



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 19, 2025

Report Number: SRPBS.25.016

Department: Planning and Building Services

Division: Development Planning

Subject: **SRPBS.25.016 - Request for Approval - Draft Plan of Condominium - 243 Sixteenth Ave. GP Inc. - City File D05-14003 (Related City Files D01-17007, D02-14013, D03-14002, D06-14038)**

Owner:

243 Sixteenth Ave. GP Inc.
35 Riviera Drive, Unit 8
Markham, Ontario
LR3 8N4

Agent:

Sunrise Group
35 Riviera Drive, Unit 8
Markham, Ontario
LR3 8N4

Location:

Legal Description: Block 1, Registered Plan 65M-4689
Municipal Address: 243 16th Avenue

Purpose:

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

Recommendations:

- a) That the Draft Plan of Condominium application submitted by 243 Sixteenth Ave. GP Inc. known as Block 1, Registered Plan 65M-4689 (Municipal Address: 243 16th Avenue), City File: D05-14003, be draft approved, subject to the following:

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- i) that draft approval be subject to the conditions as set out in Appendix “A” to Staff Report SRPBS.25.016;
- 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.25.016, if required.

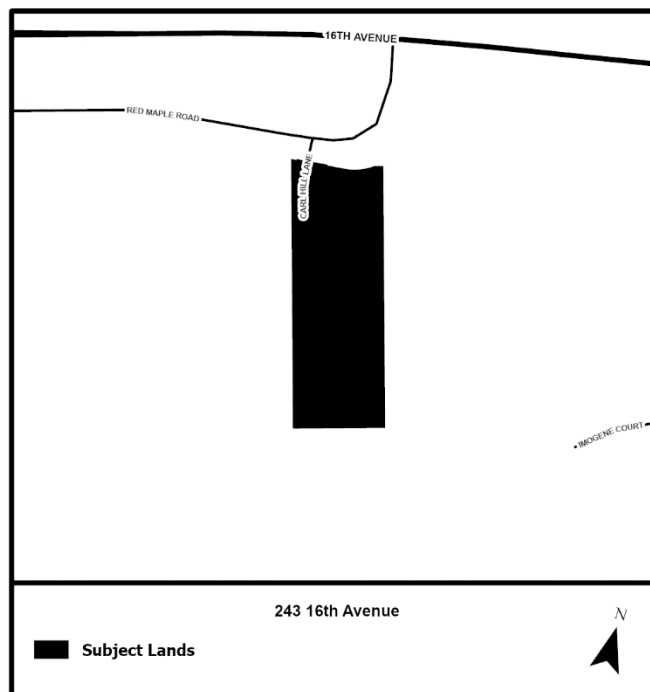
Contact Person(s):

- Diya Matroja, Planner I, 905-747-6570
- Sandra DeMaria, Manager of Development Planning, 905-747-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

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:

- The applicant is requesting approval of its draft Plan of Condominium application to establish Common Element Condominium tenure concerning a medium residential development currently under construction on the subject lands;
- The development is to be comprised of 11 townhouse dwelling units on a private road; and,
- Planning staff have no concerns with the proposed draft Plan of Condominium and recommends approval of said plan.

Background:

The subject draft Plan of Condominium application, along with related Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications (City Files: D02-14013, D03-14002, and D06-14038) were submitted to the City and deemed complete in 2014 to facilitate the construction of a medium density residential development to be comprised of 11 three-storey townhouse dwelling units on a private road on the subject lands. Subsequently, a related Official Plan Amendment application (City File D01-17007) was submitted to the City in 2017 to address buffer requirements to the German Mills Creek flood line which is located in close proximity to the subject lands.

On November 29, 2017, the applicant filed appeals of their Zoning By-law Amendment, draft Plan of Subdivision, draft Plan of Condominium, and Site Plan applications to the Local Planning Appeal Tribunal (LPAT) on the basis that the City had failed to make a decision within the statutory timelines of the *Planning Act*. On March 29, 2018, the applicant consolidated the existing appeal to include an appeal of the Official Plan Amendment application for the same. The Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications were approved by the LPAT in March of 2020. The draft Plan of Condominium and Site Plan applications were withheld at the time, and the appeals have since been withdrawn by the applicant.

Subsequently, the Site Plan application was approved by the City and a Site Plan Agreement was registered on January 21, 2022. The subject draft Plan of Condominium was reinitiated in 2022. As construction progresses toward completion, the applicant is seeking approval of its draft Plan of Condominium application to establish common element condominium tenure for 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 south side of 16th Avenue, east of where 16th Avenue turns into Red Maple Road. The lands have a lot area of approximately 0.26 hectares (0.64 acres) and approximately 30.49 metres (100 feet) of frontage along 16th Avenue. The lands abut 16th Avenue to the north, a place of worship to the east,

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beyond which is an approved draft Plan of Subdivision that is currently under construction (City File: D03-120002), single detached dwellings to the south, and single detached and townhouses dwellings to the west.

Development Proposal

The applicant is requesting approval of its draft Plan of Condominium application to establish Common Element Condominium tenure for the approved 11 townhouse dwelling units currently under construction on the subject lands (refer to Map 4). The following is a summary of the development statistics for the approved development based on the plans and drawings submitted to the City:

- **Total Area:** 0.26 hectares (0.64 acres)
- **Total Number of Dwelling Units:** 11
- **Building Height:** 3 storeys
- **Unit Widths:** 6.0 metres (19.69 feet)
- **Lot coverage:** 49%
- **Density:** 41.83 units per hectare (15.94 units per acre)
- **Proposed Residential Parking:** 22 (2 parking spaces per unit)
- **Proposed Visitor Parking** 3 (0.25 parking spaces per unit)

Planning Analysis

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** on Schedule A2 - Land Use under the City's Official Plan (the Plan) (refer to Map 2). Additionally, the lands are located in a Priority Infill Area in accordance with Appendix 9 of the Plan; however, do not have a Council Approved Study. The proposed development is permitted on the subject lands in accordance with **Section 4.9.1.2** of the Official Plan which allows for medium density residential development along an arterial street.

Zoning

The subject lands are currently zoned **Multiple Family One 1 (RM1) Zone** under By-law 255-96, as amended by By-law 21-21 (refer to Map 3). The **RM1** Zone permits townhouse dwellings, subject to site-specific development standards. Staff have reviewed the subject draft Plan of Condominium application against the applicable zoning and advise that it is zoning compliant.

Site Plan

As noted previously in this report, a Site Plan Agreement was executed on November 18, 2021, and subsequently registered at the Land Registry Office on January 21, 2022 as Instrument No. YR3370523 on title of the subject lands.

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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 (refer to Map 5). 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 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.

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.

Climate Change Considerations:

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

Conclusion:

The applicant is seeking Council's 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" 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

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- 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.25.016 - Request for Approval – Draft Plan of Condominium – City File D05-14003.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.016 - Appendix A Conditions.pdf- SRPBS.25.016 - Map 1 Aerial Photograph.docx- SRPBS.25.016 - Map 2 Official Plan Designation.docx- SRPBS.25.016 - Map 3 Existing Zoning.docx- SRPBS.25.016 - Map 4 Site Plan.docx- SRPBS.25.016 Map 5 - Draft Plan of Condo.docx
Final Approval Date:	Jan 29, 2025

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

Deborah Giannetta - Jan 29, 2025 - 9:39 AM

Gus Galanis - Jan 29, 2025 - 11:28 AM

Darlene Joslin - Jan 29, 2025 - 11:38 AM