



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 21, 2024

Report Number: SRPBS.24.016

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.016 - Request for Approval - Draft Plan of Condominium Applications - Elgin House Properties Limited - City Files CON-23-0004, CON-23-0005, CON-23-0006, CON-23-0007 and CON-23-0008**

Owner:

Elgin House Properties Limited
8611 Weston Road, Unit 18
Vaughan, ON
L4L 9P1

Planning Consultant:

KLM Planning Partners Inc.
64 Jardin Drive, Unit 1B
Concord, ON
L4K 3P3

Location:

Legal Description: Part of Lots 26 and 27, Concession 2 E.Y.S.
Municipal Address: 1000 Elgin Mills Road East

Purpose:

A request for approval of five (5) draft Plan of Condominium applications to establish standard condominium tenure concerning a medium/high density residential development presently under construction on the subject lands.

Recommendations:

- a) **That the draft Plan of Condominium applications submitted by Elgin House Properties Limited for the lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City**

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Files CON-23-0004, CON-23-0005, CON-23-0006, CON-23-0007 and CON-23-0008, be approved, subject to the following:

- (i) that draft approval be subject to the conditions as set out in Appendices “A”, “B”, “C”, “D”, and “E” to Staff Report SRPBS.24.016;**
- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fees 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 Appendices “A”, “B”, “C”, “D”, and “E” to SRPBS.24.016, if required.**

Contact Person:

Francesco Caparelli, Planner I, phone number 905-747-6531

Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563

Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

Report Approval:

Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services

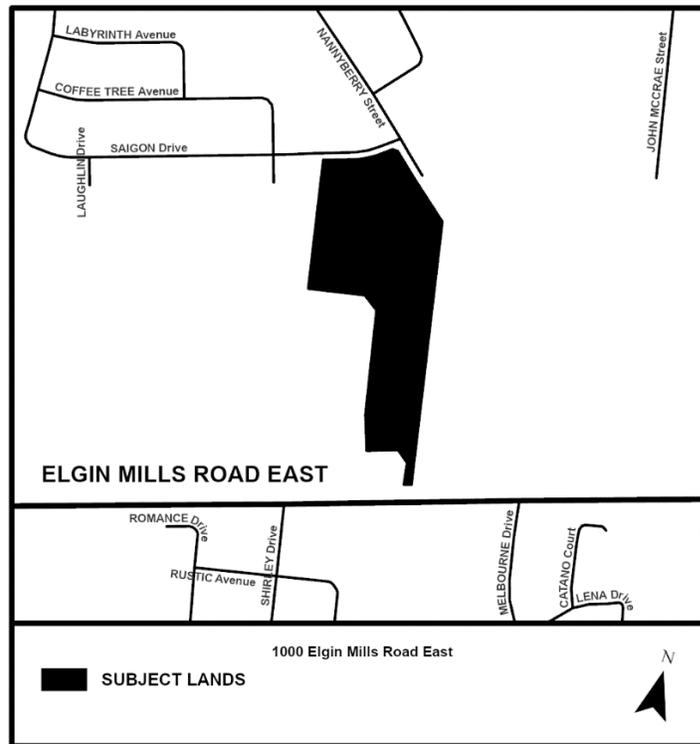
Approved by: Darlene Joslin, City Manager

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.

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Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above.



Background:

The subject draft Plan of Condominium applications were received and deemed complete by the City on August 17, 2023. The applications were subsequently circulated to City departments and external agencies for review and comment.

On July 10, 2017, Council approved Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to permit a medium/high density residential development to be comprised of two (2) 10 storey apartment buildings and 14 blocks of stacked townhouses, together with one (1) single detached heritage dwelling on the subject lands (City Files D01-15007, D02-15036 and D06-15079). Subsequently, Council approved revised Official Plan Amendment, Zoning By-law Amendment and Site Plan applications on May 25, 2022, to permit an increase in height from 10 to 14 storeys for one of the apartment buildings (City Files D01-21005, D02-21008 and D06-21032). This approval was subject to a Section 37 community benefit in the form of a financial contribution of \$172,850 to be directed towards the implementation of pickleball courts at Richmond Green Park, as well as the implementation of a Rent-to-

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Own Program for a minimum of 20 units within the proposed 14 storey building on the subject lands to the satisfaction of the Commissioner (refer to Appendix “F”). A Site Plan Agreement and an Amending Agreement to facilitate the approved development were registered on February 25, 2021, and November 7, 2022, respectively.

As the construction on the lands progresses toward completion, the applicant is seeking Council’s approval of its draft Plan of Condominium applications in order to establish condominium tenure for the approved development on its land holdings. Accordingly, the purpose of this report is to seek approval of the applicant’s draft Plan of Condominium applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of Elgin Mills Road East, east of Bayview Avenue, and south of Saigon Drive, and have a total lot area of approximately 4.04 hectares (9.99 acres). The lands support an existing designated heritage dwelling and accessory structure (Steckley-Eyer House and Stone Shed) which are to be retained and incorporated into the approved medium/high density residential development which is currently under construction on the site.

The lands abut two existing retirement residences (Hilltop Place and Brookside Court) and Elgin Mills Road East to the south and southwest, approved medium density residential uses to the west (City File D06-17042), approved low density residential uses to the north (City File D03-03006), and proposed low and medium density residential uses to the east (City File D03-17001) (refer to Map 1).

Development Proposal

The applicant is requesting approval of five (5) draft Plans of Condominium in order to establish standard condominium tenure for the medium/high density residential development presently under construction on its land holdings. The proposed development is to be comprised of two (2) apartment buildings and 14 blocks of stacked townhouses (refer to Map 4). The following is a summary of the development statistics for the approved development based on the plans and drawings submitted to the City:

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- **Total Lot Area:** **4.035 hectares (9.97 acres)**
- **Total Number of Units:** **653**
 - **Apartment Dwelling Units:** **336**
 - **Townhouses:** **316**
 - **Existing Heritage Home:** **1**
- **Building Heights:**
 - **Building “A”:** **10 Storeys**
 - **Building “B”:** **14 Storeys**
 - **Stacked Townhouses:** **4 storeys**
 - **Back to Back Townhouses:** **3 storeys**
- **Density:** **1.69 Floor Area Ratio (FAR)**
- **Total Parking Spaces:** **904**
 - **Residential Spaces:** **741**
 - **Visitor Spaces:** **163**
 - **Bicycle Parking Spaces:** **656**
- **Total Lot Area:** **4.035 hectares (9.97 acres)**

Further to the above, the five draft Plans of Condominium shall establish standard condominium tenure as follows (refer to Maps 4, 5, 6, 7, 8, 9, and 10):

- Condominium 1 is to be comprised of a 10 storey apartment building containing 162 apartment dwelling units as well as a road network, waste collection area, ramps and amenity areas;
- Condominium 2 is to be comprised of 80 stacked townhouse dwelling units, and a portion of the road network;
- Condominium 3 is to be comprised of 100 stacked townhouse dwelling units, and a portion of the road network;
- Condominium 4 is to be comprised of a 14 storey apartment building containing 174 apartment dwelling units as well as the one (1) single detached heritage dwelling to be retained on the subject lands; and,
- Condominium 5 is to be comprised of 136 stacked townhouse dwelling units, and a portion of the road network.

It is noted that a Shared Facilities Agreement will be required between the Condominium Corporations to facilitate the shared use and maintenance of common areas throughout the site, including the underground parking structure that will be shared by all of the condominiums to be registered on title of the lands.

Planning Analysis:

City of Richmond Hill Official Plan Designation

The subject lands are designated **Medium/High Density Residential** and **Natural Heritage System** in the North Leslie Secondary Plan (the “Secondary Plan”) in

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accordance with Schedule “A” – (Land Use Plan), as amended by Official Plan Amendment 9 (“OPA 9”) adopted by City Council in 2017, and further amended by Official Plan Amendment 35 (“OPA 35”) adopted by City Council in June 2022 (refer to Map 2). A wide range of uses are permitted within the **Medium/High Density Residential** designation including townhouses, stacked townhouses, back-to-back townhouses, low-rise to mid-rise apartment buildings and other similar housing forms in accordance with the density and height requirements of the Secondary Plan.

The approved medium and high density development is consistent with the uses contemplated within the **Medium/High Density Residential** designation applicable to the lands. The portion of the lands designated **Natural Heritage System** containing the existing heritage designated single detached dwelling and accessory structure (Steckley-Eyer House and Stone Shed) which are to be retained, also conforms with the site specific provisions of the Secondary Plan.

Zoning

The subject lands are currently zoned **Multiple Residential Ten (RM10) Zone** and **Environmental Protection Two (EPA2) Zone** under By-law 55-15, as amended by By-laws 108-18 and 95-22 (refer to Map 3). The **RM10 Zone** permits residential apartment buildings and stacked townhouse dwellings as approved and under construction on the subject lands. The **EPA2 Zone** permits agriculture, conservation, forestry, and stormwater management facilities however, a site specific exception applies to a portion of the **subject lands** which also permits a single detached dwelling and a home occupation, which recognizes the retention and use of the existing single detached heritage dwelling on the property. Based on the preceding, the proposed development complies with the applicable zoning for the lands.

Site Plan

As noted previously in this report, a Site Plan Agreement and an Amending Site Plan Agreement to facilitate the medium/high density residential development on the subject lands were registered on February 25, 2021, as Instrument No. YR3214153 and on November 7, 2022, as Instrument No. YR3494751, respectively. It is noted that the required Section 37 community benefit was paid at the time of registration of the Amending Site Plan Agreement, in the amount of \$172,850.

Draft Plan of Condominium

Planning staff has reviewed the applicant’s draft Plan of Condominium applications and advise that they are consistent with the approved Site Plan for the subject development presently under construction on the lands (refer to Maps 4 to 10). Further, circulated City departments and external agencies have advised of no concerns or objections to the applications and/or have provided conditions of approval for each proposed draft Plan of Condominium. The conditions of approval for each draft Plan of Condominium are included in the respective Schedule of Conditions attached hereto as Appendices “A”, “B”, “C”, “D”, and “E”. With respect to the Rent-to-Own Program commitment, the applicant has advised that 20 Rent-to-Own units will be located in Building “B”

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(Condominium 4) and secured through a condition of draft approval (refer to Appendix “D”).

In consideration of the preceding, staff supports the applicant’s request for the approval of the subject draft Plan of Condominium applications.

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 a **Strong Sense of Belonging** by providing various housing and employment opportunities, thereby contributing to the building of the North Leslie community. In addition, the applications align with **Getting Around the City** by providing direct pedestrian connections from the proposed development to a future public transit stop.

Climate Change Considerations:

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

Conclusion:

The applicant is seeking approval of five (5) draft Plan of Condominium applications related to a medium/high density residential development presently under construction on its land holdings. Planning staff are satisfied that the proposed draft Plans of Condominium are appropriate and represent good planning. Accordingly, staff recommends that the applicant’s request be approved subject to the conditions set out in Appendix “A”, “B”, “C”, “D”, and “E” to this report.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix “A” – Draft Plan of Condominium Conditions of Approval
- Appendix “B” – Draft Plan of Condominium Conditions of Approval
- Appendix “C” – Draft Plan of Condominium Conditions of Approval
- Appendix “D” – Draft Plan of Condominium Conditions of Approval
- Appendix “E” – Draft Plan of Condominium Conditions of Approval
- Appendix “F” – Extract from Council Meeting C#23-22 held May 25, 2022
- Map 1 - Aerial Photograph
- Map 2 - North Leslie Secondary Plan Designation
- Map 3 - Existing Zoning

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- Map 4 - Plan of Condominium Phasing
- Map 5 - Underground Condominium Phasing
- Map 6 - Draft Plan of Condominium CON-23-0004
- Map 7 - Draft Plan of Condominium CON-23-0005
- Map 8 - Draft Plan of Condominium CON-23-0006
- Map 9 - Draft Plan of Condominium CON-23-0007
- Map 10 - Draft Plan of Condominium CON-23-0008

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Report Approval Details

Document Title:	SRPBS.24.016 - Request for Approval - Draft Plan of Condominium Applications - Elgin House Properties Limited.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Appendix C.docx- Appendix D.docx- Appendix E.docx- Appendix F.docx- Map 1 - Aerial Photograph AODA.docx- Map 2 - North Leslie Secondary Plan AODA.docx- Map 3 - Existing Zoning AODA.docx- Map 4 - Plan of Condominium AODA.docx- Map 5 - Underground AODA.docx- Map 6 - Draft Plan of Condominium Sheet 1 AODA.docx- Map 7 - Draft Plan of Condominium Sheet 2 AODA.docx- Map 8 - Draft Plan of Condominium Sheet 3 AODA.docx- Map 9 - Draft Plan of Condominium Sheet 4 AODA.docx- Map 10 - Draft Plan of Condominium Sheet 5 AODA.docx
Final Approval Date:	Feb 1, 2024

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

Deborah Giannetta - Feb 1, 2024 - 10:28 AM

Gus Galanis - Feb 1, 2024 - 10:36 AM

Darlene Joslin - Feb 1, 2024 - 12:12 PM