



Staff Report for Council Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.130

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.20.130 – Request for Approval – Draft Plan of Condominium – Dogliola Developments Ltd. – City File D05-20001

Owner/Agent:

Dogliola Developments Ltd.
1-1681 Langstaff Road
Vaughan, Ontario
L4K 5T3

Location:

Legal Description: Part of Lots 51 and 52, Concession 1, W.Y.S.
Municipal Addresses: 10922, 10944 and 10956 Yonge Street

Purpose:

A request for approval of a draft Plan of Condominium application concerning a residential development comprised of 129 townhouse dwelling units presently under construction on the subject lands.

Recommendations:

- a) That the draft Plan of Condominium application submitted by Dogliola Developments Ltd. for lands known as Part of Lots 51 and 52, Concession 1, W.Y.S. (Municipal Addresses: 10922, 10944 and 10956 Yonge Street), City File D05-20001, be draft approved, subject to the following:
 - (i) that draft approval be subject to the conditions as set out in Appendix "A" to SRPRS.20.130; 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.

Page 2

Contact Person:

Kaitlyn Graham, Senior Planner – Site Plans, phone number 905-771-2459 and/or
Denis Beaulieu, Manager of Development – Subdivisions, phone number 905-771-2540

Report Approval:

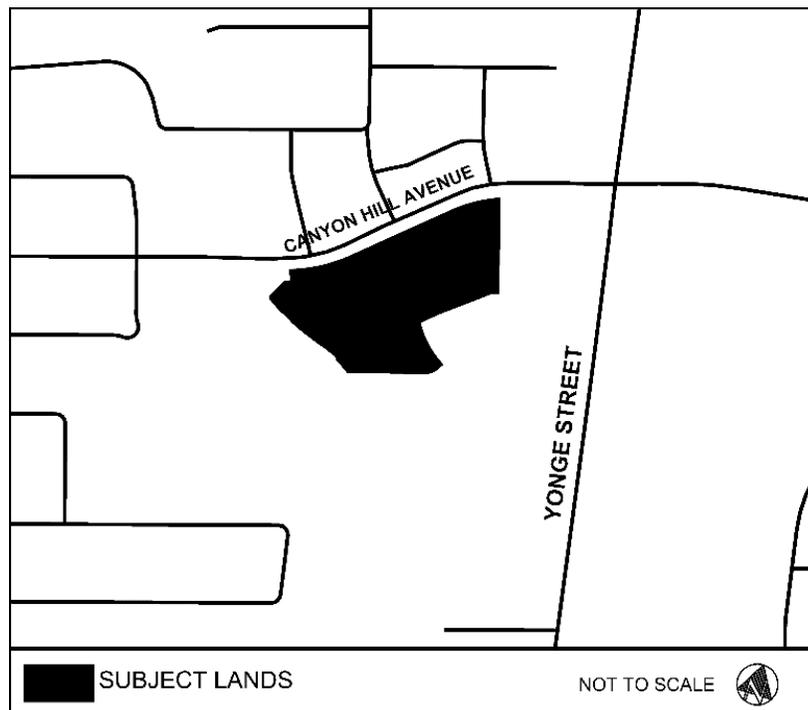
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

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.



Page 3

Background Information:

The subject draft Plan of Condominium application was received and deemed complete by the City on January 14, 2020. The application was subsequently circulated to City departments and external agencies for review and comment. The purpose of this application is to implement standard condominium tenure for 129 townhouse dwelling units which are presently under construction on the subject lands. The subject application is related to a previously approved Site Plan application (City File D06-15099). 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 Canyon Hill Avenue, west of Yonge Street (refer to Map 1). The townhouse portion of the lands are divided into two blocks (east and west) which are separated by the extension of Leyburn Avenue. The lands have a total lot area of 2.53 hectares (6.26 acres). Uses surrounding the subject lands include low density residential and commercial uses to the north, lands subject to applications for a high density, mixed-use development to the east (City Files D01-19003 and D02-19016), commercial uses to the south, and German Mills Creek to the west (refer to Maps 1 and 2).

Development Proposal

The owner is seeking Council's approval of a draft Plan of Condominium application pursuant to Section 51 of the *Planning Act*, R.S.O., 1990 in order to establish standard condominium tenure for 129 townhouse dwelling units on its land holdings (refer to Maps 5 and 6). The following is a summary of the development statistics for the development based on the plans and drawings submitted to the City:

	East Block	West Block
• Site Area (Townhouses):	0.87 hectares (2.14 acres)	1.66 hectares (4.12 acres)
• Number of Dwelling Units:	42	87
• Floor Area Ratio:	90.2%	98.8%
• Density:	48.3 uph (19.6 upa)	52.2 uph (21.1 upa)
• Number of Storeys:	3 storeys	3 storeys
• Visitor Parking Spaces:	8	15

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Key Development Area** in accordance with Schedule A2 – Land Use of the City's Official Plan (the "Plan") (refer to Map 3). Lands designated **Key Development Area** are intended to provide a range and mix of residential,

Page 4

commercial and community uses to support transit-oriented development. The townhouse development has received Site Plan approval. Staff is of the opinion that the proposed draft Plan of Condominium is consistent with the Site Plan approved under the current Plan.

Zoning By-law

The subject lands are zoned **Multiple Family Four (Multiple Family Six) (RM4(RM6)) Zone and Multiple Family Six (RM6) Zone** under Zoning By-law 190-87, as amended (refer to Map 4). The **RM4(RM6)** and **RM6 Zones** permit a variety of residential uses, including townhouse dwellings, with specific development standards related to height, setbacks and density. The proposed draft Plan of Condominium is consistent with the approved Site Plan and the proposed development complies with the development standards and zoning provisions set out under Zoning By-law 190-87, as amended.

Site Plan

A Site Plan Agreement for the subject development was registered at the Land Registry Office on August 12, 2020 as Instrument No. YR3128157 (refer to Map 5).

Draft Plan of Condominium

Planning staff has reviewed the submitted draft Plan of Condominium, dated June 20, 2020, and notes that the draft Plan is consistent with the approved Site Plan for the subject development (refer to Maps 5 and 6). Further, the circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions for the draft Plan of Condominium approval. The conditions that have been provided by the City departments and external agencies are included in Appendix A attached hereto.

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

Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application related to the development of 129 townhouse dwelling units on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and therefore, recommends that Council approve the applicant's request subject to the conditions set out in Appendix A of this report.

Page 5

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 Photography
- Map 2, Neighbourhood Context
- Map 3, Official Plan – Land Use Designation
- Map 4, Zoning
- Map 5, Approved Site Plan
- Map 6, Draft Plan of Condominium
- Appendix A – Schedule of Draft Conditions, 19CDM(R)-20001

Page 6

Report Approval Details

Document Title:	Request for Approval - Draft Plan of Condominium - 10922, 10944 and 10956 Yonge Street.docx
Attachments:	<ul style="list-style-type: none">- SRPRS.20.130_Appendix A - Schedule of Draft Conditions.pdf- SRPRS.20.130_MAP_1_AERIAL_PHOTOGRAPH.pdf- SRPRS.20.130_MAP_2_NEIGHBOURHOOD_CONTEXT.pdf- SRPRS.20.130_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf- SRPRS.20.130_MAP_4_ZONING.pdf- SRPRS.20.130_MAP_5_APPROVED_SITE_PLAN.pdf- SRPRS.20.130_MAP_6_PROPOSED_DRAFT_PLAN.pdf
Final Approval Date:	Sep 2, 2020

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

Gus Galanis - Sep 1, 2020 - 1:56 PM

Kelvin Kwan - Sep 1, 2020 - 2:28 PM

MaryAnne Dempster - Sep 2, 2020 - 9:23 AM