



## **Staff Report for Council Meeting**

**Date of Meeting:** July 8, 2020  
**Report Number:** SRPRS.20.084

**Department:** Planning and Regulatory Services  
**Division:** Development Planning

**Subject:** **SRPRS.20.084 – Request for Approval – Draft Plan of Condominium – The Oak Knoll Realty Corporation – City File D05-19002**

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### **Owner:**

The Oak Knoll Realty Corporation  
3500 Pharmacy Avenue  
Toronto, Ontario  
M1W 2T6

### **Agent:**

Baif Developments Limited  
3500 Pharmacy Avenue  
Toronto, Ontario  
M1W 2T6

### **Location:**

**Legal Description:** Part of Block 1, Plan 65M-4648 and Part of Block 3, Plan 65M-4372  
**Municipal Address:** 13715 Yonge Street

### **Purpose:**

A request for approval of a draft Plan of Condominium application concerning a medium density residential development comprised of 38 townhouse dwelling units to be constructed on the subject lands.

### **Recommendations:**

- a) **That the proposed draft Plan of Condominium submitted by The Oak Knoll Realty Corporation for lands known as Part of Block 1, Plan 65M-4648 and Part of Block 3, Plan 65M-4372 (Municipal Address: 13715 Yonge Street), City File D05-19002, 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.20.084;
- 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.20.084, 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:

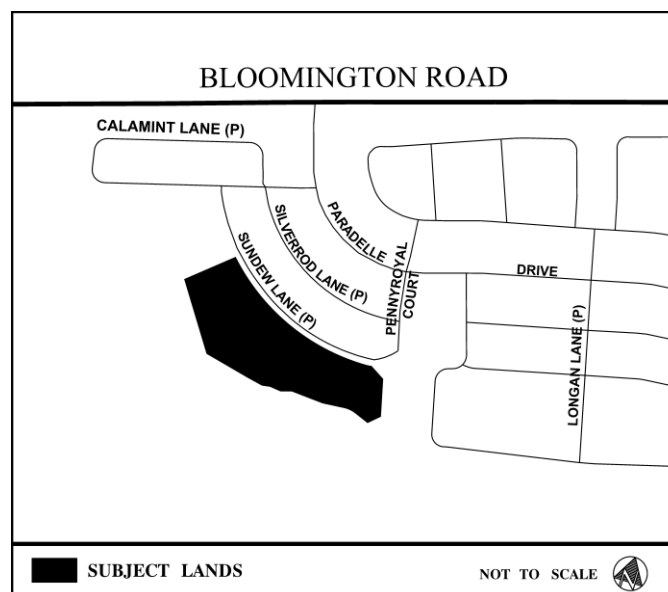
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Anne Dempster, 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 the “Contact Person” above.



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### Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on May 22, 2019. 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 medium density residential development to be constructed on the subject lands.

The related draft Plan of Subdivision (19T-93027) was draft approved by the Ontario Municipal Board in 1997 and contemplated the establishment of approximately 647 ground related dwelling units as part of a comprehensive, phased development for the applicant's original landholdings. Phases 1, 2 and 3 of the overall development have been constructed to the east and north of the subject lands, which represents Phase 4 of the overall development. A related Site Plan application was subsequently submitted to the City to implement the approved development (City File D06-18026) and a Site Plan Agreement for the subject development was registered on March 4, 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 at the southerly terminus of Pennyroyal Court, south of Sundew Lane, within the Oak Knoll neighbourhood in the community of Oak Ridges (refer to Map 1). The lands are presently vacant and have a total lot area of 1.22 hectares (3.01 acres). The lands abut Sundew Lane to the north, an access driveway to a stormwater management facility to the east, natural heritage system lands and a stormwater management facility to the south, and natural heritage system lands and single detached residential uses to the west.

#### 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 a 38 unit townhouse development approved on the subject lands (refer to Map 4). The following is a summary of the pertinent statistics for the development based on the plans and drawings submitted to the City:

- **Site Area:** **1.22 hectares (3.01 acres)**
  - **Common Element Area:** **0.271 hectares (0.67 acres)**
  - **Parcel of Tied Land Area:** **0.95 hectares (2.34 acres)**
- **Number of Dwelling Units:** **38 townhouse units**
- **Total Parking Spaces:** **86**
  - **Resident Spaces:** **76 (2 spaces per unit)**
  - **Visitor Spaces:** **10 spaces**

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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 3). Uses permitted within the **Neighbourhood** designation include low-density residential uses, as well as medium-density residential and other uses subject to specific policy criteria.

#### Zoning By-law

The subject lands are zoned **Multiple Residential One (RM1) Zone** under Zoning By-law 313-96, as amended, which permits townhouse dwelling units, among other uses on the subject lands (refer to Map 2). The proposed development complies with the provisions of the applicable Zoning By-law.

#### Site Plan

A Site Plan Agreement for the subject development was registered on March 4, 2020 at the Land Registry Office as Instrument YR3075275 (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 to date are included in Appendix “A” attached hereto. In addition, Planning staff has reviewed the draft Plan of Condominium, having a Surveyor’s Certificate date of January 29, 2020 and notes that it is consistent with the approved Site Plan for the subject development (refer to Maps 4 and 5).

A related Part Lot Control Exemption application (City File D04-19028) has been submitted to facilitate the subject draft Plan of Condominium application and is currently under review at the time of writing of 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, Better Choice in Richmond Hill** by providing a range of housing and tenure options within the City. The proposal is also aligned within **Goal Four, Wise Management of Resources in Richmond Hill** by representing responsible use of available land.

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### **Conclusion:**

The applicant is seeking Council's approval of a draft Plan of Condominium to facilitate common element tenure for an approved residential development comprising 38 townhouse dwelling units to be constructed 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 as 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)-19002
- Map 1, Aerial Photograph
- Map 2, Existing Zoning
- Map 3, Official Plan Designation
- Map 4, Approved Site Plan
- Map 5, Draft Plan of Condominium

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### Report Approval Details

Document Title:	SRPRS.20.084 - Request for Approval - Draft Plan of Condominium Application - D05-19002 .docx
Attachments:	<ul style="list-style-type: none"><li>- SRPRS.20.084 Appendix A.pdf</li><li>- SRPRS.20.084 Map 1.pdf</li><li>- SRPRS.20.084 Map 2.pdf</li><li>- SRPRS.20.084 Map 3.pdf</li><li>- SRPRS.20.084 Map 4.pdf</li><li>- SRPRS.20.084 Map 5.pdf</li></ul>
Final Approval Date:	Jun 17, 2020

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

**Gus Galanis - Jun 17, 2020 - 10:40 AM**

**Kelvin Kwan - Jun 17, 2020 - 10:56 AM**

**MaryAnne Dempster - Jun 17, 2020 - 1:34 PM**