

SUBJECT: PRELIMINARY REPORT
F.J. Homes Limited
Proposed Zoning By-law Amendment and Draft Plan of Subdivision 19TM-17007 to permit 15 single detached dwellings, South-west corner of Roy Rainey Avenue and Country Ridge Drive, Ward 4

Files ZA/SU 17 155326

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Senior Planner, East District

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Senior Planner, East District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, F.J. Homes Ltd., Proposed Zoning By-law Amendment and Draft Plan of Subdivision 19TM-17007 to permit 15 single detached dwellings, South-west corner of Roy Rainey Avenue and Country Ridge Drive, Ward 4, Files ZA/SU 17 155326”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications submitted by F.J Homes Ltd. to amend Zoning By-law 177-96, as amended, and for Draft Plan of Subdivision approval to facilitate the development of 15 single detached dwellings. This report contains general information in regards to applicable Official Plan or other relevant policies and issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

The Applications have been deemed complete

The Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by F.J. Homes Ltd. (the ‘Applicant’) were deemed complete on January 12th, 2018.

BACKGROUND:

The 7400 m² (1.8 ac) subject lands are located at the south west corner of Roy Rainey Avenue and Country Ridge Drive in the Wismer Commons community (See Figures 1, 2 and 3). The subject lands are predominantly surrounded by single detached dwellings to the north and east, across Roy Rainey Avenue and Country Ridge Drive. Robinson Creek (and the associated 10 m wide natural heritage feature abut the site to the southwest. Bruce Boyd Parkette is located west of the subject lands, and Ross Brown Park is located southeast of the subject lands (across Roy Rainey Avenue).

PROPOSAL

The applications for a zoning by-law amendment and draft plan of subdivision approval propose a residential development comprised of 15 freehold single detached dwellings

with frontages ranging between 12.19 m (40 ft) and 21.81 m (71.6 ft). The proposed draft plan of subdivision with conceptual building siting is shown in Figure 4.

Next Steps:

- Scheduling of the Statutory Public Meeting;
- Recommendation Report respecting Draft Plan of Subdivision 19TM-17007 and Zoning By-law Amendment;
- If approved, the applicant will be required to clear any applicable Draft Plan of Subdivision conditions prior to final plan registration and the issuance of any building permits for each dwelling.

OFFICIAL PLAN AND ZONING

The site is designated 'Residential Low Rise' in the 2014 Official Plan, partially approved by the Ontario Municipal Board on Oct. 30, 2015, May 26, 2016, Mar. 10, 2017 and April 21, 2017 ('the 2014 Official Plan'). This designation provides single detached dwellings. Additionally, residential development within established neighbourhoods is required to comply with the Infill Development Criteria policies of the 2014 Official Plan, to ensure that new development is compatible to existing development. These policies include, but are not limited to the following:

- Having consistent lot frontages and lot areas with lots on both sides of the street;
- Ensuring an appropriate and consistent building scale and mass situated on the same street;
- Ensuring consistent building setbacks situated on the same side of the street;
- Having a complimentary relationship with existing dwellings;
- Ensuring streetscapes are not dominated by garages;
- Mitigating impacts to existing development with respect to grading, drainage, access, circulation, privacy and microclimatic conditions such as shadowing;
- Preserve significant views and vistas; and
- Minimizing tree loss

Current and Proposed Zoning

The subject lands are zoned Open Space Two*94 (OS2*94) under by-law 177-96, as amended. The OS2 zone permits Art galleries, day nurseries, libraries, museums, community centres, public parks and public schools. Special provision *94 also permits a place of worship on the subject lands, which is reflective of the former Wismer Commons Secondary Plan policy which designated the site 'Institutional', as noted in the Background subsection of this report.

To permit the proposed single detached dwellings, the proponent is requesting a zoning by-law amendment to rezone the subject lands to a Residential Two (R2) zone in by-law 177-96, as amended. An exception to the general R2 standards is also proposed to permit reduced rear yard setbacks of 6 m (19.7 ft), whereas the standard is 7.5 m (24.6 ft). This would apply to the four dwellings identified on Figure 4, and is the result of the irregular shaped south and west lot lines along the Robinson Creek and its associated 10 m buffer. According to the planning justification report submitted with the application, reduced

setbacks for these lots will also ensure a 30 m setback is maintained from the meander belt line along the centre of Robinson creek.

The subject lands were reserved as potential Place of Worship Site

The subject lands were created as a development block through the registration of Plan of Subdivision 65M-3490 in 2001. This block was intended to be reserved as a potential place of worship site in the former Wismer Commons Secondary Plan, which designated the subject lands (and another site) 'Institutional'. Places of Worship policies within the Wismer Commons Secondary Plan required that these sites be reserved for a period of five years from the date of subdivision registration. This was implemented in the zoning by-law as the subject lands were zoned Open Space Two (OS2) through Amending By-law 36-1999 to By-law 177-96, as amended, to permit a place of worship on this site. With the Residential Low Rise designation of the 2014 Official Plan (as described above) coming into full force, the former Institutional designation of the Wismer Commons Secondary Plan no longer applies to the subject lands. The proponent has submitted a zoning by-law amendment to facilitate the proposed residential development instead of a place of worship.

As part of the review of the application, staff will assess the appropriateness of rezoning the subject lands to permit residential development in lieu of the development of a place of worship. This will be addressed in a future recommendation report. Staff do however note there are three existing places of worship within the Wismer Commons Community, including:

- Wismer Baptist Church at 180 Mingay Avenue;
- St. Mary & St. Samuel Coptic Orthodox Church at 9377 McCowan Road; and
- The Bridge Community Church at 5466 16th Avenue.

Two existing places of worship are also located on the periphery of the Wismer Commons community, including:

- Markham Missionary Church at 5438 Major Mackenzie Drive; and
- Islamic Centre of Markham at 1330 Castlemore Avenue.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the appropriateness of the rezoning application, proposing to develop the site with single detached dwellings instead of a place of worship;
2. Review of the proposed lot configuration and building pattern;
3. Review of the built form and related development standards proposed as part of the zoning by-law amendments, including, but not limited to building height, building setbacks, private outdoor amenity space, etc;
4. Applicant to submit building elevation drawings for their review in accordance with the Wismer Commons Community Design Guidelines;
5. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage

- plans, tree preservation plan, environmental site assessment report and on street parking for visitors;
6. Confirmation of servicing allocation by the City and the Wismer Commons Landowners Group.
 7. Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation and Public Art contributions.
 8. Confirmation that any outstanding obligations, financial or otherwise, have been cleared to the satisfaction of the Cornell Landowners Group.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

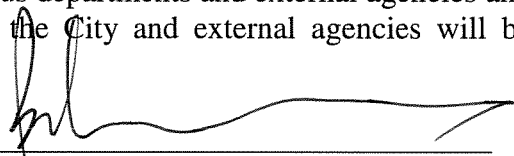
The proposed applications will be reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.



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



Brian Lee, P.Eng.
Commissioner of Development Services
(Acting)

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

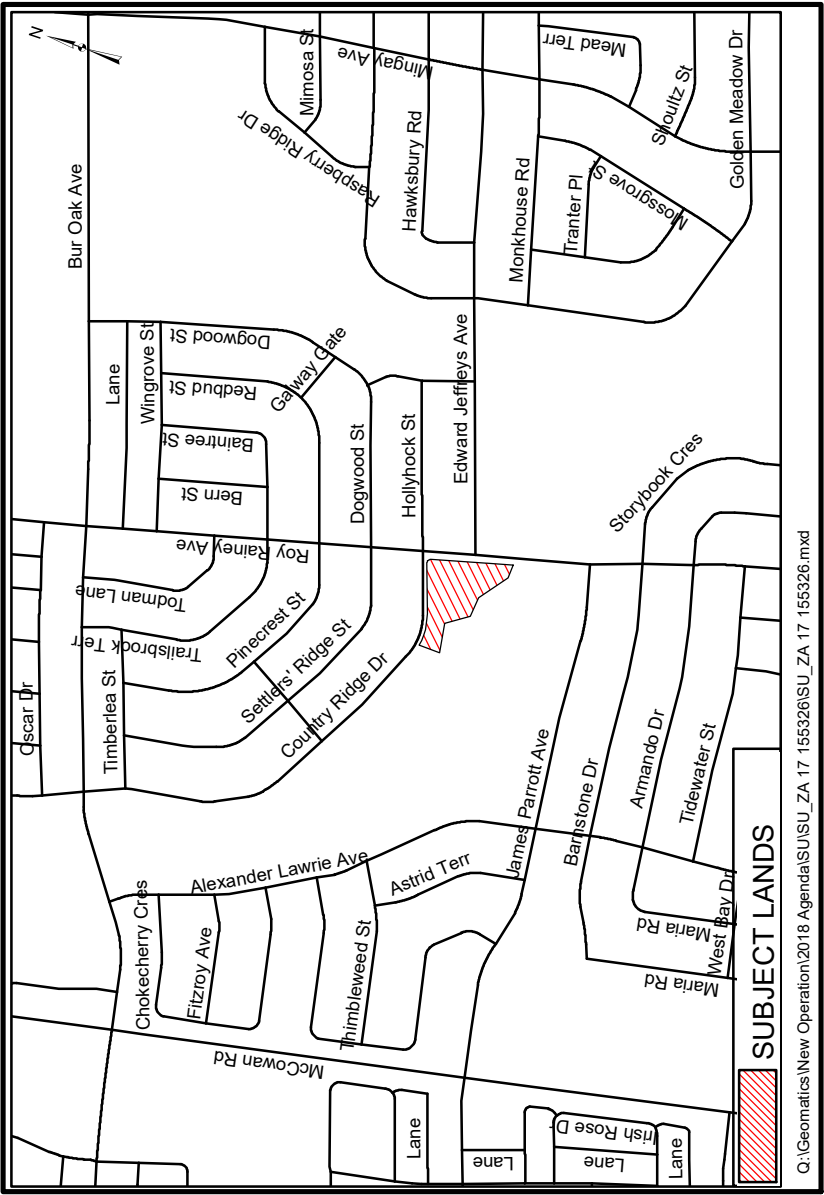
Figure 4 – Proposed Draft Plan of Subdivision 19TM-17007

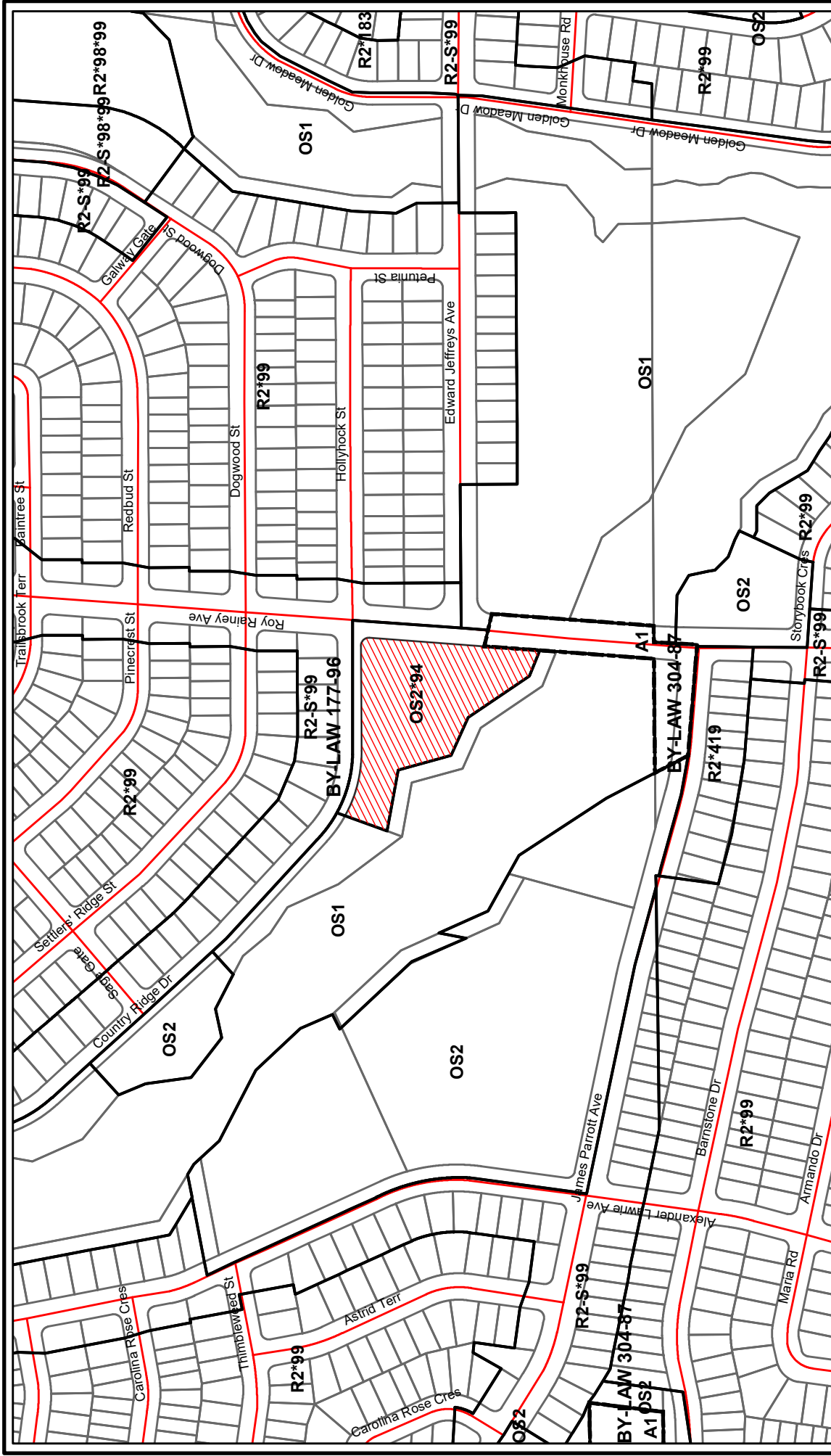
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AREA CONTEXT / ZONING

APPLICANT: F.J. HOMES LTD

FILE No. SU_ZA 17155326 (SC)

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DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: SC

Date: 11/04/2018

FIGURE No. 2

 SUBJECT LANDS



AIR PHOTO

APPLICANT: F.J. HOMES LTD

FILE No. SU_ZA 17155326 (SC)

 SUBJECT LANDS

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SUBJECT LANDS

FIGURE No. 4