



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 19, 2019

Report Number: SRPRS.19.030

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.030 – Request for Approval – Draft Plan of Condominium – Stateview Homes (Rialto Towns) Inc. – Town File D05-16005**

Owner:

Stateview Homes (Rialto Towns) Inc.
410 Chrislea Road, Unit 15 and 16
Vaughan, Ontario
L4L 8B5

Agent:

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

Location:

Legal Description: Part of Block 1, Plan 65M-4602
Municipal Addresses: 160 to 178 Elgin Mills Road West and 6 to 24 Deep River Lane

Purpose:

A request for approval of a draft Plan of Condominium (Common Element) application concerning a medium density residential development to be constructed on the subject lands.

Recommendations:

- a) **That the proposed draft Plan of Condominium submitted by Stateview Homes (Rialto Towns) Inc. for lands known as Part of Block 1, Plan 65M-4602 (Municipal Addresses: 160 to 178 Elgin Mills Road West and 6 to 24 Deep River Lane), Town File: D05-16005, be draft approved, subject to the following:**

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- (i) That draft approval be subject to the conditions as set out in Appendix “A” to SRPRS.19.030; and,
- (ii) That prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the Town’s Tariff of Fees By-law 65-18.

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

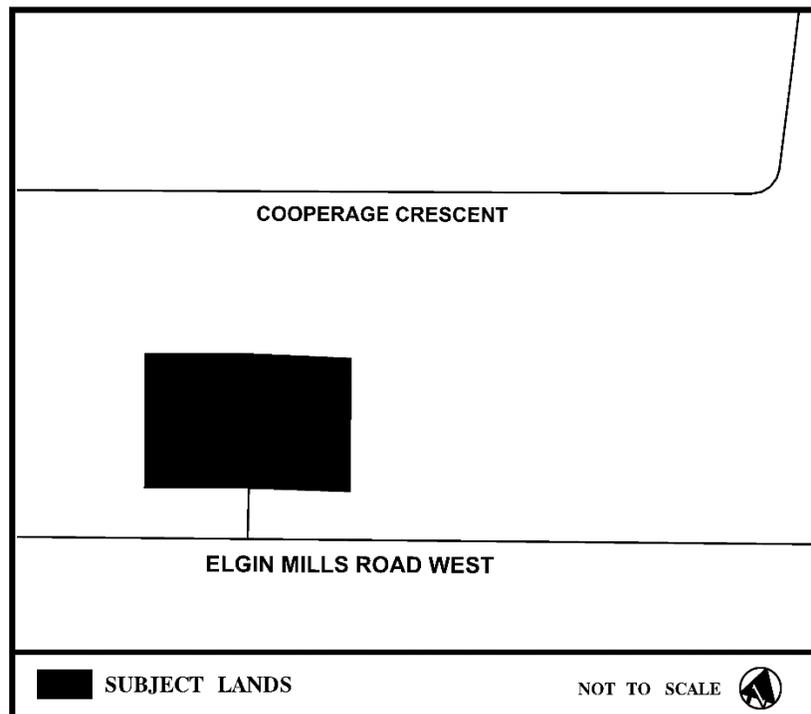
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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

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



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the Town on April 20, 2016. The application is related to Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications that have been approved by the Town (Files D02-15004, D03-16005 and D06-15013). In this regard, Zoning By-law 51-17 was enacted on August 9, 2017, the Plan of Subdivision was registered on March 28, 2018, and the Site Plan Agreement was registered on June 11, 2018.

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

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road West, east of Shaftsbury Avenue (refer to Map 1). The lands have a frontage of 74.88 metres (245.66 feet) on Elgin Mills Road West and a lot area of approximately 0.3670 hectares (0.9068 acres). Currently, a residential development comprised of 19 townhouse dwelling units is under construction on the subject lands. The lands abut existing residential uses to the north and east, Elgin Mills Road West to the south, and a day nursery use to the west (refer to Map 2).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium application in order to establish common element condominium tenure for the approved 19 townhouse dwelling units on the subject lands (refer to Maps 4 to 6). The following is a summary of the development statistics for the development based on the plans and drawings submitted to the Town:

- **Site Area:** 0.3670 hectares (0.9068 acres)
- **Number of Buildings:** 4 townhouse blocks
- **Number of Storeys:** 3
- **Number of Dwelling Units:** 19
- **Typical Unit Width:** 6.0 metres (19.7 feet)
- **Lot Coverage:** 40.3%
- **Proposed Parking:** 2 parking spaces/unit
- **Visitor Parking:** 5 spaces (including 2 barrier free spaces)

Planning Analysis:

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Zoning

The subject lands are zoned **Residential Multiple Family One (RM1) Zone** under By-law 51-17, with site-specific development standards (refer to Map 3). The **RM1 Zone** permits townhouse dwellings.

Site Plan Approval

A Site Plan Agreement to facilitate the proposed townhouse development was registered on June 11, 2018 at the Land Registry Office (refer to Map 5).

Draft Plan of Condominium

If approved, the proposed draft Plan of Condominium would establish a private lane (Deep River Lane), visitor parking spaces, a community mailbox location and common element features within the proposed development (refer to Map 6). Staff notes that the proposed private road design would facilitate the extension of the east-west component of the private road if, and when, the abutting lands to the east and west of the subject lands redevelop in the future. In order to provide for the potential future expansion of the private road (Deep River Lane), the Town has implemented conditions requiring the conveyance of easements for rights of access to the abutting lands through the conditions of draft approval. Similarly, the Town would impose the same requirement on abutting lands if, and when, they are redeveloped in order to facilitate access between the sites through the extended private road network.

Planning staff has reviewed the draft Plan of Condominium dated October 16, 2018, and notes that the submitted draft Plan is in keeping with the approved Site Plan for the subject development. On this basis, staff recommends 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 recommendations of this report are aligned with **Goal One – Stronger Connections in Richmond Hill** by providing opportunities for connections at a neighbourhood level. The proposed development is also aligned with **Goal Two – Better Choice in Richmond Hill** by providing housing that offers options for people at all stages of life, and **Goal Four – Wise Management of Resources in Richmond Hill** by designing efficient dwellings and using land responsibly.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application related to the development of 19 townhouse dwelling units on the subject lands.

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Planning staff is satisfied that the proposed draft Plan of Condominium is appropriate and represents proper and orderly planning. Accordingly, staff recommends that the applicant's request be approved subject to the conditions set out in Appendix "A" to this report and the applicant paying the applicable processing fee in accordance with the Town's Tariff of Fees By-law 65-18.

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 Draft Conditions, 19CDM(R)-16005
- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Existing Zoning
- Map 4 - Approved Subdivision Plan
- Map 5 - Approved Site Plan
- Map 6 - Draft Plan of Condominium (19CDM(R)-16005)

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Report Approval Details

Document Title:	SRPRS.19.030 - Request for Approval - Draft Plan of Condominium - Gil and Maria Shcolyar - Town File D05-16005.docx
Attachments:	<ul style="list-style-type: none">- Final Draft Condominium Conditions.docx- MAP_1_AERIAL_PHOTOGRAPH.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S516005A.pdf- MAP_3_EXISTING_ZONING_S516005A.pdf- MAP_4_APPROVED_SUBDIVISION_PLAN.pdf- MAP_5_APPROVED_SITE_PLAN_NEW.pdf- MAP_6_DRAFT_PLAN_OF_CONDOMINIUM.pdf
Final Approval Date:	Jan 29, 2019

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

Gus Galanis - Jan 29, 2019 - 1:20 PM

Kelvin Kwan - Jan 29, 2019 - 1:35 PM

Neil Garbe - Jan 29, 2019 - 3:47 PM