



## **Staff Report for Council Meeting**

**Date of Meeting:** September 20, 2023

**Report Number:** SRPBS.23.007

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.23.007 - Request to Terminate and  
Deregister a Site Plan Agreement - FEI GUAN -  
City File D06-22073

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### **Owner:**

Mr. Fei Guan  
91 Lawrence Avenue  
Richmond Hill, ON  
L4C 1Z2

### **Location:**

Legal Description: Lot 46, Plan 1883  
Municipal Address: 91 Lawrence Avenue

### **Purpose:**

A request to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Fei Guan dated August 16, 2018.

### **Recommendations:**

- a) That SRPBS.23.007 be received and that the request made by Fei Guan to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Fei Guan for lands known as Lot 46, Plan 1883 (Municipal Address: 91 Lawrence Avenue), City File D06-22073, be approved; and,
- b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Fei Guan upon written recommendation of the Commissioner of Planning and Building Services.

### **Contact Person:**

Francesco Caparelli, Planning Technician, phone number 905-747-6531 and/or  
Sandra DeMaria, Manager of Development, Site Plans, phone number 905-747-6312

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### Report Approval:

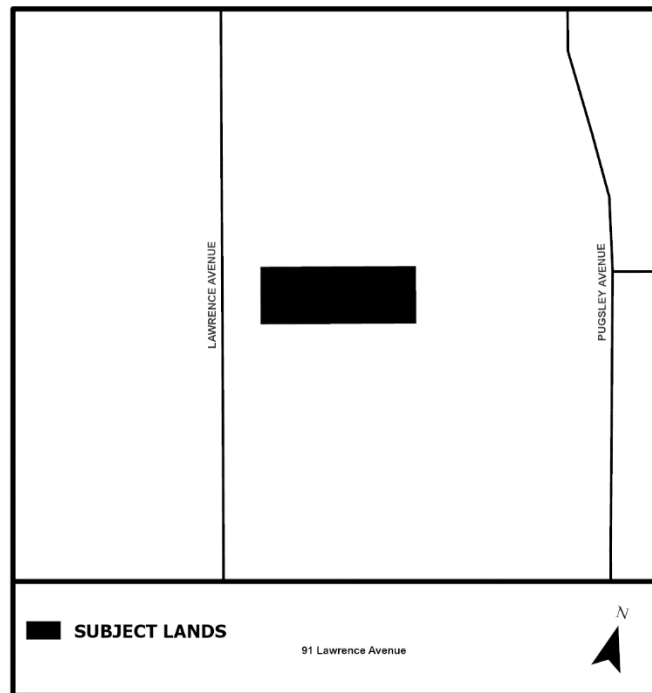
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Building Services

**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.



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### **Background:**

On August 16, 2018, the owner of the subject lands (Fei Guan) entered into a Site Plan Agreement with the municipality (City File D06-17038) to facilitate the construction of a new two storey, 374.85 square metre (4034.85 square feet) single detached dwelling on the subject lands. The agreement was registered on title on November 1, 2018 as Instrument Number YR2892202. The owner has advised that he is no longer interested in constructing the proposed dwelling on the subject lands. Accordingly, the purpose of this report is to seek Council's direction with regard to the request from the land owner 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 Lawrence Avenue, north of Major Mackenzie Drive East, south of Roseview Avenue and east of Yonge Street (refer to Map 1). The lands currently support a one storey single detached dwelling and abut existing residential uses to the north, east, and south.

#### **Owner's Request**

The owner of the subject lands has requested that the City deregister the existing Site Plan Agreement (City File D06-17038), as the owner would no longer like to proceed with constructing the proposed dwelling. In this regard, the owner is 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 owner 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 that the development as contemplated by the agreement has not been constructed. In this regard, staff recommends that Council authorize the execution of a Termination Agreement between the owner of the lands, as well as the City.

#### **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.

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### **Conclusion:**

The owner of the subject lands is 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 his land holdings. Given that the development contemplated by the existing agreement has not been constructed, 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: Site and Grading Plan

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### Report Approval Details

Document Title:	SRPBS.23.007 - Request to Terminate and Deregister a Site Plan Agreement - FEI GUAN – City File D06-22073.docx
Attachments:	- SRPBS.23.007 - Map 2 - Site and Grading Plan.docx - SRPBS.23.007 - Map 1 - Aerial Photograph_updated.docx
Final Approval Date:	Sep 7, 2023

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

**Gus Galanis - Sep 6, 2023 - 9:17 AM**

**Kelvin Kwan - Sep 6, 2023 - 9:41 AM**

**Darlene Joslin - Sep 7, 2023 - 12:14 PM**