



Staff Report for Council Meeting

Date of Meeting: September 9, 2020

Report Number: SRPRS.20.068

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.068 – Request for Approval – Draft Plan of Condominium – Primont Homes (Bayview) Inc. – City File D05-15001

Owner/Agent:

Primont Homes (Bayview) Inc.
9130 Leslie Street, Suite 301
Richmond Hill, Ontario
L4B 0B9

Location:

Legal Description: Block 1, Registered Plan 65M-4628
Municipal Addresses: 0 19th Avenue and 5 Glen Meadow Lane

Purpose:

A request for approval of a draft Plan of Condominium application to permit common element condominium tenure for a proposed residential development comprised of 2 single detached and 169 townhouse dwelling units on the subject lands.

Recommendation:

- a) That the proposed draft Plan of Condominium application submitted by Primont Homes (Bayview) Inc., for lands known as Block 1, Registered Plan 65M-4628 (Municipal Addresses: 0 19th Avenue and 5 Glen Meadow Lane), City File: D05-15001, be draft approved, subject to the following:
 - (i) that draft approval be subject to the conditions as set out in Appendix "A" to SRPRS.20.068; and,
 - (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.

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Contact Person:

Shelly Cham, Manager of Development, Zoning, phone number 905-747-6470
Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

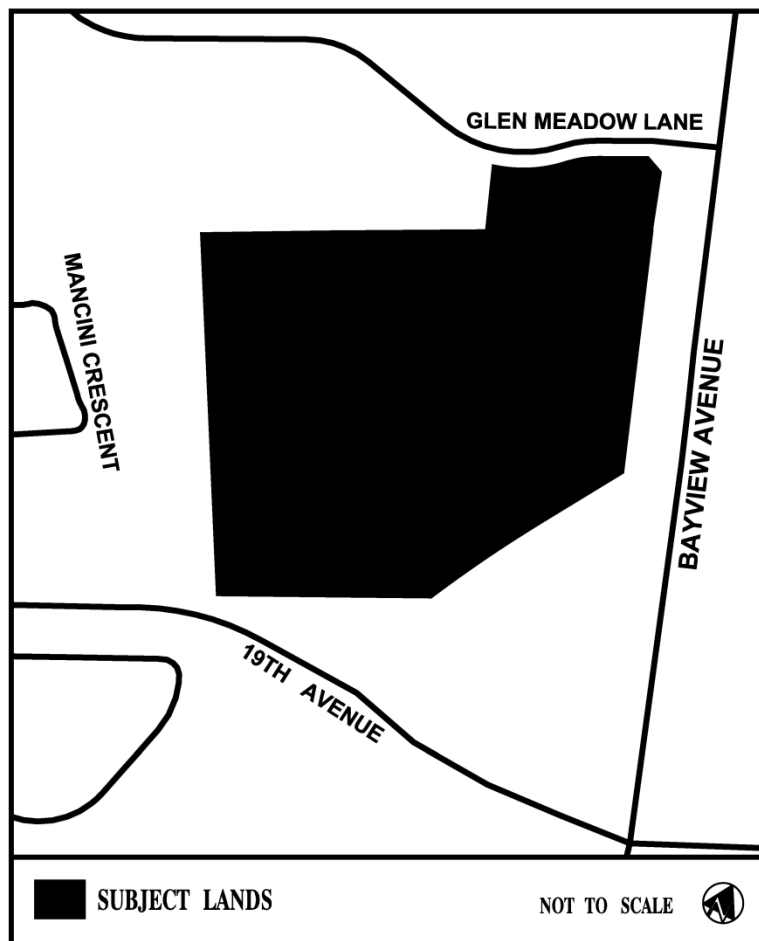
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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 “Contact Person” above.



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on January 9, 2015. The application was subsequently circulated to City departments and external agencies for review and comment.

The lands were also subject to related Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications (City Files D02-15028, D03-09007 and D06-15080) to permit the construction of 2 single detached dwellings and 169 townhouse dwelling units. The applications culminated in the enactment of By-law 42-17, registration of Plan of Subdivision 65M-4628 and the registration of a Site Plan Agreement on August 6, 2020. The subject development is presently under construction.

The purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium application to permit the establishment of common element condominium tenure for the residential development presently under construction on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the west side of Bayview Avenue, north of 19th Avenue and have a total lot area of 6.46 hectares (15.96 acres). The lands abut Glen Meadow Lane to the north, Bayview Avenue to the east, the CN Bala Mainline and 19th Avenue to the south, and environmental lands and parkland to the west (refer to Map 1).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium application in order to establish common element condominium tenure for the approved residential development on the subject lands (refer to Maps 2 and 3). The proposed common element area would include the private streets, part of a walkway connection to 19th Avenue, landscaped areas, a playground and the visitor parking spaces. The following is a summary of the development statistics on the basis of the draft Plan of Condominium that was submitted to the City:

- **Site Area:** **4.36 hectares (10.77 acres)**
 - **Common Element Area:** **1.61 hectares (3.98 acres)**
 - **Parcels of Tied Lands:** **2.75 hectares (6.80 acres)**
- **Number of Units:** **171**
 - **Number of Townhouse Units:** **169**
 - **Number of Single Detached Units:** **2**
- **Visitor Parking Spaces:** **53, including 4 disabled spaces**

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Planning Analysis:

Zoning By-law

The subject lands are zoned **Single Detached Two (R2) Zone** and **Multiple Residential One (RM1) Zone** under By-law 42-17, with site-specific development standards. By-law 42-17 was approved by the Local Planning Appeal Tribunal (LPAT) on June 2, 2017.

Site Plan Approval

As noted previously, a Site Plan Agreement dated July 22, 2019 to facilitate the proposed residential development was executed by all parties and registered on title on August 6, 2020 (refer to Map 2).

Draft Plan of Condominium

The submitted draft Plan of Condominium application proposes common element condominium tenure for the proposed development presently under construction on the subject lands. If approved, the common element would be established over that portion of the lands including the private streets, part of a walkway connection to 19th Avenue, landscaped areas, a playground, and visitor parking spaces (refer to Map 3).

The conditions of approval will, amongst other matters, ensure that landscaping, stormwater management, and noise attenuation measures will be addressed over the long term. Specifically in regards to landscaping, staff notes that a Settlement respecting the applicant's appeal of its related Zoning By-law Amendment application requires the establishment of a 3.0 metre (9.8 feet) landscape strip along Glen Meadow Lane. This landscaped area is identified as Parts 172 and 173 on the draft Plan of Condominium. While these parts form part of the Parcel of Tied Lands along with Parts 1 and 2, respectively, on the draft Plan, the draft plan conditions from the City's Park and Natural Heritage Planning Section provide for the long term maintenance of the landscaping on Parts 172 and 173 by the Condominium Corporation in order to ensure that the intent of the Settlement is maintained.

Planning staff has reviewed the applicant's draft Plan of Condominium, dated January 2018 (refer to Map 3) and notes that the submitted plan is in keeping with the approved Site Plan for the subject development (refer to Map 2). On this basis, staff recommends that the applicant's draft Plan of Condominium be approved subject to the conditions of approval set out in Appendix "A" to this report.

Financial/Staffing/Other Implications:

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

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Relationship to the Strategic Plan:

The recommendations of this report do not have any direct implications with respect to the City's Strategic Plan. The applicant's development proposal is generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections. The proposal also aligns with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and with **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusion:

The applicant is seeking Council's approval of its draft Plan of Condominium application to permit the establishment of common element condominium tenure for a residential development comprised of 2 single detached and 169 townhouse dwelling units on the subject lands. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. On this basis, staff recommends that Council approve the applicant's request subject to the conditions outlined 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.

- Map 1, Aerial Photograph
- Map 2, Approved Site Plan
- Map 3, Draft Plan of Condominium (19CDM(R)-15001)
- Appendix A, Schedule of Draft Plan Conditions

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Report Approval Details

Document Title:	SRPRS.20.068.docx
Attachments:	- MAP_1_AERIAL PHOTOGRAPH.pdf - MAP_2_APPROVED_SITE_PLAN.pdf - MAP_3_DRAFT_PLAN_OF_CONDOMINIUM.pdf - Appendix A.pdf
Final Approval Date:	Aug 28, 2020

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

Gus Galanis - Aug 27, 2020 - 2:16 PM

Kelvin Kwan - Aug 27, 2020 - 2:22 PM

MaryAnne Dempster - Aug 28, 2020 - 11:58 AM