



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2024

Report Number: SRPBS.24.123

Department: Planning and Building Services

Division: Development Planning

Subject: SRPBS.24.123 - Request for Approval - Draft Plan of Condominium Application - Zonix Kent Inc. - City File CON-24-0008

Owner:

Zonix Kent Inc.
44 Steeles Avenue East
Thornhill, Ontario
L3T 1A2

Applicant:

Goldberg Group
2098 Avenue Road
North York, ON
M5M 4A8

Location:

Legal Description: Block 4, Registered Plan 65M-4767
Municipal Addresses: 340, 342, 344 and 346 King Road

Purpose:

A request for approval of a draft Plan of Condominium application to establish Common Element Condominium tenure for a medium density residential development comprised of four (4) townhouse dwellings on the subject lands.

Recommendations:

- a) That the draft Plan of Condominium application submitted by Zonix Kent Inc. for the lands known as Block 4, Registered Plan 65M-4767 (Municipal Addresses: 340, 342, 344 and 346 King Road), City File CON-24-0008, be approved, subject to the following:

Page 2

- (i) that draft approval be subject to the conditions as set out in Appendix “A” to Staff Report SRPBS.24.123; and,
- (ii) that the Mayor and Clerk be authorized to execute a Condominium Agreement or any other agreement referred to in Appendix “A” to SRPBS.24.123, 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

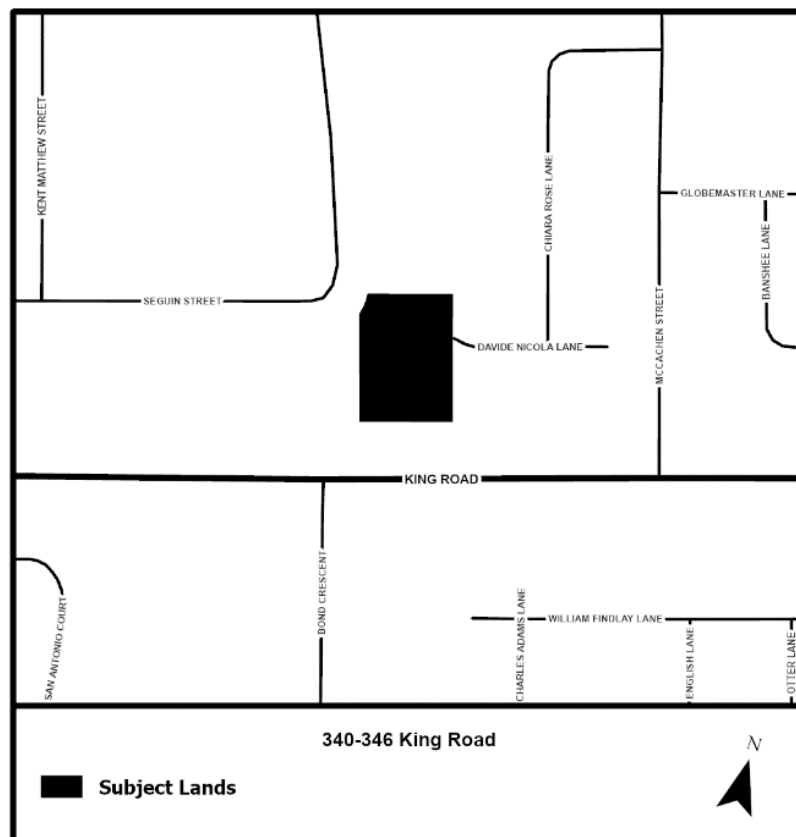
Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

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.



Page 3

Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on September 20, 2024. The application was subsequently circulated to City departments and external agencies for review and comment.

On December 18, 2019, Council approved Zoning By-law Amendment and draft Plan of Subdivision applications (City Files D02-17006 and D03-17002) for the lands at 356 King Road, which included the subject lands, to facilitate the construction of a residential development (refer to Map 5) comprised of six (6) semi-detached dwelling units, a townhouse block comprised of four (4) townhouse dwelling units on the extension of a private road (Davide Nicola Lane) and the completion of a municipal road (Seguin Street).

Subsequently, a Site Plan Application (City File D06-20033) for the townhouse block component of the development, which is to be accessed by a private, Common Element Condominium road was received by the City on July 20, 2020. Following a technical review of the development, a Site Plan Agreement between the owner and the City, to facilitate the approved development was registered on May 19, 2023.

As the townhouses are now under construction and nearing completion, the applicant is seeking Council's approval of its draft Plan of Condominium application in order to establish common element 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 application.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the north side of King Road and west of McCachen Street. The lands have a total lot area of approximately 0.12 hectares (0.31 acres) and abut low and medium density residential (under construction) to the east, north and west (City Files D03-15010, D03-18012, D03-18013 and D03-17011 respectively), as well as King Road to the south (refer to Map 1).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium in order to establish Common Element Condominium tenure for the approved residential townhouse development which is under construction on its land holdings. The development is comprised of four (4) townhouse dwelling units which are to be accessed via a common element condominium road. The following is a summary of the development statistics for the approved development based on the plans and drawings submitted to the City (refer to Map 4):

Page 4

- **Total Lot Area:** 0.12 hectares (0.31 acres)
- **Total Number of Dwelling Units:** 4 units
- **Density:** 31.49 units/hectare (12.90 units/acre)
- **Building Height:** 3 storeys
- **Total Parking Spaces:** 11
 - **Residential Spaces:** 8
 - **Visitor Spaces:** 3

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 2). Within the **Neighbourhood** designation, permitted uses include both low density and medium density residential uses among other uses subject to specific policy criteria outlined in the Plan. In accordance with **Section 4.9.2** of the Plan, development within the **Neighbourhood** designation shall be compatible with the character of adjacent and surrounding areas with respect to predominant building forms and types, massing, general patterns of streets, blocks and lots, landscaped areas and treatments and the general pattern of yard setbacks. The approved townhouse development is consistent with the applicable policies of the **Neighbourhood** designation.

Zoning

The subject lands are currently zoned **Multiple Residential One (RM1) Zone** under By-law 313-96, as amended (refer to Map 3). The **RM1 Zone** permits townhouse dwellings, as approved on the subject lands. Staff has reviewed the subject draft Plan of Condominium application against the applicable zoning and can advise that the application complies with the applicable zoning for the subject lands.

Site Plan

As noted previously in this report, a Site Plan Agreement to facilitate the approved townhouse development was registered on title of the subject lands on May 19, 2023, as Instrument No. YR3553357. The proposed townhouse dwellings are currently under construction.

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 4). 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".

Page 5

It should be noted that a related Part Lot Control Exemption application (City File PLC-24-0012) has been submitted to facilitate the form of development in enabling 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 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

Map 1 - Aerial Photograph

Map 2 - Official Plan Designation

Map 3 - Zoning

Map 4 - Draft Plan of Condominium CON-24-0008

Map 5 - Overall Development

Page 6

Report Approval Details

Document Title:	SRPBS.24.123 – Request for Approval – Draft Plan of Condominium Application – Zonix Kent Inc.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.24.123 - Appendix A - Schedule of Conditions.docx- SRPBS.24.123 - Appendix B – Extract from Council Meeting.docx- SRPBS.24.123 - Map 1 - Aerial Photograph.docx- SRPBS.24.123 - Map 2 - Official Plan Designation.docx- SRPBS.24.123 - Map 3 - Existing Zoning.docx- SRPBS.24.123 - Map 4 - Plan of Condominium.docx- SRPBS.24.123 - Map 5 - Overall Development.docx
Final Approval Date:	Nov 17, 2024

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

Deborah Giannetta - Nov 13, 2024 - 3:44 PM

Gus Galanis - Nov 13, 2024 - 4:26 PM

Darlene Joslin - Nov 17, 2024 - 10:54 AM