



Staff Report for Committee of the Whole Meeting

Date of Meeting: June 12, 2024

Report Number: SRPBS.24.070

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.070 – Request for Approval – Draft Plan of Condominium Applications – Leslie Richmond Developments Limited – City Files CON-24-0003 and CON-24-0004 (Related City Files D06-18041 and D06-18031)**

Owner:

Leslie Richmond Developments Limited
20 Eglinton Avenue West, 21st Floor
Toronto, ON
M4R 1K8

Applicant:

Humphries Planning Group Inc.
190 Pippin Rd, Suite A
Concord, ON
L4K 4X9

Location:

Legal Description: Blocks 1 and 3, Registered Plan 65M-4762
Municipal Address: 1521 19th Avenue

Purpose:

A request for approval of two (2) draft Plan of Condominium applications to establish common element condominium tenure concerning a medium density residential development presently under construction on the subject lands.

Recommendations:

- a) **That the draft Plan of Condominium applications submitted by Leslie Richmond Developments Limited for the lands known as Block 1 and Block 3,**

Page 2

Registered Plan 65M-4762 (Municipal Address: 1521 19th Avenue), City Files CON-24-0003 and CON-24-0004, be approved, subject to the following:

- (i) the conditions of draft plan approval as set out in Appendices “A” and “B” to Staff Report SRPBS.24.070;**
- (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” and “B” to SRPBS.24.070, if required.**

Contact Person:

Giuliano La Moglie, Planner II, phone number 905-747-6465

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:

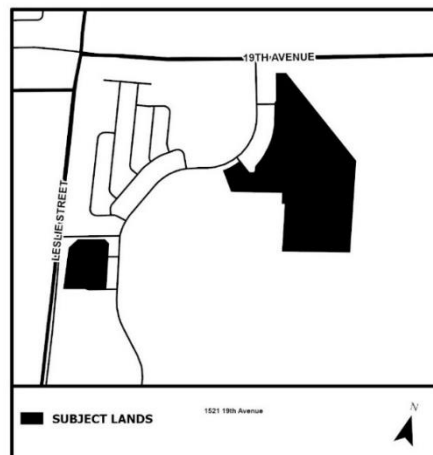
Submitted by: Gus Galanis, Acting Commissioner, Planning and Building Services

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.

Location Map:

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



Page 3

Background:

The subject draft Plan of Condominium applications were received and deemed complete by the City on February 27, 2024. The applications were subsequently circulated to City departments and external agencies for review and comment.

Prior to this on March 26, 2018, Council approved Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development comprised of 429 townhouse dwelling units on the subject lands (City Files D02-15025 and D03-15007). The approved development consists of four (4) separate Phases on separate Blocks created through the registration of Plan 65M-4762. Site Plan applications have been received by the City for each Phase/Block (City Files D06-18030, D06-18031, D06-18041 and D06-23005 respectively) (refer to Map 4).

The subject draft Plan of Condominium applications relate to Phases 2 and 3 of the approved development. Associated Site Plan Agreements were registered on June 20, 2023 for Phase 2, and on September 1, 2023 for Phase 3.

As construction progresses toward completion, the applicant is seeking Council's approval of its draft Plan of Condominium applications in order to establish common element condominium tenure for a portion of the approved development on its landholdings. Accordingly, the purpose of this report is to seek approval of the applicant's two (2) draft Plan of Condominium applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of 19th Avenue, west of Leslie Street, and north of Elgin Mills Road East within the North Leslie Secondary Plan Area (refer to Map 1). The lands have a total lot area of 18.6 hectares (46 acres) and frontage along 19th Avenue and Leslie Street. Surrounding land uses include existing rural residential uses and 19th Avenue to the north; agricultural lands designated for natural heritage protection and office uses to the east; Leslie Street and the construction of a residential subdivision, including a future community centre and park (City Files D03-17005, D06-22075 and D06-22076) to the west; and TransCanada Pipeline and agricultural lands to the south.

Development Proposal

The applicant is requesting approval of two (2) draft Plans of Condominium to establish common element condominium tenure for Phases 2 and 3 of a medium density residential development presently under construction on the subject lands. Phases 2 and 3 of the development consists of a total of 203 rear loaded townhouse dwelling units on private condominium roads (refer to Maps 5 and 6). The following is a summary of the development statistics for the approved development based on the plans and drawings submitted to the City:

Page 4

- **Total Lot Area:** **4.6 hectares (11.36 acres)**
- **Total Number of Dwelling Units:** **203**
 - **Phase 2:** **173**
 - **Phase 3:** **30**
- **Density:** **44.13 units per hectare (17.86 units per acre)**
- **Total Parking Spaces:** **459**
 - **Residential Spaces:** **406**
 - **Visitor Spaces:** **53**

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Medium Density Residential** in the North Leslie Secondary Plan (the “Secondary Plan”) in accordance with Schedule “A” – (Land Use Plan) (refer to Map 2). A wide range of uses are permitted within the **Medium Density Residential** designation including block and stacked townhouses having a density between 35 and 60 units per hectare with a maximum height of four (4) storeys. The approved medium density residential development conforms with the Secondary Plan.

Zoning

The subject lands are currently zoned **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended by By-laws 55-22 and 101-22 (refer to Map 3). Staff have reviewed the subject draft Plan of Condominium applications against the applicable zoning and have concluded that there are no areas of non-compliance and the subject applications do not propose any changes that would require relief from the Zoning By-law applicable to the subject lands.

Site Plan

As noted previously in this report, two (2) Site Plan Agreements were registered on title of the subject lands. The Site Plan Agreement for Phase 2 was registered on June 20, 2023, as Instrument No. YR3564386, and the Site Plan Agreement for Phase 3 was registered on September 1, 2023, as instrument No. YR3593757.

Draft Plan of Condominium

Staff has reviewed the applicant’s two (2) draft Plan of Condominium applications and advise that they are consistent with the approved Site Plans for Phases 2 and 3 of the subject development presently under construction on the lands (refer to Maps 5 to 8). 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” and “B”. Staff confirms that the applicant has registered restrictions over

Page 5

the subject lands under Section 118 of the *Land Titles Act* as Instrument Nos. YR3516540 and YR3516541 to ensure the orderly development of the lands.

It is noted that Part Lot Control Exemption applications have not yet been submitted and will be required to facilitate the form of development and to implement common element tenure. The purpose of the Part Lot Control Exemption applications is to enable the creation of the lots for the future Parcels of Tied Land (POTLs) as part of the proposed common element condominium.

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 Strategic Plan:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, in supporting a range of housing options, on the basis that the development proposal provides additional housing opportunities thereby contributing to the building of the North Leslie community.

Climate Change Considerations:

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

Conclusion:

The applicant is seeking approval of two (2) draft Plan of Condominium applications related to a portion of a medium density residential development presently under construction on its land holdings. 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" and "B" of 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" – Extract from Council Meeting C#09-18 held March 26, 2018
- Map 1 – Aerial Photograph

Page 6

- Map 2 – North Leslie Secondary Plan Designation
- Map 3 – Existing Zoning
- Map 4 – Phasing Plan
- Map 5 – Site Plan (Phase 2)
- Map 6 – Site Plan (Phase 3)
- Map 7 – Draft Plan of Condominium CON-24-0003 (Phase 2)
- Map 8 – Draft Plan of Condominium CON-24-0004 (Phase 3)

Page 7

Report Approval Details

Document Title:	SRPBS.24.070 – Request for Approval – Draft Plan of Condominium Applications.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Appendix C.docx- Map 1 - Aerial Photograph.docx- Map 2 - North Leslie Secondary Plan.docx- Map 3 - Existing Zoning.docx- Map 4 - Phasing Plan.docx- Map 5 - Site Plan (Phase 2).docx- Map 6 - Site Plan (Phase 3).docx- Map 7 - Draft Plan of Condominium (Phase 2).docx- Map 8 - Draft Plan of Condominium (Phase 3).docx
Final Approval Date:	May 22, 2024

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

Deborah Giannetta - May 22, 2024 - 10:36 AM

Maria Flores on behalf of Gus Galanis - May 22, 2024 - 12:38 PM

Darlene Joslin - May 22, 2024 - 3:23 PM