



Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.127

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.127 – Request for Approval – Draft Plan of Condominium – Fifth Avenue (King North) Inc. – City File D05-19003

Owner:

Fifth Avenue (King North) Inc.
101B Roytec Road
Vaughan, Ontario
L4L 8A9

Agent:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Vaughan, Ontario
L4K 3P3

Location:

Legal Description: Part of Block 1, Plan 65M-4651
Municipal Addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road

Purpose:

A request for approval of a draft Plan of Condominium application concerning a residential development comprised of 10 semi-detached dwelling units and 37 townhouse dwelling units on the subject lands.

Recommendations:

- a) That the draft Plan of Condominium application submitted by Fifth Avenue (King North) Inc. for lands known as Part of Block 1, Plan 65M-4651 (Municipal Addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road), City File D05-19003, 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.20.127;
- 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.20.127, 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:

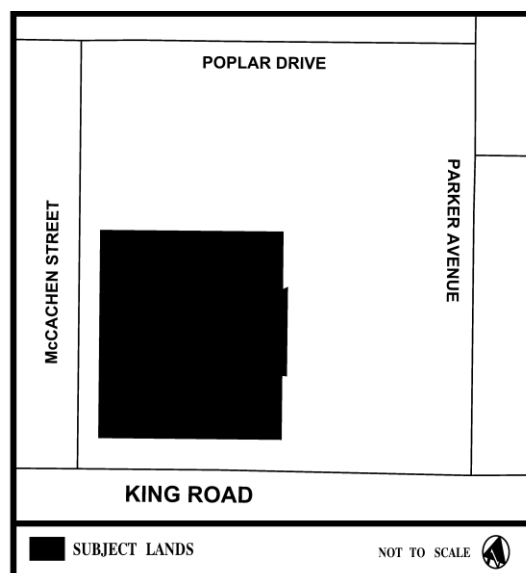
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 on July 12, 2019 and deemed complete by the City on September 26, 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 residential development currently under construction on the subject lands. 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 at the northeast corner of King Road and McCachen Street and have a total combined area of approximately 0.95 hectares (2.35 acres) (refer to Map 1). The lands abut King Road to the south, McCachen Street to the west, existing low density residential uses to the north and an approved residential development to the east (City Files D02-15010, D03-15001, D05-16009 and D06-15028).

Development Proposal

The owner is seeking Council's approval of a draft Plan of Condominium application in order to facilitate the establishment of common element condominium tenure for a 47 unit residential development currently under construction on the subject lands (refer to Map 5). The following is a summary of the pertinent development statistics for the development based on the plans and drawings submitted to the City:

- **Site Area:** **0.95 hectares (2.35 acres)**
- **Common Element Area:** **0.25 hectares (0.62 acres)**
- **Number of Units:**
 - **Number of Semi-Detached Units:** **10**
 - **Number of Townhouse Units:** **37**
- **Number of Storeys:** **3**
- **Visitor Parking Spaces:** **12 (including 2 barrier free spaces)**

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, as well as medium-density residential and other uses subject to specific policy criteria as outlined in the Plan. The lands are also located within the boundaries of the expanded Puccini

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Drive Neighbourhood Residential Infill Area in accordance with the Tertiary Plan approved by Council for the area.

Zoning By-law

The subject lands are zoned “**Multiple Residential One (RM1) Zone**” and “**Semi-Detached One (RD1) Zone**” in accordance with By-law 313-96, as amended, which permit townhouse dwellings and semi-detached dwellings, respectively (refer to Map 3). By-law 50-19 came into effect on April 18, 2019 in accordance with the provisions of the *Planning Act* and contains site specific provisions to facilitate the construction of the subject development.

Site Plan

A related Site Plan application (City File D06-17088) has been submitted with respect to the subject proposal and is in the final stages of approval (refer to Map 4). In this regard and at the time of writing of this report, City staff is continuing to work with the applicant to finalize the required servicing and road re-construction works on McCachen Street abutting the subject lands. With the exception of the preceding, circulated departments and agencies have confirmed sign-off and/or have provided conditions of Site Plan approval to be included within the related Site Plan Agreement for the proposed development. As outlined in Schedule “A” to this report, an executed Site Plan Agreement will be required as a condition of draft Plan of Condominium approval.

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. Planning staff has reviewed the applicant’s draft Plan of Condominium and notes that it is consistent with the related Site Plan for the subject development. In addition, the 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 have been included within the Schedule of Conditions in Appendix “A” attached hereto.

As indicated in the earlier sections of this report, the subject lands abut an approved residential development to the east, whereby both the subject development and the approved adjacent development provide for vehicular and pedestrian connectivity between the sites through the alignment of the private laneways to be established within each development. In this regard and as a condition of draft Plan of Condominium approval, the applicant will be required to establish an easement in favour of the lands to the east to provide for the appropriate rights of access between the two properties (refer to Appendix “A”).

It should be noted that a Part Lot Control Exemption application will be required to facilitate the subject draft Plan of Condominium. At the time of writing of this report, a Part Lot Control Exemption application had not been submitted to the City.

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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, Better Choice in Richmond Hill** in providing a range of housing and tenure options within the City. The proposal is also aligned with **Goal Four, Wise Management of Resources in Richmond Hill** in representing responsible use of available land.

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application to facilitate common element tenure for a residential development comprising a total of 47 common element dwelling units on its land holdings. Planning staff is 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)-19003
- Map 1, Aerial Photography
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Proposed Site Plan
- Map 5, Draft Plan of Condominium

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Report Approval Details

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| Document Title: | SRPRS.20.127 - Request for Approval – Draft Plan of Condominium – Fifth Avenue (King North) Inc. – City File D05-19003.docx |
| Attachments: | <ul style="list-style-type: none">- SRPRS.20.127 - Appendix A.pdf- SRPRS.20.127 - Map 1 - Aerial Photograph.pdf- SRPRS.20.127 - Map 2 - Official Plan Designation.pdf- SRPRS.20.127 - Map 3 - Existing Zoning.pdf- SRPRS.20.127 - Map 4 - Proposed Site Plan.pdf- SRPRS.20.127 - Map 5- Draft Plan of Condominium.pdf |
| Final Approval Date: | Aug 18, 2020 |

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

Gus Galanis - Aug 18, 2020 - 12:01 PM

Kelvin Kwan - Aug 18, 2020 - 12:13 PM

MaryAnne Dempster - Aug 18, 2020 - 1:00 PM