



Staff Report for Committee of the Whole Meeting

Date of Meeting: September 18, 2024

Report Number: SRPBS.24.090

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.24.090 – Request for Approval – Draft Plan of Condominium Application – Elbay Developments Inc. – City File CON-24-0006**

Purpose:

A request for approval of a draft Plan of Condominium application to establish standard condominium tenure concerning a residential development to be comprised of 200 stacked townhouse dwelling units presently under construction on the subject lands.

Recommendations:

- a) **That the draft Plan of Condominium application submitted by Elbay Developments Inc. for the lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 930 Elgin Mills Road East), City File CON-24-0006, be approved, subject to the following:**
 - (i) **that draft approval be subject to the conditions as set out in Appendix “A” to Staff Report SRPBS.24.090;**
 - (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 a Condominium Agreement or any other agreement referred to in Appendix “A” to SRPBS.24.090, if required.**

Contact Persons:

Francesco Caparelli, Planner I, 905-747-6531

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

Deborah Giannetta, Director of Development Planning, 905-771-5542

Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

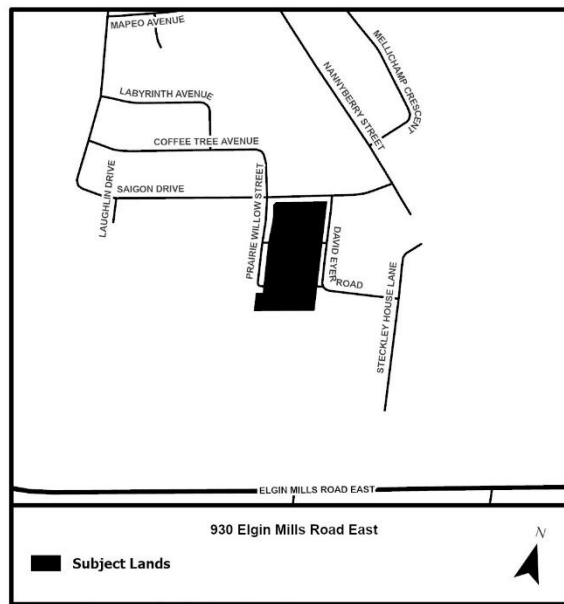
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Report Approval:

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.



Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on March 28, 2024. The application was subsequently circulated to City departments and external agencies for review and comment.

On June 11, 2019, Council approved Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications to permit a residential development to be comprised of 216 stacked townhouse dwellings, and the retention of one (1) existing single detached dwelling on the subject lands (City Files D01-17004, D02-14017, and D03-14004). Through the review of the related Site Plan Application (D06-17042), the number of stacked townhouse dwellings proposed was reduced to 200 units and a Site Plan Agreement between the owner and the City to facilitate the approved development was registered on April 27, 2023.

As the construction on the lands progresses toward completion, the applicant is seeking Council's approval of its draft Plan of Condominium application in order to establish standard condominium tenure for the approved development on its land holdings.

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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 north side of Elgin Mills Road East, east of Bayview Avenue, south of Saigon Drive, and have a total lot area of approximately 1.39 hectares (3.43 acres). An approved residential stacked townhouse development is presently under construction on the lands. The lands abut a stormwater management pond and lands forming part of the City's natural heritage system to the south, beyond which is Elgin Mills Road East and an existing retirement residence (Brookside Court) to the south and southeast, approved medium/high density residential uses to the east (D06-15079), approved low density residential uses to the north and, vacant residential lands to the west (refer to Map 1).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium in order to establish standard condominium tenure for the approved residential stacked townhouse development presently under construction on its land holdings. The development is to be comprised of 200 stacked townhouse dwelling units in 10 blocks of four (4) storey buildings with 350 parking spaces located at and below grade. The following is a summary of the development statistics for the approved development based on the plans and drawings submitted to the City:

- **Total Lot Area:** 1.39 hectares (3.43 acres)
- **Number of Buildings:** 10
- **Building Height:** 4 storeys
- **Total Number of Units:** 200 units
- **Gross Floor Area:** 23,320 m² (251,014 ft²)
- **Density:** 143.3 Units/Hectare (58.31 Units/Acre)
- **Total Parking Spaces:** 350
 - **Residential Spaces:** 300
 - **Visitor Spaces:** 50

Planning Analysis:

City of Richmond Hill Official Plan Designation

The subject lands are designated **Medium/High Density Residential** under the North Leslie Secondary Plan (the "Secondary Plan") in accordance with Schedule "A" – (Land Use Plan), as amended by Official Plan Amendment 14 ("OPA 14"). 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 stacked townhouse

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development is consistent with the uses contemplated within the **Medium/High Density Residential** designation applicable to the lands.

Zoning

The subject lands are currently zoned **Multiple Residential One (RM1) Zone** under By-law 55-15, as amended by By-law 131-20 (refer to Map 2). The **RM1 Zone** permits residential apartment buildings and stacked townhouse dwellings as approved and under construction on the subject lands. 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 to facilitate the approved stacked townhouse development on the subject lands was registered on title of the subject lands on April 27, 2023 as Instrument No. YR3545743.

Draft Plan of Condominium

Planning staff has reviewed the applicant's draft Plan of Condominium application and advise that the application is consistent with the approved Site Plan for the lands (refer to Map 3). Further, 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. The conditions of approval for the draft Plan of Condominium are included in the Schedule of Conditions attached hereto as Appendix "A".

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

Financial Implications:

The recommendations of this report do not have any financial implications.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**. Specifically with respect to **Priority 1**, managing growth in a way that enables choice and connection for the City, its residents and businesses now and in the future as the development will provide additional housing supply and supports a range of housing options and affordability.

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" – Extract from Council Meeting

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Map 1 - Aerial Photograph

Map 2 - Existing Zoning

Map 3 - Draft Plan of Condominium CON-24-0006

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Report Approval Details

Document Title:	SRPBS.24.090 – Request for Approval – Draft Plan of Condominium Application – Elbay Developments Inc.docx
Attachments:	<ul style="list-style-type: none">- Appendix A.docx- Appendix B.docx- Map 1 Aerial Photograph - AODA.docx- Map 2 Existing Zoning - AODA.docx- Map 3 Plan of Condominium - AODA.docx
Final Approval Date:	Sep 2, 2024

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

Deborah Giannetta - Aug 28, 2024 - 2:37 PM

Gus Galanis - Aug 28, 2024 - 2:38 PM

Darlene Joslin - Sep 2, 2024 - 11:10 AM