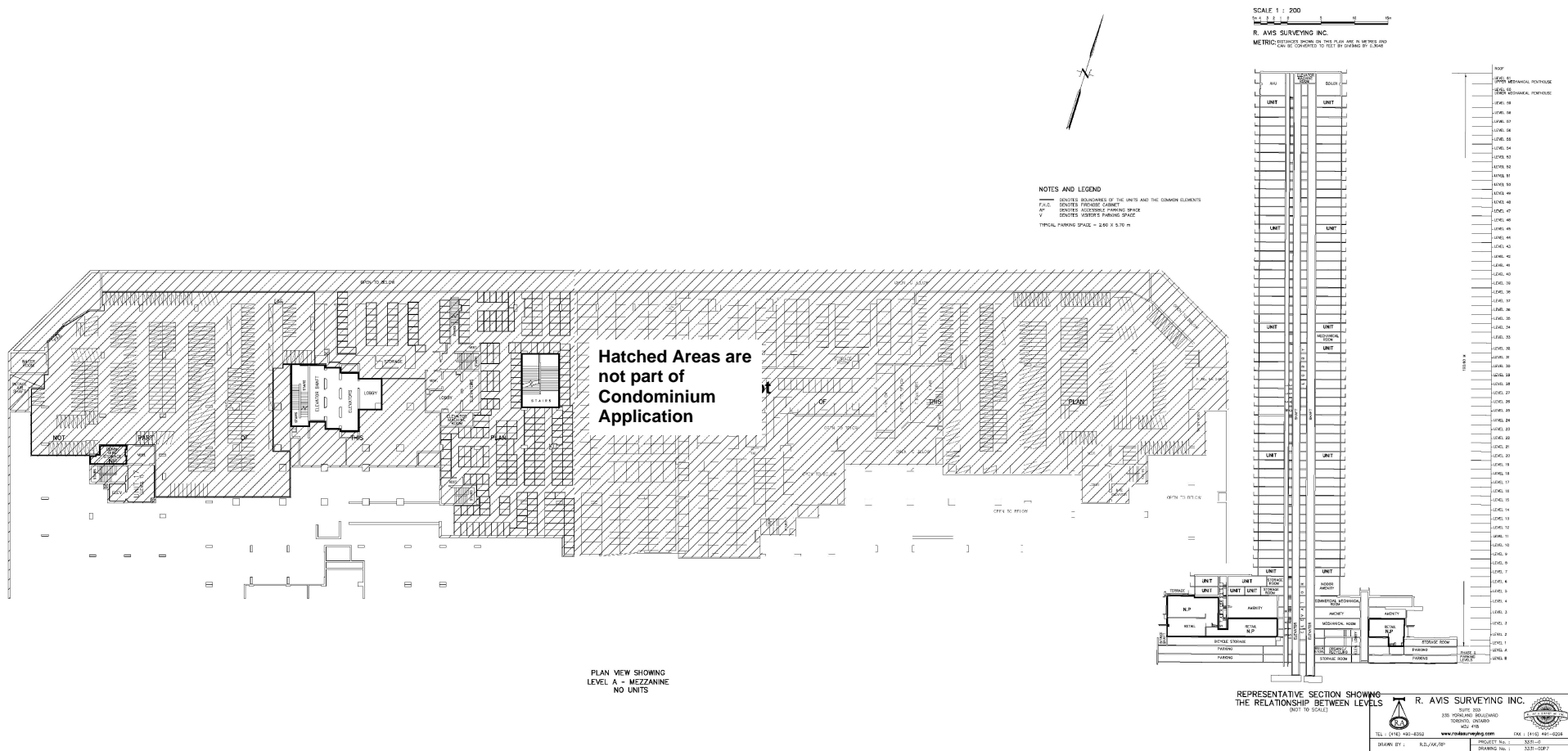
APPLICANT: RP B3N Holdings Inc.



Attachment
FILE:
19CDM-24V013
RELATED FILE:
DA.18.075
DATE: January 21, 2025

10





NOT TO SCALE

Note: Application boundaries aboveground versus underground may vary.

Draft Plan of Condominium, P1 Mezzanine Plan

LOCATION:

225 Commerce Street
 Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



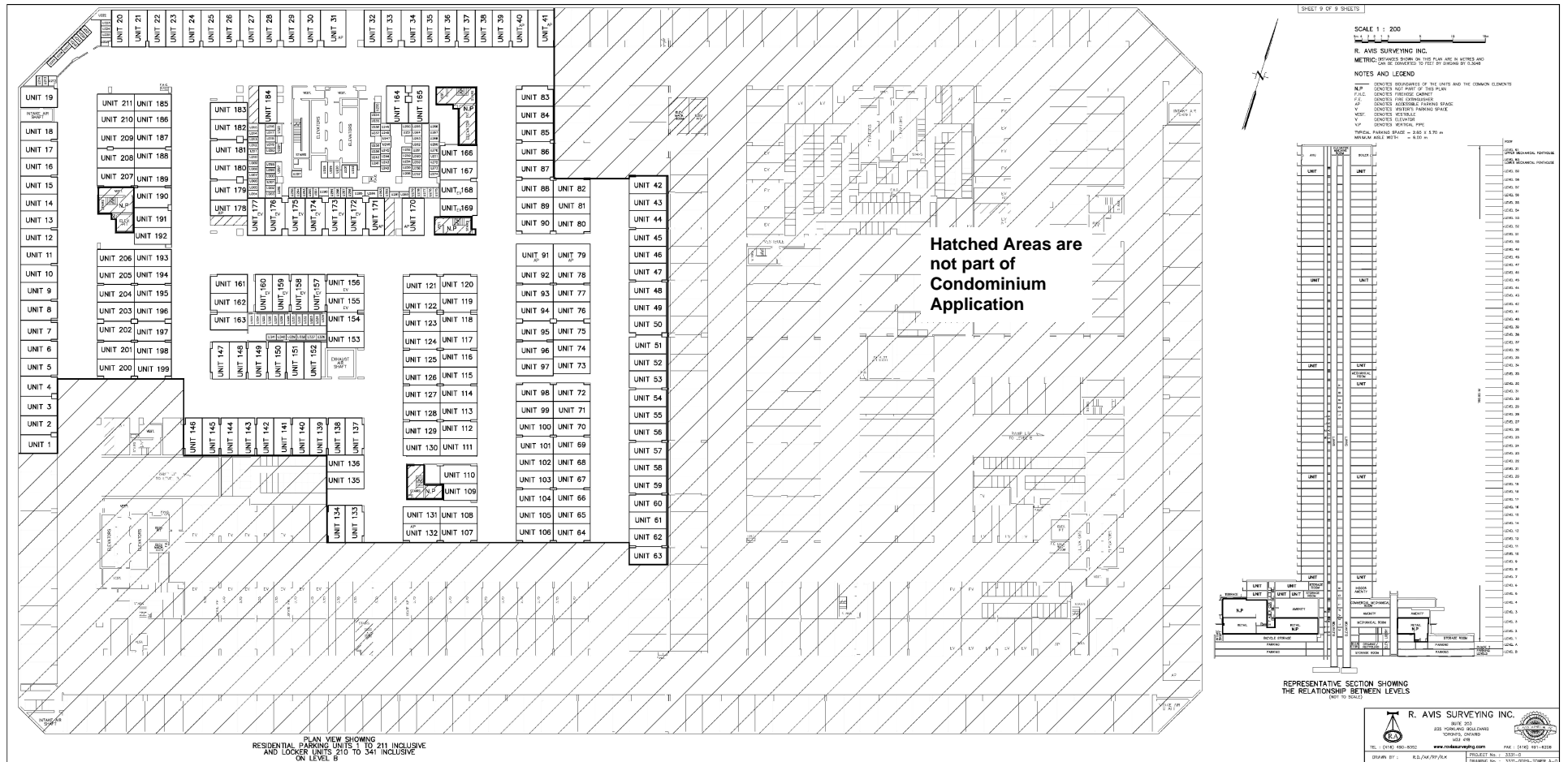
Attachment

FILE:
 19CDM-24V013

RELATED FILE:
 DA.18.075

DATE: January 21, 2025

11



Draft Plan of Condominium, P2 Parking & Locker Units

LOCATION:
225 Commerce Street
Part of Lot 5, Concession 5

APPLICANT: RP B3N Holdings Inc.



Attachment
FILE:
19CDM-24V013
RELATED FILE:
DA.18.075
DATE: January 21, 2025

13