



## **Staff Report for Council Meeting**

**Date of Meeting:** April 14, 2021

**Report Number:** SRPI.21.039

**Department:** Planning and Infrastructure

**Division:** Development Planning

**Subject:** **SRPI.21.039 – Request for Approval – Draft Plan of Condominium Application – Collecdev (8868 Yonge) LP – City File D05-20008**

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### **Owner:**

Collecdev (8868 Yonge) LP  
20 Eglinton Avenue West, Suite 1700  
Toronto, ON  
M4R 1K8

### **Agent:**

Todd Trudelle  
Goldberg Group  
2098 Avenue Road  
Toronto, ON  
M5M 4A8

### **Location:**

**Legal Description:** Part of Lot 38, Concession 1, W.Y.S.  
**Municipal Address:** 8868 Yonge Street

### **Purpose:**

A request for approval of a draft Plan of Condominium application to establish standard condominium tenure concerning a high density mixed use residential/commercial development presently under construction on the subject lands.

### **Recommendation:**

- a) That the proposed draft Plan of Condominium application submitted by Collecdev (8868 Yonge) LP, for the lands municipally known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8868 Yonge Street), City File D05-20008, be approved, subject to the following:

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- (i) the draft approval be subject to the conditions set out as Appendix “A” to Staff Report SRPI.21.039;
- (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; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPI.21.039, if required to do so.

### Contact Person:

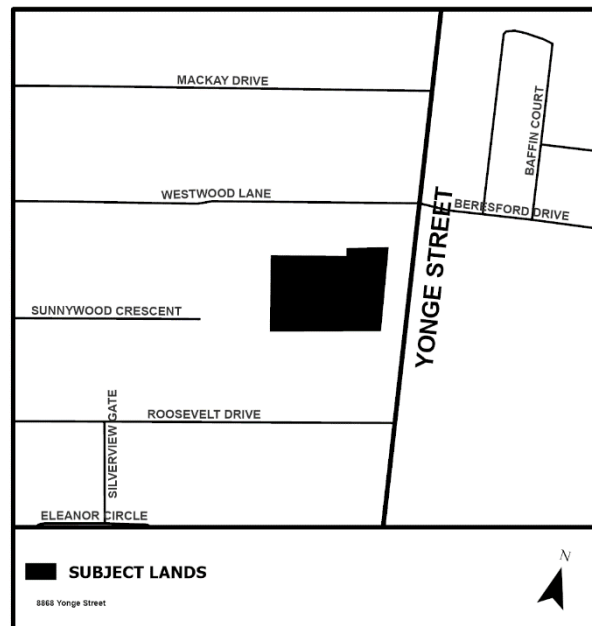
Sarah Mowder, Acting Planner II – Subdivisions, phone number 905-771-5475 and/or Deborah Giannetta Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure Department

**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.



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### **Background:**

The subject draft Plan of Condominium application was received and deemed complete by the City on August 21, 2020. The application was subsequently circulated to City departments and external agencies for review and comment.

In September 2014, the former Ontario Municipal Board (“OMB”), now Local Planning Appeals Tribunal (LPAT), approved a mixed use high density residential/commercial development comprised of two 15 storey apartment buildings (east block), a new north-south public road, a linear urban park (east block) and an 8 storey retirement residence (west block) on the subject lands.

In January 2016, the OMB approved the implementing Official Plan and Zoning By-law Amendment documents to give effect to the Board decision. In July 2017, the applicant submitted a revised Site Plan application (City File D06-12082) to implement the construction of the east block component of the development in accordance with the Board’s Order and approval. The Site Plan Agreement has been executed by the City; however it has not been registered as of the time of writing of this report.

As the construction of the development on the lands progresses toward completion, the applicant is seeking Council’s approval of its draft Plan of Condominium application in order to establish condominium tenure. 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 Land Uses**

The subject lands are located on the west side of Yong Street, south of Westwood Lane (refer to Map 1). The east block, which is the portion of the site that is the subject of this request, has a total lot area of approximately 0.68 hectares (1.69 acres) and abuts vacant lands that are the subject of a Site Plan application to permit a 15 storey mixed use high density residential/commercial development (City File D06-12066) to the north, Yonge Street to the east, an existing 3 storey office building to the south and vacant lands also owned by the owner to the west which are subject to a Site Plan application (City File D06-12085), beyond which are existing residential lands and City owned parkland (Sunnywood Park).

#### **Development Proposal**

The applicant is seeking approval of a draft Plan of Condominium in order to establish standard condominium tenure for the 15 storey high density mixed use residential/commercial development currently under construction on its land holdings (refer to Maps 5-10). The following is a summary of the development statistics based on the plans and drawings submitted to the City:

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• <b>Site Area:</b>	<b>0.68 hectares (1.69 acres) (east block)</b>
• <b>Number of Buildings:</b>	<b>2</b>
• <b>Number of Residential Dwelling Units:</b>	<b>370</b>
• <b>Number of Commercial Units:</b>	<b>3</b>
• <b>Density:</b>	<b>3.89 (east block)</b>
• <b>Building Height:</b>	<b>15 storeys</b>
• <b>Total Parking Spaces</b>	
○ <b>Residential Spaces:</b>	<b>372</b>
○ <b>Residential Visitor Spaces:</b>	<b>56</b>
○ <b>Retail Visitor Spaces:</b>	<b>11</b>
<b>Bicycle Spaces:</b>	<b>89</b>

## Planning Analysis:

### City of Richmond Hill Official Plan

The east block component of the subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 - Land Use of the City's Official Plan (the Plan) (refer to Map 2). Uses permitted within the **Richmond Hill Centre** designation include medium and high density residential uses, office uses, commercial and retail uses, community uses, park and open spaces and live work units. In accordance with **Policy 6.13** of the Plan, the lands are subject to site-specific policy which permits the 15 storey high density mixed use residential/commercial development presently under construction on the property. In this regard, the subject development proposal conforms to the Plan.

### Zoning By-law

The lands are zoned **Multiple Residential Ten (RM10) Zone** and **Temporary Open Space (OS) Zone** under By-law 2523, as amended by By-law 7-16, which was approved by the OMB. The zoning of the lands includes site specific development standards intended to facilitate the construction of the approved high density mixed use development on the property (refer Map 3). The **RM10 Zone** permits high density residential and commercial uses and therefore the development complies with the applicable zoning.

### Draft Plan of Condominium

Planning staff has reviewed the submitted draft Plan of Condominium and advises that it is generally consistent with the approved Site Plan for the proposed development presently under construction on the subject lands (refer to Maps 5 to 10). Furthermore, 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 are included on the Schedule of Conditions attached hereto as Appendix A.

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### Site Plan Approval

As noted previously, a Site Plan application submitted to permit the construction of the high density mixed use development on the lands has been approved by the City (refer to Map 4). The Site Plan Agreement was executed by the City on March 4, 2021 and is awaiting execution by the Region of York 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 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 Council's Strategic Priorities 2020-2022:

The application is aligned with **Strategic Priority Area - Balancing Green and Growth** by providing for public linear park, **Strategic Priority Area - Strong Sense of Belonging** by providing age friendly community features, and **Strategic Priority Area - Getting Around the City** by enhancing and supporting growth and connectivity in the Richmond Hill Centre area.

### Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

### Conclusion:

The applicant is seeking Council's approval of a draft Plan of Condominium application in order to establish standard condominium tenure for an approved high density mixed use development comprised of two 15 storey buildings, a total of 370 residential units and three commercial units on its land holdings. Planning staff are 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. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-20008
- Map 1, Aerial Photograph
- Map 2, Official Plan Designation
- Map 3, Existing Zoning
- Map 4, Site Plan

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- Map 5, Draft Plan of Condominium (19CDM(R)-20008) Sheet 1
- Map 6, Draft Plan of Condominium (19CDM(R)-20008) Sheet 2
- Map 7, Draft Plan of Condominium (19CDM(R)-20008) Sheet 3
- Map 8, Draft Plan of Condominium (19CDM(R)-20008) Sheet 4
- Map 9, Draft Plan of Condominium (19CDM(R)-20008) Sheet 5
- Map 10, Draft Plan of Condominium (19CDM(R)-20008) Sheet 6

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### Report Approval Details

Document Title:	SRPI.21.039 - Request for Approval - Draft Plan of Condominium - City File D05-20008.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPI.21.039 - Appendix A - D05-20008.docx</li><li>- SRPI.21.039 - Map 1 - Aerial Photograph.docx</li><li>- SRPI.21.039 - Map 2 - Official Plan Designation.docx</li><li>- SRPI.21.039 - Map 3 - Existing Zoning.docx</li><li>- SRPI.21.039 - Map 4 - Site Plan.docx</li><li>- SRPI.21.039 - Map 5 - Condo Plan.docx</li><li>- SRPI.21.039 - Map 6 - Condo Plan.docx</li><li>- SRPI.21.039 - Map 7 - Condo Plan.docx</li><li>- SRPI.21.039 - Map 8 - Condo Plan.docx</li><li>- SRPI.21.039 - Map 9 - Condo Plan.docx</li><li>- SRPI.21.039 - Map 10 - Condo Plan.docx</li></ul>
Final Approval Date:	Mar 30, 2021

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

**Gus Galanis - Mar 24, 2021 - 9:18 AM**

**Kelvin Kwan - Mar 24, 2021 - 1:13 PM**

**MaryAnne Dempster - Mar 30, 2021 - 4:52 PM**