



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 23, 2018

Report Number: SRPRS.18.092

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.18.092 – Request for Approval – Draft Plan of Condominium Application – 2217439 Ontario Inc. – Town File D05-17009 (19CDM(R)-17009)**

Owner:

2217439 Ontario Inc.
9251 Yonge Street, Suite 200
Richmond Hill, Ontario
L4C 9T3

Agent:

G Group Development Corp.
9251 Yonge Street, Suite 200
Richmond Hill, Ontario
L4C 9T3

Location:

Legal Description: Part of Lots 2, 3, 4, 5, 6, 7 and 8, Plan 1923
Municipal Address: 9618 Yonge Street

Purpose:

A request for approval of a draft Plan of Condominium concerning a high density residential development on the subject lands.

Recommendation:

- a) That the proposed draft Plan of Condominium submitted by 2217439 Ontario Inc. for lands known as Part of Lots 2, 3, 4, 5, 6, 7 and 8, Plan 1923 (Municipal Address: 9618 Yonge Street), Town File D05-17009, be draft approved, subject to the following conditions:

- i. That draft approval be subject to the conditions as set out in Appendix “A” to SRPRS.18.092;
- ii. That prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town’s Tariff of Fees By-law 79-17; and,
- iii. That the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPRS.18.092.

Contact Person:

Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

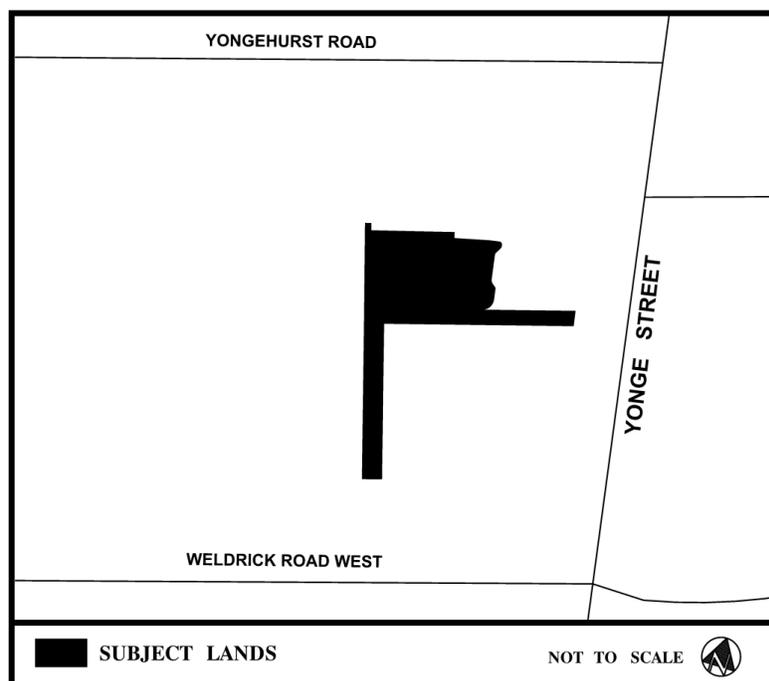
Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:



Background:

The subject draft Plan of Condominium application was received and deemed complete by the Town on November 10, 2017. The application was subsequently circulated to Town departments and external agencies for review and comment.

The subject proposal applies to a portion of an approved high density mixed-use development comprising three 15-storey towers (Buildings “A”, “B” and “C”) and an amenity/commercial building (Building “D”) (refer to Map 3). The subject lands were severed from the original land holding in 2015 and contain Building “C”. Buildings “A”, “B”, and “D” are situated on the retained lands.

Draft Plan of Condominium Applications (Town Files D05-15013 and D05-15014) for the commercial and first phase of the development on the retained lands were registered on April 18, 2017 and October 28, 2016, respectively. The second phase of the development, which is the subject of this draft Plan of Condominium application, is presently under construction. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s draft Plan of Condominium for the second phase of the residential component for the approved development.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Yonge Street, north of Weldrick Road West and have a total area of approximately 4,381 square metres (47,157 square feet). The lands support a high density residential development that is under construction and abut Yonge Street to the east, commercial uses to the south, a future local street to the west, and residential and commercial lands (Buildings “A”, “B” and “D”) to the north (refer to Map 1).

Development Proposal

The owner is seeking Council’s approval of a draft Plan of Condominium in order to permit the establishment of standard condominium tenure for the high density residential building under construction on the subject lands.

The following is a summary of the pertinent development statistics for the development based on the plans and drawings submitted to the Town:

- **Site Area: 4,380.7 square metres (47,153.46 square feet)**
- **Total Gross Floor Area: 15,508.6 square meters (166,933 square feet)**
- **Number of Buildings: 1**
- **Building Height: 15 storeys**
- **Number of Units: 189, plus 1 guest suite**
- **Resident Parking Spaces: 215 spaces**
- **Visitor Parking Spaces: 29 spaces**

Planning Analysis:

Zoning

The subject lands are zoned **Residential Multiple Ten Special (RM10-S) (RH158) Zone** under By-law 3-13, as amended (refer to Map 2). Uses permitted within the **RM10-S (RH158) Zone** include an apartment dwelling and various commercial and office uses. The subject proposal is consistent with the applicable zoning provisions.

Draft Plan of Condominium

The draft Plan of Condominium application and related documents submitted in support of same were circulated to various Town departments and external agencies for their review and comment. The circulated Town departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of draft approval. The conditions that have been provided by the Town departments and external agencies are included in Appendix A attached hereto.

Planning staff has reviewed the draft Plan of Condominium, dated March 28, 2018, and notes that the draft Plan is consistent with the approved Site Plan for the subject development (refer to Map 4).

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The application would achieve **Goal Two, Better Choice in Richmond Hill** by providing a range of housing and tenure options within the Town. The proposal would also align with **Goal Four, Wise Management of Resources in Richmond Hill** by representing responsible use of available land.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium related to a high density residential development on its land holdings. Planning staff is satisfied that the proposed draft Plan of Condominium is appropriate and therefore, recommends that Council approve the applicant's request subject to the conditions set out in Appendix A to this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-17009
- Map 1 Aerial Photograph
- Map 2 Existing Zoning
- Map 3 Approved Site Plan
- Map 4 Draft Plan of Condominium, 19CDM(R)-17009

Report Approval Details

Document Title:	SRPRS.18.092.docx
Attachments:	- SRPRS.18.092 Appendix A.pdf - SRPRS.18.092 Map 1.pdf - SRPRS.18.092 Map 2.pdf - SRPRS.18.092 Map 3.pdf - SRPRS.18.092 Map 4.pdf
Final Approval Date:	Apr 13, 2018

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Apr 10, 2018 - 4:01 PM

Kelvin Kwan - Apr 10, 2018 - 5:48 PM

Neil Garbe - Apr 13, 2018 - 3:50 PM