



Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.119

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.119 – Request to Terminate and Deregister a Site Plan Agreement – Dormer Bond Inc. – City File D06-20030

Owner/Agent:

Dormer Bond Inc.
255 Duncan Mill Road, Suite 204
Toronto, ON
M3B 3H9

Location:

Legal Description: Lots 68 to 71 and Part of Lots 72 and 73, Plan 136
Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent

Purpose:

A request to deregister the existing Site Plan Agreement between The Corporation of the City of Richmond Hill and Lina Lenuzza dated August 11, 1980, registered on title of the subject lands on November 12, 1980 as Instrument Number R260867.

Recommendations:

- a) That Staff Report SRPRS.20.119 be received and that the request made by Dormer Bond Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Lina Lenuzza for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent), City File D06-20030, be approved; and,
- b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Dormer Bond Inc. upon written recommendation of the Commissioner of Planning and Regulatory Services.

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Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-
5542

Report Approval:

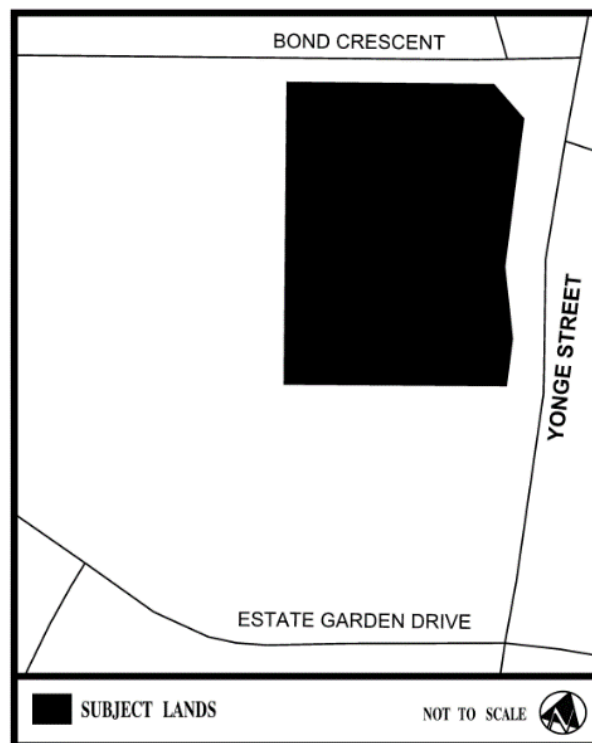
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 August 11, 1980, Lina Lenuzza entered into a Site Plan Agreement (“Original Agreement”) with the City to facilitate the construction of an autobody shop at 12860 Yonge Street. The agreement was registered on title of the subject lands on November 12, 1980 as Instrument Number R260867 (refer to Map 4). Securities to ensure that site works would be completed to the City’s satisfaction were provided in support of the Original Agreement and have since been released. On April 6, 1981, Lina Lenuzza entered into an Amending Site Plan Agreement which amended the Schedule of Fees from the Original Agreement.

Between 2016 and 2017, the subject lands were sold to Dormer Bond Inc. who are now proposing to deregister the Site Plan Agreement in order to clear title to the property. Dormer Bond Inc. submitted a new Site Plan application to the City on April 5, 2018 in order to facilitate the construction of 120 stacked townhouse dwelling units on the subject lands (City File D06-18017) (refer to Map 5) and the request to terminate the Amending Site Plan Agreement was outlined in Staff Report SRPRS.20.120 prepared in consideration of said development proposal. The Site Plan application is currently in the final stages of review by City staff. Staff notes that 12860 Yonge Street has since merged with abutting lots municipally addressed as 12850, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent.

The purpose of this report is to seek Council’s approval of the current owner’s request to deregister the Original Agreement.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located at the southwest corner of Yonge Street and Bond Crescent and have a total lot area of 1.285 hectares (3.18 acres) (refer to Map 1). As noted above, the lands are a consolidation of multiple properties and are currently vacant except for a sales office related to the proposed development of 120 stacked townhouse dwelling units. The lands abut a four-storey apartment building to the west, office buildings and a public park to the south, Yonge Street to the east and Bond Crescent to the north.

Owner’s Request

The current owner of the lands has formally requested that the City deregister the Original Agreement registered on title of the lands. In this regard, the owner is seeking Council’s approval to enter into a Termination Agreement with the City in order to deregister the Original Agreement. The current owner intends to enter into a new Site Plan Agreement in relation to a Site Plan application they have filed with the City which is currently under review (City File D06-18017) and new securities will be posted as required.

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Planning Analysis:

Planning staff has reviewed the owner's request to terminate the Original Agreement registered on its land holdings and has no objections on the basis that the City has released the securities related to the Original Agreement. Therefore, staff recommends that Council authorize the execution of a Termination Agreement between the current owner 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:

The recommendations of this report do not have any direct implications with respect to the City's Strategic Plan.

Conclusion:

The owner is seeking Council's approval to enter into a Termination Agreement with the City to deregister the Original Agreement registered on title of its land holdings. Given that the securities have been released and a Site Plan application has been received to facilitate the construction of 120 stacked townhouse dwelling units on the subject lands, 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, Existing Site Plan
- Map 5, Current Site Plan (City File D06-18017)

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Report Approval Details

Document Title:	SRPRS.20.119 - Request to Terminate and Deregister a Site Plan Agreement - D06-20030.docx
Attachments:	- Map_1_Aerial_PhotoGraph.pdf - MAP_2_NEIGHBOURHOOD_CONTEXT.pdf - MAP_3_EXISTING_ZONING.pdf - MAP_4_EXISTING_SITE PLAN.pdf - MAP_5_CURRENT_SITE PLAN_(City File D06-18017).pdf
Final Approval Date:	Aug 19, 2020

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

Gus Galanis - Aug 19, 2020 - 9:09 AM

Kelvin Kwan - Aug 19, 2020 - 9:39 AM

MaryAnne Dempster - Aug 19, 2020 - 11:52 AM