

SUBJECT: PRELIMINARY REPORT
Wykland Estates c/o Ballantry Homes
Proposed Official Plan Amendment, Zoning By-law
Amendment and Redline Revision to Draft Approved Plan of
Subdivision 19TM-14010, (northeast corner of Bur Oak
Avenue and Rustle Woods Avenue).
Ward 5

Files OP/ZA/SU 17 152211

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Senior Planner, East District

REVIEWED BY: Sally Campbell, MCIP, RPP, extension 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Wykland Estates c/o Ballantry Homes, Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-14010, (northeast corner of Bur Oak Avenue and Rustle Woods Avenue), Ward 5, Files OP/ZA/SU 17 152211", be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications to amend the Official Plan and Zoning By-law, and for redline revisions to an approved Draft Plan of Subdivision 19TM-14010. This report contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

The Applications have been deemed complete

The Official Plan Amendment, Zoning By-law Amendment and redline revision to approved Draft Plan of Subdivision were submitted by Wykland Estates c/o Ballantry Homes (the 'Applicant') were deemed complete on May 2, 2017.

BACKGROUND:

The 3.15 ha (7.8 ac) subject lands are located north of Highway 7, at the northeast intersection of Bur Oak Avenue and Rustle Woods Avenue in Cornell Centre (See Figures 1 and 3). Surrounding land uses include:

- A block reserved for a future Catholic high school abuts the subject lands to the north, with existing residential dwellings further north (across Church Street);
- Mixed Use apartment buildings, townhouses and stacked townhouses are currently under construction to the south;
- A block reserved for a future public elementary school and a future park are to the east; and

- The Cornell Community Centre, Fire Station and Markham Stouffville Hospital to the west, across Bur Oak Avenue.

The subject lands were Draft Plan Approved in 2015

The subject lands are part of a larger Draft Plan of Subdivision (19TM-14010) which was submitted by Wykland Estates Inc. (Mattamy Homes Corporation) and approved in 2015. The subject lands were reserved as a development block on the draft approved plan, to be developed by Ballantry Homes rather than Mattamy Homes Corporation. Accordingly, Ballantry Homes has submitted the subject applications to implement the proposed development on these lands. As Wykland Estates Inc. (Mattamy Homes Corporation) still owns the lands, the applications were submitted care of Ballantry Homes.

PROPOSAL

The applications for Official Plan Amendment, Zoning By-law Amendment and a redline revision to an approved draft plan of subdivision propose a residential development comprised of 74 freehold townhouse dwellings (in 13 Blocks) and a 1.14 ha (2.82 ac) mixed use development block along Bur Oak Avenue. The townhouses portion of the site is denoted as Block 29A and the mixed use development block is denoted as Block 29B in Figure 4. Two (2) new public roads are also proposed on the townhouse portion of the site. The proposed townhouses will front onto either open space or sanitary and storm sewer servicing blocks, which will be sodded and contain walkways. Vehicular access to each townhouse is provided via rear lanes. The 1.14 ha (2.82 ac) mixed use development block will be created and registered as a separate development block as part of the redline revision to the draft plan of subdivision. As there is no current development proposal being contemplated for this block, it will be subject to future zoning amendment and site plan control applications prior to its development.

Next Steps:

- Scheduling of the Statutory Public Meeting;
- Recommendation Report respecting the Redline Revision to Draft Approved Plan of Subdivision 19TM-14010, Official Plan and Zoning By-law Amendments;
- Submission of a Townhouse Siting Application for lane-based townhouses
- Submission of Part Lot Control Exemption application to create individual townhouse lots;
- Submission of a zoning by-law amendment and site plan control application for the 1.14 ha (2.82 ac) mixed use development block.

OFFICIAL PLAN AND ZONING

Official Plan (Revised 1987) & 2008 Cornell Secondary Plan (OPA 168)

The site is designated 'Urban Residential' and 'Residential Neighbourhood – Cornell Centre'. The secondary plan designation provides for apartment buildings and multiple dwelling units (i.e. stacked townhouses). This designation contemplates a building height range of 4 to 6 storeys and a minimum Floor Space Index (FSI) of 1.5.

2014 Official Plan (partially approved, Oct. 30, 2015, May 26, 2016, Mar. 10, 2017 and April 21, 2017)

The site is designated 'Residential Mid Rise' which provides for townhouses, small multiplex buildings containing 3 to 6 units; stacked townhouses, apartment buildings, and buildings associated with day care centre, places of worship and public schools.

Key Development Area in 2014 Official Plan

In addition to the above noted designations in the 2014 Official Plan, the site is also within the Cornell Centre Key Development Area. Until an updated secondary plan is approved for Cornell Centre, the provisions of the Official Plan (Revised 1987), as amended and current Cornell Secondary Plan shall apply.

On February 17, 2015 Development Services Committee (DSC) received a Draft Land Use Concept for Cornell Centre as an initial step in developing an updated secondary plan for Cornell Centre. The concept and associated policies were further refined and presented to DSC on September 22, 2015 in the form of a draft official plan amendment to the current Cornell Secondary Plan. The draft amendment provides the policy framework for a future secondary plan for Cornell Centre. The draft land use concept affecting the subject lands proposes a 'Community Amenity Area – Bur Oak Corridor' designation along the portion of the site fronting Bur Oak Avenue, which provides for apartment buildings with commercial uses at grade (fronting Bur Oak Avenue) within buildings that range between 4 – 8 storeys with a minimum FSI of 1.5. The proposed designation on the eastern portion of the site is 'Residential Mid Rise I' which provides for townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and apartment buildings. The contemplated form for this designation is buildings having a maximum height of 4 storeys with a minimum FSI of 0.75.

Proposed Official Plan Amendment

To facilitate the proposed townhouse development on the east portion of the subject lands (Block 29A, Figure 4), an Official Plan Amendment application is required to amend the Secondary Plan for the Cornell Community. The amendment proposes to permit the following within the "Residential Neighbourhood – Cornell Centre" designation:

- Townhouse dwellings, whereas the Secondary Plan provides for multiple unit (stacked townhouse) and apartment buildings;
- A minimum FSI of 0.75, whereas the Secondary Plan contemplates a minimum FSI of 1.5;
- A building height range of three (3) to four (4) storeys, whereas the Secondary Plan contemplates a range of four (4) to six (6) storeys.

The proposed amendment to the current secondary plan will conform to the draft official plan amendment to update the Cornell Secondary Plan.

Current and Proposed Zoning

The subject lands are zone Agricultural (A1) and Rural Residential Four (RR4) under By-law 304-87, as amended. The current zoning permits agricultural uses and one single detached dwelling on a lot.

The applicant is proposing to rezone the townhouse portion of the subject lands, to be incorporated into a Residential Two (R2) category of Zoning By-law 177-96, as amended, including any site specific development standards to facilitate the proposed built form. Block 29B (see Figure 4) will be the subject of a separate site specific zoning by-law amendment application in the future.

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 proposed lotting and access between townhouse blocks; laneway lengths, configuration and connectivity; and the adequacy of on-street parking and snow storage, in accordance with City standards as they relate to the proposed redline revision to Draft Plan of Subdivision 19TM-14010;
2. Review of the townhouse built form and related development standards proposed as part of the official plan and zoning by-law amendments, including, but not limited to building height, building setbacks, private outdoor amenity space, etc;
3. 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;
4. Confirmation of servicing allocation by the City and the Cornell Landowners Group.
5. Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation and Public Art contributions.
6. 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:

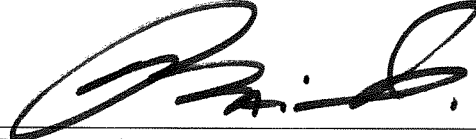
The proposed applications will be reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

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.
Acting Senior Development Manager



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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Proposed Redline Revision to Draft Plan of Subdivision 19TM-14010

OWNER/AGENT:

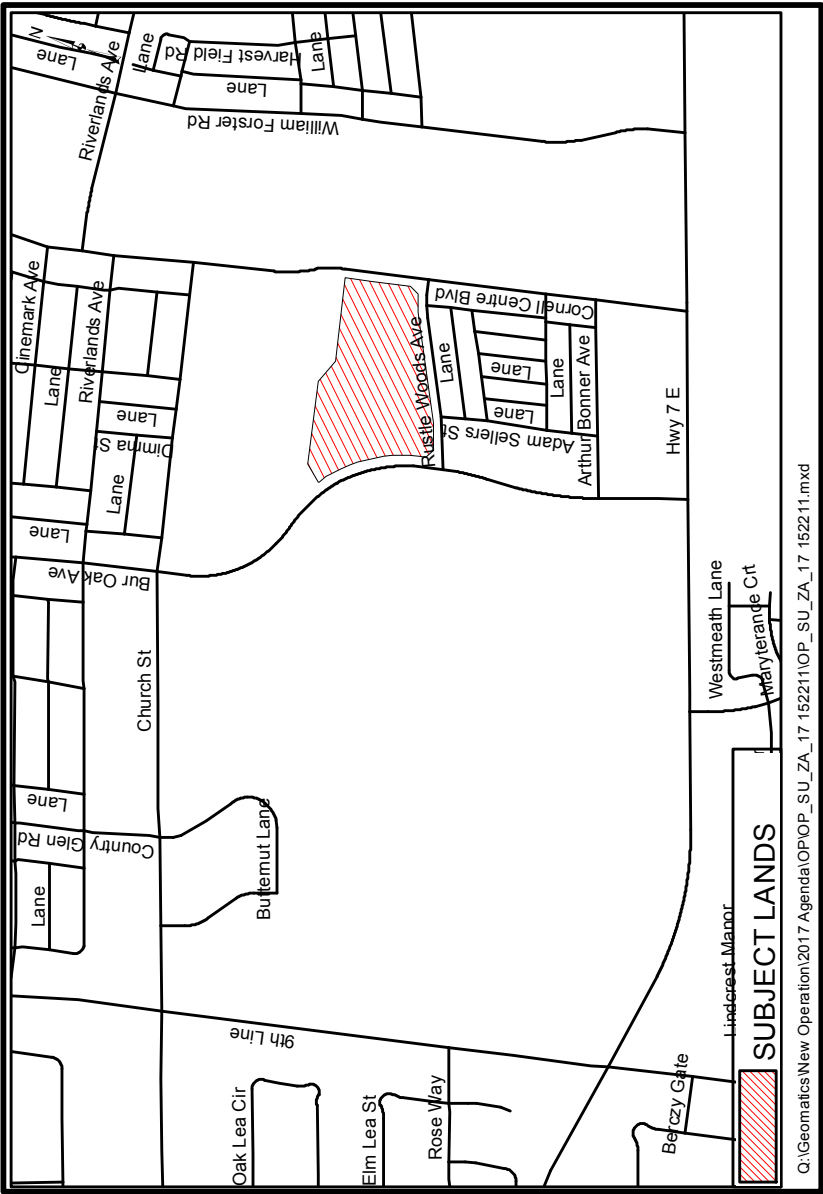
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AIR PHOTO

APPLICANT: BALLANTRY HOMES

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 SUBJECT LANDS



