

Special Council Report

DATE: Monday, July 14, 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:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from Council to change the Conditions of Draft Plan of Condominium approval for Draft Plan of Condominium (Standard) File 19CDM-24V013 (the 'Application') previously approved by Council on January 28, 2025, to add the conditions set out in Attachment 1.

Report Highlights

- On January 28, 2025, Council approved Draft Plan of Condominium (Standard) File 19CDM-24V013, including the associated Conditions of Approval for the City of Vaughan provided at the time.
- 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.
- At the time of original approval on January 28, 2025, Conditions of Draft Approval from external agencies were inadvertently not affixed to the Report. Staff are seeking to change Conditions of Draft Approval to add those provided by the external agencies prior to registration of the Condominium.

Recommendation

1. THAT Council change the Conditions of Draft Plan of Condominium approval for Draft Plan of Condominium (Standard) File 19CDM-24V013 previously approved by Council on January 28, 2025, to add the conditions set out in Attachment 1.

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") as 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, with approximately 2,470 residential dwelling units, 6,000m² of commercial space, a central pedestrian mews and privately owned-publicly accessible open space ("POPS") as shown on Attachment 3. 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 overall Development is currently under construction.

A Draft Plan of Condominium (Standard) Application was approved by Council on January 28, 2025, to create the condominium tenure for Tower A

On January 28, 2025, Council approved Draft Plan of Condominium (Standard) File 19CDM-24V013 to create standard condominium tenure for a 59-storey residential tower (Tower A) pursuant to Section 51(25) of the *Planning Act*. The Application included 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 on an individual condominium corporation basis.

Staff are seeking to change the Conditions of Draft Approval for the Draft Plan of Condominium (Standard) File 19CDM-24V013 under Section 51(44) of the *Planning Act*, which permits Council to amend the Conditions of Draft Plan of Condominium at any time before the final Plan of Condominium is approved, to incorporate conditions from external agencies that were referenced in the January 28, 2025, report but were unintentionally not included for Council approval.

The additional Conditions of Draft Plan approval, detailed in Attachment 1, are from the following external agencies:

- York Region
- Bell Canada
- Canada Post
- Alectra Utilities Corporation

The additional Conditions of Approval are standard in nature and consistent with the external agency conditions approved by Council on October 29, 2024, for the first Draft Plan of Condominium on the Subject Lands through File Number 19CDM-24V009. Pursuant to Section 51(45) of the *Planning Act*, notice of the change to the Conditions of Draft Approval will be issued within 15 days of Council's decision. The Owner has noted no concerns with adding the specified Conditions of Draft Approval; however, the Applicant maintains the right to appeal any of the Conditions of Draft Plan of Condominium to the Ontario Land Tribunal up until the final approval of the Plan of Condominium.

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 \(1\) \(Item 7, Report No. 32\)](#)

[January 21, 2025, Committee of the Whole \(1\) \(Item 9, Report No. 1\)](#)

Financial Impact

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

Operational Impact

The following commenting external agencies will form part of the additional Conditions of Approval

York Region, Bell Canada, Canada Post, and Alectra Utilities Corporation have provided Conditions of Approval that the Owner will be required to satisfy as they will be added to the Conditions of Draft Approval, as seen in Attachment 1.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department have provided Conditions of Approval that will now be added to the Conditions of Draft Approval, as seen in Attachment 1.

Conclusion

Upon Council's approval to change Conditions of Draft Approval for Draft Plan of Condominium (Standard) File 19CDM-24V013, notice of the change will be provided under Section 51(45) of the *Planning Act* within 15 days of Council's decision.

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

Attachments

1. Proposed external agency conditions to be added to the Conditions of Approval
2. Context and Location Map
3. Approved Site Plan (File DA.18.075)

Prepared by

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