



Staff Report for Committee of the Whole Meeting

Date of Meeting: July 2, 2025
Report Number: SRPBS.25.075

Department: Planning and Building Services
Division: Development Planning

Subject: SRPBS.25.075 - Request for Approval - Draft Plan of Condominium - Montagna Capital (BT) Inc. - City File CON-25-0001 (Related City File: D06-21063)

Owner:

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

Agent:

Treasure Hill
101 Bradwick Drive
Vaughan, ON
L4K 1K5

Location:

Legal Description: Block 4, 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 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 Montagna (BT) Capital Inc. known as Block 4, Registered Plan 65M-4807 (Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East), City File: CON-25-0001, be approved, subject to the following:

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- i) the fulfillment of the conditions of draft approval as set out in Appendix “A” of Staff Report SRPBS.25.075; 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.

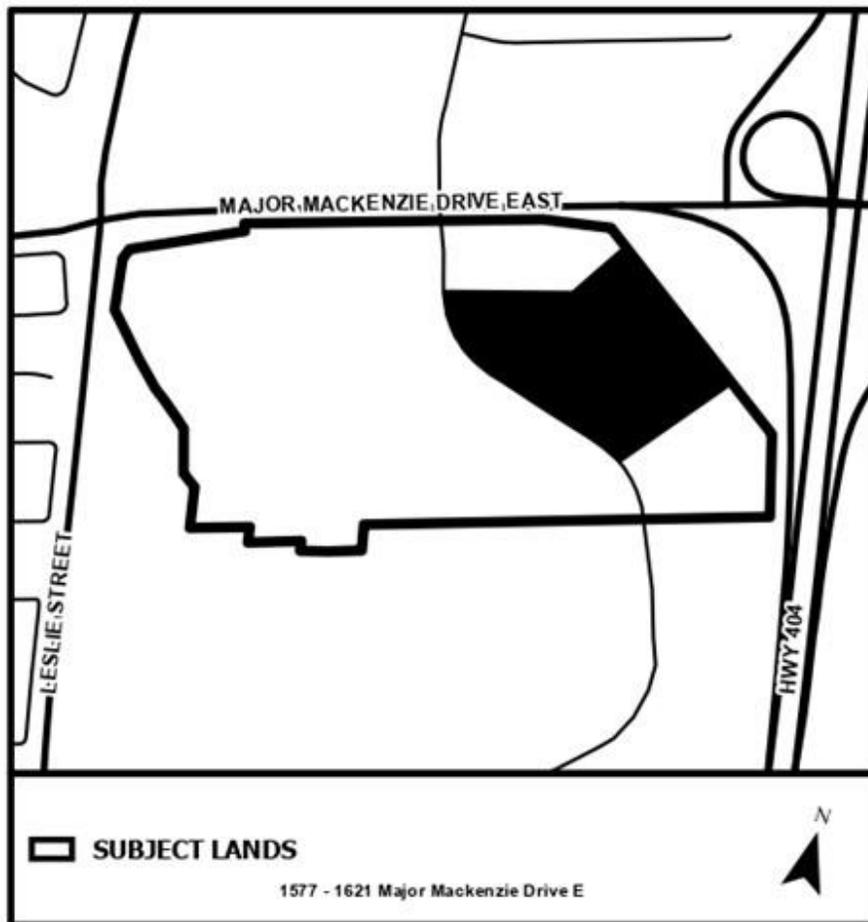
Contact Persons:

- 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 report’s 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 for a residential development currently under construction on the subject lands;
- the approved development consists of 217, three (3) storey rear lane townhouse dwelling units on a private road; and,
- staff recommends 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 6, 2025. The subject application was subsequently circulated to City departments and external agencies for review and comment.

The subject draft Plan of Condominium application relates to Block 4 of Registered Plan of Subdivision 65M-4807. A Development Agreement was registered on December 13, 2024 to permit the construction of a medium density residential development to be comprised of 217 rear lane townhouse dwellings on a private road 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 Common Element 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 east side of the future extension of Vogell Road, south of Major Mackenzie Drive East. The lands are bounded by lands intended for future residential uses to the north, Highway 404 to the east, Leslie Street and the Rouge River to the west, and vacant lands owned by the applicant to the south (refer to Map 1). The lands are approximately 5.84 hectares (14.44 acres) in size and are currently vacant.

Development Proposal

The applicant is requesting approval of its draft Plan of Condominium application to establish Common Element Condominium tenure for the approved townhouse development consisting of 217, three (3) storey rear lane 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:

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- **Total Lot Area:** 5.84 hectares (14.44 acres)
- **Total Number of Units:** 217
- **Density:** 37.14 units per hectare (15.03 units per acre)
- **Building Height:** 12 metres (39.37 feet) or three (3) storeys
- **Lot Coverage:** 11.81%
- **Total Parking Spaces:**
 - **Residential:** 434
 - **Visitor:** 56 spaces
- **Total Parkland:** 0.67 hectares (1.66 acres)

Planning Analysis

City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor** and **Employment Area** on Schedule A2 - Land Use by the City's Official Plan (refer to Map 2). Notwithstanding the **Employment Corridor** and **Employment Area** designations of the Plan do not permit residential uses, a Minister's Zoning Order (Ontario Regulation 698/20) was issued on December 2, 2020 which established residential land use permissions on the subject lands, as discussed in further detail below.

Zoning

The subject lands are zoned **Multiple Residential 4 Exception (RM4) Zone** by two Minister's Zoning Orders (Ontario Regulation 698/20 and 90/23). The **RM4 Zone** permits townhouse dwellings, subject to specific building standards. Staff have reviewed the subject draft Plan of Condominium and are satisfied that the proposed draft Plan of Condominium complies with the zoning applicable to the subject lands.

Development Approval

As noted previously, a Development Agreement under Section 47 (4.4) of the *Planning Act* was registered on December 13, 2024 as Instrument No. YR3748761 on the subject lands in order to facilitate the construction of a medium density residential development on the property.

Draft Plan of Condominium

Staff has reviewed the applicant's draft Plan of Condominium application and advise that it is consistent with the approved plans and drawings 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 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. YR3668476 to ensure the

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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 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 1: Growing a Livable, Sustainable Community**, in supporting a range of housing options, on the basis that the development proposal provides additional housing opportunities.

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.25.075 - Request for Approval.docx
Attachments:	<ul style="list-style-type: none">- SRPBS.25.075 Appendix A.docx- SRPBS.25.075 Map 1 Aerial Photograph.docx- SRPBS.25.075 Map 2 Official Plan Designation.docx- SRPBS.25.075 Map 3 Existing Zoning.docx- SRPBS.25.075 Map 4 Site Plan.docx- SRPBS.25.075 Map 5 Draft Plan of Condominium.docx
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 - 10:24 AM

Gus Galanis - Jun 11, 2025 - 11:31 AM

Darlene Joslin - Jun 11, 2025 - 4:45 PM