



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT:**PRELIMINARY REPORT**

Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd.
Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)
File No.: PLAN 20 133038

PREPARED BY:

Daniel Brutto, MCIP, RPP ext. 2468
Senior Planner, North District

REVIEWED BY:

Stephen Kitagawa, MCIP, RPP ext. 4960
Acting Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated March 30, 2021 titled “PRELIMINARY REPORT, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by Minotar Holdings Inc. and Hal-Van 5.5 Investments Limited (the “Owner”). This report contains general information regarding applicable policies, as well as other issues, and should not be considered as Staff’s opinion or recommendation on the Applications.

BACKGROUND:**Subject lands and area context**

The Applications collectively apply to two (2) properties known legally as Part of Lots 23 and 24, Concession 6 (the “Subject Lands”) (See Figure 1: Location Map). Together these properties consist of approximately 102.4 hectares (253 acres), situated in the central part of the Robinson Glen Secondary Plan, which is bounded by Elgin Mills Road East to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east (the “Secondary Plan Area”).

The Subject Lands are primarily used for agricultural operations, with the exception of a golf driving range known as the Fairtree Golf Centre (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning). The Robinson Creek runs north/south through the lands and divides the area proposed for development to the west, from the remainder of the lands to

the east. The Subject Lands contain two (2) heritage structures known as the George Henry Sommerfeldt Homestead (10379 Kennedy Road) and the George Sommerfeldt Sr. House (10411 Kennedy Road), which are designated under Part IV of the Ontario Heritage Act (See Figure 2: Aerial Photo).

Surrounding land uses include:

- North: Agricultural uses intended for residential development in the Robinson Glen Secondary Plan
- East: Bounded by McCowan Road, followed by agricultural uses
- South: Agricultural uses intended for residential development in the Robinson Glen Secondary Plan
- West: Bounded by Kennedy Road, followed by the Angus Glen Golf Club

Process to Date:

- The Applications were deemed complete in December 2020

Next steps

- Holding a Statutory Public Meeting at a future date, when appropriate
- Recommendation Report for DSC's consideration at a future date
- Future site plan application for the mid-rise block

Proposed Development:

The Applications facilitate the creation of approximately 760 ground oriented dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities and the supporting road network on the Subject Lands (the "Proposal") (See Figure 4: Draft Plan of Subdivision). Table 1 below summarizes the proposed built form. Appendix 'A' provides a complete statistical summary of the Proposal. The Applications represent the third and last submission from the participating landowners in the Robinson Glen Secondary Plan at this time (See Appendix B: Robinson Glen Draft Plans).

Table 1: Proposed Built Form

Dwelling Type	Minimum Lot Frontage	Units
Single Detached	12.2m (40')	131
	11.6m (38')	52
Semi Detached	10.6m (35')	8
	7.62m* (25')	8
	7.62m (25')	226
Townhouse	7.0m (23')	290
	6.1m* (20')	45
Mixed Use Block	-	80
Total	-	840

* Lane based units

The accompanying Zoning By-law Amendment application proposes to re-zone the subject lands from 'Agricultural One (A1)' under By-law 304-87 to the appropriate zone categories under By-law 177-96, as amended, including special provisions.

PLANNING POLICY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region and the City of Markham under the *Planning Act*.

Provincial and Regional Policy Framework

This proposal must be consistent with the Provincial Policy Statement 2014, conform to the Growth Plan for the Greater Golden Horseshoe 2019, the Greenbelt Plan 2017, Section 51 (24) of the Planning Act and York Region Official Plan 2010 (The "Regional Official Plan"). Planning staff will evaluate this proposal against these documents during the processing of this application.

City of Markham Policy FrameworkMarkham Official Plan, 2014 (the "City's Official Plan")

The City's Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) provides land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Lands 'Greenway, Residential Low Rise, Residential Mid Rise and Mixed Use Mid Rise (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). Staff will evaluate the Proposal to determine if it conforms to the City's Official Plan.

Robinson Glen Secondary Plan (the "Secondary Plan")

The Secondary Plan includes detailed policies to guide future development and growth in the Robinson Glen community to 2031. The Secondary Plan provides a comprehensive policy framework for Council decision making with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 - Detailed Land Use designates the Subject Lands 'Residential Low Rise, Residential Mid Rise I, Mixed Use Mid Rise and Greenway'. It identifies symbols denoting the locations of: stormwater management facility and a neighbourhood park (See Figure 6: Robinson Glen Secondary Plan Extract - Detailed Land Use). The Mixed Use Mid Rise designation is subject to the Neighborhood Service Node policies (8.3.1.6) of the Secondary Plan, which requires non-residential uses subject to specific policy requirements.

The Secondary Plan contains minimum density targets, minimum/maximum building heights and specific development criteria associated with each land use. Staff will evaluate the Proposal to determine if it conforms to the Secondary Plan.

Robinson Glen Community Design Plan (the “Design Guidelines”)

The Design Guidelines set out to achieve a coordinated approach to urban design throughout the community. It provides direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features. Staff will evaluate the Proposal to determine if it has regard for the Design Guidelines.

Zoning

The subject property is zoned ‘Agricultural One (A1)’ by By-law 304-87, as amended (See Figure 3: Area Context/Zoning). A zoning by-law amendment is required to permit urban development on the Subject Lands.

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 in a future recommendation report:

1. Cultural Heritage Resources

Staff have requested that the applicant preserve the two (2) existing heritage buildings on their original sites as stipulated in the City’s Official Plan. Heritage Markham will be consulted on the cultural heritage aspects of this application.

2. Street and laneway network

Staff are reviewing the proposed street and laneway network to assess the appropriateness of laneway lengths, window streets, backlotting, and the use of hold provisions or other mechanisms to allow for appropriate phasing of the subdivision.

3. Parkland

Staff are reviewing the location, size and configuration of proposed parks based on Secondary Plan policies, Design Guidelines and the *Planning Act* requirements.

4. Natural Heritage

Staff are reviewing the proposed stormwater management facility (Block I) design in the Greenway, including an accepted strategy for naturalization/restoration of the Greenway.

5. Affordable housing, purpose built secondary suites and seniors housing

The Secondary Plan has progressive policies for affordable housing including promotion of secondary suites. Staff have requested that the Owner consider units and amenities that facilitate aging in place, secondary suites and options that will allow homeowners to easily implement second suites and features necessary for aging in place.

6. Review the appropriateness of the proposed built form and zoning by-law amendment

Staff are reviewing the proposed site-specific development standards (i.e. lot frontage, garage width, setbacks, encroachments, maximum building heights, outdoor amenity space, etc.) in the context of the existing and planned uses.

7. Community Energy Plan and Sustainability Initiatives

A Community Energy Plan (the “CEP”) for the FUA has been completed. The CEP identifies and promotes strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. In addition, the applicant has submitted a sustainability checklist. The Proposal remains under review in the context of the CEP and the sustainability checklist.

8. Public Art Contribution

Section 37 contribution for the provision of public art requires finalization for implementation through the amending zoning by-law.

9. Outstanding Secondary Plan Studies

The Robinson Glen Secondary Plan Master Environmental Servicing Plan (MESP) requires final review and acceptance by City Staff. The Proposal is subject to the findings of the MESP and as such, changes to the Draft Plan may be necessary to be consistent with the accepted conclusions.

10. Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Environmental Impact Study, Cultural Heritage Impact Assessments, Tree Assessment and Preservation Plan, Functional Servicing and Stormwater Management Report, Traffic Impact and Transportation Demand Management Study, Phase One Environmental Site Assessments, Environmental Noise Feasibility Study, Soil Investigation Report, Hydrogeological Assessment, and Geomorphic Assessment. Comments from internal departments and external agencies may result in changes to the Proposal.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal is being considered within the context of the City’s safe and sustainable community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal has been circulated to various departments and external agencies and is currently under review. Requirements of the city and external agencies will be reflected, if appropriate, in the Draft Plan of Subdivision conditions and Zoning By-law Amendment.

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:

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howson@mshplan.ca

TABLE:

Table 1: Proposed Built Form

FIGURES:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: 2014 Official Plan Map 3 Extract - Land Use

Figure 6: Robinson Glen Secondary Plan - Land Use Map

APPENDICES:

Appendix A: Draft Plan of Subdivision Schedule of Land Use

Appendix B: Robinson Glen Draft Plans

Appendix A: Draft Plan of Subdivision Schedule of Land Use

Proposed Land Use	Lot/Block	Units	Area (ha.)
Detached 12.2m (40')	109-113, 118-121, 124-157, 172-181, 187-204, 210-219, 228-245, 250-261, 267-284, 290, 291	131	5.084
Detached 11.6m (38')	114-117, 122, 123, 158-171, 182-186, 205-209, 220-227, 246-249, 262-266, 285-289	52	1.844
Semi 10.6m (35')	104, 292-294	8	0.219
Lane Semi 7.62m (25')	105-108	8	0.195
Semi 7.62 (25')	1-103, 295-304	226	5.228
Street Town 7.0m (23')	1, 2, 9-53	290	6.738
Lane Town 6.1m (20')	3-8	45	0.904
Mixed Use Area	A	80	0.847
Future Development	G, H, K	-	53.113
Parks	B, F	-	2.155
Roads	-	-	14.230
Road Widening's	C	-	0.185
Stormwater Management	I	-	5.438
Access	D, E	-	0.052
Open Space	J	-	6.117
Total		840	102.413

Source: Macaulay Shiomi Howson Ltd.