



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 18, 2023

Report Number: SRPBS.23.010

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.23.010 – Request to Deregister a Site Plan Agreement – Stonecourt Construction Inc. – City File SP-23-0023

Owner:

Stonecourt Construction Inc.

30 Floral Parkway

Vaughan, ON

L4K 4R1

Location:

Legal Description: Part of Lot 54, Plan 10030

Municipal Address: 10537 Yonge Street

Purpose:

A request to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Stonecourt Construction Inc. dated March 6, 2006.

Recommendations:

- a) That SRPBS.23.010 be received and that the request made by Stonecourt Construction Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Stonecourt Construction Inc. for lands known as Part of Lot 54, Plan 10030 (Municipal Address: 10537 Yonge Street), City File SP-23-0023, be approved; and,
- b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Stonecourt Construction Inc. 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:

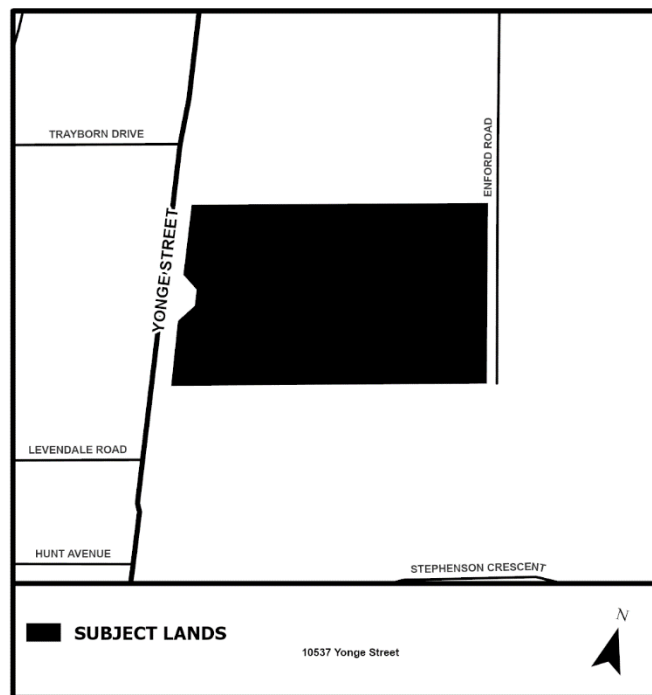
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services

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 March 6, 2006, the owner of the subject lands (Stonecourt Construction Inc.) entered into a Site Plan Agreement with the then Town of Richmond Hill (City File D06-05058) to facilitate the construction of a 16,229 square metre (174,690 square feet) supermarket (Loblaw Companies Limited) and associated amenities on the subject lands. The agreement was registered on title on April 6, 2006 as Instrument Number YR800552. The owner has advised that due to various unforeseen circumstances and market changes, the development was never constructed and will not be pursued. 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 Yonge Street, north of Crosby Avenue (refer to Map 1). The lands are currently vacant and abut Yonge Street to the west, existing commercial and industrial uses to the north and vacant lands to the 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 D06-05058) for the subject lands, as the owner would no longer like to proceed with construction of the approved proposed supermarket on its land holdings. 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 deregister the existing 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 and 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.

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Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

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 their 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

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Report Approval Details

Document Title:	SRPBS.23.010 – Request to Deregister a Site Plan Agreement – Stonecourt Construction Inc. – City File SP-23-0023.docx
Attachments:	- Map 1 - Aerial Photograph.docx
Final Approval Date:	Sep 27, 2023

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

Gus Galanis - Sep 26, 2023 - 1:02 PM

Kelvin Kwan - Sep 27, 2023 - 2:09 PM

Darlene Joslin - Sep 27, 2023 - 2:37 PM