



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2019
Report Number: SRPRS.19.117

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.19.117 – Request for Approval – Draft
Plan of Condominium – 1857481 Ontario Inc. –
City File D05-19001**

Owner and Agent:

1857481 Ontario Inc.
3985 Highway 7 East, Suite 202
Markham, Ontario
L3R 2A2

Location:

Legal Description: Part of Lot 11, Concession 2, E.Y.S.
Municipal Addresses: 386, 396 and 400 Highway 7 East

Purpose:

A request for approval of a draft Plan of Condominium application concerning a mixed-use, high density residential/townhouse development that is currently being constructed on the subject lands.

Recommendations:

- a) That the proposed draft Plan of Condominium submitted by 1857481 Ontario Inc., for lands known as Part of Lot 11, Concession 2, E.Y.S. (Municipal Addresses: 386, 396 and 400 Highway 7 East), City File: D05-19001, be draft approved, subject to the following:
 - (i) That draft approval be subject to the conditions as set out in Appendix "A" to SRPRS.19.117; 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.

Page 2

Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

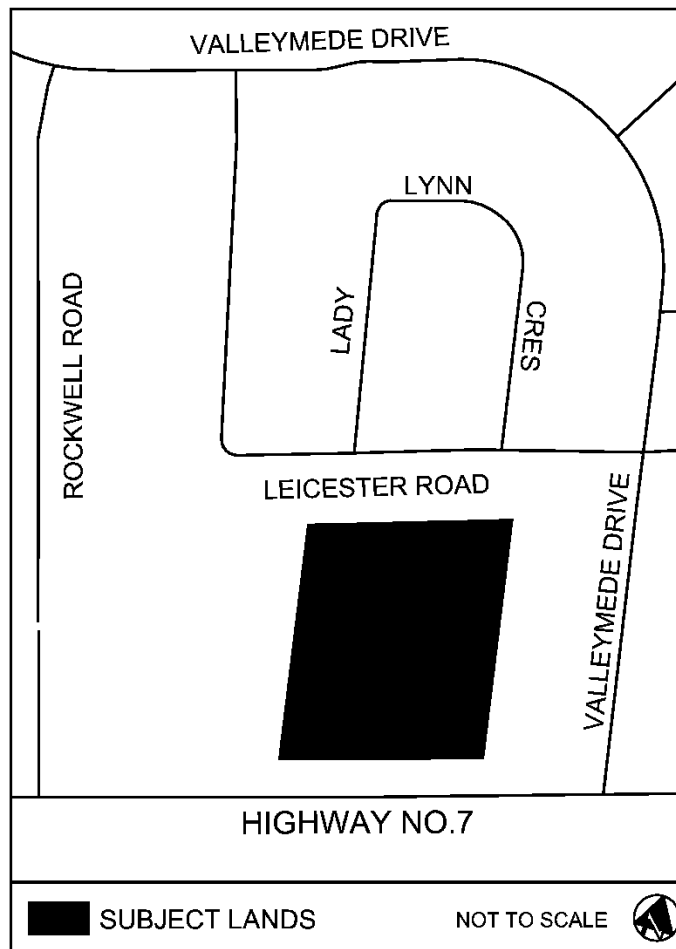
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director,
Treasurer (as required), City Solicitor (as required), Commissioner and City Manager.
Details of the reports approval are attached.

Location Map:

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



Page 3

Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on March 19, 2019. The application was subsequently circulated to City departments and external agencies for review and comment. The purpose of the application is to implement standard condominium tenure for the approved 11 storey and 15 storey apartment buildings comprised of 311 dwelling units and 45 townhouse dwelling units which are currently under construction on the subject lands.

The subject application is related to Official Plan Amendment, Zoning By-law Amendment and Site Plan applications that were approved by the former Ontario Municipal Board (OMB), now Local Planning Appeal Tribunal (LPAT) (City Files D01-12012, D02-12041 and D06-16028). The OMB approved the Official Plan Amendment on January 20, 2016 and withheld its order concerning the approval of the related Zoning By-law Amendment application until the applicant received Site Plan approval from the City. In accordance with the OMB's order, the applicant submitted a Site Plan application to the City on April 19, 2016. On February 10, 2017 the OMB approved Zoning By-law 12-17 for the subject lands.

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 Highway 7 East, west of Valley Mede Drive. The lands abut a high density, mixed-use residential/commercial development to the west, low density residential uses to the north, an automobile service station to the east and Highway 7 East to the south (refer to Map 1).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium pursuant to Section 51 of the *Planning Act*, R.S.O., 1990 in order to establish standard condominium tenure for the approved mixed use, high density residential/townhouse development currently under construction on its land holdings (refer to Maps 4 and 5). The following is a summary of the development statistics for the development based on the plans and drawings submitted to the City:

- **Site Area:** 1.85 hectares (4.58 acres)
- **Total Gross Floor Area:** 3.62 hectares (8.94 acres)
- **Number of Buildings:** 2 Apartment Buildings and 45 Townhouse Dwelling units
- **Total Number of Units:** 356 units
 - **Apartment Buildings:** 311 units
 - **Townhouse Dwellings:** 45 units
- **Density:** 192.4 units per hectare (77.9 units per acre)

Page 4

- **Number of Storeys:**
 - **Apartment Building:** 10 and 15 storeys
 - **Townhouse Dwellings:** 3 storeys
- **Proposed Parking:**
 - **Apartment Building:** 401
 - **Townhouse Dwelling:** 97

Planning Analysis:

City of Richmond Hill Official Plan Designation

The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Uses permitted within the **Regional Mixed-Use Corridor** designation include medium and high density residential uses, office, commercial and retail uses, community uses, parks and open spaces, and automotive service commercial uses subject to the specific policy criteria as outlined in the Plan.

Pursuant to the OMB decision issued on January 20, 2016, Official Plan Amendment No. 2 was approved and provided an exception to permit an increase in the maximum building height from 11 storeys to 15 storeys for one of the two approved apartment buildings. Staff is of the opinion that the subject proposal is consistent with the land use policies of the Plan.

Zoning

As noted previously, Zoning By-law 12-17, was approved by the OMB on February 10, 2017 and contains site specific provisions to facilitate the construction of the approved high density mixed-use residential/townhouse development on the subject lands. The proposed development conforms with the development provisions of Zoning By-law 12-17.

Site Plan

A Site Plan Agreement for the subject development was registered on August 2, 2017 at the Land Registry Office as Instrument No. YR2712017 (refer to Map 4).

Draft Plan of Condominium

Planning staff has reviewed the draft Plan of Condominium, dated March 6, 2019, and notes that the draft Plan is consistent with the approved Site Plan for the subject development (refer to Map 5). Further, the circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions for the draft Plan of Condominium approval. The conditions that have been provided by the City departments and external agencies are included in Appendix A attached hereto.

Page 5

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 align with **Goal Two, Better Choice in Richmond Hill** by providing a range of housing and tenure options within the City. 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 related to a high density residential development on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and therefore, recommends that Council approve the applicant's request subject to the conditions set out in Appendix A 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, 19CDM(R)-19001
- Map 1, Aerial Photograph
- Map 2, Existing Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Approved Site Plan
- Map 5, Draft Plan of Condominium, 19CDM(R)-19001

Page 6

Report Approval Details

Document Title:	SRPRS.19.117 - Request for Approval - Draft Plan of Condominium - 1857481 Ontario Inc. - Town File D05-19001.docx
Attachments :	- SRPRS.19.117 - Appendix A - Schedule of Draft Conditions.docx - SRPRS.19.117_MAP_1_AERIAL_PHOTOGRAPH.pdf - SRPRS.19.117_MAP_2_EXISTING_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.19.117_MAP_3_EXISTING_ZONING_S519001A.pdf - SRPRS.19.117_MAP_4_APPROVED_SITE_PLAN.pdf - SRPRS.19.117_MAP_5_DRAFT_PLAN_OF_CONDOMINIUM.pdf
Final Approval Date:	Jun 20, 2019

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

Gus Galanis - Jun 20, 2019 - 1:59 PM

Kelvin Kwan - Jun 20, 2019 - 2:08 PM

Neil Garbe - Jun 20, 2019 - 2:23 PM