



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 12, 2025 – Referred to the February 12, 2025 Council Meeting
Report Number: SRPBS.25.014

Department: Planning and Building Services
Division: Development Planning

Subject: **SRPBS.25.014 - Request for Approval - Draft Plan of Condominium - Leslie Richmond Developments Limited - City File CON-24-0002 (Related City Files D06-18030 and D06-23005)**

Owner:

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

Agent:

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

Location:

Legal Description: Block 2, Registered Plan 65M-4762 and Block 1, Registered Plan 65M-4825
Municipal Addresses: 1521 19th Avenue and 11491 Leslie Street

Purpose:

A request for approval of a draft Plan of Condominium application to establish Common Element Condominium tenure for a portion of a medium density residential development presently under construction on the subject lands.

Recommendations:

- a) That draft Plan of Condominium application submitted by Leslie Richmond Developments Limited for the lands known as Block 2, Registered Plan 65M-4762 and Block 1, Registered Plan 65M-4825 (Municipal Addresses: 1521 19th Avenue and 11491 Leslie Street), City File CON-24-0002, 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.25.014;
- 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.25.014, if required.

Contact Persons:

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

Diana DiGirolamo, Manager of Development Planning, 905-771-6557

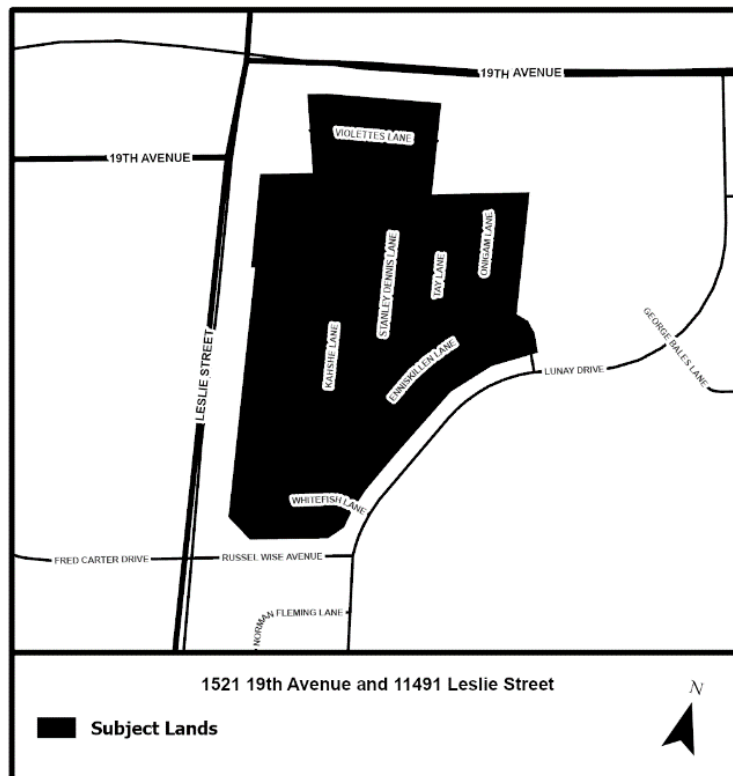
Deborah Giannetta, Director of Development Planning, 905-771-5542

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 Common Element Condominium tenure concerning a portion of a medium residential development presently under construction on the subject lands;
- The proposal is to be comprised of 177 townhouse dwelling units; and,
- Planning staff recommend that Council approve the subject draft Plan of Condominium application.

Background:

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

Prior to this, related Zoning By-law Amendment and draft Plan of Subdivision applications to permit a medium density residential development to be comprised of 429 townhouse dwelling units on the lands municipally known as 1521 19th Avenue (City Files D02-15025 and D03-15007) were approved by Council on March 26, 2018. Subsequently, on December 7, 2022, Council also approved Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit 18 townhouse dwelling units on the lands municipally known as 11491 Leslie Street (City Files D01-21002, D02-21003 and SUB-21-0001/D03-21001) which were then consolidated with the adjacent lands and approved development for 1521 19th Avenue (City Files D02-15025 and D03-15007). The overall approved development for the entirety of the lands will be delivered as four (4) separate phases on separate blocks created through the registration of Plan of Subdivision 65M-4762, as shown on Map 4. Site Plan applications have been submitted to the City for each phase as follows:

- Phases 1 and 4 (City Files D06-18030 and D06-23005) to be comprised of 177 townhouse dwelling units;
- Phase 2 (City File D06-18041) to be comprised of 173 townhouse dwelling units; and,
- Phase 3 (City File D06-18031) to be comprised of 30 dwelling units.

The subject draft Plan of Condominium as shown on Map 6 reflects approved Site Plan applications for Phase 1 and Phase 4, respectively (City Files D06-18030 and D06-23005). As construction progresses toward completion, the applicant is seeking approval of its draft Plan of Condominium application in order to establish Common Element Condominium tenure for a portion of the approved development on the subject lands. Accordingly, the purpose of this report is to seek approval of the applicant's draft Plan of Condominium application.

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Discussion:

Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Leslie Street and 19th Avenue, within the North Leslie Secondary Plan Area (refer to Map 1). The lands have a total lot area of 3.73 hectares (9.21 acres) with frontages along 19th Avenue and Leslie Street. Surrounding land uses include 19th Avenue and existing rural residential uses to the north, vacant agricultural lands designated for natural heritage protection and office uses to the east, Leslie Street and a residential Plan of Subdivision currently under construction (City Files D03-17005, D06-22075 and D06-22076) to the west, and the TransCanada Pipeline and agricultural lands to the south.

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium to establish Common Element Condominium tenure for Phases 1 and 4 of a medium density residential development presently under construction on its land holdings. The approved development in these phases is to be comprised of 169 rear-loaded townhouse dwellings and eight (8) back-to-back townhouse dwellings on private condominium roads (refer to Map 5). 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:** **3.73 hectares (9.21 acres)**
- **Total Number of Dwelling Units:** **177**
 - **Rear Loaded Townhouse Dwellings:** **169**
 - **Back-to-back Townhouse Dwellings:** **8**
- **Density:** **47.45 units per hectare (19.21 units per acre)**
- **Total Parking Spaces:**
 - **Residential Spaces:** **177**
 - **Visitor Spaces:** **45**

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 townhouse dwellings 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 applicable policies of the Secondary Plan.

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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). The **RM4 Zone** permits townhouse dwellings, subject to specific building standards. Staff has reviewed the subject draft Plan of Condominium and can advise that the proposed draft Plan of Condominium complies with the applicable zoning of the subject lands.

Site Plan

As previously noted, two (2) Site Plan applications were approved for the subject lands that are proposed to be part of the subject draft Plan of Condominium. The original Site Plan Agreement (City File D06-18030) for Phase 1 was registered on June 8, 2023, as instrument No. YR3560312, and an Amending Site Plan Agreement (City File D06-23005) for Phase 4 was approved by the City on December 19, 2024 and is awaiting execution by the Region of York. Once the Region has executed the agreement, it will be registered on title of the subject lands. It should be noted that the registration of the Amending Site Plan Agreement has been included as a condition of draft approval, as outlined in the Draft Plan of Condominium Conditions of Approval attached hereto as Appendix “A”.

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 Plans applicable to the lands (refer to Map 5). 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 Schedule of Conditions attached hereto as Appendix “A”.

Further to the above, staff confirm that the applicant has registered restrictions over 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 a Part Lot Control Exemption application (City File PLC-24-0008) has also been submitted to the City that is required to facilitate the form of development and to implement the proposed common element tenure. The purpose of the Part Lot Control Exemption application 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 is recommending that the applicant’s draft Plan of Condominium application be approved by Council.

Financial Implications:

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

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Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community**, whereby the development proposal supports the implementation of a range of housing options, provides additional housing opportunities, and contributes 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 portion of a medium density residential development presently 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 of Approval set out in Appendix “A” to 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 – Schedule “A” – Land Use Plan, North Leslie Secondary Plan
- Map 3 – Existing Zoning
- Map 4 – Phasing Plan
- Map 5 – Site Plan
- Map 6 – Draft Plan of Condominium

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Report Approval Details

Document Title:	SRPBS.25.014 - Request for Approval - Draft Plan of Condominium (City File CON-24-0002).docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.014 - Appendix A - Conditions of DPOC.docx- SRPBS.25.014 - Map 1 - Aerial Photograph.docx- SRPBS.25.014 - Map 2 - North Leslie Secondary Plan Designation.docx- SRPBS.25.014 - Map 3 - Existing Zoning.docx- SRPBS.25.014 - Map 4 - Phasing Plan.docx- SRPBS.25.014 - Map 5 - Site Plan.docx- SRPBS.25.014 - Map 6 - Draft Plan of Condominium.docx
Final Approval Date:	Jan 15, 2025

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

Deborah Giannetta - Jan 15, 2025 - 10:52 AM

Gus Galanis - Jan 15, 2025 - 11:02 AM

Darlene Joslin - Jan 15, 2025 - 2:21 PM