



Staff Report for Council Meeting

Date of Meeting: July 8, 2020

Report Number: SRPRS.20.105

Department: Planning and Regulatory Services

Division: Development Planning

Subject: **SRPRS.20.105 – Request to Terminate and Deregister a Site Plan Agreement – Elina Zadorovich and Valery Kadzhan – City File D06-20003**

Owners:

Elina Zadorovich and Valery Kadzhan
3 Adaskin Avenue
Maple, ON
L6A 4Z8

Agent:

Serguei Koulia
1204-5025 Four Springs Avenue
Mississauga, ON
L5R 0G5

Location:

Legal Description: Lot 2, Plan 4851
Municipal Address: 40 Bridgeport Street

Purpose:

A request to deregister the Site Plan Agreement between The Corporation of the City of Richmond Hill and Terence Edward May dated February 8, 2018 registered on title of the subject lands on June 19, 2018 as Instrument Number YR2839244.

Recommendations:

- a) **That SRPRS.20.105 be received and that the request made by Elina Zadorovich and Valery Kadzhan to deregister the Site Plan Agreement made between The Corporation of The City of Richmond Hill and Terence Edward May for lands known as Lot 2, Plan 4851 (Municipal Address: 40 Bridgeport Street), City File D06-16052, be approved; and,**

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- b) **That the Mayor and Clerk be authorized to execute a Termination Agreement with Elina Zadorovich, Valery Kadzhan, and Terence Edward May upon written recommendation of the Commissioner of Planning and Regulatory Services.**

Contact Person:

Philip Liu, Planner I – Site Plans, phone number 905-747-6312 and/or
Deborah Giannetta, Manager of Development - Site Plans, phone number 905-771-5542

Report Approval:

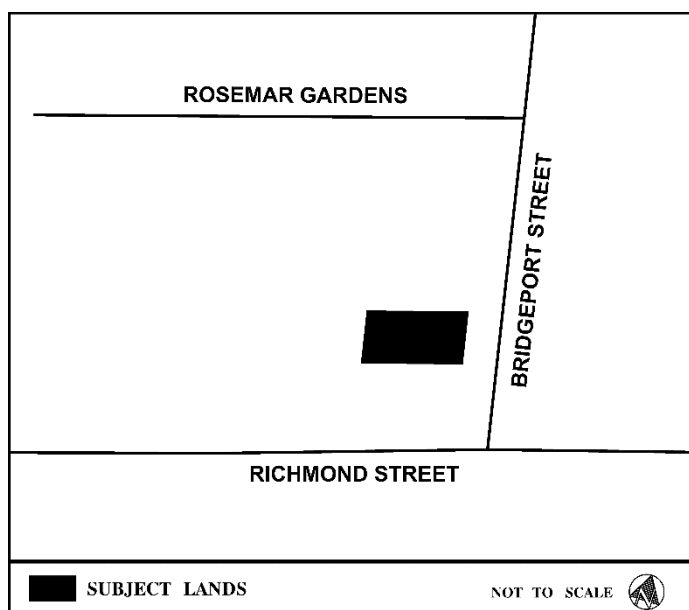
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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:

On February 8, 2018, Terence Edward May entered into a Site Plan Agreement (“Original Agreement”) with the City to facilitate the construction of a two-storey single detached dwelling on the subject property (City File D06-16052). The agreement was registered on title of the subject lands on June 19, 2018 as Instrument Number YR2839244 (refer to Map 4). Securities to ensure that site works would be completed to the City’s satisfaction (i.e. frontage, grading, and landscape works) were provided to the City in support of the Original Agreement and are still being held.

The proposed dwelling as per the Original Agreement was never constructed and a Building Permit for same was never issued. The property has since been sold to the current owners Elina Zadorovich and Valery Kadzhan, who do not wish to construct the dwelling as per the Original Agreement. Accordingly, the current owners submitted a new Site Plan application to the City on December 12, 2019, in order to facilitate a revised two-storey single detached dwelling on the subject lands (City File D06-19060) (refer to Map 5). The Site Plan Application is currently under review by City staff.

The purpose of this report is to seek Council’s approval of the current owners’ request to deregister the Original Agreement and to allow the release of the remaining securities held with respect to said Agreement.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Bridgeport Street, north of Major Mackenzie Drive and east of Bathurst Street, and have a total lot area of 0.048 hectares (0.119 acres). The existing one-storey dwelling located on the property is to be demolished. The lands abut residential uses to the north, west, and south, and Bridgeport Street to the east (refer to Maps 1, 2 and 3).

Owner’s Request

The current owners of the subject property have formally requested that the City deregister the Original Agreement (City File D06-16052) registered on title of the lands. In this regard, the owners are seeking Council’s approval to enter into a Termination Agreement with the City and the previous owner in order to deregister the Original Agreement, which will also facilitate the release of the associated securities to the previous owner. The current owners intend to enter into a new Site Plan Agreement in relation to the Site Plan Application they have currently filed with the City which is currently under review (City File D06-19060), and new securities will be posted as required.

Planning Analysis

Planning staff has reviewed the owners’ request to terminate the Original Agreement registered on its land holdings and has no objections on the basis that City staff

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confirms the development as contemplated by the Original Agreement, was not constructed. In this regard, City staff has confirmed that no works have been commenced. Therefore, staff recommends that Council authorize the execution of a Termination Agreement between the current and previous owners and the City.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan:

There are no direct implications with respect to the City's Strategic Plan.

Conclusion:

The owners are seeking Council's approval to enter into a Termination Agreement with the City and the previous owner to deregister the Original Agreement registered on title of its land holdings and to facilitate the release of the related securities. Given that the works contemplated by the Original Agreement were never undertaken and a Site Plan Application has been received to facilitate the construction of a new single-detached dwelling, it is recommended that Council authorize the execution of a Termination Agreement.

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 Neighbourhood Context
- Map 3 Existing Zoning
- Map 4 Original Site Plan (D06-16052)
- Map 5 Current Site Plan (D06-19060)

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Report Approval Details

Document Title:	SRPRS.20.105 - 40 Bridgeport Street - D06-20003 (ELINA ZADOROVICH and VALERY KADZHAN).docx
Attachments:	- SRPRS.20.105 - MAP_1_AERIAL PHOTOGRAPH.pdf - SRPRS.20.105 - MAP_2_NEIGHBOURHOOD CONTEXT.pdf - SRPRS.20.105 - MAP_3_EXISTING ZONING.pdf - SRPRS.20.105 - MAP_4_ORIGINAL SITE PLAN.pdf - SRPRS.20.105 - MAP_5_CURRENT SITE PLAN.pdf
Final Approval Date:	Jun 23, 2020

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

Gus Galanis - Jun 17, 2020 - 11:24 AM

Kelvin Kwan - Jun 18, 2020 - 5:05 PM

MaryAnne Dempster - Jun 23, 2020 - 12:29 PM