

SUBJECT: PRELIMINARY REPORT
Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, submitted by SV Sisdimz Corp. at 11087 Victoria Square Boulevard (Ward 2) File No. PLAN 19 161649

PREPARED BY: Marty Rokos, MCIP, RPP, ext. 2980, Senior Planner

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960, Manager, West District

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SV Sisdimz Corp., at 11087 Victoria Square Boulevard (Ward 2)”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. This report contains general information in regards to applicable Official Plan (OP) or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were deemed complete by the City on March 28, 2019.

Next Steps

- Statutory Public Meeting; and
- Recommendation Report.

BACKGROUND:

On March 28, 2019, the applicant submitted applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control. The property subject to the above applications is located on the east side of Victoria Square Boulevard at Vetmar Avenue. It has an area of approximately 6,049 m² (1.5 ac) with a frontage of approximately 71 m (233 ft) on Victoria Square Boulevard. A gas station, service centre and restaurant currently occupy the property.

The surrounding land uses are as follows:

North: Vacant lands designated “Commercial – Community Amenity Area”

East: Hydro corridor, and across the hydro corridor to the east are agricultural lands designated “Future Neighbourhood Area”

South: Low density residential

West: Vacant lands designated “Commercial – Community Amenity Area” and, farther west, low density residential.

Proposal

The applicant is proposing to develop twenty-six (26) 3-storey townhouse dwellings in four townhouse blocks. Block 1, which faces Victoria Square Boulevard, is proposed to have live/work units, with the “live” component above and connected to the ground floor commercial uses. The townhouse units have a typical frontage of 6.0 m (19.7 ft.) for interior units and 7.65 m (25.1 ft.) for end units.

The interior of the site is proposed to be accessed via a private road. Each proposed dwelling has two parking spaces. Each live/work unit contains two parking spaces for the combined residential and commercial component. Seven dedicated visitor parking spaces are proposed at the centre of the development, for a total of 59 parking spaces.

Official Plan 2014

The subject lands are designated “Mixed Use Low Rise” under the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). Section 9.10.4 of the 2014 OP states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the 1987 Official Plan (Revised 1987) and the Highway 404 North Planning District Secondary Plan (OPA 149) shall apply (see 1987 Official Plan section below).

Official Plan (Revised 1987)

The subject lands are designated “Commercial – Community Amenity Area” under the 1987 Official Plan (Revised 1987) and the Highway 404 north Planning District Secondary Plan (OPA 149).

The “Commercial - Community Amenity Area” designation under the 1987 Official Plan and Highway 404 north Planning District Secondary Plan provides for multi-use developments that seek to combine medium and high density residential housing with a diverse range of retail, service, community, institutional and recreational uses to serve nearby residents and/or business areas. Residential uses are required to be incorporated into mixed use developments above ground related commercial uses.

The applicant proposes to amend the policies of the “Commercial – Community Amenity Area” designation to permit at grade residential uses on the majority of the site in addition to permitted commercial uses.

The Secondary Plan states that in determining the uses for lands in the 'Community Amenity Area' designation, priority shall be given to the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential developments.

Zoning

The subject lands are zoned "Highway Commercial Two (HC2)" in By-law 304-82. The HC2 Zone permits an automobile service station, fast food restaurant, and take-out restaurant, and vegetable or fruit stand. The applicant proposes to incorporate the lands into By-law 177-96 (the New Urban Area By-law) and rezone the property to a site specific "Community Amenity One (CA1)" Zone. The proposed site specific CA1 Zone would permit, amongst other uses, townhouse dwellings, business offices, personal service shops, retail stores, and commercial schools.

Draft Plan of Subdivision and Condominium

The Draft Plan of Subdivision application proposes to create the development blocks. Future Common Elements condominium and Part Lot Control Exemption applications will create the Parcels of tied land (POTLs).

OPTIONS/ DISCUSSION:

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

1. Suggested revisions to the site plan: increase pedestrian access points, reduce townhouse block length, re-orient townhouses and roads so that private road abuts the hydro corridor, townhouses rear yards back onto each other at the centre of the development, and townhouses back onto residential development to the south.
2. Incorporate private outdoor amenity space into the development.
3. Relocate the storm sewer along the east property line to allow for a 6 m easement in favour of the City.
4. Review of townhouse built form, including but not limited to building placement, height and setbacks.
5. Appropriateness of eliminating commercial uses on the majority of the ground floor at this location.
6. Resolve any issues resulting from the review of technical studies including the Transportation Impact Assessment, Environmental Site Assessment, Functional Servicing Report, Stormwater Management Report, Noise Report.
7. Confirm any outstanding financial obligation, including but not limited to cash in lieu of parkland dedication, tree replacement/compensation, and public art contribution.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental, and strategic priorities of Council.

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.
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 – Aerial Photo (2018)
Figure 4 – Conceptual Site Plan
Figure 5 – Conceptual Elevations

AGENT:

Marshall Smith
KLM Planning Partners Inc.
64 Jardin Drive Unit 1B
Concord, Ontario L4K 3P3
Tel: 905-669-4055 ext. 222
Email: msmith@klmplanning.com