

SUBJECT:**PRELIMINARY REPORT**

Digram Developments (Helen) Inc.

Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of eleven (11) single-detached dwellings and twenty-six (26) townhouse dwellings at 55, 63 and 83 Helen Avenue and 7987 Kennedy Road (Ward 3)

File Nos. SU/ZA 17 135415

PREPARED BY:

Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230
Senior Planner, Central District

REVIEWED BY:

Richard Kendall, M.C.I.P., R.P.P., ext. 6588
Manager, Central District

RECOMMENDATION:

That the report titled "PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of eleven (11) single-detached dwellings and twenty-six (26) townhouse dwellings at 55, 63 and 83 Helen Avenue and 7987 Kennedy Road (Ward 3), File Nos. SU/ZA 17 135415" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

PROCESS TO DATE:

- Applications for Draft Plan of Subdivision and Zoning By-law Amendment deemed complete on February 2, 2018.

Next Steps:

- Statutory Public Meeting;
- Recommendation Report respecting the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications; and if approved,
- Enactment of Zoning By-law Amendment;

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- Issuance of Draft Plan Approval;
 - Execution of Subdivision Agreement;
 - Registration of Draft Plan of Subdivision;
 - Submission of an application for townhouse siting approval;

BACKGROUND:

The subject lands are situated on the south side of Helen Avenue, east of Kennedy Road and are municipally known as 55, 63 and 83 Helen Avenue and include a residual parcel of land known as 7987 Kennedy Road (Figure 1). The subject lands have a combined area of approximately 1.728 ha (4.27 ac) with frontages of approximately 112 m (367 ft) along Helen Avenue and 23 m (75 ft) along Greenberg Gate. The subject lands contain three (3) single-detached residential dwellings and accessory structures. The subject lands are generally flat with vegetation dispersed throughout.

Surrounding uses are as follows (Figure 3):

- To the north, BMW and Nissan car dealerships;
- To the east, existing single-detached residential dwellings and a future public park;
- To the south, vacant lands owned by Infrastructure Ontario/Ministry of Infrastructure (IO/MOI);
- To the west, an existing single-detached residential dwelling and the Town + Country Volkswagen car dealership.

Official Plan and Zoning

The subject lands are designated “Residential Low Rise” in the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017). This designation provides for a variety of grade related, low density housing types, including single-detached dwellings and townhouse dwellings, as proposed.

The subject lands are zoned “Rural Residential One” (RR1) by By-law 304-87, as amended (Figure 2). The Applicant has submitted a Zoning By-law Amendment application to delete the subject lands from the designated area of By-law 304-87, as amended, in order to rezone the subject lands to a more appropriate zone category in By-law 177-96, as amended, including any site specific exceptions to implement the proposed development.

Proposal is for residential development

The Applicant is proposing to develop the subject lands with eleven (11) single-detached dwellings with a minimum lot frontage of 7.7 m (25 ft) and a minimum lot area of approximately 260 m² (2,798 ft²) and twenty-six (26) townhouse dwellings with a minimum frontage of 5.5 m (18 ft) and a minimum lot area of approximately 173 m² (1,862 ft²). Two new roads are also proposed, which will act as extensions to the existing Peshawar Avenue and Caboto Trail (Figure 4).

The proposed single-detached dwellings will front onto Helen Avenue. Three townhouse blocks are proposed to the rear of the single-detached dwellings. These townhouse blocks front onto the north side of the proposed Peshawar Avenue extension. The remaining townhouse blocks will gain vehicular access from a 8.5 m rear lane, which is proposed to run north-south between Peshawar Avenue and Caboto Trail. Block 15 (and future Block 17) faces west and will have frontage on the proposed Caboto Trail extension, while Block 16 (and future Block 18) faces east onto the proposed public park. Blocks 17 and 18 are proposed to be developed in the future in conjunction with the lands to the south.

A temporary 10 m laneway section is proposed to connect Caboto Trail and the proposed 8.5 m rear laneway to allow vehicular circulation and access. The ultimate configuration of Caboto Trail is to extend from Helen Avenue to Greenberg Gate to the east of the subject lands. In order for the Applicant to achieve the proposed pattern of development, including the proposed Caboto Trail extension, the lands currently owned by Infrastructure Ontario (IO) to the south would need to be developed and integrated with the Applicant's concept (Figure 4). This will require the support of IO (or future landowner).

Block 20, with an area of approximately 0.235 ha (0.581 ac) at the southeast portion of the subject lands, is proposed to be integrated with a block adjacent to the subject lands as a future public park, portions of which the City has secured through a previous development application. Block 19, with an area of approximately 0.162 ha (0.399 ac) at the southwest portion of the subject lands, is proposed to be reserved for future residential development purposes.

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 be addressed, if necessary, in a final report to Committee:

1. Staff are reviewing the Planning Justification Report and Urban Design Brief, prepared by KLM Planning Partners Inc.
2. Staff have requested that the Applicant prepare a conceptual plan demonstrating how development on the adjacent lands to the west and south can be accommodated through the development of the subject lands, as proposed, ensuring an equitable distribution of infrastructure and development potential.
3. Compatibility with existing lot fabric, proposed lotting pattern, frontages, development standards and density.
4. To meet the stormwater management requirements, the Applicant is proposing to use oversized storm sewers ("super-pipe"), instead of traditional ponds, as the subject lands are small in area. This is currently being reviewed by Engineering staff.
5. Technical studies including Functional Servicing and Stormwater Management Report, Hydrogeological Investigation, Phase One Environmental Site

Assessment, Traffic Impact Study and Functional Traffic Design Study, and Arborist Report/Tree Inventory & Preservation Plan, are under review.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

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 internal departments and external agencies and are currently under review.

RECOMMENDED BY:



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



Brian Lee, M.C.I.P., R.P.P.
Acting Commissioner, Development Services

ATTACHMENTS:

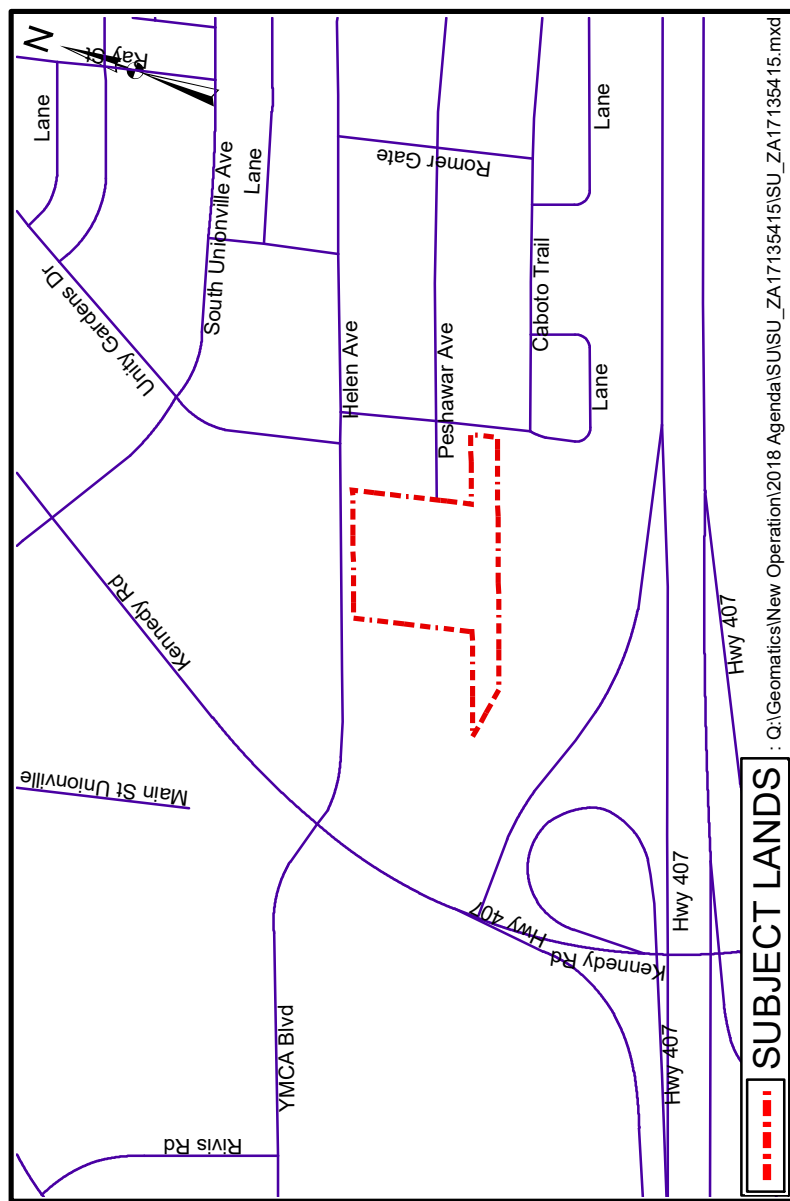
- Figure 1 – Site Location
- Figure 2 – Area and Zoning Context
- Figure 3 – Aerial Photograph
- Figure 4 – Proposed Draft Plan of Subdivision

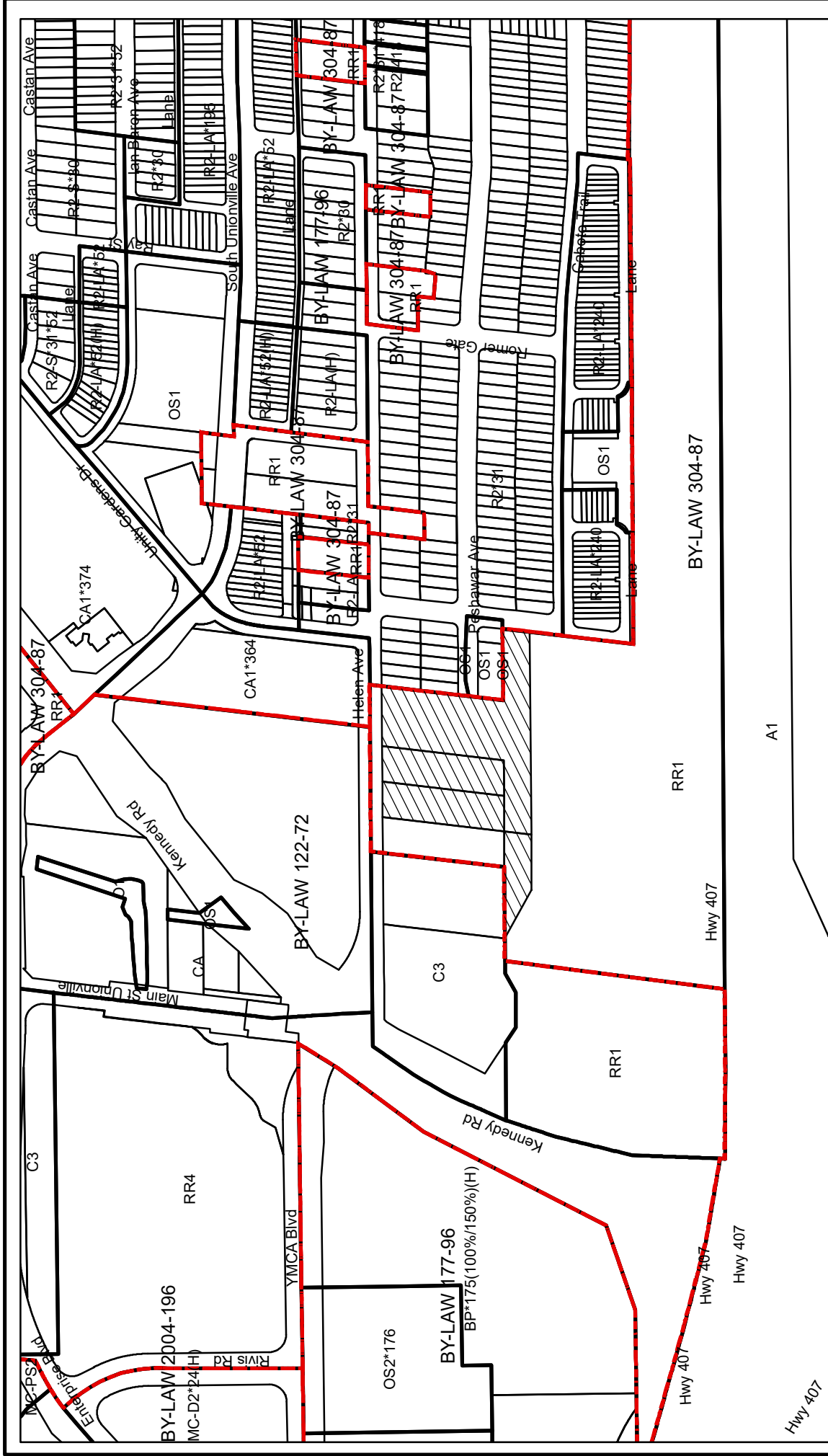
AGENT:

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File path: Amanda\File 17 135415\Documents\Preliminary Report





AREA CONTEXT/ZONING

APPLICANT: DIGRAM DEVELOPMENTS (HELEN) INC.
55,63,& 83 HELEN AVE. AND 7987 KENNEDY ROAD

FILE No:SU ZA 17135415 (SB)

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SUBJECT LANDS

DATE:

FIGURE No.

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:



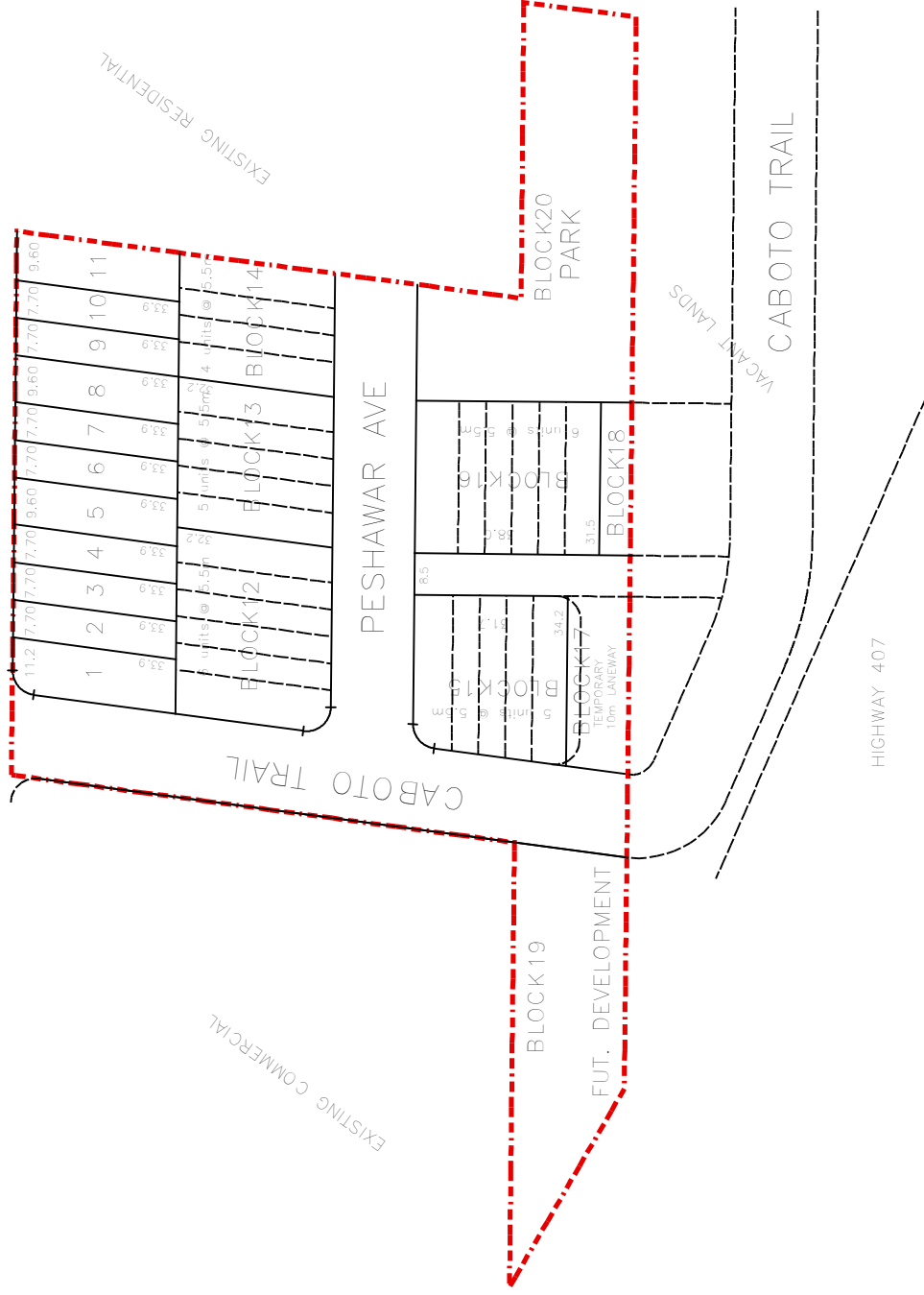
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AIR PHOTO

APPLICANT: DIGRAM DEVELOPMENTS (HELEN) INC.
55,63,& 83 HELEN AVE. AND 7987 KENNEDY ROAD

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 SUBJECT LANDS



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PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: DIGRAM DEVELOPMENTS (HELEN) INC.

55,63, & 83 HELEN AVE. AND 7987 KENNEDY ROAD

 SUBJECT LANDS

FILE No:SU ZA 17135415 (SB)

DATE:03/13/18