



Staff Report for Council Meeting

Date of Meeting: May 27, 2020
Report Number: SRPRS.20.078

Department: Planning and Regulatory Services
Division: Development Planning

**Subject: SRPRS.20.078 – Request for Approval – Draft
Plan of Condominium Application – Elm
Carrville (2016) Inc. – City File D05-16010**

Owner:

Elm Carrville (2016) Inc.
1931 Highway 7
Concord, Ontario
L4K 1V6

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3

Location:

Legal Description: Block 1, Plan 65M-4638
Municipal Addresses: 1 to 24 Howick Lane (formerly 329 and 343 Carrville Road)

Purpose:

A request for approval of a draft Plan of Condominium application to establish common element condominium tenure concerning a residential development comprised of 18 townhouse dwelling units on the subject lands.

Recommendation:

- a) That the proposed draft Plan of Condominium application submitted by Elm Carrville (2016) Inc., for lands known as Block 1, Plan 65M-4638 (Municipal Addresses: 1 to 24 Howick Lane, formerly 329 and 343 Carrville Road), City File D05-16010, be 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 Staff Report SRPRS.20.078;
- (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; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPRS.20.078, if requested to do so.

Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

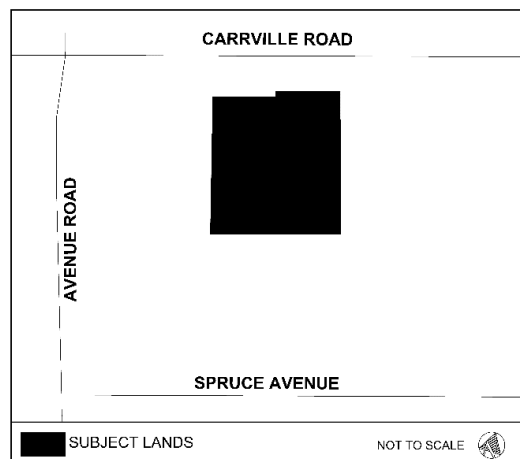
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call the 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 November 9, 2016. The application was subsequently circulated to City departments and external agencies for review and comment.

A Zoning By-law Amendment application to facilitate the construction of a townhouse development comprised of 18 dwelling units was previously approved by the Ontario Municipal Board (now known as Local Planning Appeal Tribunal) on July 21, 2015 (City File D02-11026). An associated Site Plan application was subsequently submitted to the City to implement the approved development (City File D06-15077) and a Site Plan Agreement for the subject development was registered on January 20, 2020.

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 Carrville Road, east of Avenue Road and have a total lot area of 0.4376 hectares (1.08 acres). The lands abut residential uses to the east and south, Carrville Road to the north, and a commercial use 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 common element condominium tenure for the townhouse development which is under construction on its land holdings (refer to Map 4 and 5). The following is a summary of the development statistics based on the plans and drawings submitted to the City:

- **Site Area:** **0.4377 hectares (1.09 acres)**
 - **Common Element Area:** **0.1925 hectares (0.48 acres)**
 - **Parcel of Tied Land Area:** **0.2452 hectares (0.61 acres)**
- **Total Number of Units:** **18**
- **Density:** **41.13 units per hectare (16.67 units per acre)**
- **Number of Storeys:** **3**
- **Total Parking Spaces:** **41**
 - **Resident Spaces:** **36**
 - **Visitor Spaces:** **5**

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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 medium density residential uses such as townhouse dwelling units with building heights of up to four storeys along arterial roads and densities of up to 50 units per hectare (20 units per acre). In this regard, the subject development proposal conforms with the land use policies of the Plan.

Zoning By-law

The subject lands are zoned **Multiple Family One (RM1) Zone** under By-law 2523, as amended by By-law 63-15, with site specific development standards to facilitate the subject development (refer to Map 3). The **RM1 Zone** permits townhouse dwellings, and the proposed development complies with the provisions of By-law 63-15.

Site Plan

As noted previously, Site Plan Agreement for the subject development was registered on January 20, 2020 at the Land Registry Office as Instrument YR3058355 (refer to Map 4).

Draft Plan of Condominium

Planning staff has reviewed the submitted draft Plan of Condominium and can advise that it is consistent with the approved Site Plan for the proposed development presently under construction on the subject lands (refer to Map 5). Furthermore, 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 are included in the Schedule of Conditions attached hereto as Appendix "A". Based on the preceding, staff recommends approval of the applicant's 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 is aligned with **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 is also aligned with **Goal Four – Wise Management of Resources in Richmond Hill** in representing efficient use of available land.

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Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application to facilitate common element tenure for an approved residential development comprised of 18 townhouse dwelling units 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.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-16010
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Site Plan
- Map 5, Draft Plan of Condominium (19CDM(R)-16010)

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Report Approval Details

Document Title:	SRPRS.20.078 - Request for Approval - Draft Plan of Condominium Application - D05-16010.docx
Attachments:	<ul style="list-style-type: none">- Appendix A, Draft Plan of Condominium Conditions.pdf- MAP_1_AERIAL PHOTOGRAPH.pdf- MAP_2_OFFICIAL PLAN DESIGNATION.pdf- MAP_3_EXISTING_ZONING_S516010A.pdf- MAP_4_SITE_PLAN.pdf- MAP_5_DRAFT PLAN OF CONDOMINIUM 19CDM (R) - 16010.pdf
Final Approval Date:	May 11, 2020

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

Gus Galanis - May 11, 2020 - 10:22 AM

Kelvin Kwan - May 11, 2020 - 11:12 AM

MaryAnne Dempster - May 11, 2020 - 11:25 AM