



Staff Report for Council Meeting

Date of Meeting: July 8, 2020
Report Number: SRPRS.20.103

Department: Planning and Regulatory Services
Division: Development Planning

Subject: SRPRS.20.103 – Request for Approval – Draft Plan of Condominium – The Gates of Bayview Glen Phase IX Corporation – City File: D05-20003

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, Block 21 and Part of Blocks 16, 17, 18, 19, 20, 26, Plan, 65M-2838 and Part of Lot 38, Concession 1, E.Y.S.
Municipal Address: 85 Oneida Crescent

Purpose:

A request for approval of a standard draft Plan of Condominium application concerning a 19 storey residential apartment building that is currently under construction on the subject lands.

Recommendations:

- 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, Block 21 and Part of Block 16, 17, 18, 19, 20, 26, Plan 65M-2838 and Part of Lot 38, Concession 1, E.Y.S. (Municipal Address: 85 Oneida Crescent), City File D05-20003 (19CDM(R)-20003), 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.20.103; 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:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

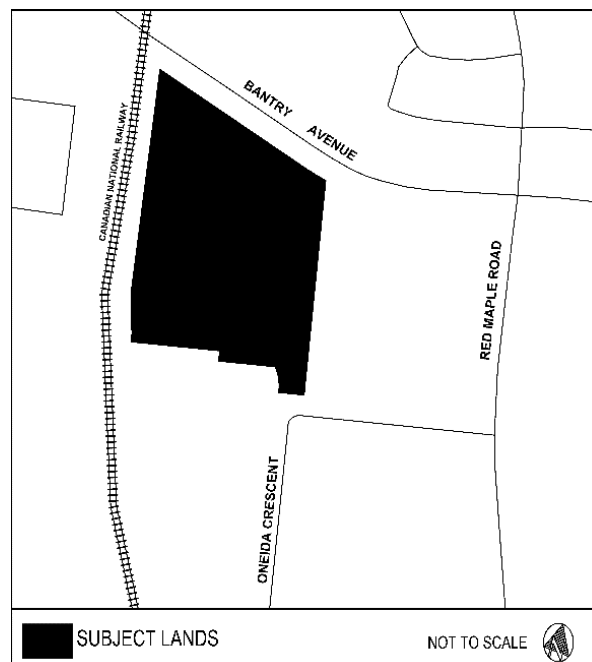
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 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 March 4, 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 high density residential development on the subject lands were approved by the former Ontario Municipal Board on June 12, 2014 (City Files D01-12004 and D02-12018). The development consisted of two phases, the first phase consisting of two 20 storey residential apartment buildings with approximately 428 units and the second phase consisting of four residential apartment buildings ranging in height from 19 to 30 storeys with approximately 1,211 units. An associated Site Plan application (City File D06-17085) was subsequently submitted to the City for three of the four buildings proposed as part of the Phase 2 component of the development. A Site Plan Agreement for these buildings was registered on May 11, 2020 at the Land Registry Office as Instrument YR3097364 and all are currently under construction.

The subject draft Plan of Condominium application is for one of the towers presently under construction on the lands, specifically for the building located at 85 Oneida Crescent. Draft Plan of Condominium applications for the remaining Phase 2 buildings will follow at a later date. 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 on the south side of Bantry Avenue west of Oneida Crescent, and have a total lot area of approximately 1.76 hectares (4.36 acres). Construction of the approved high density residential development is currently under way 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 Mainline 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 a portion of its land holdings (85 Oneida Crescent) (refer to Maps 4 and 5). Below are the statistics for the development based on the plans and drawings submitted to the City:

- **Site Area:** 0.469 hectares (1.16 acres)
- **Building Height:** 19 storeys
- **Number of Dwelling Units:** 232 units
- **Density:** 494 units per hectare (200 units per acre)
- **Total Parking:** 286 spaces (inclusive of 35 visitor 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 Chapters 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 278-96, as amended (refer to Map 3). The **SC-5 Zone** permits a residential apartment building as proposed by the subject application and therefore, 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 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 aligns 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 also aligns 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 presently under construction on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. Accordingly, staff recommends that Council

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approve the applicant's draft Plan of Condominium application 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)-20003
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Existing Official Plan Designation
- Map 4, Existing Zoning
- Map 5, Site Plan
- Map 5, Draft Plan of Condominium, 19CDM(R)-20003 (Sheet 1)
- Map 6, Draft Plan of Condominium, 19CDM(R)-20003 (Sheet 2)

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Report Approval Details

Document Title:	SRPRS.20.103 - Request for Approval - Draft Plan of Condominium - The Gates of Bayview Glen Phase XI Corporation.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.103 - Appendix 'A'.docx- SRPRS.20.103 - MAP_1_AERIAL PHOTOGRAPH.pdf- SRPRS.20.103 - MAP_2_NEIGHBOURHOOD CONTEXT.pdf- SRPRS.20.103 - MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.103 - MAP_4_EXISTING_ZONING.pdf- SRPRS.20.103 - MAP_5_SITE PLAN.pdf- SRPRS.20.103 - MAP_6_DRAFT PLAN OF CONDOMINIUM, 19CDM(R)-20003 (SHEET 1).pdf- SRPRS.20.103 - MAP_7_DRAFT PLAN OF CONDOMINIUM, 19CDM(R)-20003 (SHEET 2).pdf
Final Approval Date:	Jun 22, 2020

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

Gus Galanis - Jun 17, 2020 - 10:31 AM

Kelvin Kwan - Jun 19, 2020 - 8:07 AM

MaryAnne Dempster - Jun 22, 2020 - 8:53 AM