



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 17, 2018

Report Number: SRPRS.18.178

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.178 – Request for Approval – Draft Plan of Condominium Applications – Ideal (JS) Developments Inc. – Town Files D05-15010 (19CDM(R)-15010) and D05-15011 (19CDM(R)-15011)

Owner:

Ideal (JS) Developments Inc.
1100 Rodick Road
Markham, Ontario
L3R 8C3

Agent:

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

Location:

Legal Description: Blocks A, B and C, Plan 1916
Municipal Addresses: 39, 53 and 67 Jefferson Sideroad

Purpose:

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

Recommendations:

- a) That the proposed draft Plan of Condominium application submitted by Ideal (JS) Developments Inc. for lands known as Blocks A, B and C, Plan 1916 (Municipal Addresses: 39, 53 and 67 Jefferson Sideroad), Town File D05-15010, be draft approved, subject to the following conditions:

Page 2

- (i) That draft approval be subject to the conditions as set out in Appendix A to SRPRS.18.178; and,
 - (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.
- b) That the proposed draft Plan of Condominium application submitted by Ideal (JS) Developments Inc. for lands known as Blocks A, B and C, Plan 1916 (Municipal Addresses: 39, 53 and 67 Jefferson Sideroad), Town File D05-15011, be draft approved, subject to the following conditions:
 - (i) That draft approval be subject to the conditions as set out in Appendix B to SRPRS.18.178; and,
 - (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.

Contact Person:

Shelly Cham, Senior Planner – Development Zoning, phone number 905-747-6470
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

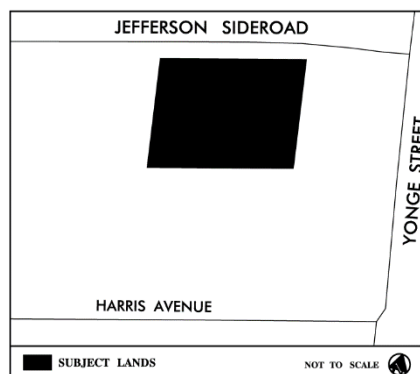
Report Approval:

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 applications were received and deemed complete by the Town on September 9, 2015. The applications are related to Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan applications (Town Files D02-14011, D03-15008 and D06-14029) which were appealed to the Local Planning Appeal Tribunal (LPAT, formerly OMB). The related applications were approved by LPAT on June 7, 2017 and September 9, 2017 culminating in the draft approval of the Plan of Subdivision, the enactment of By-law 26-17 and the approval of the Site Plan application. Staff notes that at the time of the writing of this report, both the draft Plan of Subdivision and the Site Plan Agreement are close to registration.

In July 2018, the applicant submitted revised draft Plan of Condominium drawings to reflect the most recent development approvals (refer to Maps 5, 6 and 7). The revised plans were circulated to Town departments and external agencies for review and comment.

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

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Jefferson Sideroad, west of Yonge Street and have a total lot area of 1.125 hectares (2.78 acres). The lands are comprised of three (3) parcels municipally known as 39, 53 and 67 Jefferson Sideroad which are presently vacant. The subject lands abut Jefferson Sideroad to the north, vacant lands to the east, vacant lands to the south which are currently subject to active development applications to facilitate a medium density residential development (Town Files D01-14007, D02-14038, D03-14016, D05-14009, D05-14012 and D06-14105), and low density residential uses to the west (refer to Maps 1 and 2).

Development Proposal

The owner is seeking Council's approval of the draft Plans of Condominium submitted to facilitate the approval of common element condominium tenure (File D05-15010) over the portion of the lands which are intended for ground-related townhouses and standard condominium tenure (File D05-15011) for the balance of the lands which are intended for stacked townhouses (refer to Maps 5, 6 and 7). The following is a summary of the pertinent development statistics for the proposed development based on the plans and drawings submitted to the Town:

Number of Dwelling Units: 96 units

Parcels of Tied Land: 36 units

Parcels of Standard Condominium: 60 units

Page 4

Lands to be located within Common Element Condominium: portion of the driveway with visitor parking spaces, walkway, and landscaped area

Lands to be located within Standard Condominium: portion of the driveway, refuse collection area, bicycle parking spaces, landscaping, ramp to underground parking and underground parking structure

Planning Analysis:

Zoning

The subject lands are zoned **Multiple Residential One (RM1) Zone** under By-law 235-97, as amended, which permits rear lane townhouse dwellings, back to back dwellings and block townhouse dwellings (refer to Map 3). The subject proposal complies with the applicable zoning provisions.

Draft Plans of Condominium

The applicant has submitted two draft Plan of Condominium applications that seek to establish common element and standard condominium tenures for the proposed residential development to be constructed on the subject lands (refer to Maps 5, 6 and 7). The proposed draft Plans of Condominium are consistent with the approved Site Plan application for the development (refer to Map 4).

Staff notes that the limit of the standard condominium follows the extent of the proposed underground parking structure and, as such, certain site design elements are intended to be shared amongst the two future condominiums, including amongst others the driveway and servicing for the subject lands. In this regard, it is appropriate to include a condition of approval that the two condominiums establish reciprocal easements to facilitate the continuation of such shared services. The condition of approval by Development Engineering staff contained in Appendices A and B addresses this matter accordingly. Staff recommends that Council approve the draft Plan of Condominium applications subject to the conditions contained herein.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

The recommendations of this report are aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal also aligns with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Page 5

Conclusion:

The applicant is seeking Council's approval of draft Plan of Condominium applications related to the approved medium density residential development on the subject lands. Planning staff is satisfied that the proposed draft Plans of Condominium are appropriate, and recommends that Council approve the applicant's request subject to the conditions set out in Appendices A and B 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, D05-15010 (19CDM(R)-15010)
- Appendix B, Schedule of Draft Conditions, D05-15011 (19CDM(R)-15011)
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Approved Site Plan
- Map 5 Draft Plan of Condominium, D05-15010
- Map 6 Draft Plan of Condominium, D05-15011
- Map 7, Draft Plan of Condominium, D05-15011

Page 6

Report Approval Details

Document Title:	SRPRS.18.178.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.pdf- Appendix B.pdf- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S515010A_S515011A.pdf- MAP_3_EXISTING_ZONING_S515010A_S515011A.pdf- MAP_4_APPROVED_SITE_PLAN.pdf- MAP_5_DRAFT_PLAN_OF_CONDOMINIUM_D05-15010.pdf- MAP_6_DRAFT_PLAN_OF_CONDOMINIUM_D05-15011.pdf- MAP_7_DRAFT_PLAN_OF_CONDOMINIUM_D05-15011.pdf
Final Approval Date:	Sep 4, 2018

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

Gus Galanis - Aug 31, 2018 - 1:04 PM

Kelvin Kwan - Sep 4, 2018 - 12:00 PM

Neil Garbe - Sep 4, 2018 - 2:58 PM