



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 5, 2025

Report Number: SRPBS.25.011

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.011 - Request for Approval - Draft Plan of Condominium - Montagna Capital (BT) Inc. - City File CON-24-0001 (Related City File SP-23-0011)**

Owner:

Montagna Capital (BT) Inc.
1-1681 Langstaff Road
Vaughan, Ontario
L4K 5T3

Agent:

Malone Given Parsons Ltd.
140 Renfrew Drive, Suite 201
Markham, Ontario
LR3 6B3

Location:

Legal Description: Block 3, Registered Plan 65M-4807
Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East

Purpose:

A request for approval of a draft Plan of Condominium Application to establish standard condominium tenure for a medium density residential development presently under construction on the subject lands.

Recommendations:

- a) That the Draft Plan of Condominium application submitted by Montagna Capital (BT) Inc. known as Block 3, Registered Plan 65M-4807 (Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East), City File CON-24-0001, be approved, subject to the following:

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- i) the conditions of draft plan approval as set out in Appendix “A” to Staff Report SRPBS.25.011;
- 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 Appendix “A” to SRPBS.25.011, if required.

Contact Persons:

Giuliano La Moglie, Senior Planner, 905-747-6465

Sandra DeMaria, Manager of Development Planning, 905-771-6312

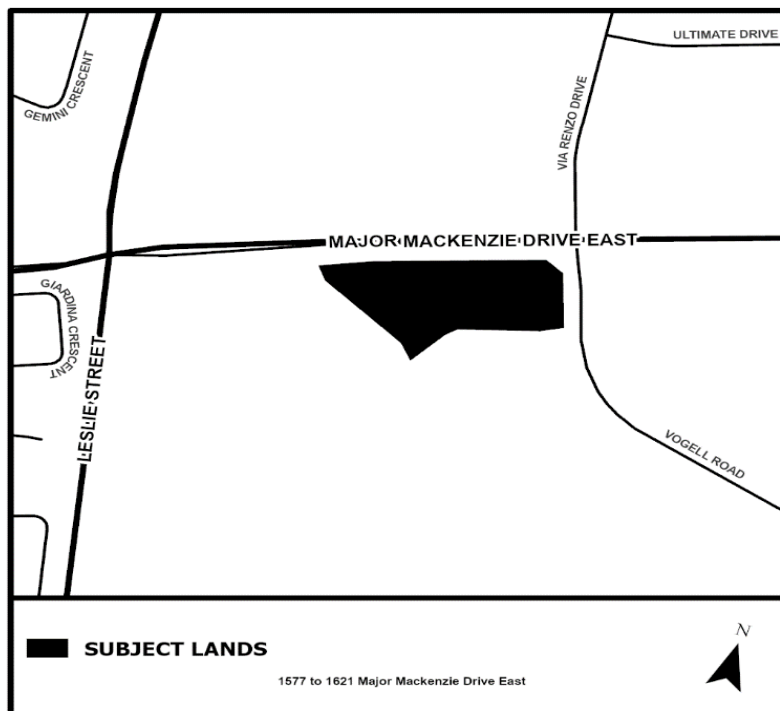
Deborah Giannetta, Director of Development Planning, 905-771-5542

Gus Galanis, Commissioner, 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:



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Key Messages:

- A draft Plan of Condominium application has been submitted to establish standard condominium tenure concerning a medium residential development presently under construction on the subject lands;
- The development is to be comprised of 150 stacked back-to-back townhouse dwelling units; and,
- Planning staff recommend that Council support the draft Plan of Condominium application.

Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on February 2, 2024. The application was subsequently circulated to City departments and external agencies for review and comment.

The subject draft Plan of Condominium Application relates to Block 3 of Registered Plan of Subdivision 65M-4807. A Site Plan Agreement for the subject lands was registered on June 27, 2024 to permit a medium density residential development to be comprised of 150 stacked back-to-back townhouse dwelling units to be accessed via a private road network on the subject lands. As construction progresses toward completion, the applicant is seeking approval of its draft Plan of Condominium application in order to establish standard 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 draft Plan of Condominium application.

Discussion:

Site Location and Adjacent Uses

The subject lands are located on the west side of Vogell Road, bounded by Major Mackenzie Drive East to the north, Highway 404 to the east, and Leslie Street and the Rouge River to the west (refer to Map 1). The lands have a total lot area of 1.71 hectares (4.23 acres) with frontage along Major Mackenzie Drive East and Vogell Road.

Adjacent uses include valley lands to the west, Major Mackenzie Drive East to the north (beyond which is the LIUNA training centre and the Ministry of Transportation's Road Maintenance Depot), an approved subdivision (City File 19T-21002) to be comprised of 114 single detached dwellings to the south, and the Vogell Road extension and a proposed medium density residential development to the east (City File D06-21023) on other lands owned by the applicant (beyond which is Highway 404).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium to establish standard Condominium tenure for a medium density residential development currently under construction on the subject lands (refer to Map 4). The following is a summary of the

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development statistics for the approved development based on the plans and drawings submitted to the City:

- **Total Lot Area:** 1.71 hectares (4.23 acres)
- **Total Number of Units:** 150
- **Density:** 87.72 units per hectare (35.46 units per acre)
- **Total Parking Spaces:**
 - **Residential Spaces:** 434
 - **Visitor Spaces:** 55

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor** on Schedule A2 - Land Use By the City's Official Plan (refer to Map 2). Notwithstanding the **Employment Corridor** designation does not permit residential uses, the subject lands are subject to a Minister's Zoning Order, Ontario Regulation 698/20 which established residential land use permissions, as discussed below.

Zoning

The subject lands are zoned **Multiple Residential 1 Exception (RM1) Zone** under By-law 55-15, as amended by Minister's Zoning Order, Ontario Regulation 698/20. The **RM1** Zone permits townhouse dwellings, subject to specific building standards. Staff have reviewed the subject draft Plan of Condominium application against the applicable zoning and have concluded that the proposal is zoning compliant.

Site Plan

As noted previously in this report, a Site Plan Agreement was executed on March, 28, 2024 and registered at the land Registry Office on June, 27, 2024 as Instrument No. YR3692394 on the subject lands in consideration of the subject residential development.

Draft Plan of Condominium

Staff has reviewed the applicant's draft Plan of Condominium application and advise that it is consistent with the approved Site Plan for the subject development currently under construction on the lands (refer to Map 5). Further, circulated City departments and external agencies have advised of no concerns or objections 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 respective Schedule of Conditions attached hereto as Appendix "A".

In consideration of the preceding, staff recommends approval of the subject draft Plan of Condominium applications.

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Financial Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to Strategic Plan 2024-2027:

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 a draft Plan of Condominium application related to a medium density residential development currently under construction on its land holdings. Staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. Accordingly, staff recommends that the subject draft Plan of Condominium be approved subject to the conditions set out in Appendix “A” of 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” – Draft Plan of Condominium Conditions of Approval
- Map 1 – Aerial Photograph
- Map 2 – Official Plan Designation
- Map 3 – Existing Zoning
- Map 4 – Site Plan
- Map 5 – Draft Plan of Condominium

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Report Approval Details

Document Title:	SRPBS.25.011 - Request for Approval - Draft Plan of Condominium (City File CON-24-0001).docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.011 - Appendix "A" - Draft Plan of Condominium Conditions of Approval- SRPBS.25.011 - Map 1 - Aerial Photograph.docx- SRPBS.25.011 - Map 2 - Official Plan Designation.docx- SRPBS.25.011 - Map 3 - Existing Zoning - Ontario Regulation 698-20.docx- SRPBS.25.011 - Map 4 - Site Plan.docx- SRPBS.25.011 - Map 5 - Draft Plan of Condominium.docx
Final Approval Date:	Jan 10, 2025

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

Deborah Giannetta - Jan 10, 2025 - 12:26 PM

Gus Galanis - Jan 10, 2025 - 1:11 PM

Darlene Joslin - Jan 10, 2025 - 2:06 PM