



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Rick Cefaratti, Senior Planner, West District

Date: April 28, 2020

Re: Hold Removal By-law Angus Glen Village Ltd. 4071, 4073 and 4289 Major Mackenzie Drive East File No. HOLD 20 112414 (Ward 6)

RECOMMENDATION:

- 1) That the memorandum entitled “Hold Removal By-law Angus Glen Village Ltd., 4071, 4073 and 4289 Major Mackenzie Drive East, File No. HOLD 20 112414, dated April 28, 2020 be received;
- 2) That the attached Zoning By-law to remove the holding provision from zoning of the Angus Glen Village (Brownstones) lands at 4071, 4073 and 4289 Major Mackenzie Drive East, be approved;
- 3) That servicing allocation for one hundred seventy three (173) dwelling units be assigned to the subject development;
- 4) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

The subject lands form part of the last remaining unregistered portion of Draft Plan of Subdivision 19TM-03004 in the Angus Glen West Village Area (see Attachment 1). Zoning By-law Amendment and Site Plan approval applications by Angus Glen Village Ltd. for a 173 unit townhouse development on the subject lands at 4071, 4073 and 4289 and Major Mackenzie Drive East, are currently under review by staff. A Public Meeting held with respect to the Zoning By-law Amendment application was held on June 24, 2019. Development Services Committee

referred the Zoning application to staff for a report and recommendation and staff will report back on this matter shortly. Subsequently, Council endorsed the Site Plan application in principle on June 25, 2019 and the approval authority was delegated to staff. The zoning application noted above that is currently under review is only to deal with development standards related to the townhouses already permitted on the site. The Site Plan application was endorsed by staff on April 16, 2020.

The subject lands are currently zoned R4*387(H2) – Residential Four*387 Holding Two Zone under By-law 177-96, as amended, which permits residential development including townhouses, subject to the H2 holding provision.

Staff also note that the Council resolution to delegate site plan approval to staff did not include the assignment of servicing allocation for 173 townhouse units, therefore this memorandum includes a resolution granting servicing allocation for the proposed residential units.

COMMENT:

Angus Glen is requesting that the City remove the holding provision (H2) from the existing zoning at this time, in order to meet its building program timing. The hold removal application was submitted on April 16, 2020. Staff note that the applicant is working with the Building Department to explore opportunities to expedite issuance of building permits to permit site servicing works to be undertaken in the near future. Staff has held recent discussions with Angus Glen in order to assist the advancement of their building program. Angus Glen advises that in order to meet building program timelines, they must begin internal servicing for the future townhouse dwelling units as soon as possible. However, the Building Department has advised that building permit applications, including site servicing works, cannot be accepted until such time as the “H2” holding provision is lifted by Council.

The current R4*387(H2) zone provisions require that prior the removal of the holding provision, the owner shall obtain Site Plan approval and execute a subdivision agreement for these lands and receive servicing allocation assignment from Markham Council (which is included in the resolution contained in this memorandum). In this regard, the applicant intends to seek a building permit for construction of underground services only at this time. Furthermore, the applicant has submitted a written undertaking (Attachment 3) in which they have agreed to execute subdivision and site plan agreements, to the satisfaction of the Director of Planning and Urban Design, or designate prior to seeking a full building permit. Site Plan agreement and subdivision agreement processes are under way but not yet finalized. Staff are committed to continue working with Angus Glen to execute the subdivision and site plan agreements in a timely manner.

CONCLUSION:

Staff are not aware of any significant outstanding issues with respect to site plan or subdivision agreements and are confident that these documents will be executed in a timely manner. To avoid unduly delaying commencement of construction staff support the assignment of servicing allocation for 173 dwelling units by Council resolution, and removing the holding provision at this time.

ATTACHMENTS:

Attachment 1: Area/Context Map

Attachment 2: Hold Removal By-law

Attachment 3: Letter of Undertaking