



Date of Meeting: July 8, 2020
Report Number: SRPRS.20.094

Department: Planning and Regulatory Services
Division: Development Planning

Subject: **SRPRS.20.94 – Request for Approval – Draft
Plan of Condominium Application – Signature
153 16th Avenue Inc. – City File D05-20002**

Owner:

Signature 153 16th Avenue Inc.
45 Rodinea Drive, Unit 1A
Maple, ON
L6A 1R3

Agent:

Todd Trudelle
Goldberg Group
2098 Avenue Road
Toronto, ON
M5M 4A8

Location:

Legal Description: Part of Lots 7 and 29, Plan 3805
Municipal Addresses: 370A to 370H Red Maple Road (formerly 370 Red Maple Road and 153 16th Avenue)

Purpose:

A request for approval of a draft Plan of Condominium application to establish standard condominium tenure concerning a residential development comprised of 103 townhouse dwelling units on the subject lands.

Recommendation:

- a) **That the proposed draft Plan of Condominium application submitted by Signature 153 16th Avenue Inc., for the lands known as Part of Lots 7 and 29, Plan 3805 (Municipal Addresses: 370A to 370H Red Maple Road, formerly 370 Red Maple Road and 153 16th Avenue), City File D05-20002, be approved, subject to the following:**

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- (i) that draft approval be subject to the conditions set out in Appendix “A” to Staff Report SRPRS.20.094;
- (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.20.094, if requested to do so.

Contact Person:

Kelsey Prentice, Planner I – Zoning, phone number 905-771-2470 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

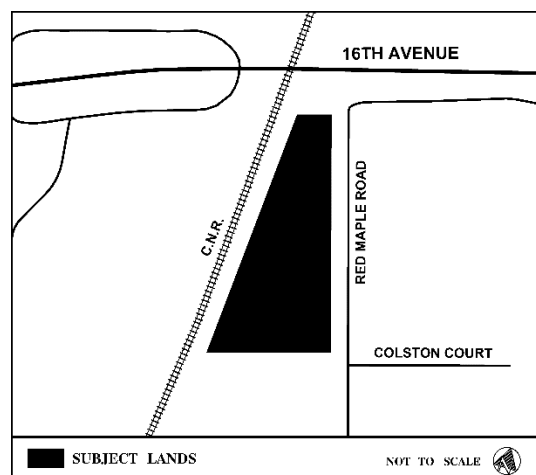
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Anne Dempster, 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 February 5, 2020. 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 a residential development comprised of 103 townhouse units were approved by the former Ontario Municipal Board (now Local Planning Appeal Tribunal) on July 19, 2017. The final Order approving the associated Site Plan Application was issued by the Board on January 11, 2018 and a Site Plan Agreement for the subject development was subsequently registered on February 20, 2018 at the Land Registry Office as Instrument YR2797190 (refer to Map 4). The development is currently under construction.

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 west side of Red Maple Road, south of 16th Avenue and have a total lot area of 1.33 hectares (3.28 acres). The lands abut 16th Avenue to the north, Red Maple Road to the east, the CN Bala Mainline to the west and the City owned Red Maple Parkette to the south (refer to Map 1).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium in order to establish standard condominium tenure for the townhouse development which is currently under construction on its land holdings (refer to Maps 5 to 9). The following is a summary of the development statistics based on the plans and drawings submitted to the City:

- **Site Area:** 1.33 hectares (3.28 acres)
- **Total Number of Blocks:** 8
- **Total Number of Units:** 103
- **Density:** 77 units per hectare (31 units per acre)
- **Building Height:** 3
- **Total Parking Spaces:** 201
 - **Resident Spaces:** 174
 - **Visitor Spaces:** 27

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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 low density residential uses, medium density residential uses, neighbourhood commercial uses, community uses and parks and urban open spaces. However, in accordance with **Policy 6.21** of the Plan, the lands are subject to site-specific policy which permits a medium density residential development consisting of 103 townhouse dwelling units with building heights of three storeys and a density of 77 units per hectare (31 units per acre) on the subject lands. In this regard, the subject development proposal conforms with the applicable policies of the Plan.

Zoning By-law

The subject lands are zoned **Multiple Residential One (RM1)** under By-law 278-96, as amended by By-law 55-17 with site-specific development standards to facilitate the construction of a medium density residential development on the subject lands (refer to Map 3). The **RM1 Zone** permits townhouse dwellings and therefore the proposed development complies with the applicable zoning.

Draft Plan of Condominium

Planning staff has reviewed the submitted draft Plan of Condominium and advises that it is generally consistent with the approved Site Plan for the proposed development presently under construction on the subject lands (refer to Maps 5 to 9). 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 of approval are included on the Schedule of Conditions attached hereto as Appendix A.

It should be noted that that Staff Report SRPRS.20.085 is also being considered at the July 8, 2020 Council meeting regarding a request from the applicant for funding with respect to the construction of a Municipal Pedestrian Connection and Public Staircase between the subject property and 16th Avenue. The owner is obliged through the Site Plan agreement for the development to undertake the construction of the staircase; however, as described in Staff Report SRPRS.20.085, since the original cost estimate was submitted by the owner in 2016, a number of factors have increased the overall cost of said staircase. As such, the owner is seeking financial assistance prior to commencing construction of the staircase. The City's Development Engineering Division has provided conditions of approval in this regard which are included in the Schedule of Conditions attached as Appendix A to this report. Based on the preceding, staff recommends approval of the applicant's draft Plan of Condominium subject to the conditions outlined in Appendix A to this report.

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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.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application in order to establish standard condominium tenure for an approved residential development comprised of 103 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)-20002
- 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)-20002) Sheet 1
- Map 6, Draft Plan of Condominium (19CDM(R)-20002) Sheet 2
- Map 7, Draft Plan of Condominium (19CDM(R)-20002) Sheet 3
- Map 8, Draft Plan of Condominium (19CDM(R)-20002) Sheet 4
- Map 9, Draft Plan of Condominium (19CDM(R)-20002) Sheet 5

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Report Approval Details

Document Title:	SRPRS.20.094.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Schedule of Draft Conditions.pdf- MAP_1_AERIAL PHOTOGRAPH.pdf- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf- MAP_3_EXISTING_ZONING.pdf- MAP_4_SITE_PLAN.pdf- MAP_5_CONDO_PLAN_SHEET_1_revised.pdf- MAP_6_CONDO_PLAN_SHEET_2_revised.pdf- MAP_7_CONDO_PLAN_SHEET_3_revised.pdf- MAP_8_CONDO_PLAN_SHEET_4_revised.pdf- MAP_9_CONDO_PLAN_SHEET_5_revised.pdf
Final Approval Date:	Jun 18, 2020

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

Gus Galanis - Jun 17, 2020 - 3:45 PM

Kelvin Kwan - Jun 17, 2020 - 3:53 PM

MaryAnne Dempster - Jun 18, 2020 - 1:47 PM