



Staff Report for Council Meeting

Date of Meeting: April 8, 2020
Report Number: SRPRS.20.045

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.045 – Request for Approval – Draft Plan of Condominium – Stateview Homes (Kings Landing) Inc. – City File D05-16009**

Owner:

Stateview Homes (Kings Landing) Inc.
410 Chrislea Road, Units 15-16
Woodbridge, Ontario
L4L 8B5

Agent:

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

Location:

Legal Description: Part of Block 1, Registered Plan 65M-4649
Municipal Address: 4, 6, 8 Parker Avenue and 272, 286 and 298 King Road

Purpose:

A request for approval of a draft Plan of Condominium application concerning a residential development comprised of 10 semi-detached dwelling units and 33 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That the proposed draft Plan of Condominium submitted by Stateview Homes (Kings Landing) Inc. for lands known as Part of Block 1, Registered Plan 65M-4649 (Municipal Addresses: 4, 6 and 8 Parker Avenue and 272, 286 and 298 King Road), City File D05-16009, 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.20.045;
- (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 108-19; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPRS.20.045, if requested to do so.

Contact Person:

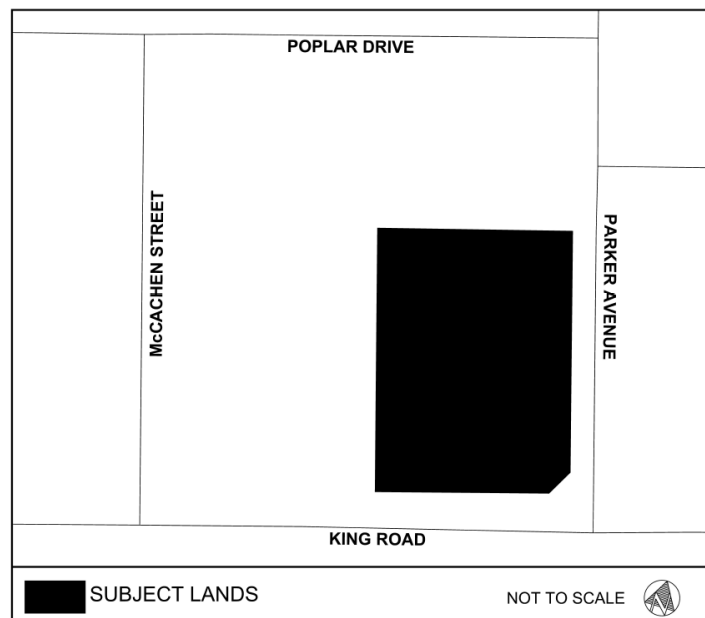
Katherine Faria, Planner II – Subdivisions, phone number 905-771-5543 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

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

Approved by: 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.



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on October 20, 2016. The application was subsequently circulated to City departments and external agencies for review and comment. The purpose of the draft Plan of Condominium application is to establish common element condominium tenure for a residential development current under construction on the subject lands. Accordingly, 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 northwest corner of King Road and Parker Avenue and have a total area of approximately 0.88 hectares (2.18 acres) (refer to Map 1). The lands abut existing residential uses to the north, Parker Avenue to the east, King Road to the south and a proposed residential development to the west (City File D06-17088). By-law 50-19 (City File D02-16037) was approved for the abutting lands to the west in April, 2019 to permit a residential development comprised of 10 semi-detached dwelling units and 37 townhouse dwelling units on the subject lands.

Development Proposal

The owner is seeking Council's approval of a draft Plan of Condominium in order to facilitate the establishment of common element condominium tenure for a 43-unit residential development currently under construction on the subject lands (refer to Map 5).

The following is a summary of the pertinent development statistics for the development based on the plans and drawings submitted to the City:

- **Site Area:** **0.88 hectares (2.18 acres)**
- **Common Element Area:** **0.2 hectares (0.49 acres)**
- **Number of Units:** **43**
 - **Number of Semi-Detached Units:** **10**
 - **Number of Townhouse Units:** **33**
- **Number of Storeys:** **3**
- **Visitor Parking Spaces:** **11**

Planning Analysis:

City of Richmond Hill Official Plan

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 low-density residential uses, as well as

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medium-density residential and other uses subject to specific policy criteria. The lands are also situated within the expanded Puccini Drive Neighbourhood Residential Infill Area.

Zoning By-law

The subject lands are zoned “**Semi-Detached One (RD1) Zone**” and “**Multiple Residential One (RM1) Zone**” in accordance with By-law 313-96, as amended, which permit semi-detached dwellings and townhouse dwellings, respectively. By-law 48-19 was approved by the Local Planning Appeal Tribunal (LPAT) on June 10, 2019 and contains site-specific development standards to facilitate the subject development.

Site Plan

A Site Plan Agreement for the subject development was registered on February 21, 2020 (refer to Map 4).

Draft Plan of Condominium

The draft Plan of Condominium application and related documents submitted in support of same were circulated to various City departments and external agencies for their review and comment. 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 that have been provided by the City departments and external agencies are included in Appendix “A” attached hereto.

Planning staff has reviewed the draft Plan of Condominium, dated January 23, 2020 and notes that it is consistent with the approved Site Plan for the subject development (refer to Maps 4 and 5). As indicated in the earlier sections of this report, the subject lands abut a proposed residential development to the west. In this regard, both the subject development and adjacent development proposal provide for vehicular and pedestrian connectivity between the sites through the alignment of the private laneways. As a condition of draft Plan of Condominium approval, the applicant will be required to establish an easement in favour of the lands to the west to provide for the appropriate rights of access (refer to Appendix “A”).

It should be noted that a Part Lot Control Exemption application will be required to facilitate the subject draft Plan of Condominium application. At the time of writing of this report, a Part Lot Control Exemption application had not been submitted to the City.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

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Relationship to the Strategic Plan:

The application is generally aligned with **Goal Two, Better Choice in Richmond Hill** by providing a range of housing and tenure options within the City. The proposal is also aligned 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 10 semi-detached dwelling units and 33 townhouse dwelling units presently under construction 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.

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.

- 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
- Appendix A, Schedule of Draft Conditions

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Report Approval Details

Document Title:	SRPRS.20.045 - Request for Approval - Draft Plan of Condominium Application.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.045 - Map 1.pdf- SRPRS.20.045 - Map 2.pdf- SRPRS.20.045 - Map 3.pdf- SRPRS.20.045 - Map 4.pdf- SRPRS.20.045 - Map 5.pdf- SRPRS.20.045 - Appendix A.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 - 11:59 AM

Kelvin Kwan - Mar 6, 2020 - 12:07 PM

MaryAnne Dempster - Mar 6, 2020 - 2:10 PM