

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.

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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:

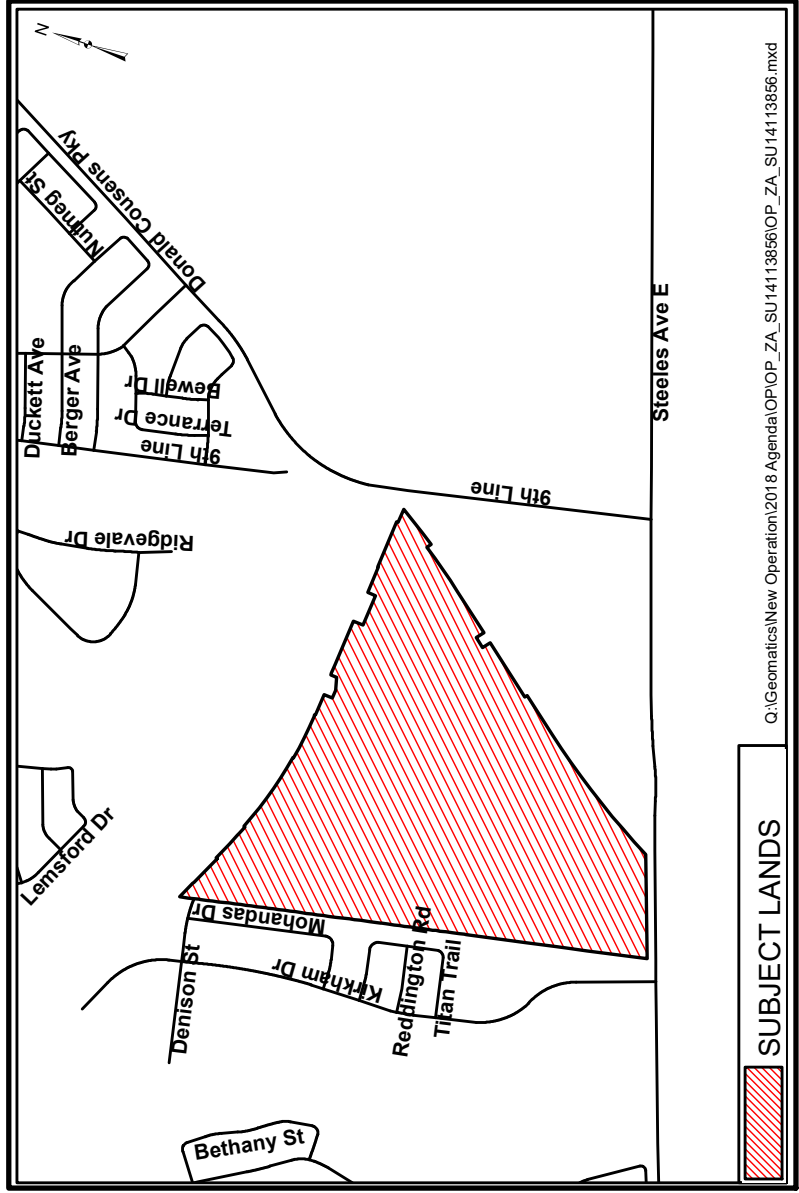

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

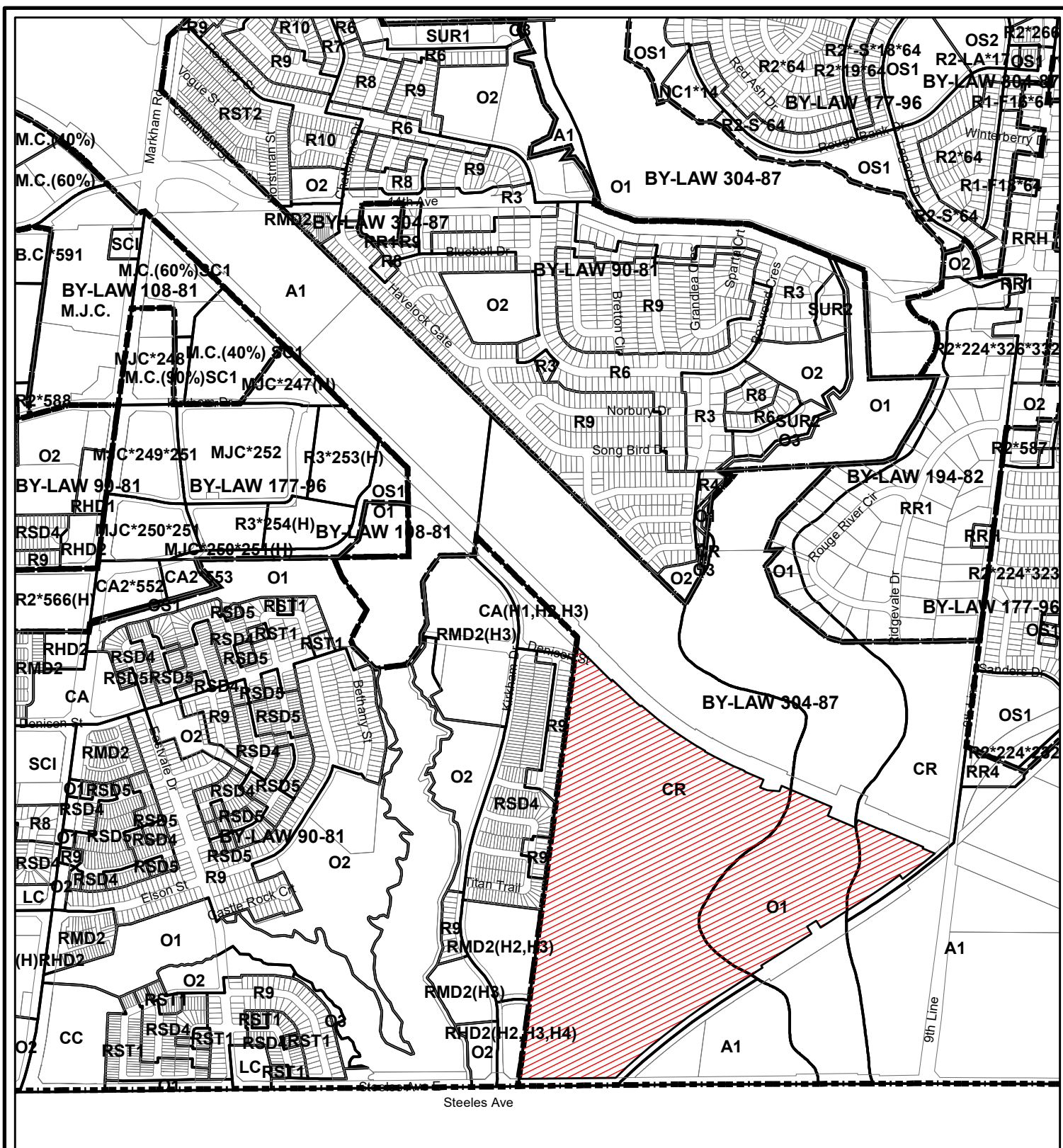

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

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





AREA CONTEXT / ZONING

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

FILE No. OP_ZA_SU14113856 (SM)

 SUBJECT LANDS

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Date: 07/11/2018



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FIGURE No. 2



AERIAL PHOTO (2017)

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

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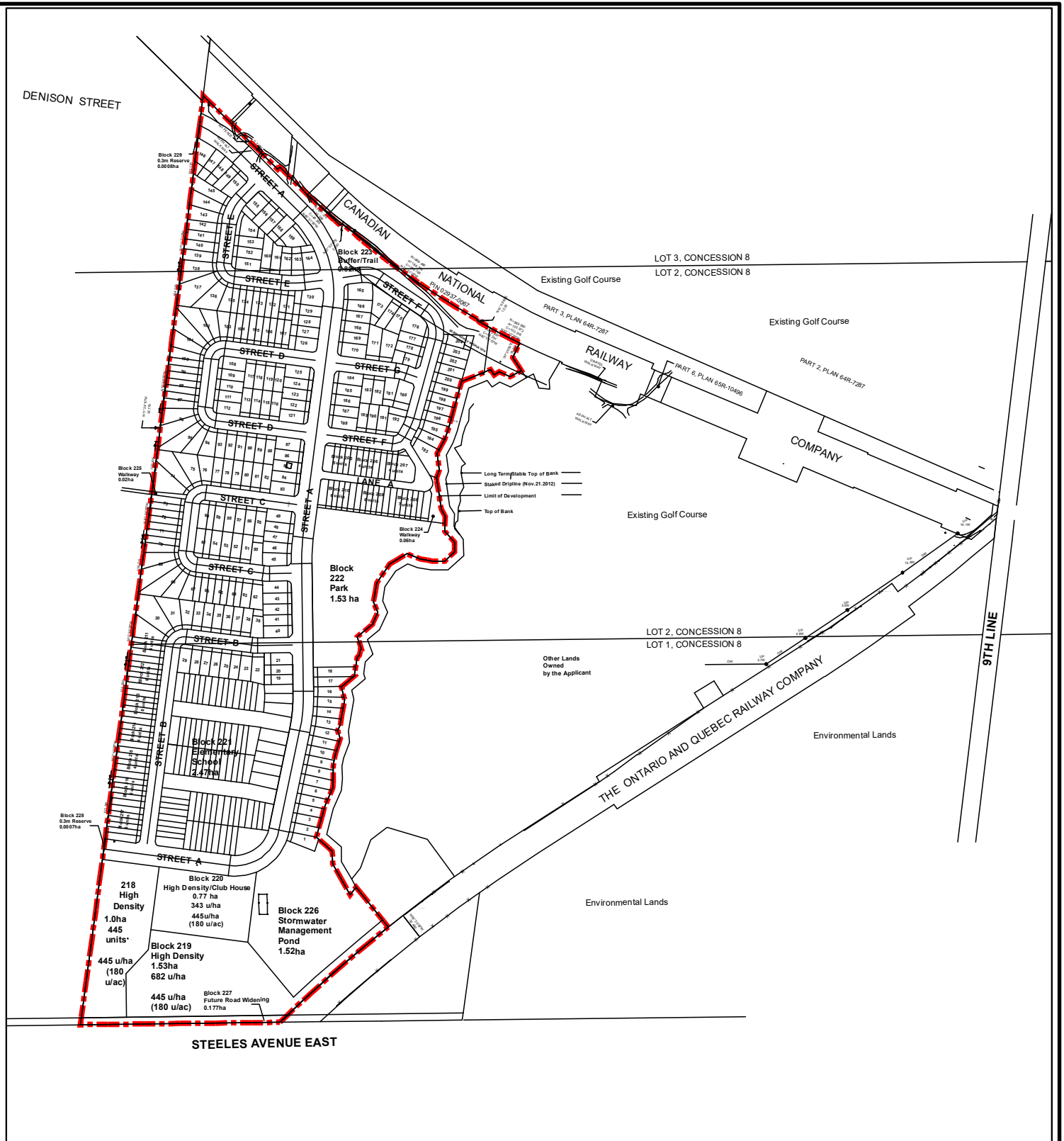


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FIGURE No. 3



DRAFT PLAN OF SUBDIVISION

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

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