



Staff Report for Committee of the Whole Meeting

Date of Meeting: November 1, 2023

Report Number: SRPBS.23.034

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.23.034 - Request for Approval – Draft
Plan of Condominium – Laurier Homes
(Richmond Hill) Inc. – City File D05-15007**

Owner

Laurier Homes (Richmond Hill) Inc.
150 Connie Crescent, Unit 4
Vaughan, Ontario
L4K 1L9

Agent

Evans Planning.
9212 Yonge Street, Unit 1
Richmond Hill, ON
L4C 7A2

Location:

Legal Description: Block 4, Registered Plan 65M-4746
Municipal Address: 56, 58, and 60 Elizabeth Street South

Purpose:

A request for approval of a draft Plan of Condominium application to establish standard condominium tenure for a medium density residential development to be comprised of 88 stacked townhouse dwelling units on the subject lands.

Recommendations:

- a) That the proposed draft Plan of Condominium application submitted by Laurier Homes (Richmond Hill) Inc. for the lands known as Block 4, Plan 65M-4746 (Municipal Addresses: 56, 58, and 60 Elizabeth Street South) City File D05-15007, be approved, subject to the following:

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- (i) **the conditions as set out in Appendix “A” to Staff Report SRPBS.23.034; and,**
- (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.**

Contact Person:

Diane Pi, Planner II – Subdivision, phone number 905-747-6436 and/or
Deborah Giannetta, Manager of Development - Subdivisions, phone number 905-771-5542

Report Approval:

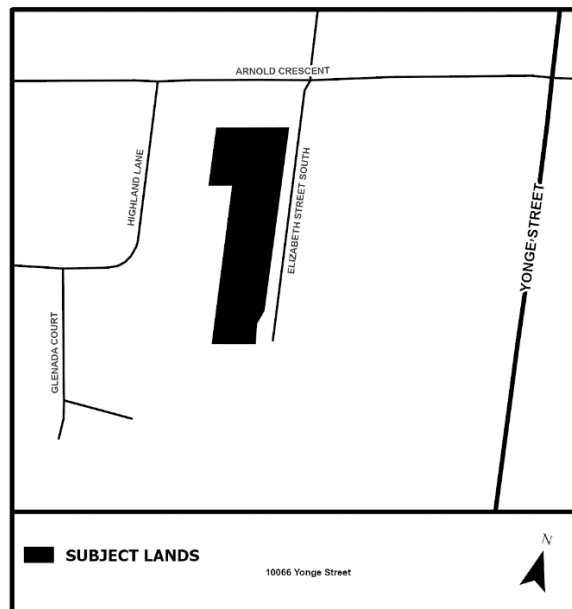
Submitted by: Kelvin Kwan, Commissioner of Planning and Building Services

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 June 8, 2015, the subject draft Plan of Condominium application was received by the City concurrently with a Zoning By-law Amendment and Plan of Subdivision Applications (City Files D02-15019 and D03-15006) and was deemed complete. The applications sought approval for a residential development to be comprised of four single detached dwellings with frontage on Arnold Crescent and 37 townhouse dwelling units fronting onto a private road. The applications were appealed to the former Ontario Municipal Board (now the Ontario Land Tribunal or OLT) on the basis of Council not having made a decision within the statutory timelines of the *Planning Act*.

On February 13, 2017, Council endorsed the recommendations of Staff Report SRPRS.17.023 which supported revised Zoning By-law Amendment and draft Plan of Subdivision applications to permit three single detached dwellings fronting on Arnold Crescent and 88 stacked townhouse dwellings fronting onto a new public road (Elizabeth Street South) on the subject lands. The Ontario Land Tribunal (OLT) issued an Order on July 12, 2018 approving the revised Zoning By-law Amendment and draft Plan of Subdivision applications, but withheld a decision with respect to the subject draft Plan of Condominium application.

The OLT subsequently issued an Order on October 24, 2019 referring the authority to issue final approval on the Condominium application to the City. An associated Site Plan application (City File D06-18064) was submitted to the City on December 17, 2018 and a Site Plan Agreement was registered on December 2, 2022. The draft Plan of Subdivision was also registered on August 17, 2022 as Registered Plan 65M-4746. The residential development is currently under construction. Accordingly, the purpose of this report is to seek 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 Elizabeth Street South, south of Arnold Crescent and west of Yonge Street (refer to Map 1). The lands have a total lot area of 0.686 hectares (1.694 acres). Construction of the approved medium density residential development is currently underway on the site. The lands abut Arnold Crescent to the north, existing commercial uses to the east, and low density residential uses to the south and west.

Development Proposal

The applicant is seeking approval of its draft Plan of Condominium application pursuant to Section 51 of the *Planning Act*, R.S.O., 1990, in order to establish standard condominium tenure for the townhouse development currently under construction on its land holdings (56, 58, and 60 Elizabeth Street South) (refer to Map 5). The townhouse units have frontage on the newly constructed Elizabeth Street South and access to the underground parking for these dwellings will also be from Elizabeth Street South. The

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three single detached lots are not part of the subject draft Plan of Condominium application.

The following is a summary of the development statistics for the development based on the plans and drawings submitted to the City:

- Total Lot Area: 0.686 hectares (1.694 acres)
- Total Number of Dwelling Units: 88 townhouses
- Building Height: 4 storeys
- Number of Blocks: 3
- Density: 128.28 units/hectare (51.95 units/acre)
- Total Parking Spaces: 113
 - Residence Spaces: 100
 - Visitor Spaces: 13

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Village District** under the **Downtown Local Centre** designation pursuant to Schedule A2 (Land Use) and Schedule A9 (Downtown Local Centre Districts) of the City's Official Plan ("Plan") (refer to Maps 2 and 3). Pursuant to **Policies 4.3.1.1**, the proposed back-to-back townhouse dwellings are permitted and meet the maximum density of a development block with a Floor Space Index (FSI) of 2.0 within the **Village District** under the **Downtown Local Centre** designation. Accordingly, the development complies with the Plan.

Zoning By-law

The subject lands are zoned **Residential Multiple Second Density (RM2) Zone** under By-law 66-71, as amended by By-law 69-20 (refer to Map 4). The proposal complies with the provisions of the **RM2 Zone** applicable to the subject lands.

Site Plan

As noted previously, a Site Plan Agreement for the subject development was registered at the Land Registry Office on December 2, 2022 as Instrument No. YR3504707 (refer to Map 5).

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 development presently under construction on the subject lands (refer to Maps 6 and 7). 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 in the Schedule of Conditions attached hereto as Appendix "A".

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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 recommendations of this report are aligned with **Balancing Growth and Green** by recognizing the balance between economic development and environmental protection by supporting residential infill development within an existing neighbourhood, as well as **Strong Sense of Belonging** by adding additional housing stock within existing communities.

Climate Change Considerations:

The recommendations of this report do not have any climate change considerations.

Conclusion:

The applicant is seeking approval of a draft Plan of Condominium application in order to establish standard condominium tenure for an approved medium density residential development to be comprised of 88 stacked townhouse dwellings 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 the application be approved, 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)-15007
- Map 1, Aerial Photograph
- Map 2, Schedule A2 - Official Plan
- Map 3, Schedule A9 - Official Plan
- Map 4, Existing Zoning
- Map 5, Approved Site Plan
- Map 6, Draft Plan of Condominium, 19CDM(R)-15007

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Report Approval Details

Document Title:	SRPBS.23.034 - Request for Approval - 56, 58 and 60 Elizabeth Street South.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.23.034 - Appendix A - Schedule of Conditions.docx- SRPBS.23.034 - Map 1 - Aerial Photograph.docx- SRPBS.23.034 - Map 2 - Schedule A2 Official Plan.docx- SRPBS.23.034 - Map 3 - Schedule A9 Official Plan.docx- SRPBS.23.034 - Map 4 - Existing Zoning.docx- SRPBS.23.034 - Map 5 - Approved Site Plan.docx- SRPBS.23.034 - Map 6 - Draft Plan of Condominium.docx
Final Approval Date:	Oct 17, 2023

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

Gus Galanis - Oct 16, 2023 - 1:55 PM

Kelvin Kwan - Oct 17, 2023 - 8:22 AM

Darlene Joslin - Oct 17, 2023 - 9:47 AM