



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 4, 2019

Report Number: SRPRS.19.137

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.19.137 – Request for Approval – Draft Plan of Condominium – Stateview Homes (Edge Towns) Inc. – City File D05-17008**

Owner:

Stateview Homes (Edge Towns) Inc.
410 Chrislea Road, Unit #16
Woodbridge, Ontario
L4L 8B5

Agent:

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

Location:

Legal Description: Block 43, Registered Plan 65M-3786
Municipal Address: 1335 Elgin Mills Road East

Purpose:

A request for approval of a draft Plan of Condominium application concerning a residential development comprised of 23 townhouse dwelling units on the subject lands.

Recommendation:

- a) That the proposed draft Plan of Condominium submitted by Stateview Homes (Edge Towns) Inc., for lands known as Block 43, Registered Plan 65M-3786 (Municipal Address: 1335 Elgin Mills Road East), City File: D05-17008, be draft approved, subject to the following:
 - (i) That draft approval be subject to the conditions as set out in Appendix "A" to SRPRS.19.137; and,

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- (ii) That prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law 65-18.

Contact Person:

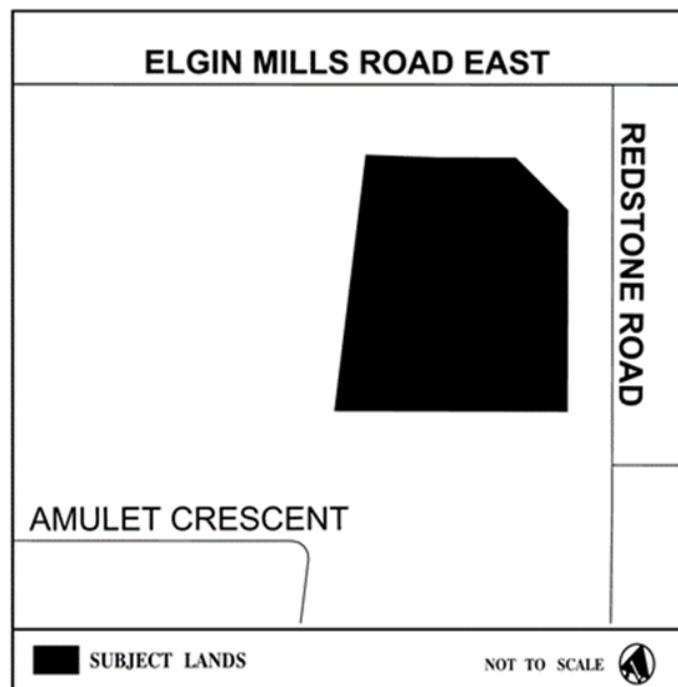
Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development - Site Plans, phone number 905-771-5542

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.



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on October 31, 2017. The application was subsequently circulated to City departments and external agencies for review and comment.

Associated Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to facilitate the development were approved by Council on April 9, 2019 (City Files D01-16006 and D02-16042). A Site Plan Agreement for the subject development was executed by the City and the Developer on May 22, 2019.

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 at the southwest corner of Elgin Mills Road East and Redstone Road (refer to Maps 1 and 2) and have a total lot area of 0.49 hectares (1.04 acres). The lands abut Elgin Mills Road East to the north, residential uses to the south, commercial uses to the west and Redstone Road to the east (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 common element condominium tenure for the townhouse development which is under construction on its land holdings (refer to Maps 4 and 5). The following is a summary of the development statistics based on the plans and drawings submitted to the City:

- **Site Area:** 0.48311 hectares (1.19 acres)
- **Total Number of Units:** 23
- **Density:** 47.61 units per hectare (19.33 units per acre)
- **Number of Storeys:** 3 storeys
- **Parking:** 64 spaces (58 resident spaces, 6 visitor spaces)

Planning Analysis:

City of Richmond Hill Official Plan Designation

The subject lands are designated **Neighbourhood** in accordance with Schedule A2-Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Uses permitted within the **Neighbourhood** designation include medium density residential uses such as townhouses with building heights of up to four storeys along arterial roads and densities of up to 50 units per hectare (20 units per acre). Therefore, the subject proposal is consistent with the land use policies of the Plan.

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Zoning

The subject lands are zoned **Residential Multiple Family One (RM1) Zone** under By-law 38-19 which was enacted by Council on April 9, 2019. By-law 38-19 contains site specific provisions to facilitate the construction of the approved residential townhouse development on the lands. The proposed development conforms with the provisions of Zoning By-law 38-19.

Site Plan

A Site Plan Agreement for the subject development was executed by the City and the Developer on May 22, 2019 (refer to Map 4).

Draft Plan of Condominium

Planning staff has reviewed the draft Plan of Condominium, dated September 25, 2017, and notes that the draft Plan is consistent with the approved Site Plan for the subject development (refer to Map 5). Further, circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of approval for the proposed draft Plan of Condominium. The conditions of approval provided by City departments and external agencies are included on the Schedule of Conditions attached hereto as Appendix A.

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 aligns with **Goal Two, Better Choice in Richmond Hill** by providing a range of housing and tenure options within the City. The proposal also aligns 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 to facilitate common element tenure for a residential development comprised of 23 unit townhouse dwellings on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. Therefore, staff recommends that Council approve the applicant's request subject to the conditions set out in Appendix A to this report.

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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, Site Plan
- Map 5, Draft Plan of Condominium, 19CDM(R)-19001

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Report Approval Details

Document Title:	SRPRS.19.137 - Request for Approval - Draft Plan of Condominium - 1335 Elgin Mills Road East.docx
Attachments :	- SRPRS.19.137_Map_1_Aerial_PhotoGraph.pdf - SRPRS.19.137_MAP_2_EXISTING_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.19.137_MAP_3_EXISTING_ZONING_S517008.pdf - SRPRS.19.137_MAP_4_SITE_PLAN.pdf - SRPRS.19.137_MAP_5_DRAFT_PLAN_OF_CONDOMINIUM_new.pdf - SRPRS.19.137 - Stateview Homes - Appendix A.pdf
Final Approval Date:	Aug 23, 2019

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

Gus Galanis - Aug 22, 2019 - 4:24 PM

Kelvin Kwan - Aug 22, 2019 - 4:28 PM

Neil Garbe - Aug 23, 2019 - 11:36 AM