



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 18, 2019

Report Number: SRPRS.19.042

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.042 - Request for Approval – Draft
Plan of Condominium Application –
Onefoureight Development Corp. – Town File
D05-13008**

Owner:

Onefoureight Development Corp.
9623 Bathurst Street
Richmond Hill, Ontario
L4C 3X3

Agent:

M. Behar Planning & Design Inc.
25 Valleywood Drive, Unit 23
Markham, Ontario
L3R 5L9

Location:

Legal Description: Block 1, Plan 65M-4627
Municipal Addresses: 9601 and 9611 Bathurst Street

Purpose:

A request for approval of a draft Plan of Condominium (Common Element) application 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) application submitted by Onefoureight Development Corp. for lands known as Block 1, Plan 65M-4627 (Municipal Addresses: 9601 and 9611 Bathurst Street), Town File D05-13008 (19CDM(R)-13008), be draft approved subject to the following conditions:**

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- (i) That draft approval be subject to the conditions as set out in Appendix “A” to SRPRS.19.042;
- (ii) That prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town’s Tariff of Fee By-law 65-18; and,
- (iii) That the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPRS.19.042.

Contact Person:

Ferdi Toniolo, Senior Planner, phone number 905-771-2442 and/or
Denis Beaulieu, Manager of Development, Subdivisions phone number 905-771-2540

Report Approval:

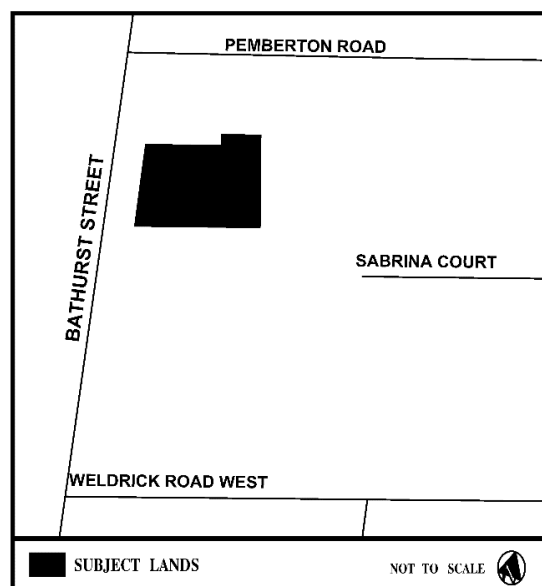
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 report’s 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:

The subject draft Plan of Condominium application was received on December 3, 2013 and deemed complete by the Town on February 28, 2014. 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 D02-13033, D03-13014 and D06-13102) to permit a residential development on the subject lands. In this regard, Zoning By-law 81-16 was enacted on July 11, 2016, the Plan of Subdivision was registered on October 4, 2018 and the Site Plan Agreement was registered on February 5, 2019.

Building Permits have since been issued and construction of the development is in progress. On November 5, 2018, a revised draft Plan of Condominium (Common Element) was submitted by the applicant and circulated to Town departments and external agencies for review and comment.

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

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Bathurst Street, south of Pemberton Road, and have a lot area of 0.31 hectares (0.13 acres). The lands abut existing low density residential uses to the north, east and south, and Bathurst Street to the 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:** 0.31 hectares (0.77 acres)
- **Common Element Area:** 0.09 hectares (0.21 acres)
- **Parcels of Tied Land Area:** 0.22 hectares (0.55 acres)
- **Number of Dwelling Units:** 15 townhouse dwelling units
- **Visitor Parking Spaces:** 4 spaces
- **Building Heights:** 3 storeys

Planning Analysis:

Zoning By-law

The subject lands are zoned **Multiple Family One (RM1) Zone** pursuant to site specific Zoning By-law 81-16, which permits a maximum of 15 dwelling units and provides for site specific developments standards to facilitate the proposed development and the

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creation of a Common Element Condominium with associated tied parcels on the subject lands (refer to Map 3).

Site Plan Approval

Site Plan approval for the subject development was issued by the Town on January 15, 2018 and a Site Plan Agreement was registered on February 5, 2019. 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, 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 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 creating opportunities for live/work balance within the community and by using land responsibly and utilizing existing infrastructure.

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 15-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 (19CDM(R)-13008)
- 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)-13008)

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Report Approval Details

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|----------------------|--|
| Document Title: | SRPRS.18.042.docx |
| Attachments : | <ul style="list-style-type: none">- Appendix A, Schedule of Conditions (19CDM(R)-13008)- Map_1_Aerial_Phograph.pdf- MAP_2_NEIGHBOURHOOD_CONTEXT_S513008A.pdf- MAP_3_EXISTING_ZONING_DESIGNATION_S513008A.pdf- MAP_4_APPROVED_SITE_PLAN.pdf- MAP_5_DRAFT_PLAN_OF_COMMON_ELEMENTS_CONDOMINIUM.pdf |
| Final Approval Date: | Mar 5, 2019 |

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

Gus Galanis - Mar 4, 2019 - 3:01 PM

Kelvin Kwan - Mar 5, 2019 - 11:36 AM

Neil Garbe - Mar 5, 2019 - 12:11 PM