



Development Services Public Meeting Agenda

Meeting Number 5

March 26, 2019, 7:00 PM - 10:00 PM

Council Chamber

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

4.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY BERCZY ELGIN HOLDINGS INC. TO FACILITATE THE CREATION OF APPROXIMATELY 798 RESIDENTIAL UNITS, 2 ELEMENTARY SCHOOL BLOCKS

3

OR PARTS THEREOF, 1 PARK BLOCK AND THE SUPPORTING ROAD/LANE NETWORK WHICH INCLUDES ACCESS TO ELGIN MILLS ROAD EAST ON THE SUBJECT PROPERTY KNOWN MUNICIPALLY AS 3575 ELGIN MILLS ROAD EAST (WARD 2) (10.7, 10.5)

D. Brutto, ext. 2468

4.2 PRELIMINARY REPORT – APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY BERCZY WARDEN HOLDINGS INC.

15

TO FACILITATE 879 RESIDENTIAL UNITS AND MIXED USES ON THE LANDS KNOWN MUNICIPALLY AS 10348 WARDEN AVENUE (WARD 2) (10.7, 10.5)

A. Crompton, ext. 2621

- 4.3 PRELIMINARY REPORT 2585231 ONTARIO INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT MEDIUM-RISE RESIDENTIAL AND MIXED USE DEVELOPMENT AT 9999 MARKHAM ROAD, (WARD 5) FILE NOS: ZA/SU 18 180621 (10.5, 10.7) 27

S. Muradali, ext. 2008

- 4.4 PRELIMINARY REPORT REMINGTON (PARKVIEW) LANDS INC. APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISION 40
- TO ALLOW RESIDENTIAL DEVELOPMENT, PARK, STORMWATER MANAGEMENT, ELEMENTARY SCHOOL AND PUBLIC ROAD BLOCKS AT 6400 STEELES AVENUE, WARD 7. FILE NOS: OP/ZA/SU 14 113856 (10.3, 10.5 & 10.7)

S. Muradali, ext. 2008

5. ADJOURNMENT



Report to: Development Services Committee

Report Date: February 11, 2019

SUBJECT:**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)
File No's.: SU/ZA 18 235522

PREPARED BY:

Daniel Brutto, C.P.T. ext. 2468
Planner II, North District

REVIEWED BY:

Ron Blake, M.C.I.P., R.P.P. ext. 2600
Senior Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated February 11, 2019 titled "PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. to facilitate the creation of approximately 798 residential units, 2 elementary school blocks or parts thereof, 1 park block and the supporting road/lane network which includes access to Elgin Mills Road East on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Elgin Holdings Inc. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The applications were received on November 8, 2018 and deemed complete on November 30, 2018.

Next steps

- Statutory Public Meeting to be held.
- Recommendation Report for Development Services Committee consideration at a future date.

BACKGROUND:**Subject property and area context**

3575 Elgin Mills Road East (the “subject property”), consists of approximately 28.2 hectares (69.7 acres), located west of Warden Avenue, south of Elgin Mills Road East, within the Berczy Glen Secondary Plan Area (See Figure 1 – Location Map).

The subject property is primarily used for agricultural operations and contains a listed heritage structure adjacent to Elgin Mills Road East referred to as the Schell-Frisby House (See Figure 2 – Aerial Photo).

Surrounding uses include (See Figure 3 - Area Context/Zoning):

- To the north is Elgin Mills Road East followed by agricultural uses;
- To the west are agricultural uses followed by the Berczy Creek;
- To the south are agricultural uses;
- To the east are rural residential and agricultural uses.

PROPOSAL:

The applicant has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 2 elementary school blocks or parts thereof, 1 park block, approximately 798 residential units and the supporting road/lane network which includes access to Elgin Mills Road East (See Figure 4 – Proposed Draft Plan of Subdivision).

The anticipated built form is:

- Detached dwellings: 181 units
- Lane-based townhomes: 127 units
- Mid-rise blocks (townhomes): 458 units
- Mixed use mid-rise block (built form to be determined): 32 units and limited retail

Refer to Table 1: Schedule of Land Use for a complete statistical summary.

To facilitate implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to re-zone the subject property from ‘Agricultural One (A1)’ under By-law 304-87 to the appropriate zone categories under By-law 177-96, as amended, including any special provisions.

POLICY/ZONING OVERVIEW:**Provincial Policy Conformity**

When considering a development application, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). A detailed review and assessment of conformity with Provincial policy will be set out in a future staff report, including but not limited to, evaluating how the proposed development conforms with building strong healthy communities and managing growth by:

-
- Achieving minimum density targets;
 - Supporting the achievement of complete communities that feature a diverse mix of land uses and provide a range and mix of housing options;
 - Providing convenient access to transportation, public service facilities and open spaces;
 - Establishing an integrated and connected active transportation network; and
 - Planning for sewage, water services and stormwater management.

City of Markham Official Plan, 2014

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) designates the subject property 'Future Urban Area' as per Map 1 – Markham Structure and 'Future Neighbourhood Area' as per Map 3 – Land Use. Section 8.12 of the Official Plan provides direction for the preparation of a Conceptual Master Plan for the entire Future Urban Area ("FUA") lands as the basis for the development of secondary plans.

Berczy Glen Secondary Plan

The Berczy Glen Secondary Plan was adopted by City Council in November 2018 and is currently with the Region of York who is the approval authority.

The subject property is designated 'Residential Low Rise, Residential Mid Rise I and Mixed Use Mid Rise' as per Map SP1 - Detailed Land Use. The subject property also contains two symbols denoting public/catholic elementary school sites and one symbol denoting a neighbourhood park (See Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract).

Zoning

The subject property is zoned 'Agricultural One (A1)' under By-law 304-87, as amended which permits a limited number of uses, including: agricultural uses, storage of agricultural produce, seasonal vegetable or fruit stand, single family detached dwelling, private home day care, and/or public conservation project (See Figure 3 - Area Context/Zoning).

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

The Berczy Glen Secondary Plan is currently with the approval authority, the Region of York

The Berczy Glen Secondary Plan establishes a land use structure and transportation network that is consistent with the 2014 Official Plan and the Conceptual Master Plan (CMP). The Secondary Plan vision is based on four key themes: protection of the natural environment, building compact and complete communities, increasing travel options, and maintaining a vibrant and competitive economy.

A recommendation report for these applications will not be forwarded to Committee until the Berczy Glen Secondary Plan is approved by the Region of York.

City Staff have requested that the Region of York make a minor modification to the Berczy Glen Secondary Plan Land Use Map ("Map SP1"), and subsequent road network maps, to ensure consistency between the Council-adopted Secondary Plan and the Council-endorsed Community Design Plan. The requested modification will result in Street 'D' on Map SP1 (See Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract) being relocated slightly north of its original siting to better align with the proposed collector street in the Angus Glen block (located east of Warden Avenue). The road network shown in the Community Design Plan (see Figure 6: Berczy Glen Community Design Plan – Community Concept Plan) reflects this minor modification, and accurately shows the boundary of the Draft Plan of Subdivision in the context of the proposed road network and land use plan.

Outstanding Berczy Glen Secondary Plan studies/reports

Several Secondary Plan-level studies/reports remain outstanding and require final review and acceptance by City Staff. The Berczy Glen Secondary Plan requires the completion and acceptance of a master environmental servicing plan prior to granting any development approvals within the Berczy Glen Secondary Plan Area.

Community Energy Plan

A Community Energy Plan (CEP) for the Future Urban Area is under development by the landowners within the FUA Planning District, in consultation with the City and York Region. The CEP will identify and advance strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. The CEP will inform the City's evaluation of proposed development within the FUA Planning District, of which the Berczy Glen Secondary Plan Area is a part.

Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Functional Servicing and Stormwater Management Report, Transportation Study, Archeological Assessment, Hydrogeological Assessment, Arborist Report, Environmental Impact Study, Urban Design Brief, Stage 1 Archeological Assessment, Environmental Noise Feasibility Study, Geotechnical Study and Phase 1 and 2 Environmental Site Assessment.

Berczy Glen Community Design Plan

The Draft Plan of Subdivision is being reviewed having regard to the Council-endorsed Community Design Plan for the Berczy Glen Secondary Plan Area.

Planning Act Section 51(24) review

In reviewing the application for draft plan approval, Staff will have regard for the requirements of Section 51(24) of the Planning Act, that includes, among other matters, the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

Digital Markham Strategy

As part of The Digital Markham Strategy, City Staff will explore digital initiatives with developers and other partners (how new infrastructure for future technologies will be implemented into the community, e.g. within both private and municipal property).

Outstanding comments

Comments from various internal departments and external agencies remain outstanding and may result in modifications to the plan.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing infrastructure.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Draft Plan of Subdivision conditions and Zoning By-law Amendment processes.

RECOMMENDED BY:


Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager


Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

APPLICANT/AGENT:

KLM Planning Partners Inc.
Keith MacKinnon
64 Jardin Drive
Concord, Ontario L4K 3P3
Tel: (905) 669-4055

TABLE:

Table 1: Draft Plan of Subdivision Schedule of Land Use

FIGURES:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Proposed Draft Plan of Subdivision

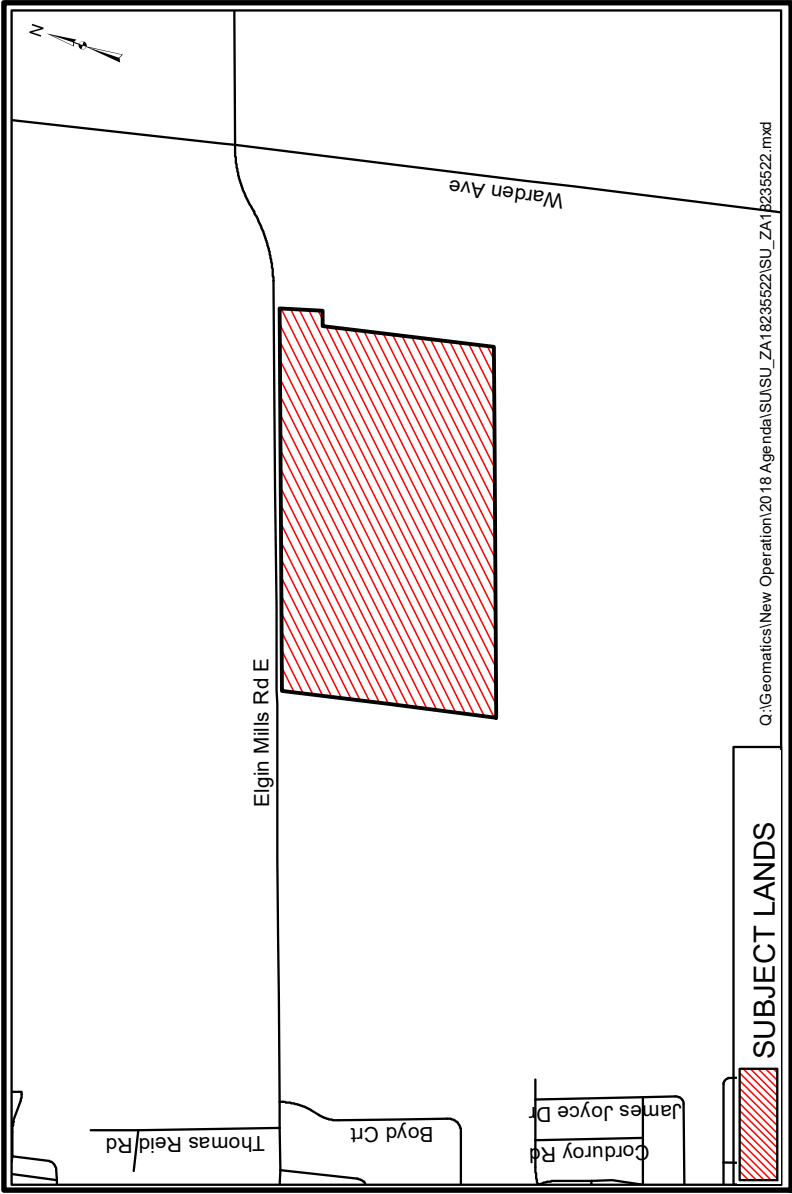
Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract

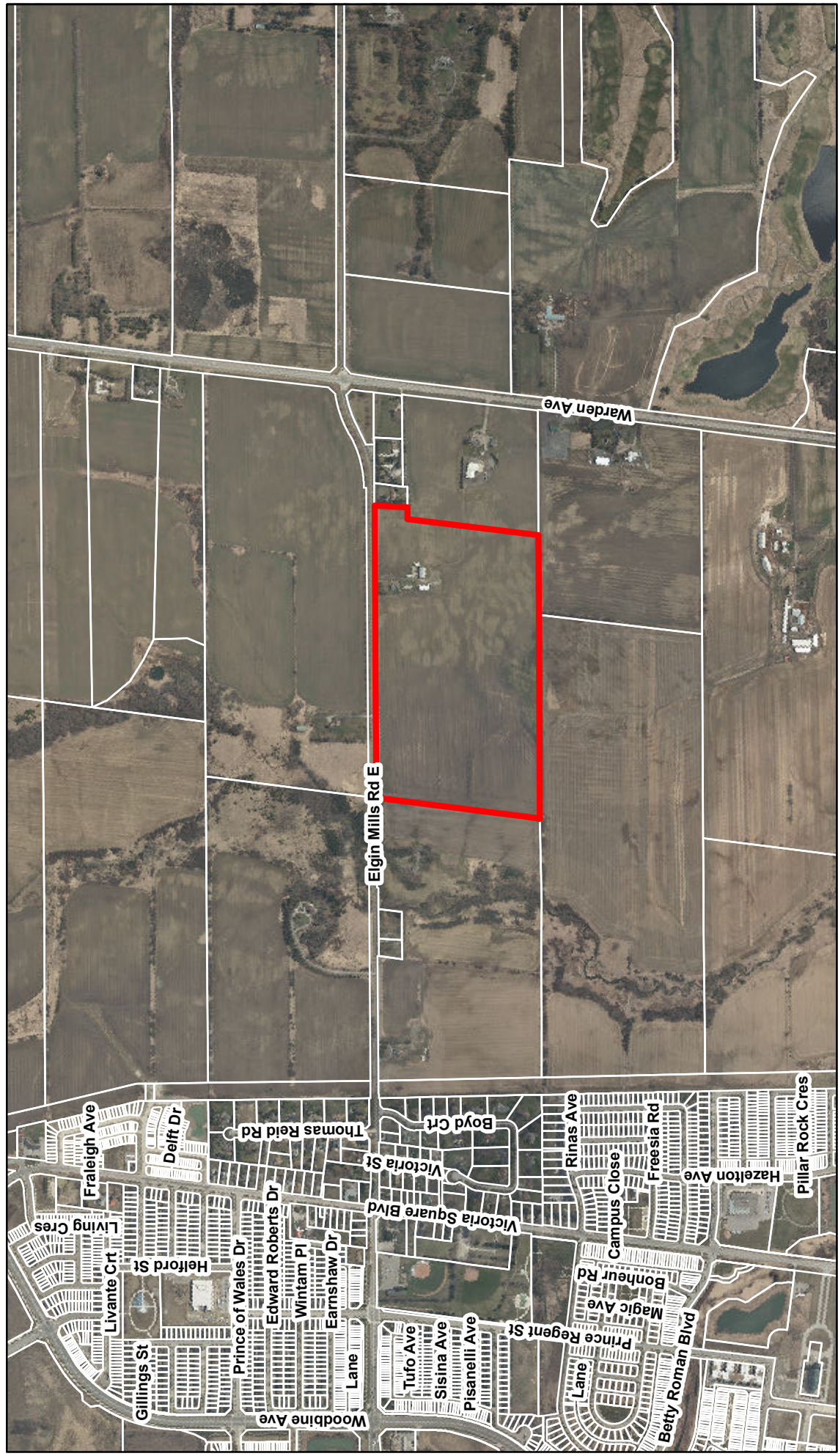
Figure 6: Berczy Glen Community Design Plan – Community Concept Plan

Table 1: Draft Plan of Subdivision Schedule of Land Use

Land Use	Lot/Block No.	# of units	Gross Land Area - Hectares (Acres)
Detached Dwellings	5-20, 31-46, 48-69, 78-80, 87-89, 93-100, 108-119, 128-144, 149-160, 165-173, 192 and 203* <small>MIN. LOT FRONTAGE = 11.6m MIN. LOT AREA = 310 sq.m.</small>	119.5	4.180 (10.329)
	1-4, 21-30, 47, 70-77, 81-86, 90-92, 101-107, 120-127, 145-148, 161-164, 174-177, 193, 202* and 204*-205* <small>MIN. LOT FRONTAGE = 9.15m MIN. LOT AREA = 250 sq.m.</small>	61.5	1.641 (4.056)
Townhouse Dwellings	178-189 and 190-191 <small>MIN. FRONTAGE = 6.1m</small>	35	0.654 (1.616)
	194-195 and 199-201* <small>MIN. FRONTAGE = 6.05m</small>	25	0.320 (0.790)
	183-189 and 196-198 <small>MIN. FRONTAGE = 4.5m</small>	67	0.942 (2.328)
Residential Mid-Rise	206-207	458	7.743 (19.133)
Mixed Use Mid-Rise	208	32	0.580(1.433)
Elementary School	209-210	-	4.415 (10.910)
Park	211	-	0.938 (2.318)
Road Widening	212	-	0.653 (1.613)
Streets and Laneways	-	-	6.142 (15.177)
Total	-	798	28.208 (69.703)

*Denotes part lots/blocks





AERIAL PHOTO (2018)

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)


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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

 SUBJECT LANDS

Date: 07/01/2019

FIGURE No. 2

 SUBJECT LANDS

Date: 07/01/2019

Checked By: SK

Drawn By: CPW

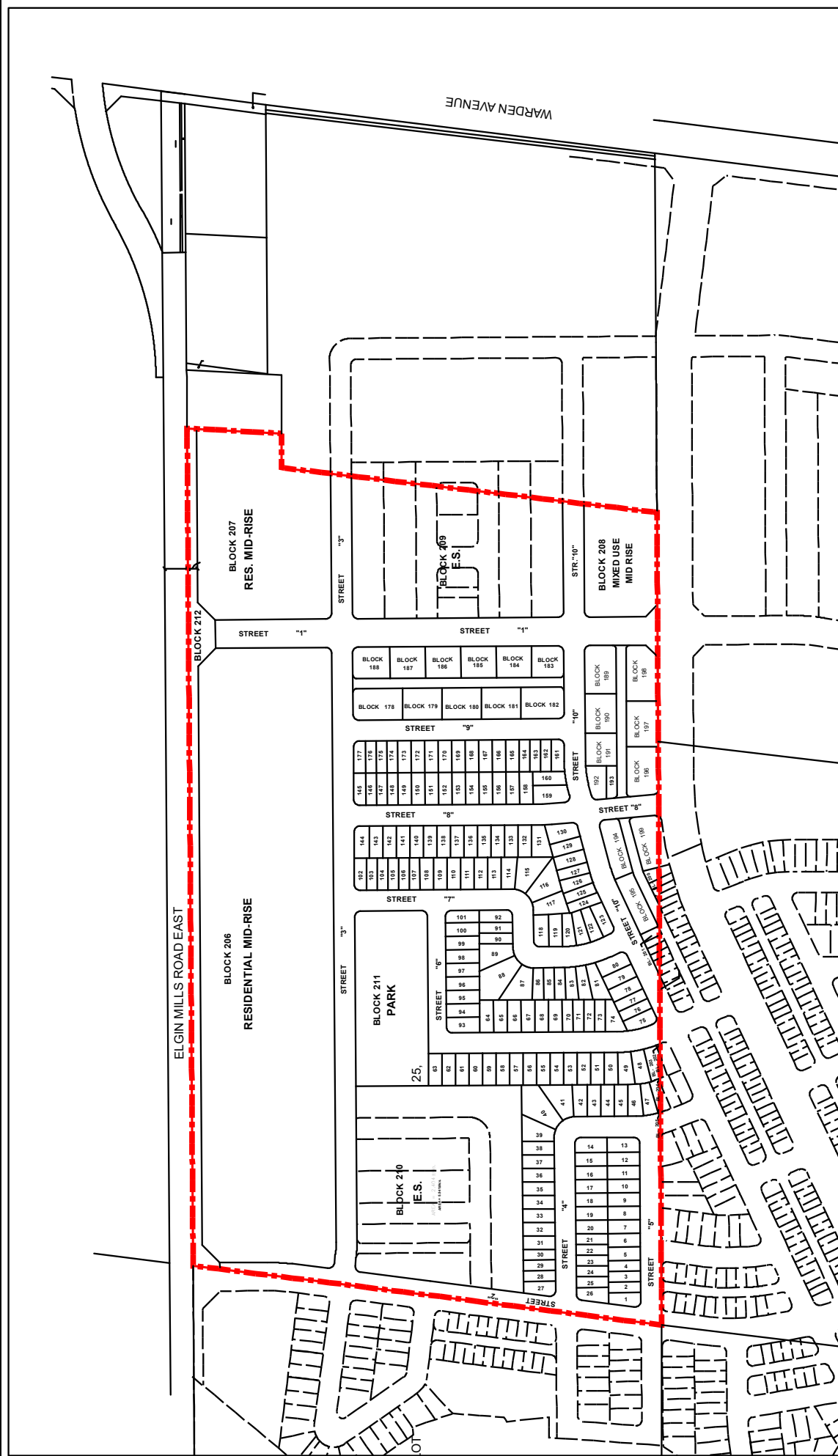
AREA CONTEXT / ZONING

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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 SUBJECT LANDS

PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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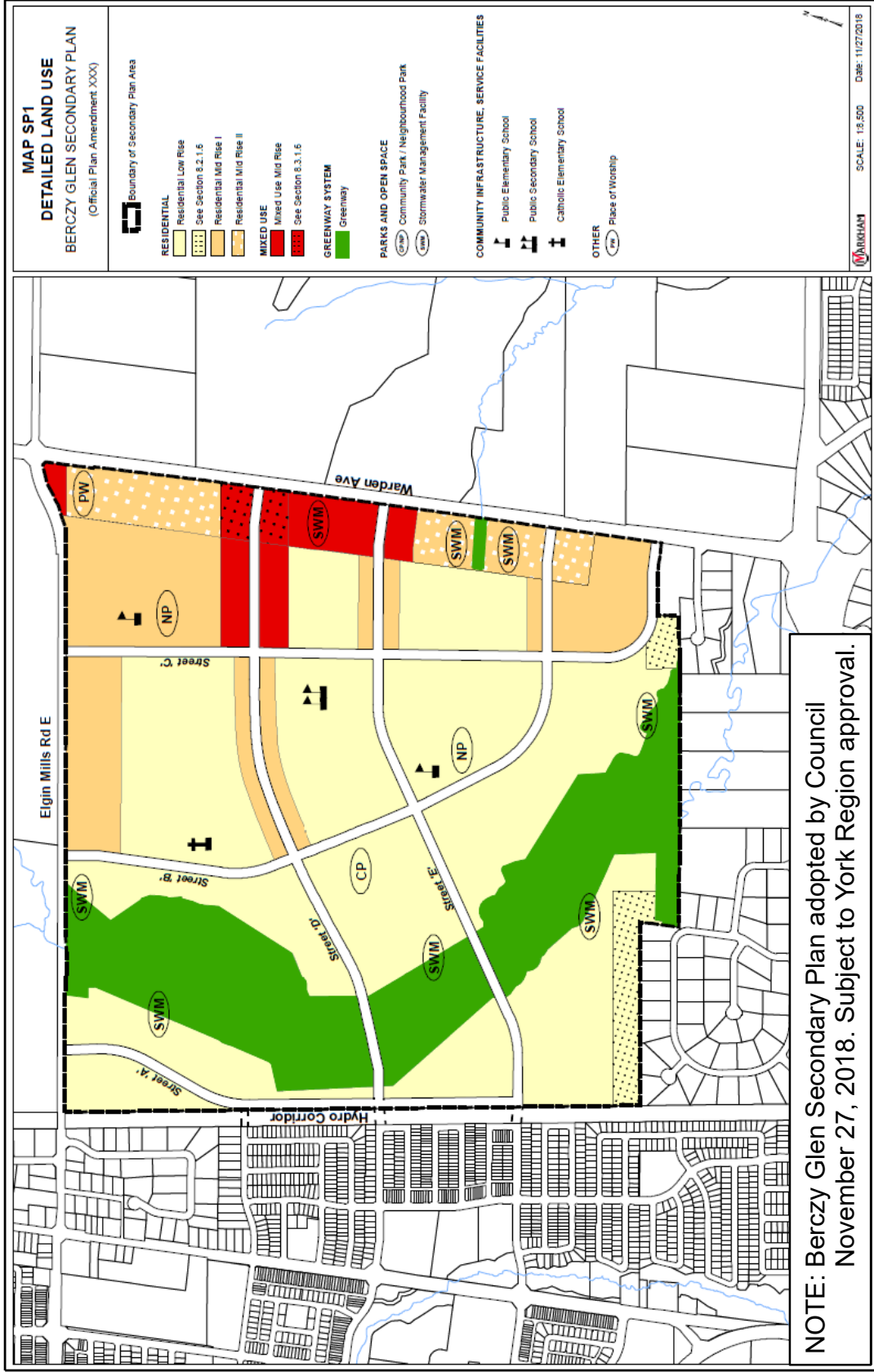
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

Date: 07/01/2019

FIGURE No. 4



BERCZY GLEN SECONDARY PLAN - LAND USE MAP

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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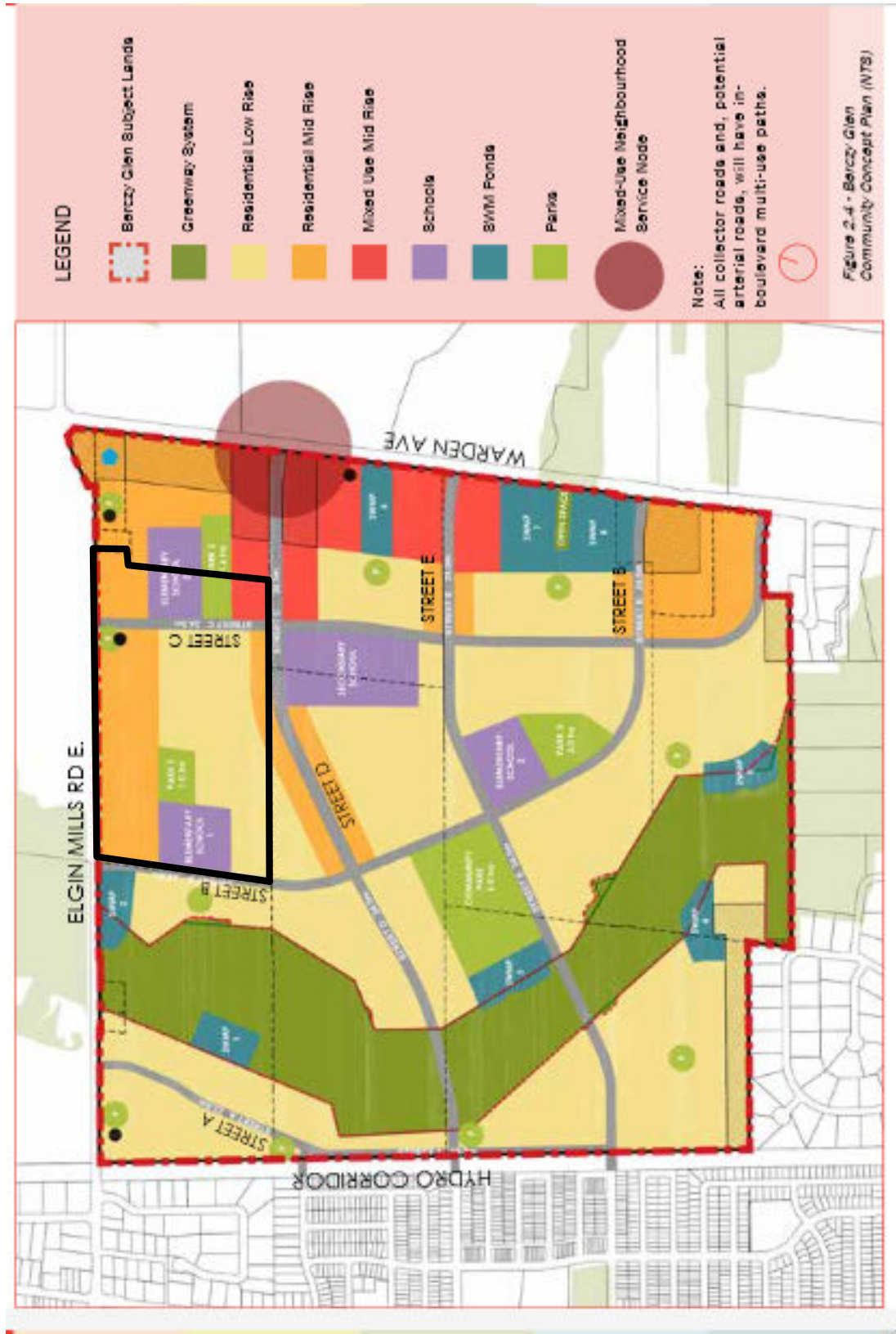
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

Date: 07/01/2019

FIGURE No. 5



BERCZY GLEN COMMUNITY DESIGN PLAN - COMMUNITY CONCEPT PLAN

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Subject Lands

Date: 07/01/2019

Checked By: DB

Drawn By: CPW

FIGURE No. 6



Report to: Development Services Committee

Report Date: February 11, 2019

SUBJECT:**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment submitted by Berczy Warden Holdings Inc. to facilitate 879 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)
File No's.: ZA/SU 18 235516

PREPARED BY:

Amanda Crompton, ext. 2621
Planner II, North District

REVIEWED BY:

Ron Blake, M.C.I.P., R.P.P., ext. 2600
Senior Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated February 11, 2019 titled "PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment submitted by Berczy Warden Holdings Inc. to facilitate 879 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Warden Holdings Inc. to facilitate mixed and residential uses on the lands known municipally as 10348 Warden Avenue. This report contains general information regarding applicable Official Plan policies and Zoning By-law permissions, as well as other issues identified during a preliminary review of the applications. The report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The Draft Plan of Subdivision and Zoning By-law Amendment applications were received on November 8, 2018 and deemed complete on November 30, 2018.

Next steps

- Statutory Public Meeting to be held.
- Recommendation Report for Development Service Committee's consideration at a future date.

BACKGROUND:**Subject property and area context**

The approximately 45 hectare (111 acre) subject lands are located on the west side of Warden Avenue, south of Elgin Mills Road (see Figure 1: Location Map), within the

Berczy Glen Secondary Plan Area. The subject lands are known municipally as 10348 Warden Avenue, and also contain part of the property abutting to the south, for which no municipal address is assigned. The lands are currently used for agricultural operations.

Surrounding land uses include (see Figure 2: Aerial Photo):

- Agricultural uses and rural residential properties are located immediately north of the subject lands.
- Angus Glen Golf Course and an agricultural property are located east of Warden Avenue.
- Agricultural uses and existing residential properties are located south of the subject lands. Major Mackenzie Drive is located farther south.
- The Berczy Creek is located to the south and west of the subject lands. Beyond the creek to the southwest is an existing residential neighbourhood. Beyond the creek to the west are agricultural lands.

Draft Plan of Subdivision and Zoning By-law Amendment applications for lands to the north and west of the subject lands have been submitted to the City and are currently being reviewed (File No's.: ZA/SU 18-235522 and ZA/SU 18-181743).

PROPOSAL:

The applicant is seeking Draft Plan approval for a Plan of Subdivision and is proposing to amend the Zoning By-law to permit mixed and residential uses on the subject lands. The proposed development consists of 879 residential units, an elementary school, a neighbourhood park, a park, part of a community park, an open space block, two stormwater management blocks, and the supporting road/lane network, which includes one access to Warden Avenue (see Figure 3: Proposed Draft Plan of Subdivision).

The proposed built form is as follows:

- Detached dwellings: 251 units
- Townhouse dwellings: 488 units
- Residential mid-rise (townhouse): 16 units
- Mixed-use mid-rise (built form to be determined): 124 units and limited retail

Refer to Table 1: Schedule of Land Use for a complete statistical summary.

To facilitate the implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to rezone the subject lands from 'Agriculture One (A1)' under Zoning By-law 304-87, as amended, to the appropriate zone categories under Zoning By-law 177-96, as amended, including any special provisions.

POLICY OVERVIEW:

Provincial Policy Conformity

When considering a development application, staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). A more detailed review and assessment of conformity with provincial policy will

be set out in a future staff report, including, but not limited to, evaluating how the proposed development conforms with building strong healthy communities and managing growth by:

- Achieving minimum density targets;
- Supporting the achievement of complete communities that feature a diverse mix of land uses and provide a range and mix of housing options;
- Providing convenient access to transportation, public facilities and open spaces;
- Establishing an integrated and connected active transportation network; and
- Planning for sewage, water services and stormwater management.

Official Plan

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) designates the subject lands 'Future Urban Area' as per Map 1 – Markham Structure and 'Future Neighbourhood Area' as per Map 3 – Land Use. Section 8.12 of the Official Plan provides direction for the preparation of a Conceptual Master Plan for the entire Future Urban Area ("FUA") lands as the basis for the development of secondary plans.

Berczy Glen Secondary Plan

The Berczy Glen Secondary Plan was adopted by City Council in November 2018 and is currently with the Region of York; the approval authority.

The council-adopted Berczy Glen Secondary Plan designates the subject lands 'Residential Low Rise', 'Residential Mid Rise I', 'Residential Mid Rise II', 'Mixed Use Mid Rise' and 'Greenway', as per Map SP1 – Detailed Land Use. The following symbols are also shown on Map SP1 within the boundary of the subject lands: one public elementary school symbol, one neighbourhood park symbol, and two stormwater management facility symbols (see Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract).

Zoning By-law

The subject lands are zoned 'Agriculture One (A1)' by By-law 304-87, as amended, which permits a limited number of uses, including: agricultural uses, storage of agricultural produce, seasonal vegetable or fruit stand, single family detached dwelling, private home day care, and/or public conservation project (see Figure 5: Area Context/Zoning).

OPTIONS/ DISCUSSION:

The following is a brief summary of the key matters raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the applications, will be addressed, if necessary, in a final report to Committee:

The Berczy Glen Secondary Plan is currently with the approval authority, the Region of York

The Berczy Glen Secondary Plan establishes a land use structure and transportation network that is consistent with the 2014 Official Plan and the Conceptual Master Plan for

the Future Urban Area. A recommendation report for draft approval and zoning will not be forwarded to Committee until the Berczy Glen Secondary Plan is approved by the Region of York.

City Staff have requested that the Region of York make a minor modification to the Berczy Glen Secondary Plan Land Use Map ("Map SP1"), and subsequent road network maps, to ensure consistency between the Council-adopted Secondary Plan and the Council-endorsed Community Design Plan. The requested modification will result in Street 'D' on Map SP1 (see Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract) being relocated slightly north of its original siting to better align with the proposed collector street in the Angus Glen block (located east of Warden Avenue). The road network shown in the Community Design Plan (see Figure 6: Berczy Glen Community Design Plan – Community Concept Plan) reflects this minor modification, and accurately shows the boundary of the Draft Plan of Subdivision in the context of the proposed road network and land use plan.

Outstanding Berczy Glen Secondary Plan studies/reports

Several Secondary Plan-level studies/reports remain outstanding and require final review and acceptance by City Staff. The Berczy Glen Secondary Plan requires the completion and acceptance of a master environmental servicing plan prior to granting any development approvals within the Berczy Glen Secondary Plan Area.

Community Energy Plan

A Community Energy Plan ("CEP") for the Future Urban Area is under development by the landowners within the FUA Planning District, in consultation with the City and York Region. The CEP will identify and advance strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. The CEP will inform the City's evaluation of proposed development within the FUA Planning District, of which the Berczy Glen Secondary Plan Area is a part.

Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports: Functional Servicing and Stormwater Management Report, Transportation Mobility Plan, Archaeological Assessment, Hydrogeological Assessment, Arborist Report, Environmental Impact Study, Urban Design Brief, Environmental Noise Feasibility Study, Geotechnical Investigation, and Phase I and Phase II Environmental Site Assessment.

Berczy Glen Community Design Plan

Review of the Draft Plan of Subdivision will have regard to the Council-endorsed Community Design Plan for the Berczy Glen Secondary Plan Area.

Planning Act Section 51(24) review

In reviewing the application for draft plan approval, Staff will have regard for the requirements of Section 51(24) of the Planning Act, that includes, among other matters, the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

Digital Markham Strategy

As part of The Digital Markham Strategy, City Staff will explore digital initiatives with developers and other partners (how new infrastructure for future technologies will be implemented into the community, e.g. within both private and municipal property).

Outstanding Comments

Comments from various internal departments and external agencies remain outstanding and may result in modifications to the plan.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

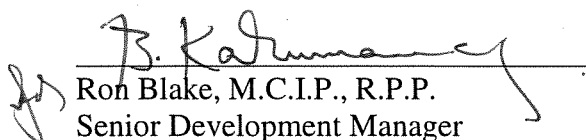
ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being evaluated in the context of the City's strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Draft Plan of Subdivision conditions and Zoning By-law Amendment processes.

RECOMMENDED BY:


Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

TABLE:

Table 1: Draft Plan of Subdivision Schedule of Land Use

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Proposed Draft Plan of Subdivision

Figure 4: Berczy Glen Secondary Plan – Land Use Map Extract

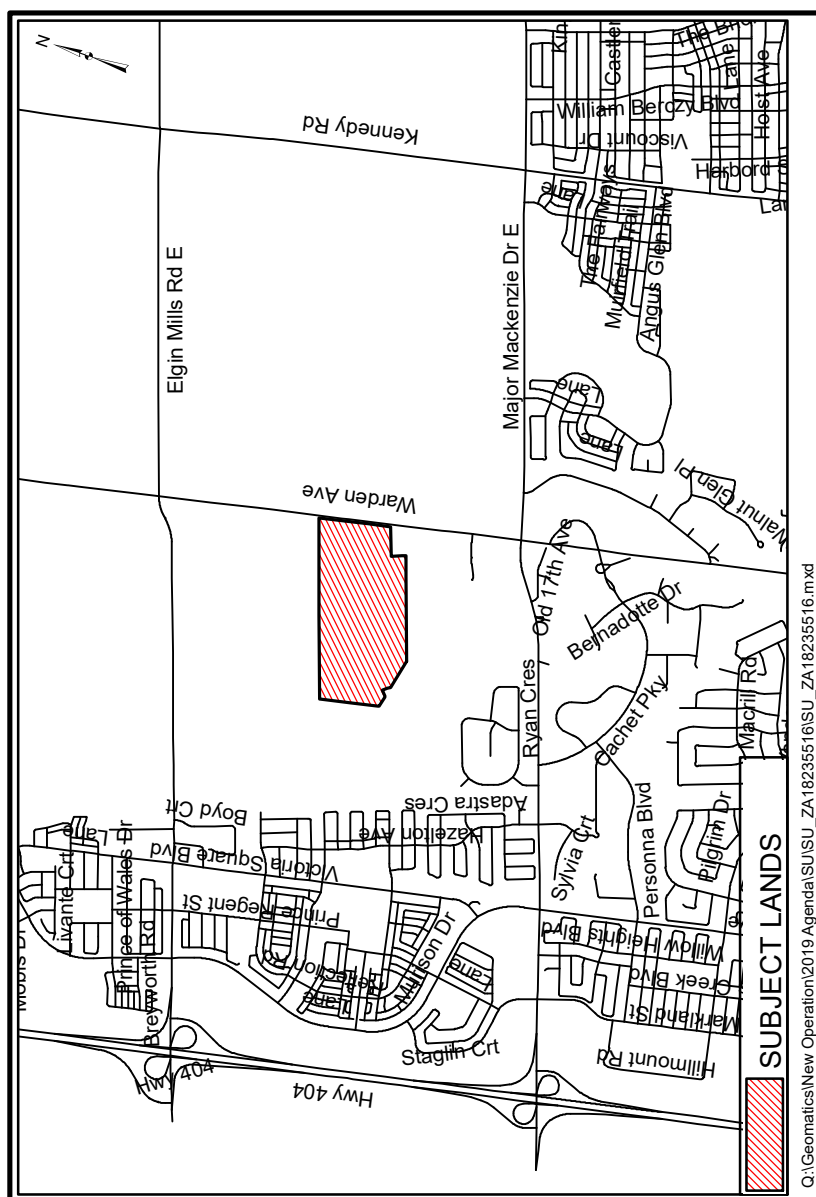
Figure 5: Area Context/Zoning

Figure 6: Berczy Glen Community Design Plan – Community Concept Plan

Table 1: Draft Plan of Subdivision Schedule of Land Use

Land Use	Lot/Block No.	# of units	Gross Land Area - Hectares (Acres)
Detached Dwellings	12-19, 21, 31-34, 47-68, 76-91, 95-102, 107-114, 117-120, 129, 130, 141, 145-147, 153-167, 178-203, 255-278, 281-287, 311*, 317-321*, 333* and 336-341* <small>MIN. LOT FRONTAGE = 11.6m MIN. LOT AREA = 310 sq.m.</small>	162.5	5.549 (13.712)
	20, 22-30, 35-46, 69-75, 92-94, 103-106, 115, 116, 121-123, 127, 128, 131, 132, 139, 140, 142-144, 148-152, 168-177, 204-210, 253, 254, 279, 280, 288, 289, 292, 293, 308-310, 312-316*, 334*, 335* and 342-345* <small>MIN. LOT FRONTAGE = 9.15m MIN. LOT AREA = 250 sq.m.</small>	88.5	2.526 (6.241)
Townhouse Dwellings	8-11, 137, 138, 212-218 and 243-249 <small>MIN. FRONTAGE = 6.1m</small>	129	2.478 (6.123)
	301-307 and 322-325* <small>MIN. FRONTAGE = 6.05m</small>	47	0.56 (1.384)
	1-7, 124-126, 133-136, 211, 219-242, 250-252, 290, 291, 331, 326-330*, 332* and 346* <small>MIN. FRONTAGE = 4.5m</small>	312	4.524 (11.179)
Residential Mid-Rise	347	16	0.305 (0.754)
Mixed Use Mid-Rise	348 and 349	124	2.193 (5.419)
Elementary School	353	-	2.539 (6.274)
Park	350	-	0.499 (1.233)
Neighbourhood Park	351	-	1.980 (4.893)
Community Park	352	-	2.872 (7.097)
Open Space	357 and 358	-	0.498 (1.230)
Natural Heritage System	359	-	0.190 (0.470)
Buffer	360-369	-	0.139 (0.344)
SWM	354 and 355	-	4.781 (11.814)
Road Widening	356	-	0.419 (1.035)
Streets and Laneways	-	-	12.941 (31.978)
Total	-	879	44.993 (111.180)

*Denotes part lots/blocks





AERIAL PHOTO (2018)

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

 SUBJECT LANDS

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Date: 19/11/2018

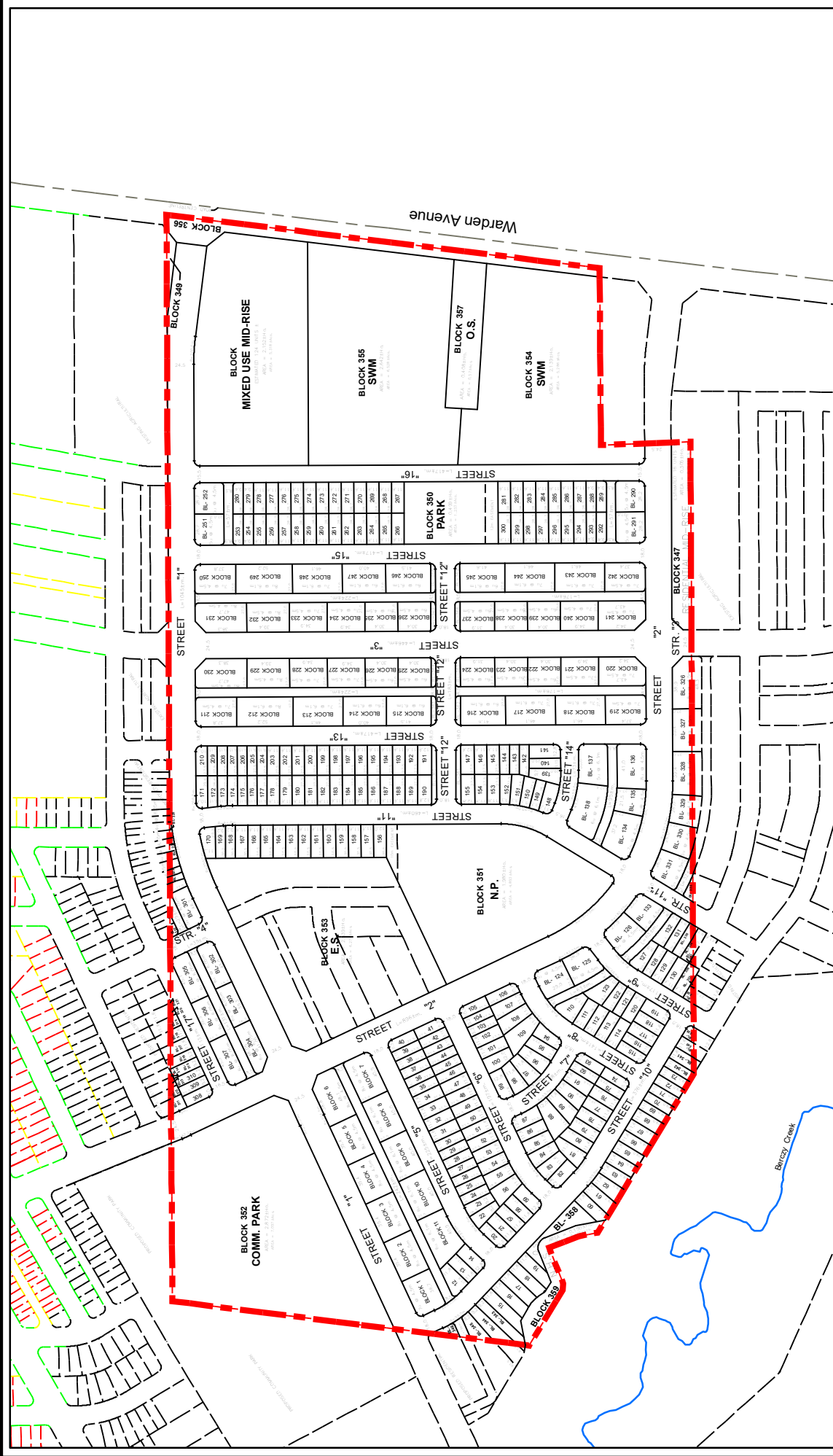



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No. 2



 SUBJECT LANDS

PROPOSED DRAFT PLAN

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).
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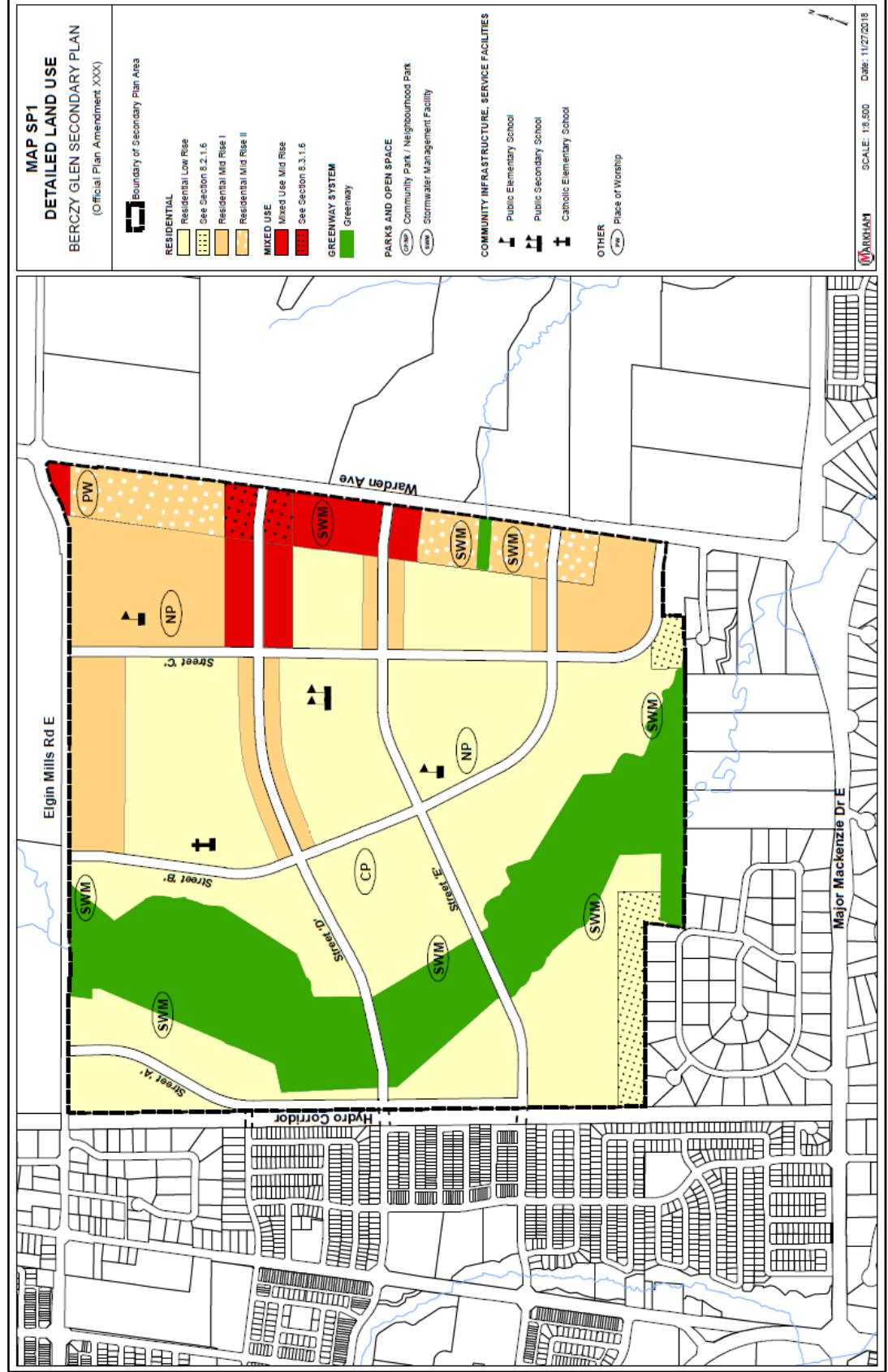
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

Date: 21/01/2019

FIGURE No. 3

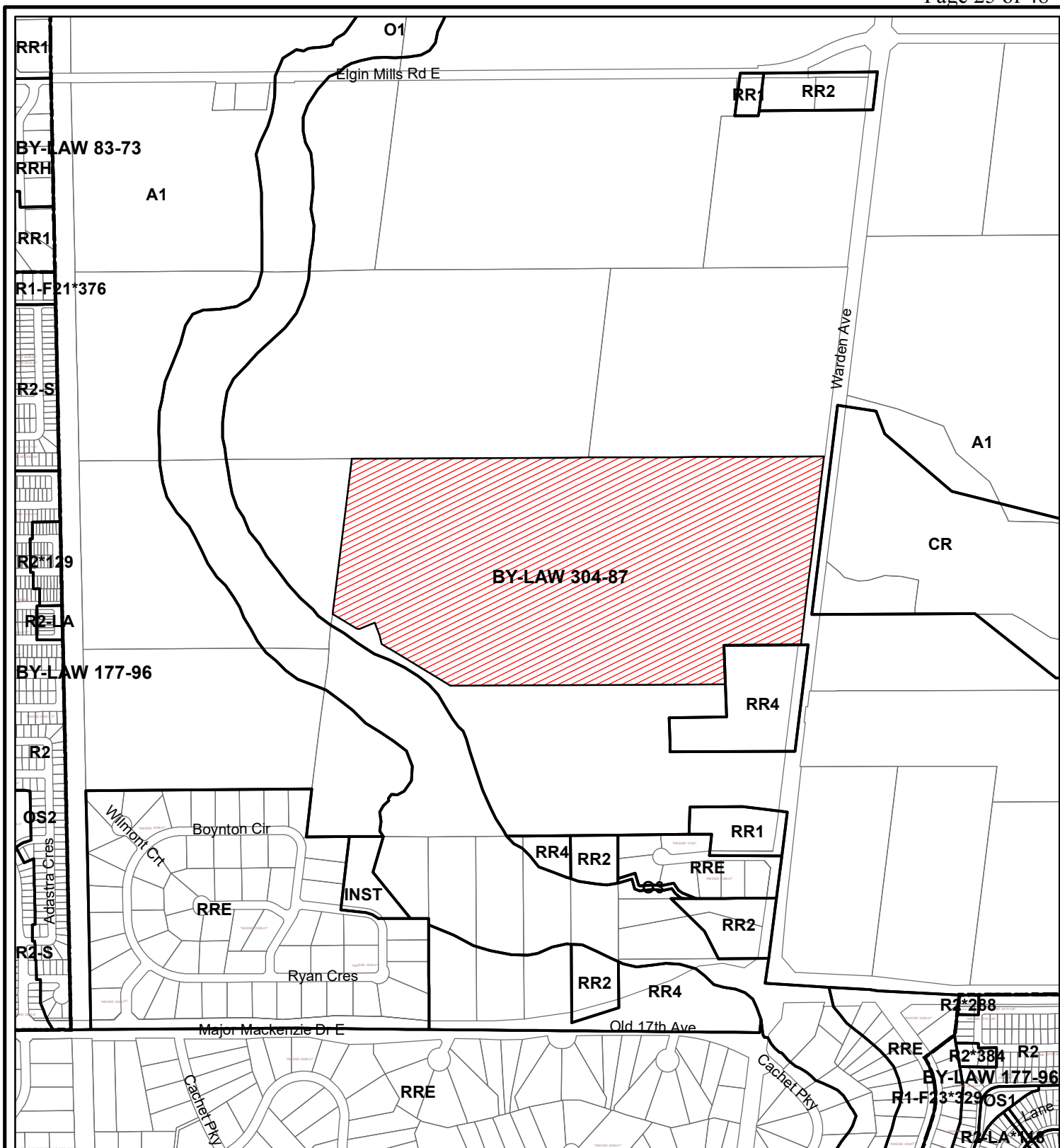


BERCZY GLEN SECONDARY PLAN - LAND USE EXTRACT

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

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AREA CONTEXT/ZONING

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

 SUBJECT LANDS

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Date: 21/01/2019

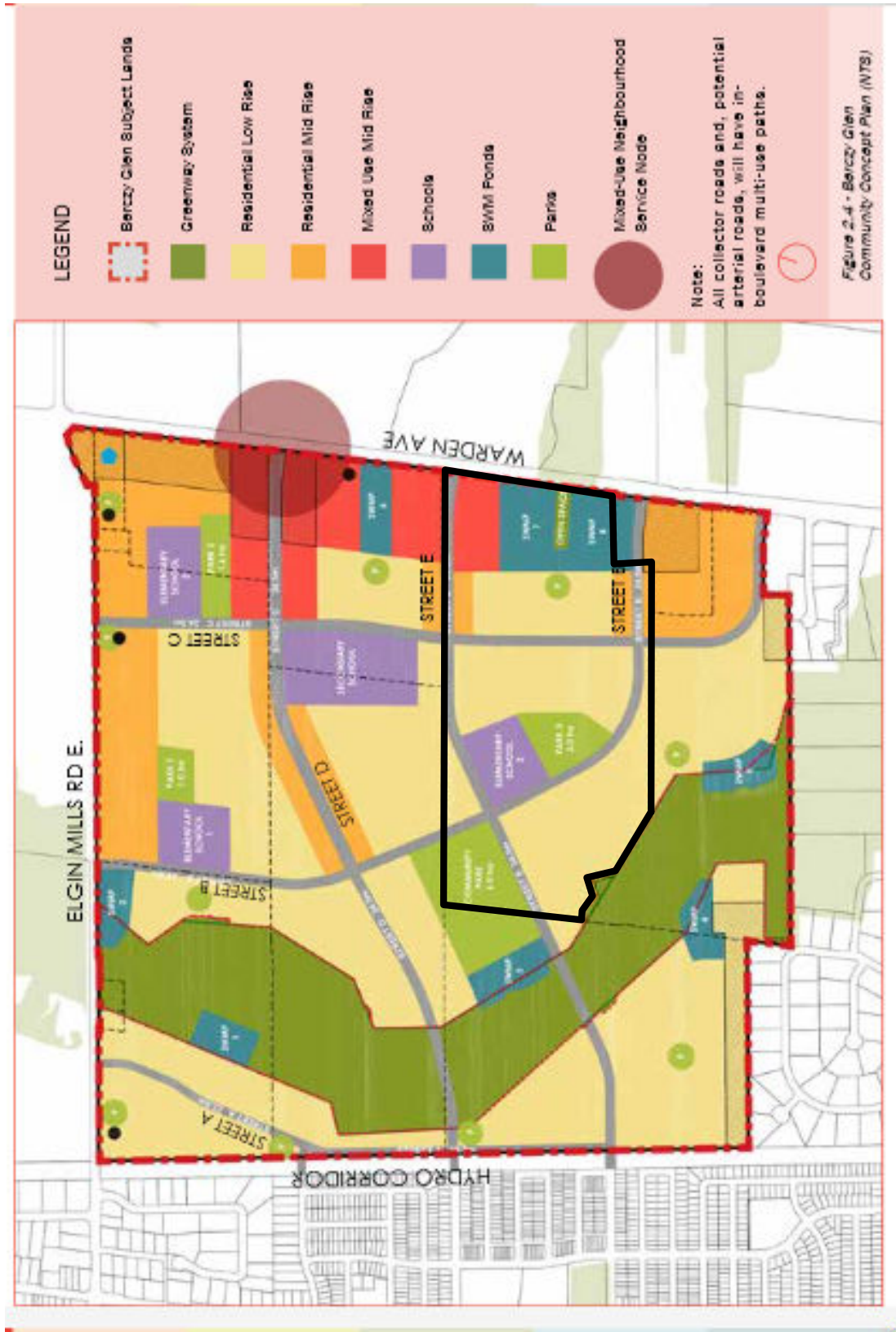


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No. 5



BERCZY GLEN COMMUNITY DESIGN PLAN - COMMUNITY CONCEPT PLAN

APPLICANT: Berczy Warden Holdings Inc.

FILE No. SU_ZA 18235516 (DB)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: DB

Date: 07/01/2019

FIGURE No. 6

Subject Lands



Report to: Development Services Committee

Report Date: March 18th, 2019

SUBJECT: **PRELIMINARY REPORT**
 2585231 Ontario Inc.
 Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit medium-rise residential and mixed use development at 9999 Markham Road, (Ward 5).

File Nos: ZA/SU 18 180621

PREPARED BY: Stacia Muradali, MCIP., RPP. Ext. 2008
 Senior Planner, East District

REVIEWED BY: Sally Campbell, MCIP., RPP., MRTPI. Ext. 2645
 Manager, East District

Francesco Santaguida, Ext. 3583
 Assistant City Solicitor

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, 2585231 Ontario Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit medium-rise residential and mixed use development at 9999 Markham Road, (Ward 5), File Nos: ZA/SU 18 180621”, be received; and

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by 2585231 Ontario Inc. for rezoning and draft plan of subdivision for 9999 Markham Road. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

Applications deemed complete

The Zoning By-law Amendment and Draft Plan of Subdivision applications were deemed complete on October 26th, 2018. The materials have been circulated to all City Staff and external agencies for review. The Zoning By-law Amendment application would be eligible for an appeal under the Planning Act on March 25th, 2019, and the Draft Plan of Subdivision application on April 24th, 2019.

Next Steps:

1. Statutory Public Meeting (tentatively scheduled for March 26th, 2019);
2. Recommendation Report respecting the Zoning By-law Amendment and Draft Plan of Subdivision applications;
3. Resolution of the on-going Ontario Municipal Board (OMB) appeals (discussed later in this report);

4. Submission of future Site Plan and Condominium applications;
5. Recommendation Reports on the Site Plan applications and phased site plan approvals.

BACKGROUND:

Subject land and area context

The subject land (9999 Markham Road) is located at the south-east corner of Major Mackenzie Drive and Markham Road and is approximately 12.84 hectares (31.7 acres) (Figure 1). The subject land was formerly used for industrial warehousing and manufacturing by Emerson Electric. There is an existing open water channel which runs across the south-west corner of the site.

The CN rail corridor and Neighbourhoods of Greensborough community are to the east. There is an existing Esso Gas Station, a Tim Hortons/Wendy's and proposed townhouse and mixed use high density development across the street on the west side of Markham Road. There is residential development further west, and commercial development further south on the west side of Markham Road. There is a garden nursery and rural properties to the north, and a mix of commercial and light industrial development and places of worship to the south of the subject land. The Mount Joy GO Station is located further south, at the south-east corner of Bur Oak Avenue and Markham Road (Figure 3).

A mixed use high density development consisting of two (2) - 18 storey apartment buildings and 56 townhouses proposed by National Homes at the south-east corner of Castlemore Avenue and Markham Road was endorsed by DSC on June 25th, 2018 and November 19th, 2018.

Previous proposal for commercial development with future residential uses

The previous landowner, Villarmark Inc. submitted an application to amend the zoning in 2007 to facilitate the construction of a mixed use centre including commercial, retail, office and residential uses. A Preliminary Report went to Development Services Committee (DSC) on March 18th, 2008, however the application never advanced to a statutory Public Meeting before the application was revised in 2012. In 2012, Villarmark Inc. submitted a revised zoning by-law amendment application, and new draft plan of subdivision and site plan applications (ZA/SU/SC 12 134590) to permit mainly large format commercial and retail uses, a movie theatre, office uses and a future 10-storey residential apartment building. Anderson Avenue, which is located east of Markham Road, between Bur Oak Avenue and Castlemore Avenue, was proposed to be extended to Major Mackenzie Drive, through the subject land and was to be conveyed to the City as part of the plan of subdivision application.

OMB appeals

A staff Memorandum dated May 22nd, 2012 provided an update to DSC on the revised and new development applications and the statutory Public Meeting was held on June 19th, 2012. In October 2012, Villarmark Inc. appealed the zoning by-law amendment, draft plan of subdivision and site plan applications to the OMB for non-decision.

No further progress was made on those applications following the OMB appeals. Villarmark Inc. has since sold the subject land to 2585231 Ontario Inc, the current landowner. In processing these applications, staff have taken the position that given the difference between the current proposal which is the subject of this report, and the applications filed by Villarmark Inc., the current applications constitute a new application, and have treated the current proposal as such.

Proposed development

2585231 Ontario Inc., the current landowner, is proposing a phased development as follows:

Phase 1

The proposed first phase incorporates Blocks 2, 3, 8 and 9 (Figure 4 & 5) and will be comprised of the following:

1. Block 2 - 4.81 hectares (11.9 acres), located on the east side of the proposed Anderson Avenue extension, adjacent to the rail corridor. A common element condominium with 178 townhouses and a standard condominium consisting of two (2) 8-storey mid-rise residential buildings oriented along Major Mackenzie Drive and containing 258 apartment units, are proposed;
2. Block 3 - includes the water channel to be conveyed to the City. The previous landowner had an outstanding Toronto and Region Conservation Authority (TRCA) violation dating back to 2011 for the unauthorized removal and placement of fill material within the TRCA regulated area. The current landowner has obtained a permit from the TRCA and has applied for a site alteration permit from the City to remediate the channel, resolving that TRCA violation;
3. Block 8 - 0.22 hectare (0.54 acre) public park at the south-east corner of the site , which will become a larger public park after Phase 2 is completed; and,
4. Block 9 - a portion of the proposed Anderson Avenue extension to connect to Major Mackenzie Drive and an east-west public street to connect to Markham Road.

Phase 2

The proposed second phase incorporates Blocks 1, 4, 5, 6 and 7 (Figure 4 & 5) and will be comprised of the following:

1. Block 1 - 4.5 hectares (11 acres) with direct frontage on Markham Road, Major Mackenzie Drive and the proposed Anderson Avenue extension. Preliminary concepts for Block 1 include townhouses, as well as mid-rise residential and mixed use mid-rise buildings ranging from six (6) storeys to a maximum of eight (8) storeys;
2. Block 4 - 0.36 hectare (0.9 acre) open space block adjacent to the water channel, to be conveyed to the City in the future;

-
3. Block 5 - the remaining portion of the proposed Anderson Avenue extension;
 4. Block 6 - 0.56 hectare (1.38 acres) future development block; and,
 5. Block 7 – 0.19 hectare (0.47 acre) the remaining portion of the proposed future public park.
 6. There is contamination as a result of the previous industrial use located within the general vicinity of Blocks 4,5,6 & 7 and the landowner is currently undertaking work to determine the location, nature and remediation of this contamination.

Policy Framework, Official Plan and Zoning

Provincial Policy Statement, 2014 (PPS, 2014)

The proposed zoning by-law amendment and draft plan of subdivision will be evaluated against the PPS, 2014 especially in terms of managing and directing land use to achieve efficient and resilient development and land use patterns. Specifically, the following will be evaluated:

- Promoting efficient development and land use patterns;
- Accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs;
- Improving accessibility for persons with disabilities and older persons; and
- Integrating servicing, transportation and land use considerations.

Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan, 2017) - a framework for implementing the Province's vision

The proposed zoning by-law amendment and draft plan of subdivision will be evaluated against the Growth Plan, 2017 especially in terms of supporting the achievement of complete communities that:

- Feature a diverse mix of land uses;
- Provide a diverse range and mix of housing options;
- Expand convenient access to a range of transportation options, public service facilities, and an appropriate supply of safe, publicly-accessible open spaces, parks, trails and recreational facilities; and
- Integrate green infrastructure and low impact development.

Staff are working with the applicant to ensure that the objectives of the PPS, 2014 and the Growth Plan, 2017 described above are achieved and implemented in the amending zoning by-law by zoning for an appropriate mix of land uses and in future site plans which incorporate, among other things, appropriate Transportation Demand Management (TDM) measures, sustainability initiatives and low impact development (LID), and accessible public parks and private amenity spaces. The applicant still has to demonstrate how the objectives of supporting complete communities and efficient and resilient land use patterns have been achieved.

Official Plan and need for a Secondary Plan

The subject land is located within the Markham Road Corridor-Mount Joy Corridor (“Mount Joy Corridor”) in the City’s 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the “2014 Official Plan”). The 2014 Official Plan requires a new Secondary Plan for the Mount Joy Corridor. The Mount Joy Secondary Plan (the “Secondary Plan”) will incorporate a land use planning study, transportation study and municipal servicing study which ultimately will inform opportunities and constraints facing development along the Mount Joy Corridor. One of the main components of the Secondary Plan’s land use planning study is to determine if, and how much to increase population and employment density, and the services and amenities which are needed to support that density.

A component of the Mount Joy Secondary Plan may involve consideration of a future GO Station at Major Mackenzie Drive and the Stouffville Rail Corridor, to support anticipated increases in population and employment density along the corridor, if warranted from a transportation perspective. A GO Station at Major Mackenzie Drive and the Stouffville Rail Corridor was one of 120-plus station locations under consideration for the 2041 proposed transit network. However, in 2015 Metrolinx eliminated this station during the second stage of analysis, leaving some 50 potential stations still under consideration. Notwithstanding the elimination of the Major Mackenzie Drive station, there have been recent resolutions from Markham’s Development Services Committee (DSC) dated February 11th, 2019 titled “Metrolinx Pursuing Market-Driven Approach to New Go Stations”, which was adopted in response to an amended resolution from York Region Council dated January 31, 2019, to request Metrolinx to consider the Denison/14th Avenue and the Major Mackenzie Drive on the Stouffville Corridor stations as part of its development-driven approach to GO station expansion.

The applicant proposes to advance the Phase 1 development before the Mount Joy Corridor Secondary Plan is established. The applicant consents that Phase 2 of their development will not advance until, at a minimum, the draft vision for the Secondary Plan has been received by Council and Staff are of the opinion that it is appropriate to progress Phase 2.

The subject land is shown as “Mixed Use Mid Rise” and “Greenway” in the 2014 Official Plan, which shall be used to guide the preparation of the Secondary Plan for the Mount Joy Corridor (the “Secondary Plan”). Until the Secondary Plan is approved, the policies of Official Plan (Revised 1987), as amended, shall apply.

The Official Plan (Revised 1987), as amended, designates the subject land “Major Commercial Area”, which contemplates a diverse range of retail, service, commercial, community, institutional and recreational uses. The “Major Commercial Area” designation also provides for medium and high density residential subject to a rezoning application and site-specific development approval. The applicant is proposing medium density, residential and mixed use development which will conform to the Official Plan (Revised 1987), as amended.

Zoning

The subject land is zoned "Select Industrial and Warehousing (M.I.)" in Zoning By-law 88-76, as amended, which permits a range of industrial uses. The subject land must be rezoned to permit the proposed residential and commercial uses. Holding (H) provisions will be implemented as part of the zoning by-law amendment application to ensure that appropriate conditions of development have been satisfied (discussed later in this report).

OPTIONS/ DISCUSSION:

The following is a preliminary summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of these applications will be discussed in a future recommendation report. Some of the issues identified include but are not limited to:

- 1) A range of uses and built form, including purpose built secondary suites is encouraged and will be implemented as part of the amending zoning by-law. A variety of housing and unit types is also encouraged to offer a range of purchase prices to appeal to a broader range of demographic groups. The Owner still has to demonstrate how this will be achieved.
- 2) The on-going OMB appeals must be resolved before approval of the amending zoning by-law and issuance of draft plan approval, should Council support the current applications, and submission of any future site plan applications.
- 3) The appropriate amount of parkland dedication (amount of physical parkland vs cash-in-lieu of parkland) remains to be determined. In addition to the amount of parkland dedication, the location, size, shape and function of the proposed public park are being examined. The Phase 1 (Block 8) park block does not have public frontage which currently is not acceptable to the City, which therefore will need to be revised.
- 4) The appropriateness of conveying the Phase 2 open space block (Block 4) into public ownership and if it will be subject to parkland credit will be considered as part of the Phase 2 development.
- 5) Traffic signal design for the intersection of the proposed east/west public road and Markham Road must be prepared to determine the property requirements. A cost sharing agreement will be required between the landowners of the subject land and 9900 Markham Road across Markham Road on the west side. The traffic signal must be implemented before the development of Phase 1 of the subject land and development of Phase 2 of 9900 Markham Road.
- 6) Environmental Site Assessments (ESAs) along with an Environmental Clearance and Reliance Letter and Record of Site Condition (RSC) are required for all lands to be conveyed to the City (including sub-surface easements) to the City.

-
- 7) Appropriate Section 37 contributions, including public art contributions, will be implemented in the amending zoning by-law and site plan approvals.
 - 8) External agencies including the Region of York, TRCA, Metrolinx, and Ministry of Transportation (MTO) will be providing comments and draft conditions on these applications which the applicant is required to address before zoning approval or registration of the draft plan of subdivision should Council support the applications.
 - 9) The City's Environmental Services Department (Waterworks) has advised that the down-stream sanitary system can accommodate the proposed Phase 1 development, however, the sanitary servicing for future phases of the proposed development will be evaluated as part of the Mount Joy Secondary Plan.
 - 10) Draft plan and 'conditions of approval', holding (H) provisions in the zoning by-law and appropriate controls will be imposed to ensure the timely delivery, including but not limited to the following matters:
 - a. Construction of the portion of the Anderson Avenue extension (Block 5, Figure 4) which is located on the Phase 2 land;
 - b. Remediation of any contamination resulting from the previous industrial use;
 - c. Class EA (Environmental Assessment) for the Anderson Avenue extension alignment from the Phase 2 land south to Castlemore Avenue;
 - d. Completion and registration of the EA must occur before development of any Phase 2 lands, including Block 1; and
 - e. Draft vision of the Mount Joy Secondary Plan being accepted by Council at minimum, before the proposed development, or certain phases of the development advancing.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being considered within the context of the City's safe and sustainable community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, will be incorporated into the proposed amendment and/or draft plan conditions.

Report to: Development Services Committee

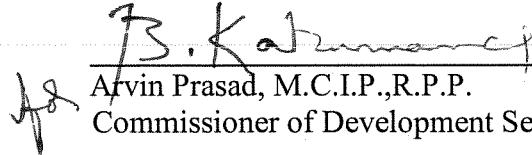
Report Date: March 18th, 2019

Page 8

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

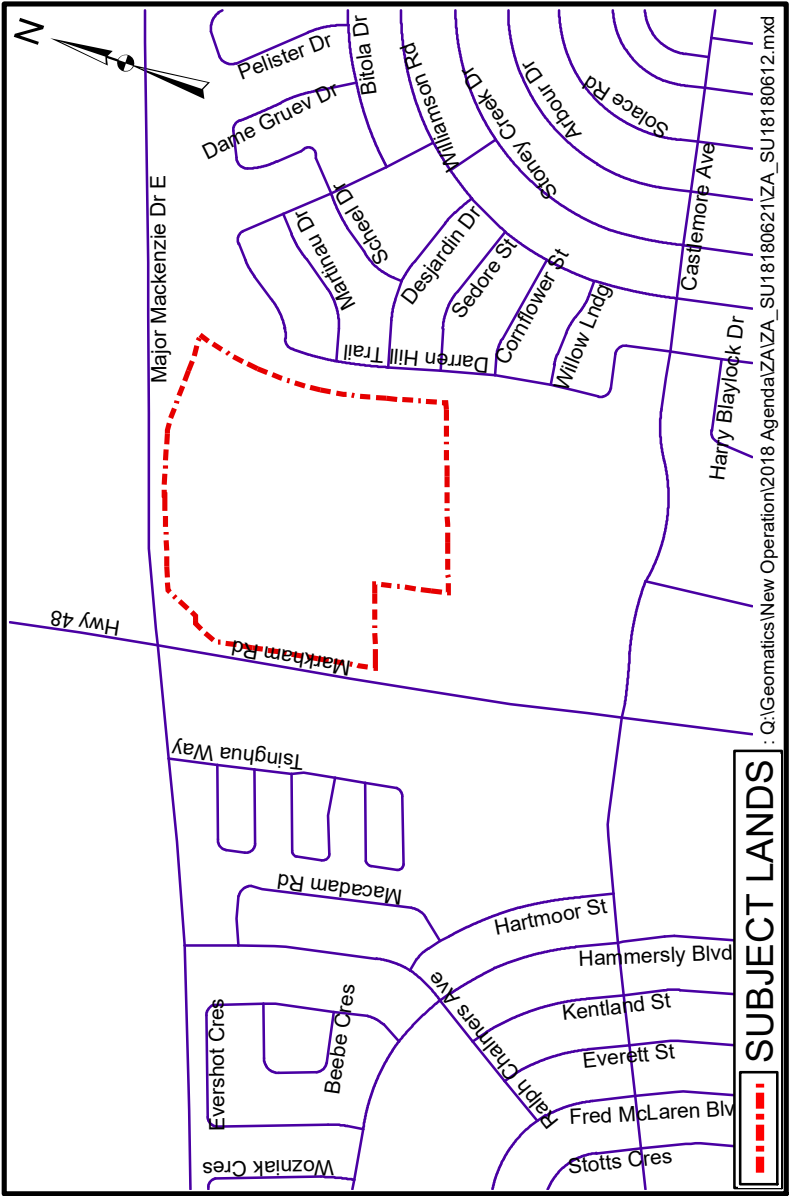
ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/ Zoning
Figure 3: Air Photo
Figure 4: Proposed Draft Plan of Subdivision
Figure 5: Proposed Phasing Plan

AGENT CONTACT INFORMATION:

Adam Layton
Senior Associate Planner
Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, ON, L4K 1Z7
Tel: 905-669-6992
Email: alayton@evansplanning.com

File path: Amanda\File 18 180621\Documents\Preliminary Report



Checked By: SM




AERIAL PHOTO (2018)

APPLICANT: 2585231 Ontario Inc.
9999 Markham Road

FILE No. SU_ZA 18180621 (SM)

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 Subject Lands

Date: 31/01/2019

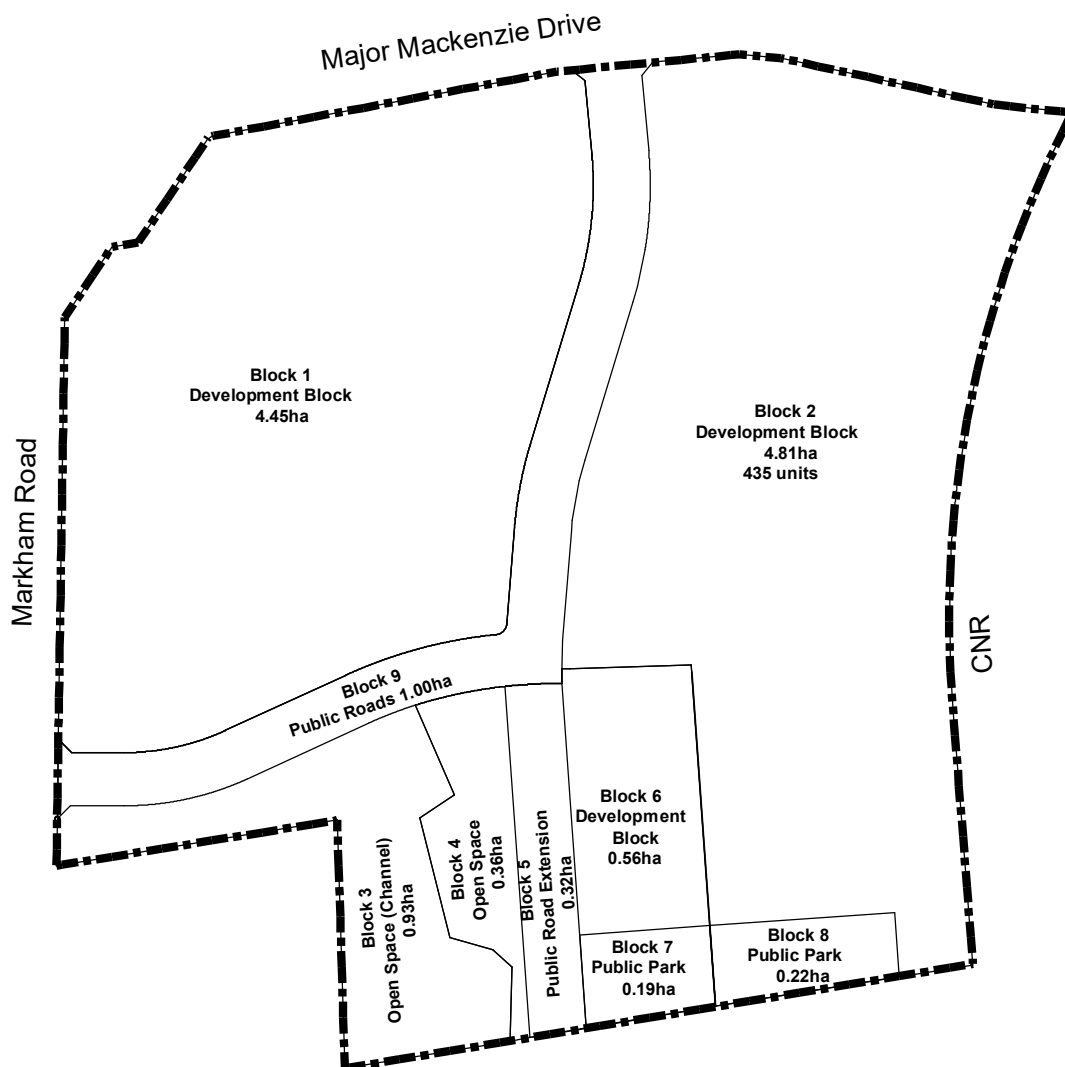


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No. 3



DRAFT PLAN OF SUBDIVISION

APPLICANT: 2585231 Ontario Inc.
9999 Markham Road

FILE No. SU_ZA 18180621 (SM)

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--- Subject Lands

Date: 31/01/2019

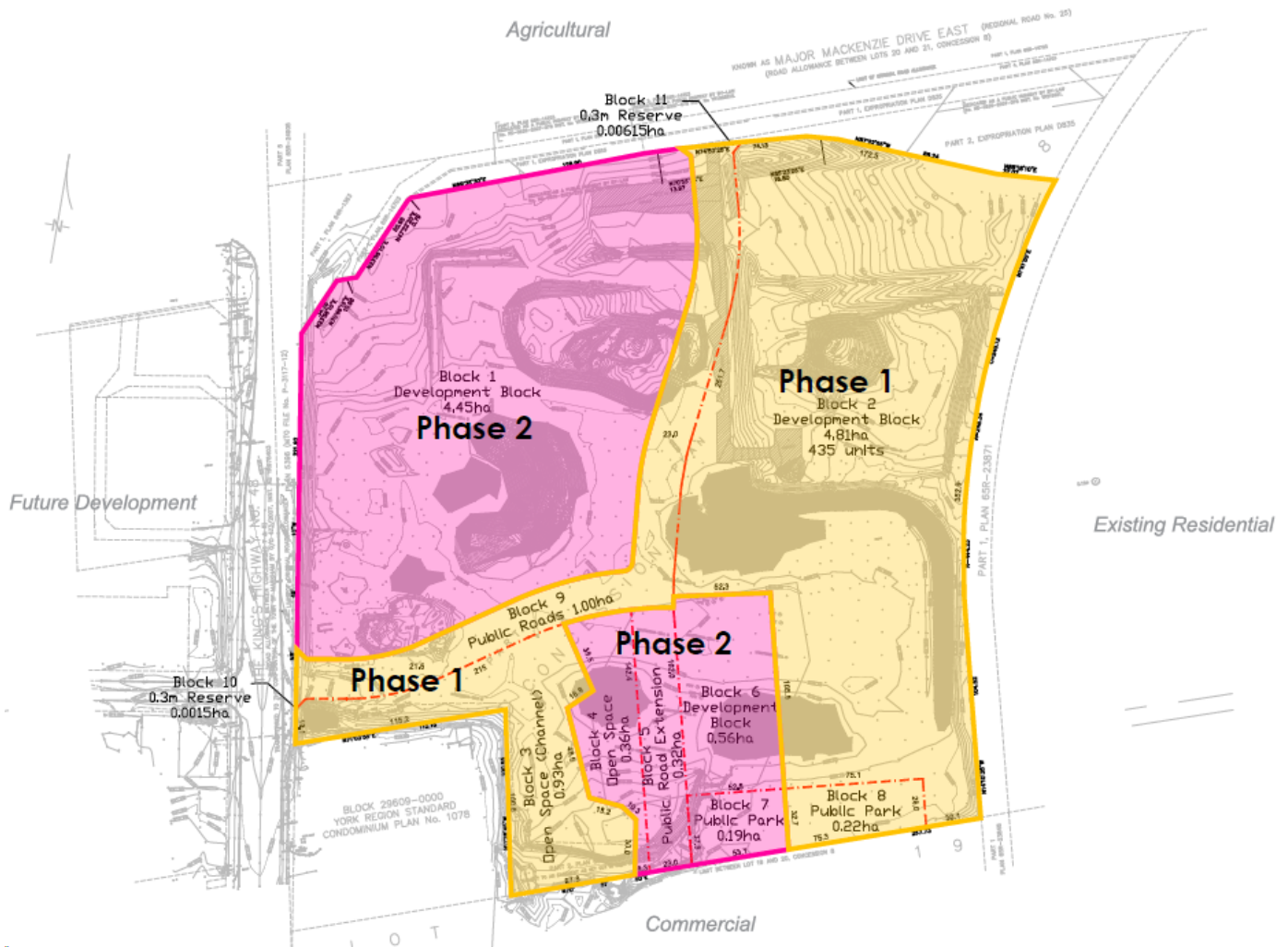


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No. 4



PROPOSED PHASING PLAN

APPLICANT: 2585231 Ontario Inc.
9999 Markham Road

FILE No. SU_ZA 18180621 (SM)

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Date: 31/01/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No. 5



Report to: Development Services Committee

Report Date: December 11th, 2018

SUBJECT: PRELIMINARY REPORT
Remington (Parkview) Lands Inc.
Applications to amend the Official Plan and Zoning By-law
and for Draft Plan of Subdivision to allow residential
development, park, stormwater management, elementary
school and public road blocks at 6400 Steeles Avenue, Ward
7.

File Nos: OP/ZA/SU 14 113856

PREPARED BY: Stacia Muradali, M.C.I.P., R.P.P. Ext. 2008
Senior Planner, East District

REVIEWED BY: Sally Campbell, M.C.I.P., R.P.P. Ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report dated December 11th, 2018 and titled "PRELIMINARY REPORT, Remington (Parkview) Lands Inc., Applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow residential development, park, stormwater management, elementary school and public road blocks at 6400 Steeles Avenue, Ward 7, File Nos: OP/ZA/SU 14 113856", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by Remington (Parkview) Lands Inc., for 6400 Steeles Avenue to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow residential development, including blocks for a park, stormwater management pond, elementary school and public roads. This report contains general information in regards to applicable Provincial, municipal and other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Applications deemed complete

The applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision were deemed complete on September 30th, 2015, however, the applications never progressed beyond the initial circulation at the request of the landowner. The landowner made a revised submission on July 24th, 2018, which have now been circulated for review.

Next Steps

- Scheduling of the statutory Public Meeting;
- Recommendation Report on the applications;
- Adoption of the proposed Official Plan Amendment if approved by Council;
- Enactment of the proposed Zoning By-law Amendment if approved by Council;
- Issuance of draft plan approval and draft conditions of the plan of subdivision if approved by Council;
- Execution of the subdivision agreement if approved by Council;
- Registration of the subdivision; and
- Future site plan applications for certain development blocks.

BACKGROUND:**Subject land and area context**

6400 Steeles Avenue (the “subject lands”) is located on the north side of Steeles Avenue, west of Ninth Line (Figure 1) and is approximately 48.27 hectares (120 acres). The subject land currently operates as a golf course (Remington Parkview Golf and Country Club) (the “golf course”) and is heavily vegetated in some areas. The applicant is proposing a draft plan of subdivision for approximately 26 hectares (64 acres) of the golf course (the “subject site”). The club house for the golf course and associated parking are located on the subject site. There is a tributary of the Rouge River as well as the Rouge River and associated valleylands and natural heritage system abutting the subject site to the east and on the remainder of the golf course.

North of the subject land is the CN Railway, the Hydro Corridor and an extension of the Remington Parkview Golf and Country Club (this portion of the golf course is not owned but leased by the applicant). Residential development, Cedar Brae Golf Club and undeveloped land are located on the south side of Steeles Avenue. To the west is an approved residential development by Forest Bay Homes comprising low-rise building types, a high density block and public parkland. CP Railway, undeveloped land owned by the applicant, the Rouge River and tributary, Ninth Line and the Rouge National Urban Park are located to the east (Figure 3).

Proposed development

Remington (Parkview) Lands Inc. is proposing to develop the subject site with residential development comprised of 173 singles, 62 semi-detached homes, 68 townhouses and high density development consisting of 1,470 apartment units on public streets. A 1.53 hectare (3.78 acre) park block is proposed adjacent to the Natural Heritage System to the east. A 2.47 hectare (6.1 acre) elementary school block and 1.52 hectare (3.75 acre) stormwater management block are also proposed. Three (3) high density blocks, including the site of the existing club house are included, totalling approximately 3.3 hectares (8.15 acres) (Figure 4). The remainder of the golf course will continue to operate. The eastern boundary line of the proposed draft plan reflects the limit of development established by the applicant and TRCA at the time when the top of back and dripline were determined in 2012. TRCA still has to provide their comments for the proposed development including if the top of bank and dripline which was determined in 2012 is still applicable.

Provincial Policy Conformity

When considering a development application staff assesses whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). Matters still being assessed as part of the review of the draft plan of subdivision, official plan and zoning by-law amendment applications include:

- Determining whether any impact to the existing natural features onsite is being sufficiently mitigated; and
- Evaluating how the proposed development conforms with building strong healthy communities and managing growth;
 - a) by supporting the achievement of complete communities;
 - b) ensuring that there are adequate and accessible public and open spaces, parks and trails;
 - c) planning for sewage, water services and stormwater management;
 - d) providing transportation systems which are safe and energy efficient and facilitate the movement of people and goods and are appropriate to address projected needs; and
 - e) assessing the proposal with respect to the range (eg. type, sizes, affordability and accessibility) of housing proposed.

Official Plan and Zoning

The subject land is designated “Residential Low Rise” and “Greenway” in the City’s 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the “2014 Official Plan”). The subject site is designated “Residential Low Rise”, which allows for residential development, including single and semi-detached dwellings and townhouses, but not high density development. An amendment to the City’s 2014 Official Plan is required to allow the proposed development.

The subject land is zoned Commercial Recreation (CR) and Open Space One (OS1) in Zoning By-law 304-87, as amended, which permits the existing golf course (Figure 2). An amendment to the current zoning is required to permit the proposed development.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the application will be discussed in a future recommendation report:

1. Evaluation of whether the proposed amendments to the 2014 Official Plan and Zoning By-law 304-87, as amended, to allow the proposed development are appropriate.
2. Review of the proposed draft plan to ensure that the proposed block configurations, dimensions and sizes are appropriate.
3. Review to ensure that the proposed right-of-way widths are sufficient to accommodate the required sidewalks, street tree planting and on-street parking.
4. Provision of the appropriate amount of parkland dedication, as well as the location, size and function of the physical parkland.

-
5. Analysis of the existing vegetation on site through the tree inventory and preservation plan and arborist report.
 6. Provision of the appropriate amount of Section 37, public art and any other applicable financial contributions.
 7. Review of technical studies including, but not limited to Traffic Impact Study, Functional Servicing Report, Natural Heritage Evaluation, Geotechnical Study, Environmental Noise Assessment and Arborist Report.
 8. An Environmental Assessment (EA) for the Denison Street extension may be required and considered as part of the applications review.
 9. Access to one of the high density blocks from Steeles Avenue requires approval from the City of Toronto.
 10. Requirements of City of Toronto, Region of York, Toronto and Region Conservation Authority (TRCA), CN and CP Railway (Metrolinx), and other external agencies need to be addressed and incorporated into the draft plan of subdivision.
 11. The proposed street, trail and residential block, which are within the setback from the CN Railway need to be reviewed.
 12. The existing Natural Heritage System is located on the remainder of the golf course abutting the eastern boundary of the proposed draft plan of subdivision. Staff are working with the applicant on the potential for the conveyance of the valleylands into public ownership.
 13. The interface of the proposed development with the development to the west, the Hydro Corridor and CN Railway to the north and with the remainder of the golf course and surrounding lands are being examined.
 14. The potential for the introduction of walkways/ trails throughout the proposed draft plan and surrounding golf course lands to create a connected trail network are also being examined as part of the applications review.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:


The applications are being considered within the context of the City's safe and sustainable community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, will be incorporated into the proposed amendments and/or draft plan conditions.

RECOMMENDED BY:

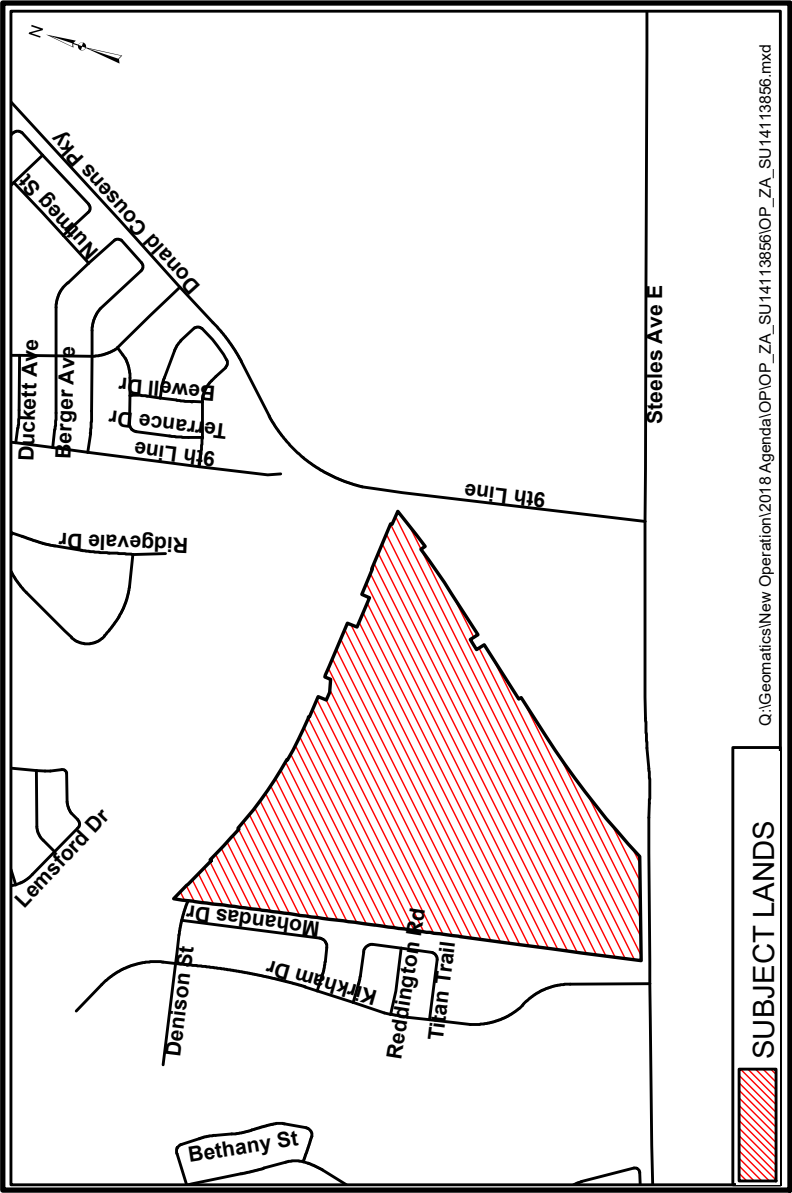

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

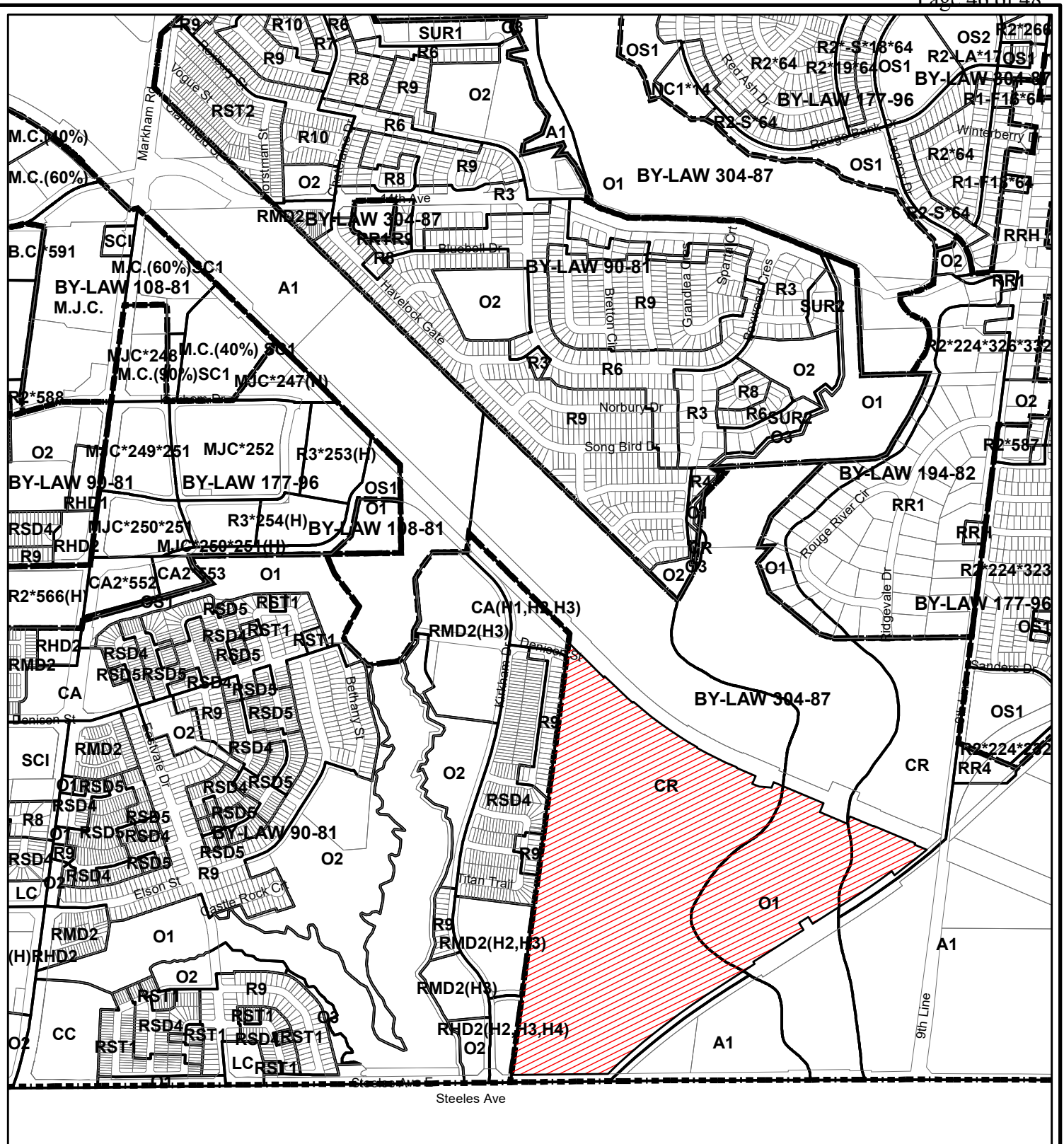

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Draft Plan of Subdivision

File path: Amanda\File 14 113856\Documents\Preliminary Report







AERIAL PHOTO (2017)

APPLICANT: Remington (Parkview) Lands Inc.
6400 Steeles Ave.:

FILE No. OP_ZA_SU14113856 (SM)

 SUBJECT LANDS

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Date: 07/11/2018



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No. 3

FIGURE No. 4

