



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** September 23, 2020

**Report Number:** SRPRS.20.118

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** SRPRS.20.118 – Request for Approval – Draft  
Plan of Condominium – 2394527 Ontario Inc. –  
City File D05-15015 (19CDM(R)-15015)

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### **Owner:**

2394527 Ontario Inc.  
66 Leek Crescent, Unit 2  
Richmond Hill, Ontario  
L4B 1H1

### **Agent:**

Innovative Planning Solutions  
647 Welham Road, Unit 9A  
Barrie, Ontario  
L4N 0B7

### **Location:**

**Legal Description:** Part of Lot 26, Registered Plan 65M-2104  
**Municipal Address:** 10 Sims Crescent

### **Purpose:**

A request for approval of a draft Plan of Condominium (Standard) for an existing industrial building located on the subject lands.

### **Recommendations:**

- a) That the proposed draft Plan of Condominium application submitted by 2394527 Ontario Inc. for lands known as Part of Lot 26, Registered Plan 65M-2104 (Municipal Address: 10 Sims Crescent), City File D05-15015 (19CDM(R)-15015), be draft approved, subject to the following:
  - i) that draft approval be subject to the conditions as set out in Appendix A to SRPRS.20.118; and,

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- ii) **that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City's Tariff of Fees By-law.**

### 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:

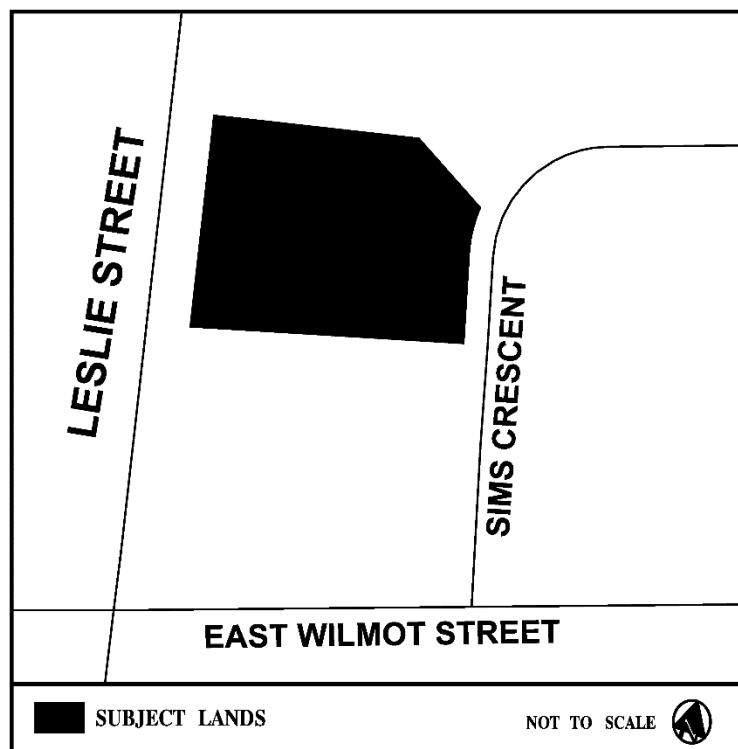
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**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:

The subject draft Plan of Condominium application was received by the City on October 23, 2015 and deemed complete on November 6, 2015. A Site Plan Amendment application was submitted concurrently with the subject draft Plan of Condominium application in order to permit the construction of a new access from Leslie Street. Revised Site Plan submissions were made between August 2017 and July 2019 and staff have worked closely with the applicant to address various associated technical matters.

The Site Plan Amendment application was approved by the City on March 20, 2020 and the resultant Amending Site Plan agreement was executed by the City on August 4, 2020. The subject draft Plan of Condominium application was subsequently circulated to City departments and external agencies for review and comment. 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 west side of Sims Crescent north of East Wilmot Street, in the City's East Beaver Creek Business Park (refer to Map 1). The lands have a lot area of 0.4 hectares (0.99 acres) and abut commercial/industrial uses to the north, south and east and Leslie Street to the west. The lands currently support a multi-unit one-storey industrial building which contains a partial second-storey facing Leslie Street.

#### Development Proposal

The applicant is requesting approval of a draft Plan of Condominium pursuant to Section 51 of the *Planning Act*, R.S.O., 1990, in order to establish standard condominium tenure for the existing industrial building to facilitate the establishment of five industrial units on its land holdings (refer to Map 4). 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:** 0.4 hectares (0.99 acres)
- **Total Gross Floor Area:** 4,920.31 square metres (52,961.78 square feet)
- **Number of Buildings:** 1
- **Number of Units:** 5
- **Parking Spaces:** 95
- **Loading Spaces:** 3

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### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Employment Area** in accordance with Schedule A2 – Land Use of the City of Richmond Hill Official Plan (2010) (the “Plan”) (refer to Map 2). In accordance with the **Employment Area** designation, the predominant use of land shall be for high performance industrial, office and major office uses. The subject proposal is consistent with the **Employment Area** policies of the Plan.

#### Zoning

The lands are presently zoned **High Performance Industrial (M-1) Zone** under By-law 150-80, as amended (refer to Map 3). Uses permitted within the **M-1 Zone** include warehousing, assembly, manufacturing, printing, research and development, accessory offices and data processing. No change to the zoning is proposed and therefore, the subject proposal is consistent with the applicable zoning provisions.

#### Draft Plan of Condominium

As noted previously, the subject draft Plan of Condominium application and related documents submitted in support of the same were circulated to various City departments and external agencies for their review and comment. The circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of draft approval.

The conversion of the existing land tenure from freehold to standard condominium is considered appropriate from a land use planning perspective as it doesn't impact the existing and continued functioning of the industrial uses on site. The existing building and land use conforms to the Plan and complies with the provisions of the Zoning By-law applicable to the lands.

The existing units within the building will become standard condominium units with common elements such as parking and loading spaces. The conversion of the land tenure from freehold to standard condominium is considered appropriate from a land use planning perspective as it doesn't impact the existing and continued functioning of the industrial uses on site. On this basis, staff recommend that the applicant's draft Plan of Condominium be approved, subject to the conditions of approval set out in Appendix “A” to this report.

#### Site Plan Approval

As noted previously, a Site Plan Amendment application submitted to permit the construction of a new access from Leslie Street and minor site works was approved by the City earlier this year (refer to Map 5). The Amending Site Plan agreement was executed by the City on August 4, 2020 and is awaiting execution by the Region of York

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as they are a party to the agreement. Once the Region has executed the Agreement, it will be registered on title. It should be noted that registration of the Amending Site Plan Agreement is a condition of draft approval as outlined in the conditions attached hereto as Appendix A.

### **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 would achieve **Goal Four, Wise Management of Resources in Richmond Hill** by being representing responsible use of available land.

### **Conclusion:**

The applicant is seeking Council's approval of its draft Plan of Condominium related to the conversion of the existing multi-unit industrial building from freehold to condominium tenure on its land holdings. Planning staff is satisfied that the proposed draft Plan of Condominium is appropriate and represents proper and orderly planning. Accordingly, staff recommends that Council approve the applicant's request in accordance with the comments and conditions outlined in SRPRS.20.118.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-15015
- Map 1, Aerial Photography
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Draft Plan of Condominium, 19CDM(R)-15015
- Map 5, Site Plan

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### Report Approval Details

Document Title:	SRPRS.20.118 - Request for Approval - Draft Plan of Condominium - 10 Sims Crescent.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A, Draft Plan of Condominium Conditions.pdf</li><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_3_EXISTING_ZONING.pdf</li><li>- MAP_4_DRAFT_PLAN_OF_CONDOMINIUM, 19CDM(R)-15015.pdf</li><li>- MAP_5_SITE_PLAN.pdf</li></ul>
Final Approval Date:	Sep 4, 2020

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

**Gus Galanis - Sep 2, 2020 - 6:09 PM**

**Kelvin Kwan - Sep 2, 2020 - 6:47 PM**

**MaryAnne Dempster - Sep 4, 2020 - 9:42 AM**