



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** July 2, 2025

**Report Number:** SRPBS.25.077

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.25.077 - Request for Approval - Draft Plan of Condominium - Jiaying Dai - City File CON-24-0007**

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### **Owner:**

Jiaying Dai  
1835 Yonge Street, Unit 300  
Toronto, ON M4S 1X8

### **Agent:**

JKO Planning Services Inc.  
27 Fieldflower Crescent  
Richmond Hill, ON L4E 5E9

### **Location:**

Legal Description: Part of Lots 2 and 3, Registered Plan 65M-2139  
Municipal Address: 9225 Leslie Street

### **Purpose:**

A request for approval of a draft Plan of Condominium to establish standard condominium tenure for the existing industrial/commercial building located on the subject lands.

### **Recommendations:**

- a) That the draft Plan of Condominium application submitted by Jiaying Dai for the lands known as Part of Lots 2 and 3, Registered Plan 65M-2139 (Municipal Address: 9225 Leslie Street), City File: CON-24-0007, be draft approved, subject to the following:
  - i) that draft approval be subject to the conditions as set out in Appendix "A" to Staff Report SRPBS.25.077; and,
  - ii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to SRPBS.25.075, if required.

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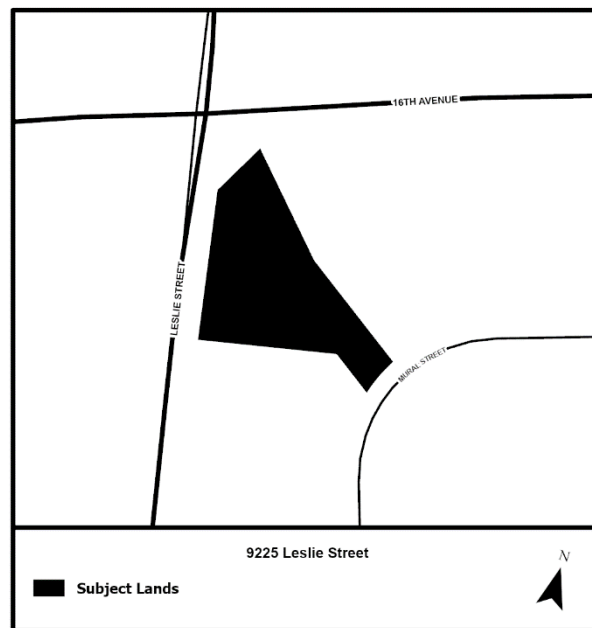
### Contact Persons:

- Diya Matroja, Planner I, 905-747-6470
- 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 a draft Plan of Condominium application to establish standard Condominium tenure on the subject lands;
- the approved development consists of nine (9) individual conveyable units within an existing two (2) storey industrial/commercial building on the subject lands; and,
- Planning staff have no concerns and 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 August 21, 2024. The application was subsequently circulated to City departments and external agencies for review and comment.

By way of background, Site Plan Agreements to facilitate the construction of the existing two (2) storey industrial building on the lands were registered on title of the property on July 8, 1985 as Instrument Number LT235435, on September 15, 1988 as Instrument Number LT519004, and on May 18, 1990 as Instrument Number LT674128. Securities to ensure that site works would be completed to the City's satisfaction were provided in support of the aforementioned agreements and have all since been released.

The owner is seeking Council's approval of its draft Plan of Condominium application to facilitate standard condominium tenure on the subject lands. Accordingly, the purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium application.

### Discussion:

#### Site Location and Adjacent Uses

The subject lands are located at the southeast corner of 16<sup>th</sup> Avenue and Leslie Street within the City's Beaver Creek Business Park and currently supports a two (2) storey, multi-unit building having a total floor area of 4,086 square metres (43,981.33 square feet). The lands have a lot area of approximately 1.14 hectares (2.82 acres) and a frontage of 110.43 square metres (1,188.65 square feet) on Leslie Street. The subject lands abut the Beaver Greenway to the north and east, industrial/commercial uses to the south and Leslie Street to the west.

#### Development Proposal

The applicant is requesting approval of its draft Plan of Condominium application to establish standard condominium tenure for the existing two (2) storey 4,086 sq. metres (43,981.33 square feet) industrial building located on its land holdings. The proposed conversion to standard condominium tenure would facilitate the re-configuration of the interior of the existing building into nine (9) individual conveyable units (refer to Map 4). The following is a summary of the development statistics for the development based on the plans and drawings submitted to the City:

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- **Total Lot Area:** 1.14 hectares (2.82 acres)
- **Total Number of Units:** 9
  - **Level 1:** 7
  - **Level 2:** 2
- **Total GFA:** 4,086 sq. metres (43,981.33 square feet)
- **Total Parking Spaces:** 106

## Planning Analysis

### City of Richmond Hill Official Plan

The subject lands are designated **Employment Area** on Schedule A2 - Land Use by the City's Official Plan (the "Plan") (refer to Map 2). Uses permitted within the **Employment Area** designation include high performance industrial, warehousing, office, and major office uses, among other permitted uses. The lands are further identified as being located within the City's Beaver Creek Business Park which provides for a range of high performance industrial and office uses that may not be accommodated elsewhere in the City such as high-tech industries and knowledge based businesses in the form of advanced manufacturing plants, wholesale and retail traders, corporate headquarters, and research and development facilities.

Notwithstanding the permitted uses under the City's Plan, effective October 20, 2024, the *Provincial Planning Statement (PPS)* revised the definition of "Employment Area" to exclude retail or office uses unless associated with a primary warehousing, manufacturing, or goods movement use. Subsequently, Council enacted Official Plan Amendment 61 (OPA 61) to authorize the continuation of legally established uses excluded from the definition of "Employment Area" in the PPS within the City's designated employment lands.

The existing building on the subject lands was approved in accordance with the policies applicable at the time of Site Plan approval.

## Zoning

The subject lands are zoned **High Performance Commercial Industrial (MC-1) Zone** in accordance with By-law 150-80, as amended (refer to Map 3). Staff have reviewed the subject draft Plan of Condominium application in accordance with the applicable zoning and have concluded that the subject application does not propose any changes that would require relief from the Zoning By-law applicable to the subject lands.

## Draft Plan of Condominium

Staff has reviewed the applicant's draft Plan of Condominium application and advise that the application is consistent with the approved Site Plans for the existing building on the lands. Further, circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of

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approval for the proposed draft Plan of Condominium. The conditions of approval are included in the Schedule of Conditions attached hereto as Appendix “A”.

### **Financial Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to Strategic Plan 2024-2027:**

The recommendations of this report are aligned with **Pillar 3: Strengthening our Foundations** by providing various employment opportunities in the Beaver Creek Business Park employment area and maintaining a continuous improvement mindset to support innovation and responsiveness to local businesses and their needs.

### **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.25.077 - Request for Approval - Draft Plan of Condominium - Jiaying Dai - City File CON-24-0007.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.25.077 - Appendix A.docx</li><li>- SRPBS.25.077 - Map 1 - Aerial Photograph.docx</li><li>- SRPBS.25.077 - Map 2 - Official Plan Designation.docx</li><li>- SRPBS.25.077 - Map 3 - Existing Zoning.docx</li><li>- SRPBS.25.077 - Map 4 - Site Plan.docx</li><li>- SRPBS.25.077 - Map 5 - Draft Plan of Condominium.docx</li></ul>
Final Approval Date:	Jun 11, 2025

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

**Deborah Giannetta - Jun 11, 2025 - 9:30 AM**

**Gus Galanis - Jun 11, 2025 - 9:45 AM**

**Darlene Joslin - Jun 11, 2025 - 11:02 AM**