



Staff Report for Council Meeting

Date of Meeting: April 8, 2020
Report Number: SRPRS.20.049

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.049 – Request for Approval – Draft
Plan of Condominium – The Gates of Bayview
Glen Phase XI Corporation – City File D05-19004**

Owner:

The Gates of Bayview Glen Phase IX Corporation
50 Confederation Parkway
Concord, Ontario
L4K 4T8

Agent:

The Muzzo Group of Companies
50 Confederation Parkway
Concord, Ontario
L4K 4T8

Location:

Legal Description: Part of Lot 1, Part of Block 18 and 21, Plan 65M-2838, Part of Lot 38, Concession 1, E.Y.S.
Municipal Address: 75 Oneida Crescent

Purpose:

A request for approval of a draft Plan of Condominium application concerning a high density residential apartment building comprised of 202 dwelling units that is currently under construction on the subject lands.

Recommendation:

- a) That the proposed draft Plan of Condominium submitted by The Gates of Bayview Glen Phase IX Corporation, for lands known as Part of Lot 1 and Part of Block 18 and 21, Plan 65M-2838 and Part of Lot 38, Concession 1, E.Y.S. (Municipal Address: 75 Oneida Crescent), City File D05-19004 (19CDM(R)-19004), 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.20.049; and,**
- ii) **That prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law 108-19.**

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

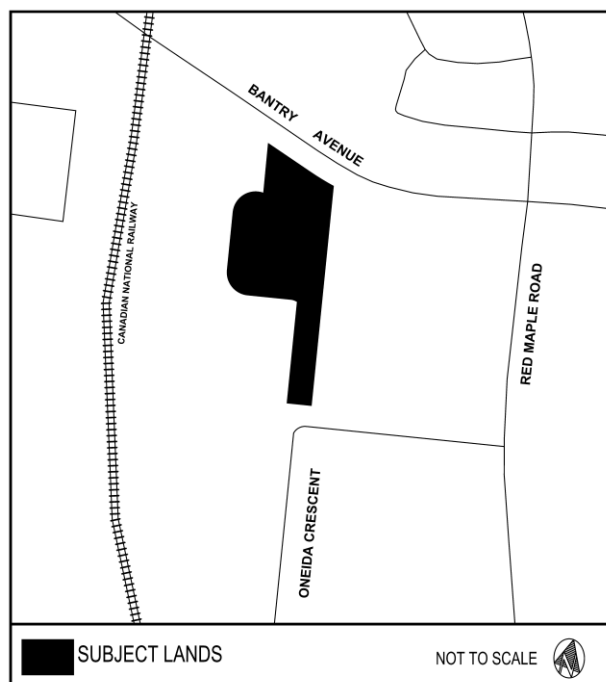
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, Interim 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 call person listed under “Contact Person” above.



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on July 26, 2019. The application was subsequently circulated to City departments and external agencies for review and comment.

Official Plan Amendment and Zoning By-law Amendment applications to facilitate the construction of the high density residential development on the subject lands were previously approved by the Ontario Municipal Board on June 12, 2014 (City Files D01-12004 and D02-12018). An associated Site Plan application was subsequently submitted to the City to implement the approved development (City File D06-16079) and a Site Plan Agreement for the subject development was registered on November 7, 2019 at the Land Registry Office as Instrument YR2894731.

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 south side of Bantry Avenue, west of Oneida Crescent, and have a total lot area of approximately 0.6512 hectares (1.609 acres). Construction of the approved high density residential development is currently underway on the site. The lands abut Bantry Avenue to the north, high density residential and mixed use developments to the east and south, and the CN Bala Main Line to the west (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 19 storey residential apartment building 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:** 0.6512 hectares (1.609 acres)
- **Building Height:** 19 storeys
- **Number of Dwelling Units:** 202 units
- **Density:** 310.2 units per hectare (125.5 units per acre)
- **Resident Parking Spaces:** 223 spaces
- **Visitor Parking Spaces:** 30 spaces

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Planning Analysis

City of Richmond Hill Official Plan Designation

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2-Land Use of the City's Official Plan (the "Plan") (refer to Map 2). A wide range of uses are permitted within the **Richmond Hill Centre** designation including major office, office, commercial and retail, in addition to high density residential, medium density residential, community uses, parks and open spaces, and live-work units uses subject to specific policy criteria as outlined in Chapter 3 and 4 of the Plan. The proposed high density residential development is consistent with the uses contemplated within the **Richmond Hill Centre** designation of the Plan.

Zoning

The subject lands are zoned **Special Commercial Five (SC-5) Zone** under By-law No. 278-96, as amended, with site specific development standards (refer to Map 3). The **SC-5 Zone** permits apartment buildings and a wide range of commercial and institutional uses. The proposed development conforms with the applicable zoning.

Draft Plan of Condominium

Planning staff has reviewed the submitted draft Plan of Condominium and notes that the submitted draft Plan is consistent with the approved Site Plan for the subject development (refer to Map 4). 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. These conditions of approval are included on the Schedule of Conditions attached hereto as Appendix A. Based on the preceding, staff recommends approval of the draft Plan of Condominium subject to the conditions outlined on 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 application would achieve **Goal Two** of the **City's Strategic Plan – Better Choice in Richmond Hill** by enhancing the housing and tenure options available for residents within the City. The proposal would also align with **Goal Four – Wise Management of Resources in Richmond Hill** in representing efficient use of available land.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium (Standard) related to a 19 storey residential development on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents

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good planning. Accordingly, staff 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 the contact person listed in this document.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-19004
- 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)-19004 (Sheet 1)
- Map 6, Draft Plan of Condominium, 19CDM(R)-19004 (Sheet 2)

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Report Approval Details

Document Title:	SRPRS.20.049 - 75 Oneida Crescent - D05-19004 (THE GATES OF BAVIEW GLEN PHASE XI CORPORATION).docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.049 - Appendix A - Condominium Conditions - March 6, 2020.docx- SRPRS.20.049 - MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.20.049 - MAP_2_EXISTING__OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.049 - MAP_3_EXISTING_ZONING_S519004A.pdf- SRPRS.20.049 - MAP_4_APPROVED_SITE_PLAN.pdf- SRPRS.20.049 - MAP_5_DRAFT_PLAN OF CONDOMINIUM_19-CDM_R_19004_(SHEET 1).pdf- SRPRS.20.049 - MAP_6_DRAFT_PLAN OF CONDOMINIUM_19-CDM_R_19004_(SHEET 2).pdf
Final Approval Date:	Mar 6, 2020

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

Gus Galanis - Mar 6, 2020 - 12:00 PM

Kelvin Kwan - Mar 6, 2020 - 12:08 PM

MaryAnne Dempster - Mar 6, 2020 - 2:02 PM