



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2018

Report Number: SRPRS.18.174

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Draft Plan of
Condominium – Livante Holdings (305
Bloomington) Inc. – Town File D05-12001
(19CDM(R)-12001)

Owner:

Livante Holdings (305 Bloomington) Inc.
1 Steelcase Road West, Unit 4
Markham, ON
L3R 0T3

Agent:

Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario
L4K 1Z7

Location:

Legal Description: Block 1, Registered Plan 65M-4516
Municipal Address: 251 to 301 Bloomington Road West and 5 to 57 Milbourne Lane
(formerly 305 Bloomington Road)

Purpose:

A request for approval of a draft Plan of Condominium (Common Element) to facilitate condominium tenure for the medium density residential development presently under construction on the subject lands.

Recommendations:

- a) That the proposed draft Plan of Condominium (Common Element) submitted by Livante Holdings (305 Bloomington) Inc. for lands known as Block 1, Registered Plan 65M-4516 (Municipal Address: 251 to 301 Bloomington Road

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West and 5 to 57 Milbourne Lane, formerly 305 Bloomington Road, Town File D05-12001 (19CDM(R)-12001), 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.18.174;
- (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.18.174.

Contact Person:

Ferdi Toniolo, Senior Planner, phone number 905-771-2442 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

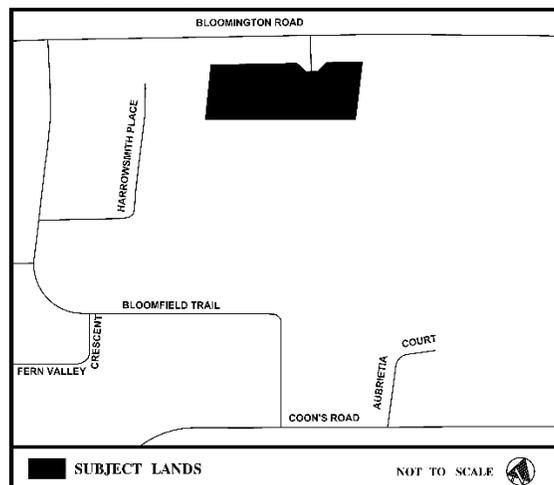
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

Below is a map displaying the property location. Should you require an alternative format call person listed above under “Contact Person”.



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Background Information:

On August 17, 2011, applications for Zoning By-law Amendment and Site Plan approval were submitted to the Town, followed by the submission of applications for draft Plan of Subdivision and draft Plan of Condominium on April 20, 2012 for the subject lands. The applicants sought Council approval to permit a medium density residential development comprised of 50 townhouse dwelling units fronting onto a proposed common element condominium road with access from Bloomington Road West.

Following the receipt of several revised submissions, on May 26, 2014, Council approved a residential development comprised of 44 townhouse units (refer to Map 4). Subsequently, implementing Zoning By-law 58-14 was passed and the related Plan of Subdivision and Site Plan Agreement were registered. Building Permits have since been issued and construction of the development is in progress. On March 21, 2018, a revised draft Plan of Condominium (Common Element) was submitted and circulated to Town departments and external agencies for comment.

The purpose of this report is to seek Council's approval of the applicant's revised draft Plan of Condominium.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Bloomington Road West, east of Bloomfield Trail. The lands have a total lot area of 1.89 hectares (4.67 acres). The lands abut Bloomington Road West to the north and Briar Nine Park and Reserve surrounds the subject lands to the east, south and west (refer to Maps 1 and 2).

Development Proposal

A residential development is currently under construction on the lands. The following summary of the development statistics is based on the information submitted to the Town (refer to Maps 4 and 5):

- **Site Area**, 1.89 hectares (4.67 acres)
- **Number of Dwelling Units**, 44 townhouse dwelling units
- **Common Element Area**, 0.41 hectares (1.02 acres)
- **Parcels of Tied Land Area**, 1.48 hectares (3.66 acres)
- **Visitor Parking Spaces**, 11 spaces
- **Building Heights**, 2 and 3 storeys

Supporting Documentation/Reports

The applicant has submitted a revised draft Plan of Condominium to the Town in support of the revised development proposal.

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Planning Analysis:

Zoning By-law

The subject lands are zoned **Multiple Residential One (RM1) Zone** pursuant to site specific Zoning By-law 58-14 (refer to Map 3), which permits a maximum of 44 dwelling units on the property. In addition, By-law 58-14 served to rezone the westerly portion of the subject lands to **Park (P) Zone**, which has been dedicated to the Town for parkland purposes.

Site Plan Approval

As indicated earlier in this report, Site Plan approval for the subject development was issued by the Town on March 31, 2017 and a Site Plan Agreement was registered on May 25, 2017. The approved residential development is currently under construction (refer to Map 4).

It should be noted that the Owner will be seeking an exemption from the Part Lot Control provisions outlined in Section 50(7) of the *Planning Act*, R.S.O. 1990, in order to facilitate the creation of the individual parcels forming the residential dwelling units within Block 1, Registered Plan 65M-4501.

Draft Plan of Common Element Condominium

Staff has reviewed the applicant's revised draft Plan of Condominium (Common Element) and can advise that the draft Plan is consistent with the approved Site Plan Agreement for the subject lands. Accordingly, staff recommends approval of the draft Plan subject to the conditions outlined in Appendix "A" attached hereto. As required with all condominium approvals, the owner of the lands (if deemed necessary) may be required to enter into the standard Condominium Agreement with the municipality. The agreement (if required) shall direct the owner to agree that all of the Town's conditions of approval are to be satisfied. A condition reflecting the preceding will form part of the draft approval for the subject draft Plan of Condominium.

Financial/Staffing/Other Implications:

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

Relationship to Strategic Plan:

The proposed development would align with **Goal One - Stronger Connections in Richmond Hill** by strengthening connections to transit. The proposal would also align with **Goal Two - Better Choices in Richmond Hill** by providing for a range of housing options for people, and providing for a mix of business opportunities and providing better quality options to achieve the community vision for the Town. The proposal would further align with **Goal Four - Wise Management of Resources in Richmond Hill** by

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creating opportunities for live/work balance within the community and by using land responsibly and utilizing existing infrastructures.

Conclusions:

The applicant is seeking Council's approval of a draft Plan of Condominium related to a common element condominium road and parking areas within a 44 unit residential townhouse development that is presently under construction on the subject lands. Staff is recommending that the subject draft Plan of Condominium be approved subject to the conditions set out in Appendix "A" to this report.

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Appendix Contents and Maps:

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 Conditions 19T(CDM(R)-12001
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning Designation
- Map 4 Approved Site Plan
- Map 5 Draft Plan of Common Elements Condominium 19CDM(R)-12001

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Report Approval Details

Document Title:	SRPRS-018-174 - Draft Plan of Condominium - Livante Holdings (305 Bloominton Road) Inc.docx
Attachments :	- SRPRS-18-174- Appendix A - Conditions of Draft Approval.docx - MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT_S512001A.pdf - MAP_3_EXISTING_ZONING_DESIGNATION_S512001A.pdf - MAP_4_APPROVED_SITE_PLAN.pdf - MAP_5_DRAFT_PLAN_OF_COMMON_ELEMENTS_CONDOMINIUM.pdf
Final Approval Date:	Aug 23, 2018

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

Gus Galanis - Aug 20, 2018 - 11:05 AM

Kelvin Kwan - Aug 20, 2018 - 12:25 PM

Neil Garbe - Aug 23, 2018 - 9:32 AM