



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2025
Report Number: SRPBS.25.042

Department: Planning and Building Services
Division: Development Planning

Subject: **SRPBS.25.042 - Request for Approval - Draft Plan of Condominium - Country Wide Homes (Jefferson) Inc. - City File D05-20005 (Related City File D06-20026)**

Owner:

Country Wide Homes (Jefferson) Inc.
1500 Highway 7
Concord, Ontario
L4K 5Y4

Agent:

Goldberg Group
2098 Avenue Road
Toronto, Ontario
M5M 4A8

Location:

Legal Description: Block 1, Registered Plan 65M-4850
Municipal Addresses: 48 and 60 Beech Avenue, and 363 Jefferson Sideroad

Purpose:

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

Recommendations:

- a) **That the draft Plan of Condominium application submitted by Country Wide Homes (Jefferson) Inc. for the lands known as Block 1, Registered Plan 65M-4850 (Municipal Addresses: 48 and 60 Beech Avenue, and 363 Jefferson Sideroad), City File D05-20005, be approved, subject to the following:**

Page 2

- i) the conditions of draft plan approval as set out in Appendix “A” to Staff Report SRPBS.25.042;
- 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.25.042, if required.

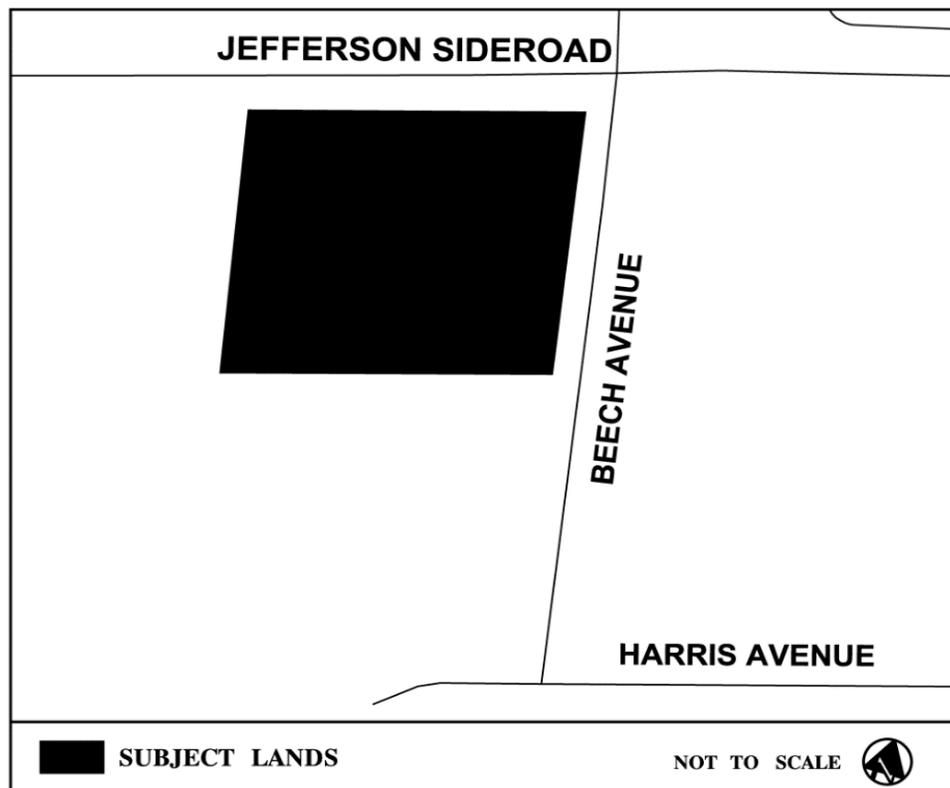
Contact Persons:

Giuliano La Mogle, Senior Planner, Development Planning, 905-747-6465
Matthew Shilton, 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:



Page 3

Key Messages:

- the applicant is requesting approval of a draft Plan of Condominium application to establish common element condominium tenure on the subject lands;
- the approved development consists of 46, three (3) storey townhouse dwelling units on a private road; and,
- 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 July 2, 2020. The subject application was subsequently circulated to City departments and external agencies for review and comment. The subject application was submitted concurrently with a related Site Plan Application (City D06-20026) which is nearing final approval for the subject medium density residential development on the subject lands.

The subject applications were submitted in conjunction with related Zoning By-law Amendment and Draft Plan of Subdivision applications (City Files D02-14036 and D03-14015) that were approved at the July 6, 2022 Council meeting, where the Zoning By-law Amendment was approved in principle and the Plan of Subdivision was draft approved. Subsequently, By-law 71-23 was passed on June 28, 2023 to rezone the subject lands to permit the approved development and the corresponding Plan of Subdivision was registered on May 21, 2025 as Registered Plan 65M-4840.

The subject draft Plan of Condominium application seeks to establish common element condominium tenure to a medium density residential development that is nearing site plan approval (City File D06-20026) on the subject lands. 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 at the southwest corner of Jefferson Sideroad and Beech Avenue (refer to Map 1). The lands are currently vacant, and previously supported three single detached dwellings that have since been demolished. Surrounding land uses include Jefferson Sideroad to the north; Beech Avenue to the east; vacant lands to the south which are subject to Site Plan and draft Plan of Condominium applications to facilitate 37 townhouse dwelling units and 14 semi-detached dwelling units (City Files D05-20004 and D06-20009); and conservation lands to the west which contains a significant woodland feature owned by the Toronto and Region Conservation Authority (TRCA).

Development Proposal

The applicant is requesting approval of a draft Plan of Condominium to establish Common Element Condominium tenure for an approved townhouse development consisting of 46,

Page 4

three (3) storey townhouse dwellings on a private road (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:** 1.215 hectares (3.0 acres)
- **Total Number of Units:** 46
- **Proposed Building Height:** 12 metres (39.37 feet) / 3 storeys
- **Proposed Unit Widths:** 6 metres (19.69 feet)
- **Proposed Density:** 45.55 units per hectare or (18.4 units per acre)
- **Parking:** 104 spaces
 - **Residential:** 92 spaces (2 spaces per unit)
 - **Visitor:** 12 spaces (0.26 spaces per unit), including 2 barrier free spaces

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** in accordance with Schedule A2 – Land Use of the City’s Official Plan (the “Plan”) (refer to Map 2). Uses permitted within the **Neighbourhood** designation include low density residential uses as well as medium density residential uses subject to specific criteria. Development within the **Neighbourhood** designation permits maximum building heights of three (3) storeys, except on an arterial street where the maximum height can be four (4) storeys, and a maximum density of 50 units per hectare (20 units per acre). Further, the subject lands are located within the Council approved Harris-Beech Infill Study area (the “Study”) in accordance with **Policy 4.9.1.1.1(j)** of the Plan. The Study provides guidance for infill development within the Harris-Beech neighbourhood and contemplates townhouses as approved on the subject lands.

The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine, including the natural heritage features on the subject lands. The limits of the significant woodland feature on the property have been staked by the TRCA in accordance with the Plan and the Harris-Beech Master Environmental Servicing Plan (MESP). The staked portion of the lands have been appropriately zoned to prohibit any new development to occur within this area and will be conveyed to the City as a condition of draft plan approval of the Plan of Condominium.

Based on the preceding, the approved townhouse development and the lands to be conveyed to the City conform with the applicable policies of the Plan.

Page 5

Zoning

The subject lands are zoned **Residential Multiple One (RM1) Zone** and **Environmental Protection Area One (EPA1) Zone** under By-law 235-97, as amended by By-law 71-23 (Refer to Map 3). The **RM1** zone permits townhouse dwellings and the **EPA1** zone permits conservation uses as approved for the subject lands. Staff have reviewed the subject draft Plan of Condominium and are satisfied that the proposed draft Plan of Condominium complies with the applicable zoning of the subject lands.

Site Plan

As noted previously, the related Site Plan Application (City File D06-20026) is nearing finalization, that is the City and applicant are currently in the process of registering the related Site Plan Agreement on title of the subject lands. It is noted that the registration of the 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 Plan for the subject development (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 respective Schedule of Conditions attached hereto as Appendix “A”.

Further to the above, the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* as Instrument Nos. YR3612567 to ensure the orderly development and conveyance of the lands. It is noted that a Part Lot Control Exemption application has not yet been submitted and will be required 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 recommends approval of the subject draft Plan of Condominium application.

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**, whereby the development proposal supports the implementation of a range of housing options, provides additional housing opportunities, and contributes to the continued build-out of the Harris-Beech neighbourhood.

Page 6

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

Page 7

Report Approval Details

Document Title:	SRPBS.25.042 - Request for Approval.docx
Attachments:	- Appendix A.docx - Map 1 Aerial Photograph.docx - Map 2 OP Designation.docx - Map 3 Existing Zoning.docx - Map 4 Site Plan.docx - Map 5 Draft Plan of Condominium.docx
Final Approval Date:	Jun 5, 2025

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

Deborah Giannetta - Jun 4, 2025 - 10:22 AM

Task assigned to Gus Galanis was completed by delegate Maria Flores

Maria Flores on behalf of Gus Galanis - Jun 4, 2025 - 11:51 AM

Darlene Joslin - Jun 5, 2025 - 12:09 PM