



Staff Report for Council Meeting

Date of Meeting: July 5, 2023

Report Number: SRPI.23.072

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.23.072 – Request to Terminate and Deregister a Site Plan Agreement – 2493862 Ontario Inc. – City File SP-23-0012**

Owner:

2493862 Ontario Inc.
123 Arten Avenue
Richmond Hill, ON
L4C 9Y3

Agent:

Samira Ghalyai
301 – 10376 Yonge Street
York, ON
L4C 3B8

Location:

Legal Description: Part of Lot 16, Plan 288
Municipal Address: 141 Wildwood Avenue

Purpose:

A request to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and 2493862 Ontario Inc. dated April 8, 2021 registered on title of the subject lands on December 2, 2022 as Instrument Number YR3504729.

Recommendations:

- a) **That SRPI.23.072 be received and that the request made by 2493862 Ontario Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and 2493862 Ontario Inc. for lands known as Part of Lot 16, Plan 288 (Municipal Address: 141 Wildwood Avenue), City File SP-23-0012, be approved; and,**

Page 2

- b) **That the Mayor and Clerk be authorized to execute a Termination Agreement with 2493862 Ontario Inc. upon written recommendation of the Commissioner of Planning and Infrastructure.**

Contact Person:

Francesco Caparelli, Planning Technician, phone number 905-771-9996, 3419 and/or Sandra DeMaria, Manager of Development, Site Plans, phone number 905-747-6312

Report Approval:

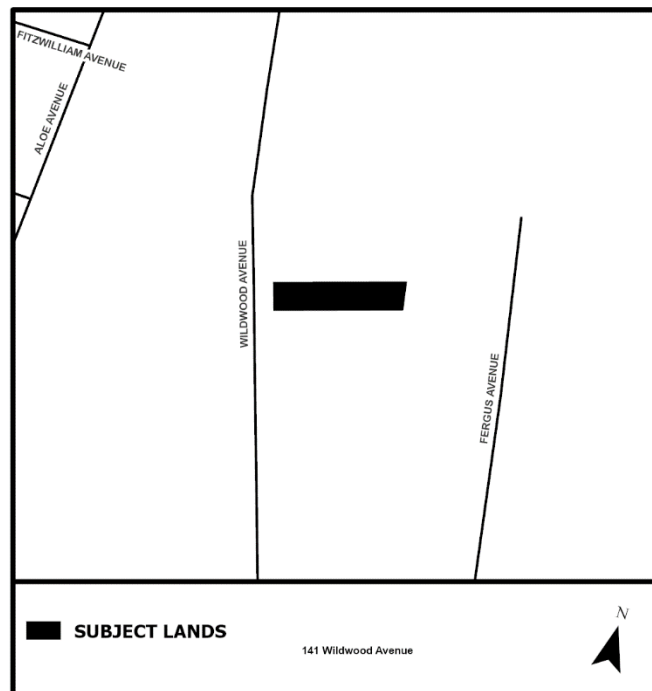
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Darlene Joslin, 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:

On April 8, 2021, the previous owner of the subject lands, 2493862 Ontario Inc, entered into a Site Plan Agreement with the City (File D06-19026) to facilitate the construction of a new two storey, 385.55 square metre (4,150.03 square feet) single detached dwelling on the subject lands (refer to Map 2). The agreement was registered on title on December 2, 2022 as Instrument Number YR3504729. A Building Permit was issued and the proposed dwelling has since been constructed.

The property was then sold to the current owners, Jianhua Gao and Bing Wan, who have requested that the agreement be deleted from title to ensure a clear title for any future sale transactions. In consideration of this, the current owners of the property are seeking Council's approval to deregister the existing Site Plan Agreement registered on title of the subject lands.

Accordingly, the purpose of this report is to seek Council's direction with regard to the request from the current land owners to deregister the existing Site Plan Agreement registered on title of the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the east side of Wildwood Avenue, north of North Lake Road and south of Newman Avenue (refer to Map 1). The lands currently support a two storey single detached dwelling and abut Wildwood Avenue to the west beyond which is Delbert Baker Pond and Garden, and existing residential uses to the north, south and east.

Owner's Request

The current owners of the subject lands have requested that the City deregister the existing Site Plan Agreement (City File D06-19026) in order to clear the title of their land holdings for any future transactions. In this regard, the owners are seeking Council's approval to enter into a Termination Agreement with the City to deregister the Site Plan agreement on title of the lands.

Planning Analysis

Planning staff has reviewed the request from the current land owners of the subject lands to terminate the Site Plan Agreement registered on their land holdings and have no objections to said request on the basis that City staff has confirmed the development as contemplated by the agreement has been constructed and the securities taken as part of the agreement have been released. In this regard, staff recommends that Council authorize the execution of a Termination Agreement between both the current and previous owners of the lands as well as the City.

Page 4

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:

There are no direct implications with respect to Council's Strategic Priorities 2020-2022.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

The owners of the subject lands are seeking Council's approval to enter into a Termination Agreement with the City in order to deregister the existing Site Plan Agreement registered on title of their land holdings. Given that the development contemplated by the existing agreement has been constructed and the associated securities have been released, it is recommended that Council authorize the execution of the Termination Agreement.

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.

- Map 1 Aerial Photograph
- Map 2 Registered Site Plan (City File D06-19026)

Page 5

Report Approval Details

Document Title:	SRPI.23.072 – Request to Terminate and Deregister a Site Plan Agreement – 2493862 Ontario Inc. – City File SP-23-0012.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Registered Site Plan (City File D06-19026).docx
Final Approval Date:	Jun 14, 2023

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

Gus Galanis - Jun 14, 2023 - 1:18 PM

Kelvin Kwan - Jun 14, 2023 - 3:14 PM

Darlene Joslin - Jun 14, 2023 - 4:30 PM