




TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Gary Sellars, Senior Planner, West District

REVIEWED BY: Biju Karumanchery, Senior Development Manager

DATE: February 21, 2013

SUBJECT: Upper Unionville Inc.
Draft approved plan of subdivision 19TM-10003 (Phase 2)
East of Kennedy Road, north of 16th Avenue
Berczy Village Community
File Numbers: SU 10 118874 and ZA 12 134745

RECOMMENDATION:

1. That 2013 servicing allocation for 185.9 single detached units, 146 semi-detached units and 280 townhouse units be granted to draft approved plan of subdivision 19TM-10003 (Phase 2), Upper Unionville Inc. from the servicing allocation being redistributed from high density developments to low density developments, in accordance with the staff report on servicing allocation adopted by Council on June 26, 2012;
2. And that the Holding (H) provision, with respect to servicing allocation, in Zoning By-law 177-96, as amended, that applies to draft approved plan of subdivision 19TM-10003 (Phase 2), Upper Unionville Inc. be removed.

PURPOSE:

The purpose of this memorandum is to advise Council that servicing allocation is available for draft approved plan of subdivision 19TM-10003 (Phase 2), Upper Unionville Inc. and that with the granting of such servicing allocation, the conditions of the Zoning By-law Holding (H) provision that applies to the subject lands will be satisfied and the Holding (H) provision can be removed.

BACKGROUND:

The 31.8 ha. (78.6 ac.) subject lands comprise Phase 2 of draft approved plan of subdivision 19TM-10003, east of Kennedy Road, north of 16th Avenue (Figure 1). Phase 2 is comprised of 677 units. Phase 1 of the plan consisting of 773 units has been registered.

Upper Unionville Inc. entered into a Tri-Party Agreement with the City of Markham, and York Region on May 30th, 2011 to undertake an “Inflow and Infiltration Pilot Project”. The purpose of the agreement is to assist York Region in fulfilling conditions set out by the Minister of the Environment as part of its approval of the Southeast Collector Trunk Sewer Individual Environmental Assessment and to help Markham reduce the quantity of “clean” water that enters its wastewater system through inflow or infiltration. In exchange for its efforts in this project, Upper Unionville Inc. then receives servicing allocation at a predetermined rate as set out in the Tri-Party Agreement. This project generated a portion of the servicing allocation for Phase 1, and will eventually generate further allocation for Phase 2.

Upper Unionville Inc. currently has Regional servicing allocation from the “Inflow and Infiltration Project” for 65.1 single detached units that is available for use in Phase 2.

Moreover, the City can provide, on an interim basis, the balance of the servicing allocation required for Phase 2 from the 2013 servicing allocation being redistributed from high density developments to low density developments, in accordance with the staff report on servicing allocation adopted by Council on June 26, 2012. This includes allocation for:

185.9 single detached units
146 semi-detached units
280 townhouse units

The above noted combination of servicing allocation of a total of 677 units will allow Upper Unionville Inc. to proceed with registration of and build out of Phase 2. Once Upper Unionville fulfills further requirements of the “Inflow and Infiltration Pilot Project” and obtains further servicing allocation from the Region, the 2013 interim servicing allocation will be returned to the City to be redistributed in compliance with City policies.

On the above basis, staff recommend that the balance of the servicing allocation necessary to complete Phase 2, as noted above, be granted to Upper Unionville Inc.

With the granting of such servicing allocation, the conditions of the Zoning By-law Holding (H) provision that applies to the subject lands will be satisfied, and the Holding (H) provision can be removed.

