



Report to: Development Services Committee

Report Date: September 11, 2017

SUBJECT: PRELIMINARY REPORT
Boxgrove Residential East Inc.
Applications to amend the Official Plan and Zoning By-law to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141); Ward 7.

File Nos: OP/ZA 17 150349

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

REVIEWED BY: Sally Campbell, Ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report dated September 11, 2017 and titled "PRELIMINARY REPORT, Box Grove Residential East Inc., Applications to amend the Official Plan and Zoning By-law to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141), File Nos: OP/ZA 17 150349, Ward 7", be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the Official Plan and Zoning By-law Amendment applications submitted by Box Grove Residential East Inc. for lands located at the north-west corner of Donald Cousens Parkway and Copper Creek Drive within the Box Grove community prior to the statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Applications deemed complete

The Official Plan and Zoning By-law Amendment applications were deemed complete on July 5, 2017.

Next Steps:

1. Scheduling of the Statutory Public Meeting;
2. Recommendation Report respecting the proposed Official Plan and Zoning By-law Amendments;
3. Submission and review of a Site Plan application;
4. Recommendation Report respecting the Site Plan application;
5. Submission of a Condominium Application.

BACKGROUND:**Subject land**

The subject lands are located on the west side of Donald Cousens Parkway (the 'DCP'), between Copper Creek Drive and Highway 407 (Figure 1). There are currently three (3) buildings located on the subject lands - a Walmart, a multi-unit commercial/retail building and a CIBC bank (Figure 3). There is minimal vegetation on the subject lands. A tributary of the Rouge River is located to the west of the subject lands and to the south across Copper Creek Drive. There is residential development across the street on the south side of Copper Creek Drive. Highway 407 is located to the north and large rural properties to the east. Further east is Reesor Road and a potential site for a secondary mobility hub identified in the 2014 Official Plan on the east side of the DCP.

Official Plan and Zoning

The subject lands are designated "Commercial" in the City's 2014 Official Plan (partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017) (the "2014 Official Plan"). The "Commercial" designation contemplates a range of commercial, retail, restaurant and other uses. Residential uses are not allowed on lands designated "Commercial" in the 2014 Official Plan. The proposed residential development does not conform to the 2014 Official Plan. The "Commercial" designation recognizes certain lands that have been developed for, or are already approved for large-format retail development, adjacent to "Employment Lands" and to provide for redevelopment of these types of development into more intensive multi-use commercial areas that accommodate complementary retail, service and office employment uses. The "Commercial" designation was applied to the subject land in the City's new 2014 Official Plan to bring forward land use permissions for a large-format retail development which was previously approved through a site-specific Official Plan Amendment (OPA) in June 2009. The previous OPA approval in June 2009 implemented large-format retail land uses, increased allowable floor area for retail land uses and provided for retail and commercial uses to serve the needs of the general public as their primary function which was contrary to the planned function and intent of the "Industrial-Business Corridor Area" designation in the in-force Official Plan (Revised 1987), as amended, which applied to the subject lands at that time. As a result of the previous OPA and the current "Commercial" designation, the proposed Official Plan Amendment application is not considered to represent an 'employment conversion'.

The subject lands are zoned "Business Corridor * 373 (BC * 373)" in Zoning By-law 177-96, as amended (Figure 2). A range of business uses and offices, restaurants, retail and other uses are permitted by the current zoning. Residential uses are not permitted by the current zoning.

Proposed residential development

The applicant is proposing to develop the southern portion of the subject land, approximately 4.98 hectares (12.3 acres), which will be referred to as the 'subject site' in this report, with residential development. The subject site fronts along Copper Creek Drive and the Donald Cousens Parkway. The proposed residential development will be comprised of a mix of townhouses, live-work townhouses and an eight (8)-storey

apartment building (Figure 4). A total of 302 residential units is proposed. The existing CIBC bank which is located on the subject site will be relocated.

The applicant is proposing to amend the City's 2014 Official Plan and redesignate the subject site from "Commercial" to "Residential Mid Rise" and "Mixed Use Low Rise" to allow residential land uses. The applicant is also proposing to redesignate the subject site from "Employment Area" to "Neighbourhood Area" in the City's 2014 Official Plan. The applicant is proposing to amend the City's Zoning By-law 177-96, as amended, to permit residential land uses. The applicant is proposing to rezone the subject site from "Business Corridor *373 (BC*373)" to a "Community Amenity Three (CA3)" zone with site-specific exceptions.

OPTIONS/ DISCUSSION:

Matters to be addressed through the applications' review include the following:

1. Evaluating the appropriateness of the proposed Official Plan and Zoning By-law Amendments to allow residential land uses.
2. Examining the appropriateness of the proposed building types, built form, height and density, as well as other development standards.
3. Assessing the impact to the municipal infrastructure (roads, sewers, watermain) and determining the required upgrades to support the proposed residential development.
4. A future site plan application will be submitted which will evaluate building elevations, landscaping, amount of private amenity space provided and cash-in-lieu of parkland amongst other things

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:



The proposed development will be reviewed in the context of the Growth Management strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

RECOMMENDED BY:


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


for  Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

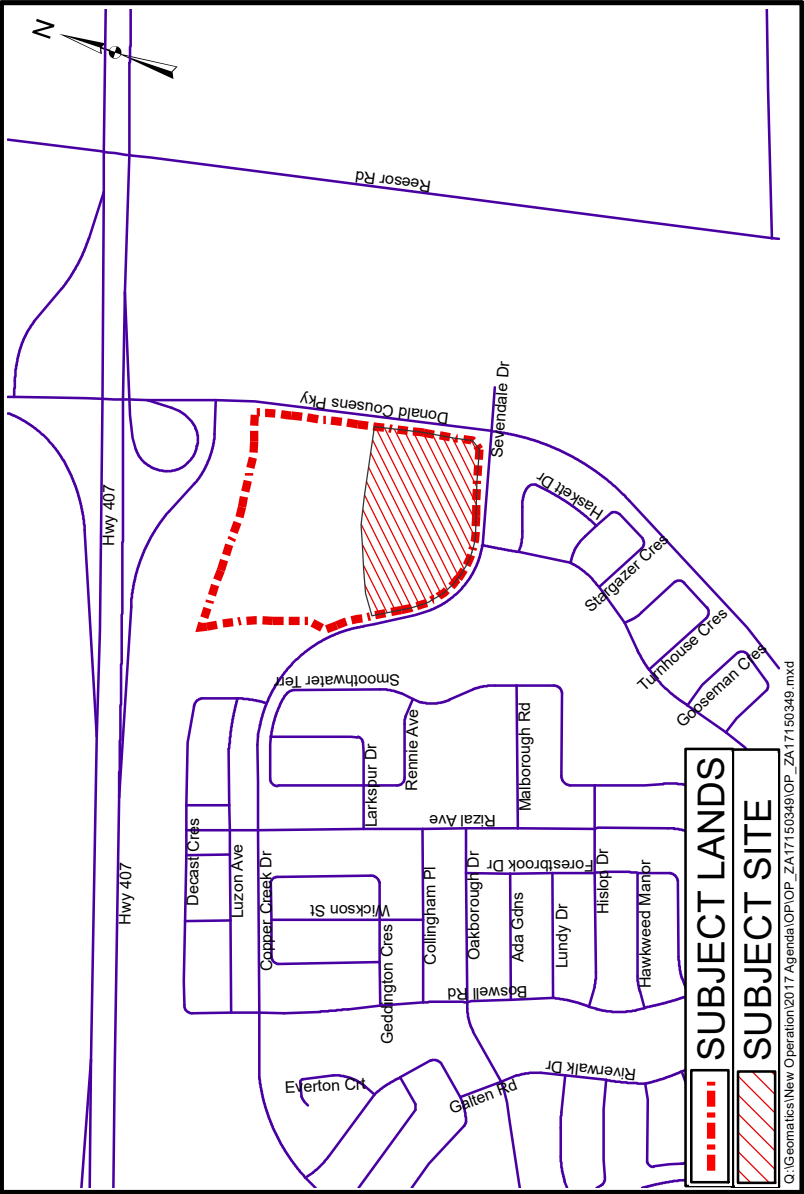
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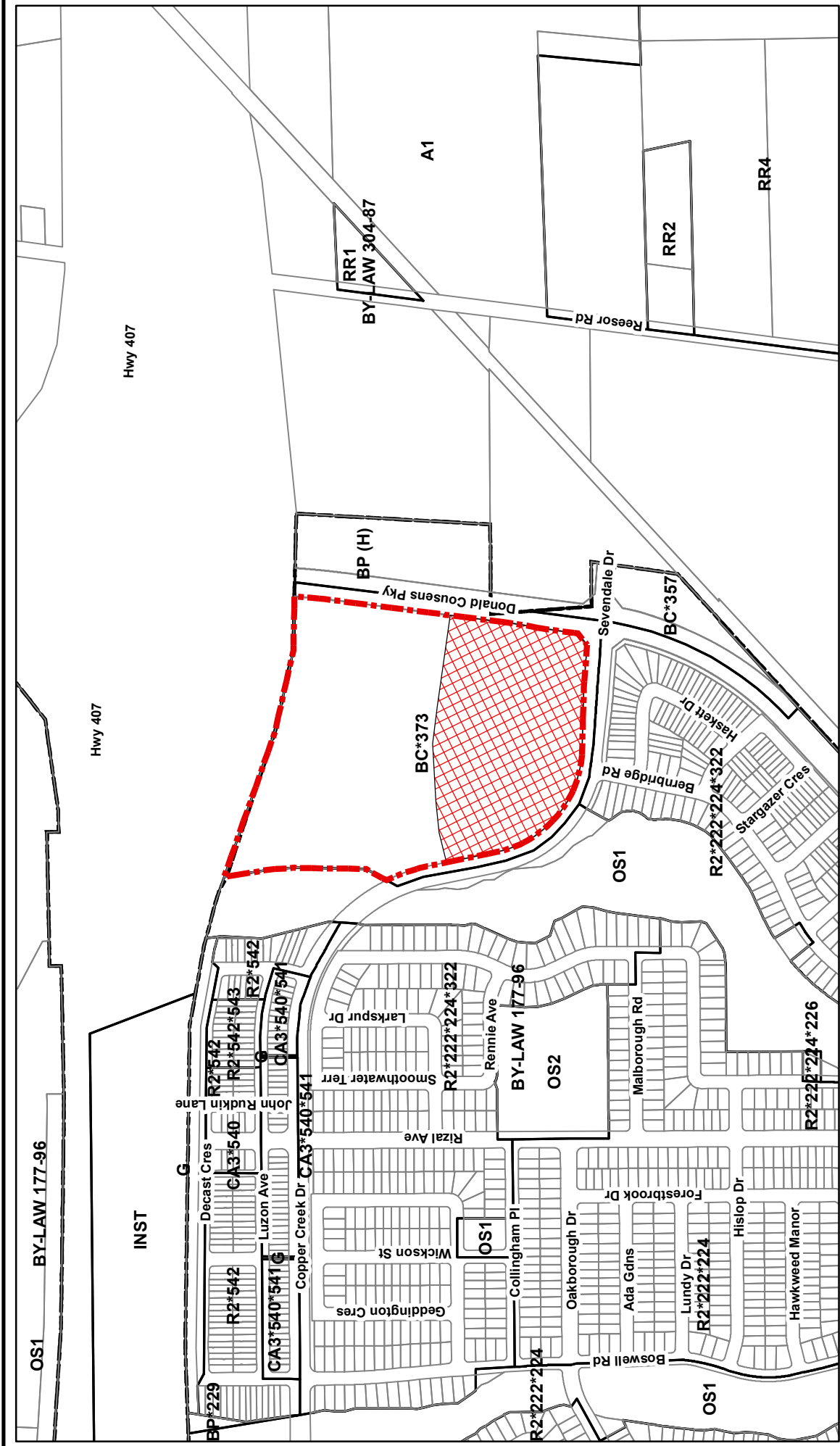
Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Air Photo
Figure 4: Conceptual Site Plan

AGENT CONTACT INFORMATION:

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File path: Amanda\File 17 150349\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: BOXGROVE RESIDENTIAL EAST INC.
PART OF BLOCK 1, 65M- 4141

 SUBJECT LANDS
 SUBJECT SITE

FILE No. OP_ZA17150349 (SM)

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AIR PHOTO (2016)

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PART OF BLOCK 1, 65M- 4141

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

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FIGURE No.3



SITE PLAN

APPLICANT: BOXGROVE RESIDENTIAL EAST INC.
PART OF BLOCK 1, 65M-4141

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