
SUBJECT:	PRELIMINARY REPORT, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, Fil
PREPARED BY:	Rick Cefaratti, MCIP, RPP, Planner II, West District, (ext. 3675)
REVIEWED BY:	Dave Miller, MCIP, RPP, Manager, West District, (ext. 4960)

RECOMMENDATION:

That the report dated June 10, 2019 entitled “PRELIMINARY REPORT, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612”, be received.

PURPOSE:

This report provides preliminary information on the applications and contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete:

The applications submitted by Angus Glen Village Ltd. were deemed complete on January 7, 2019.

Next Steps:

1. A Statutory Public Meeting will be held on June 24, 2019.
2. Recommendation Report on the zoning by-law amendment and site plan approval applications.
3. Site Plan Endorsement by the Development Services Committee and Enactment of the zoning by-law if approved by Council.
4. Site Plan approval issued by Staff.
5. Submission Draft Plan of Condominium application required to establish ownership of the internal road network, private amenity areas and any other features associated with the proposed townhouse development.

BACKGROUND:**Property and Area Context**

The subject lands consist of 7.5 ha. (18.6 ac.) located on the south side of Major Mackenzie Drive, west of Kennedy Road, within the Angus Glen West Village (see Figures 1, 2 and 3). The subject lands are part of the final unregistered phase of Plan of Subdivision 19TM-03004. Previous phases of this subdivision have been registered and developed. Located to the north, across Major Mackenzie Drive, is vacant land that forms part of the Future Urban Area. To the south is the Angus Glen Golf Club and the York Downs Golf & Country Club which is proposed to be redeveloped as a new residential neighbourhood. To the east is a

rural single detached dwelling with access from Major Mackenzie Drive. To the west is the Bruce Creek Valley corridor and single detached dwellings.

PROPOSAL

The applicant is proposing a 173 unit common element condominium townhouse development on an approximately 4.5 ha. (11.1 acres) tableland portion of the subject lands (see Figure 4). The remaining lands contain natural features, including an environmental buffer and valley lands, which will be conveyed to the City with the registration of this final phase of the Plan of Subdivision. Access is proposed via a private road that connects to Major Mackenzie Drive East. Vehicular access to the townhouse units will be from a network of private lanes. An application for Draft Plan of Condominium approval will be required to establish ownership of the internal road network, private amenity areas and any other features associated with the proposed townhouse development. The proposal as illustrated in Figures 4, 5, 6 and 7 comprise:

- Townhouses with a frontage of 4.7 m (15.4 ft.) – 43 units
- Townhouses with a frontage of 5.8 m (19.0 ft.) – 57 units
- Townhouses with a frontage of 7.0 m (23.0 ft.) – 73 units

Proposed Parking Supply

The proposal includes 2 residential parking spaces per townhouse unit and 1 visitor space for every 4 townhouse units or 44 visitor spaces, which will comply with the Parking Standards By-law.

Private Open Space

The applicant is proposing 4 private open space amenity areas within the proposed townhouse development. Table 1 below provides the approximate size proposed for each of the 4 private open space amenity areas which are identified on the Site Plan (Figure 4):

Table 1

Private Open Space Area	Approximate Size
Area 1	475 m ² (5,113 ft ²)
Area 2	348 m ² (3,746 ft ²)
Area 3	163 m ² (1,755 ft ²)
Area 4	103 m ² (1,109 ft ²)

OFFICIAL PLAN

2014 Official Plan

The subject lands are designated ‘Residential Mid-Rise’ and ‘Greenway’ in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). The Residential designation provides for townhouses, including back to back townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and mid-rise apartment buildings. Staff note that the 2014 Official Plan identifies Major Mackenzie Drive as a Regional Rapid Transit Corridor.

ZONING

These lands are currently zoned R4*387(H2) – Residential Four*387 Holding Two Zone and OS1 – Open Space One Zone under By-law 177-96, as amended, which permits residential development including townhouses and apartment buildings, subject to the current zone provisions under the above noted parent by-law.

The applicant is proposing to rezone the developable portion of the subject lands from R4*387(H2) – Residential Four*387 Holding Two Zone to an R2-Residential Two Zone category to permit a townhouse development with a number of exceptions from the zone provisions provided in the parent by-law (see Appendix ‘A’). The owner is also proposing to revise the limits of the Open Space zoning for the valley land, woodlot, and open space areas. The boundary revisions to the Open Space are being requested to permit the proposed townhouse development to encroach approximately 0.11 ha. (0.27 ac.) into the valley land and woodlot areas on the subject lands. The applicant is proposing to convey approximately 0.30 ha. (0.74 ha.) of tableland along the western, southern and eastern boundaries of the subject lands to compensate for the above-noted encroachment.

Staff note that a previous application to permit 54 single detached dwellings on the subject lands has been abandoned (File No. ZA 15 107807) and replaced with the current Zoning By-law Amendment application.

Revised Draft Plan of Subdivision Required

Revisions to Draft Plan of Subdivision 19TM-03004 will be required to reflect the proposed boundary adjustments to the natural feature areas including the valley land, woodlot and environmental buffer(s). In addition, staff note that the previous Draft Plan approval conditions require that prior to final registration of the Plan of Subdivision an easement for public access across Block 178 to be conveyed to the City in order to connect Blocks 182 and 190 (see Appendix ‘B’). Staff are reviewing the previous Draft Plan approval conditions to determine whether any revisions are required to facilitate the current proposal.

OPTIONS/ DISCUSSION:

The following is a list or 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:

Planning and Urban Design

- a) The applicant should revise the site plan to orient townhouse units to front onto valley lands, parks and open space, to eliminate back lotting.
- b) The applicant should consider making some of the proposed townhouses more accessible by including layouts that support future elevators, provide main floor master bedrooms, and at grade entrances.
- c) A public access easement should be provided connecting from Major Mackenzie Drive through the central open space to the valley lands and trail system at the south end of the site.

- d) Snow storage areas should be identified.
- e) No parkland dedication is provided through this proposed development. However, a parkland dedication summary, submitted by the applicant, for all phases of Plan of Subdivision 19TM-03004, is currently under review by staff to determine whether there is a requirement for an additional contribution of parkland, or cash-in-lieu of parkland.

Development Engineering

Engineering advises that stormwater management infrastructure and a retaining wall is shown within areas of the property that are proposed to be in public ownership. Engineering staff recommends that these components be relocated to areas that will remain in private ownership.

Natural Heritage

- a) Natural Heritage staff are satisfied with an Environmental Impact Study (dated October 2018), subject to the submission of a revised report that provides a conceptual buffer restoration plan including planting locations, quantities and recommended species.
- b) Natural Heritage staff are satisfied with the findings and recommendations of the Woodlot Management Plan (dated December 2017), subject to the submission of revised landscape plans that include restoration of the woodlot and valley land buffers.

Fire Department

The Fire Department requires two independent street access points to Major Mackenzie Drive East. York Region Transportation staff will not allow a second connection to Major Mackenzie Drive East (see York Region comments provided below).

Waste Management

Waste Management staff is concerned about the ability of Waste Management vehicles to enter/exit the townhouse development via the private lane connection at the west end of the plan.

External Agencies

York Region

- a) York Region's Transportation Engineering staff has advised that the proposed west access to Major Mackenzie Drive East will not be permitted.
- b) The site plan drawings should be revised to demonstrate the proposed central full moves access, to Major Mackenzie, will align with the collector road identified in the Angus Glen Secondary Plan Area to the north, within the Future Urban Area.

- c) A westbound left turn lane to the site from Major Mackenzie Drive with a 130.0 m (426.5 ft.) taper, 50.0 m (164.0 ft.) parallel lane, and a 15.0 m (49.2 ft.) minimum storage length with a width of 4.0 m (13.1 ft.), is to be provided.
- d) An eastbound right turn lane from Major Mackenzie Drive East to the site with a 70.0 m (229.6 ft.) taper and a 40.0 m (131.2 ft.) storage length, is to be provided.

Toronto and Region Conservation Authority (“TRCA”)

- a) TRCA staff advise that the existing woodlot contains an unevaluated wetland which contributes to an occupied reach of Redside Dace. The woodlot could qualify as Regionally Significant due to its size (0.5 ha. or 1.2 ac.), intersection with a watercourse, and its proximity to a wetland (within 30.0 m or 98.4 ft.).
- b) TRCA staff requires more details be provided on the proposed encroachment into the valleyland and the tableland area proposed to be added to the overall natural heritage system.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Environment – Natural heritage and buffer areas (valley lands and woodlot) would be conveyed into public ownership.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Site Plan
Figure 5 – Building Elevations
Figure 6 – Building Elevations
Figure 7 – Building Elevations

APPENDICES:

Appendix ‘A’ – Proposed Zoning Exceptions (Applicant’s Draft Zoning By-law)

Appendix 'B' – Draft Plan of Subdivision 19TM-03004

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