



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** May 7, 2018

**Report Number:** SRPRS.18.117

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** SRPRS.18.117 – Request for Approval – Draft  
Plan of Condominium Application – Frontdoor  
Developments Inc. – Town File D05-14004  
(19CDM(R)-14004)

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### **Owner:**

Frontdoor Developments Inc.  
1 West Pearce Street, Suite 111  
Richmond Hill, ON  
L4B 3K3

### **Agent:**

Weston Consulting  
201 Millway Ave, Suite 19  
Vaughan, ON  
L4K 5K8

### **Location:**

Legal Description: Blocks 1 to 6 and Block 9, Registered Plan 65M-4554  
Municipal Address: 10703 Bathurst Street

### **Purpose:**

A request for approval of a draft Plan of Condominium - Common Element with respect to a medium density residential development presently under construction on the subject lands.

### **Recommendation:**

- a) That the proposed draft Plan of Condominium submitted by Frontdoor Developments Inc. for lands known as Blocks 1 to 6 and Block 9, Registered Plan 65M-4554 (Municipal Address: 10703 Bathurst Street), Town File D05-14004, be draft approved, subject to the following:

## Page 2

- i. That draft approval be subject to the conditions as set out in Appendix A to SRPRS.18.117;
- 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.18.117.

### Contact Person:

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:



## Page 3

### Background:

The subject draft Plan of Condominium application was received and deemed complete by the Town on August 20, 2014. The application was subsequently circulated to Town departments and external agencies for review and comment.

The lands are also subject to Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications (Town Files D02-13027, D03-14007 and D06-13085) to facilitate the medium residential development currently under construction on the lands. The lands were rezoned by site specific Zoning By-law 83-15, the draft Plan of Subdivision that established the development blocks was registered on May 4, 2017 and the Site Plan agreement for the development was registered on September 28, 2017.

Accordingly, the purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium for the approved medium density development on the subject lands.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located at the northeast corner of Oxford Street and Bathurst Street and have a total area of approximately 4,381 square metres (47,157 square feet). As noted previously, a medium density residential development comprised of 68 semi-detached dwellings and 3 townhouse units is presently under construction on the lands. Surrounding land uses include medium density residential uses to the north, existing low density residential uses to the south, Bathurst Street to the west and vacant residential lands to the east (refer to Map 1).

#### Development Proposal

The owner is seeking Council's approval of a draft Plan of Condominium – Common Element for the medium density residential development under construction on the subject lands. The common element components of the draft Plan of Condominium are to include private roads, an open space block, landscaped areas, retaining walls and visitor parking areas (refer to Map 4). The following is a summary of the pertinent development statistics for the development based on the plans and drawings submitted to the Town:

- **Total Lot Area: 17,812.10 square metres (191,728 square feet)**
- **Number of Dwellings: 71 (68 semi-detached and 3 townhouse units)**
- **Visitor Parking: 14 spaces**

### Planning Analysis:

#### Zoning

The lands are zoned **Residential Fourth Density (R4) Zone (RH 167)** and **Temporary Open Space (OS) Zone (RH 168)** under By-law 2523, as amended (refer to Map 2).

## Page 4

Uses permitted within the **(R4) (RH 167) Zone** include semi-detached and townhouse dwellings and within the **(OS) (RH 168) Zone** conservation uses are permitted. Therefore, the subject proposal is consistent with the applicable zoning provisions.

### Draft Plan of Condominium

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

Planning staff has reviewed the draft Plan of Condominium, dated January 30, 2018, and advises that the draft Plan is consistent with the approved Site Plan for the subject development (refer to Map 3). On this basis, staff would recommend that the applicant's draft Plan of Condominium be approved subject to the conditions of approval set out in Appendix A to this report.

### 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 – Common Element related to a medium density residential development currently under construction on its land holdings. Planning staff is satisfied that the proposed draft Plan of Condominium is appropriate and represents proper and orderly planning and recommends that Council approve the applicant's request in accordance with the comments outlined in SRPRS.18.117.

## **Page 5**

### **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)-14004
- Map 1 Aerial Photograph
- Map 2 Existing Zoning
- Map 3 Approved Site Plan
- Map 4 Draft Plan of Condominium, 19CDM(R)-14004

## Page 6

### Report Approval Details

Document Title:	SRPRS.18.117.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_EXISTING_ZONING_S514004.pdf</li><li>- MAP_3_APPROVED_SITE_PLAN.pdf</li><li>- MAP_4_DRAFT_PLAN_OF_CONDOMINIUM.pdf</li><li>- Appendix A Schedule of Conditions.docx</li></ul>
Final Approval Date:	Apr 27, 2018

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

**Gus Galanis - Apr 26, 2018 - 4:41 PM**

**Kelvin Kwan - Apr 27, 2018 - 9:37 AM**

**Neil Garbe - Apr 27, 2018 - 9:50 AM**