



**SUBJECT:**

**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 16 rear lane townhouse units on 3 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830  
File No's.: SU/ZA 16 114903

**PREPARED BY:**

Daniel Brutto  
Planner I, West District

**REVIEWED BY:**

Dave Miller, M.C.I.P., R.P.P.  
Development Manager, West District

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**RECOMMENDATION:**

- 1) THAT the report dated September 6, 2016 titled "PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 16 rear lane townhouse units on 3 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830", be received as background information for the upcoming Public Meeting.

**PURPOSE:**

This report provides preliminary information on applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 16 rear lane townhouse units on 3 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the applications.

Authorization for a statutory Public Meeting to consider the applications was granted by the CAO in a memo dated July 28, 2016. Staff's intent was to facilitate Public Meetings for this proposal, as well as the proposal submitted for the abutting property to the north, to be held on the same evening in the early Fall. Scheduling the Public Meetings concurrently enables the public, who may be interested in the proposed redevelopment of these adjoining parcels, to attend once and provide comprehensive comments relating to the entire surplus school block.

**Applications deemed complete**

The applications by 2473330 Ontario Ltd. were received by the City on July 15, 2016 and deemed complete on July 22, 2016.



**BACKGROUND:****Subject property and area context**

Block 120, Plan 65M-3830 (the “subject property”), consists of approximately 0.995 hectares (2.459 acres) located at the north-west corner of Prince Regent Street and Reflection Road, within the Cathedral Community Secondary Plan area (see Figure 1 – Location Map).

The subject property represents the south block of lands initially set aside for the York Region Catholic District School Board (Y.C.D.S.B.) as a school site (the “school site”). The balance of the school site is comprised of the abutting property to the north which is under separate ownership (the “north block”). In a letter to the City dated June 2, 2015 the Y.C.D.S.B. indicated that the Board of Trustees approved the release of the school site at a March 24, 2015 Board Meeting, meaning they did not intend to acquire the site to build a school. Therefore the Trustee for the Developer’s Group released the school site back to the owner at the time who subsequently sold the subject property to the proponent.

The surrounding low density neighborhoods were developed in the late 2000’s. The subject property remains undeveloped. The most significant vegetation is a line of mature trees along the north property line (see Figure 2 – Aerial Photo). Surrounding uses include (see Figure 3 – Area Context):

- To the north, abutting, is an undeveloped property owned by 1696913 Ontario Inc. which is subject to re-zoning and draft plan of subdivision applications to facilitate the development of 25.5 single detached units (File No’s. SU/ZA 16 177627);
- To the west, abutting, are low density single detached dwellings;
- To the south, abutting, is Reflection Road, followed by low density single and semi detached dwellings; and,
- To the east abutting is Prince Regent Street, followed by the Arboretum Park and Heritage Orchard and Victoria Square Park.

**PROPOSAL:**

The proponent has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 12 single detached lots, 1 part lot and 16 rear lane townhouse units on 3 townhouse blocks on the subject property known legally as Block 120, Plan 65M-3830 (see Figures 4 and 5 – Proposed Draft Plan of Subdivision and Concept Plan).

Eight of the single detached lots (lots 1 - 8 inclusive) and the part lot, front onto Street ‘1’ which is a proposed public road with a 17 metre right-of-way that connects through the proposed development to the north, to Prince Regent Street. The remaining four single detached lots (lots 9 – 12 inclusive) and one townhouse block (block 13) front onto Street ‘2’ which is a proposed public road with a 17 metre right-of-way which transitions into a laneway with an 8.5 metre right-of-way. The two remaining townhouse blocks (blocks 14 and 15) front onto Prince Regent Street. It is intended that the proposed part lot would be



combined with the part lot on the north block. Table 1 below provides a summary of the proposed draft plan of subdivision.

**Table 1: Proposed Subdivision Statistics**

Land Use	Lot/Block No.	No. of Units	Gross Land Area - Hectares (Acres)
Single Detached Residential	1-12	12	0.454 (1.122)
Single Detached Residential Part Lot	16	0.5	0.010(0.025)
Rear Lane Townhouses	13-15	16	0.278 (0.687)
Streets and Laneway			0.253 (0.625)
<b>Total</b>		<b>28.5</b>	<b>0.995 (2.459)</b>
<b>Net Land Area - Hectares (Acres)</b>			<b>0.742 (1.83)</b>
<b>Net Density - Units per Hectare (Units per Acre)</b>			<b>38.4 uph (15.57 upa)</b>

The purpose of the Zoning By-law Amendment is to provide site specific zoning standards to facilitate the proposed development. Site specific development standards requested include the following:

- that all lots be considered conventional lots (not wide shallow lots) to provide for the same zoning standards for all detached lots in the subdivision. By-law 177-96, as amended defines a wide shallow lot as a residential lot with a lot depth of 26 metres or greater and less than 30 metres. Lots 2, 3 and 4 would be considered wide-shallow lots by definition, whereas the remaining lots are considered conventional;
- to permit a minimum front yard setback of 3.5 metres on a lot not accessed by a lane, whereas the by-law requires a minimum front yard setback of 4.5 metres on a lot not accessed by a lane;
- a minimum rear yard setback of 1 metre and a maximum of 6 metres, to permit a private garage to be attached to the main building on a lot accessed by a lane; and,
- to permit a minimum outdoor amenity space area of 14 m<sup>2</sup> of on a lot accessed by a lane and allow outdoor amenity space to be provided on a balcony.

## **OFFICIAL PLAN AND ZONING:**

### **Current Official Plan**

The subject property is designated 'Urban Residential' in the in-force Official Plan (1987 Revised), as amended.

### **Cathedral Community Secondary Plan (PD 39 -1)**

The subject property is designated 'Urban Residential – Low Density' in the Cathedral Community Secondary Plan, as amended, which includes a symbol denoting an intended location for a Separate Elementary School site.

The proposed residential uses are provided for in accordance with Sections 5.2.2 a) and 5.8.2 g) iv). The net density for the 'Urban Residential – Low Density' designation is 17.0 to 37.0 units per hectare (6.9 to 14.9 units per acre) per Section 5.2.1 g) i), whereas the proposed net density is 38.4 units per hectare (15.57 units per acre).



**2014 Official Plan as partially approved on October 30, 2015 and May 26, 2016 (2014 Official Plan)**

The subject property is designated “Residential Low Rise” in the 2014 Official Plan. It is subject to site-specific policy 9.5.6, which is part of an area wide appeal by Cathedral Town Limited, relating to whether the policies in Section 9.5 are appropriate and consistent with the policies of the Cathedral Community Secondary Plan.

**Zoning**

The subject property is zoned ‘Residential Two (R2)’ under By-law 177-96, as amended which permits the following uses: single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings, townhouse dwellings, home occupations and private home daycares (see Figure 3 – Area Context/Zoning).

**MATTERS TO BE RESOLVED:**

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 through a staff recommendation report to Committee, if required:

1. Staff has advised the proponent that the development needs to be planned comprehensively with the proposed plan to the north and the surrounding area.
2. Staff have encouraged the proponent to consider a development concept which considers the preservation of the existing vegetation/hedgerow located along the north property line;
3. Staff have expressed concerns with the proposed lot/block, road and lane configuration relating to, among other matters, having a public road transition into a laneway, the offset between the proposed laneway and the existing laneway to the south, the flankage yards impacting the existing vegetation/hedgerow and the flankage yards abutting the public streets which would require architectural elevation upgrades and appropriate setbacks ;
4. Staff are reviewing the proposed net density in the context of the overall net density provisions of the ‘Urban Residential – Low Density’ designation in the Cathedral Community Secondary Plan;
5. The proponent will be required to offer advanced green technology innovations and eco-friendly high performance features to create a more environmentally friendly dwelling;
6. Staff will require confirmation that the proponent is a member in good standing is required from the Cathedral Community Developers Group. Servicing allocation has yet to be assigned to the proposal;
7. The applicant will be required to provide a contribution towards the City’s Public Art program. Further discussions with City Staff are required with respect to the provision for Public Art;
8. Staff will determine the required amount of parkland dedication or cash-in-lieu of parkland generated by the proposed development;
9. Staff are reviewing the proposed site-specific development standards to determine their appropriateness;



10. Staff are in the process of reviewing the following studies/reports: Land Use Planning Report, Arborist Report, Phase One Environmental Site Assessment, Environmental Noise Analysis, Functional Servicing Report, Geotechnical Investigation, Hydrogeological Assessment and a Traffic Brief; and,
11. Comments from various internal departments and external agencies remain outstanding and may result in modifications to the plan.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing infrastructure.

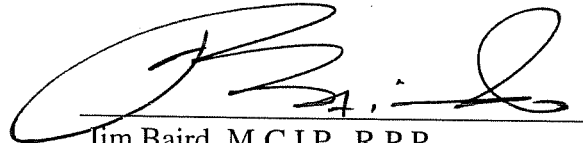
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Draft Plan of Subdivision conditions and Zoning By-law Amendment processes.

**RECOMMENDED BY:**



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



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

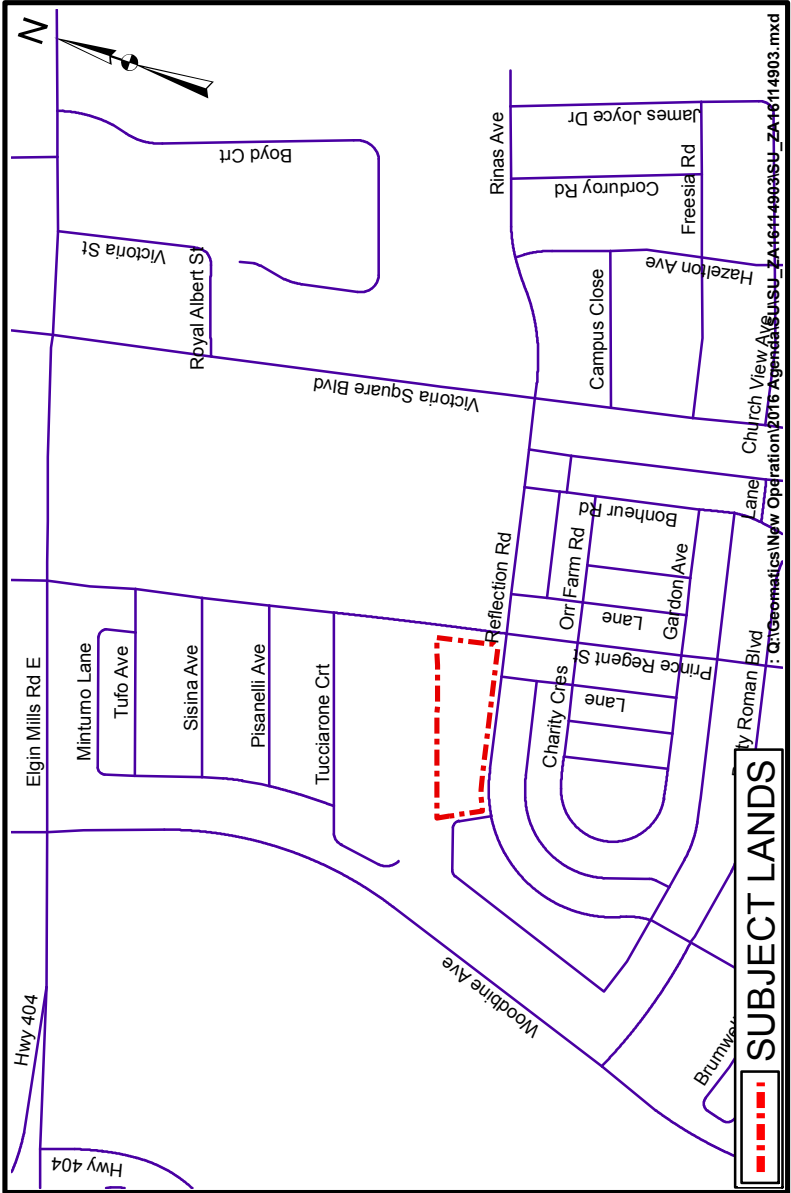
**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Aerial Photo  
Figure 3: Area Context/Zoning  
Figure 4: Proposed Draft Plan of Subdivision  
Figure 5: Concept Plan

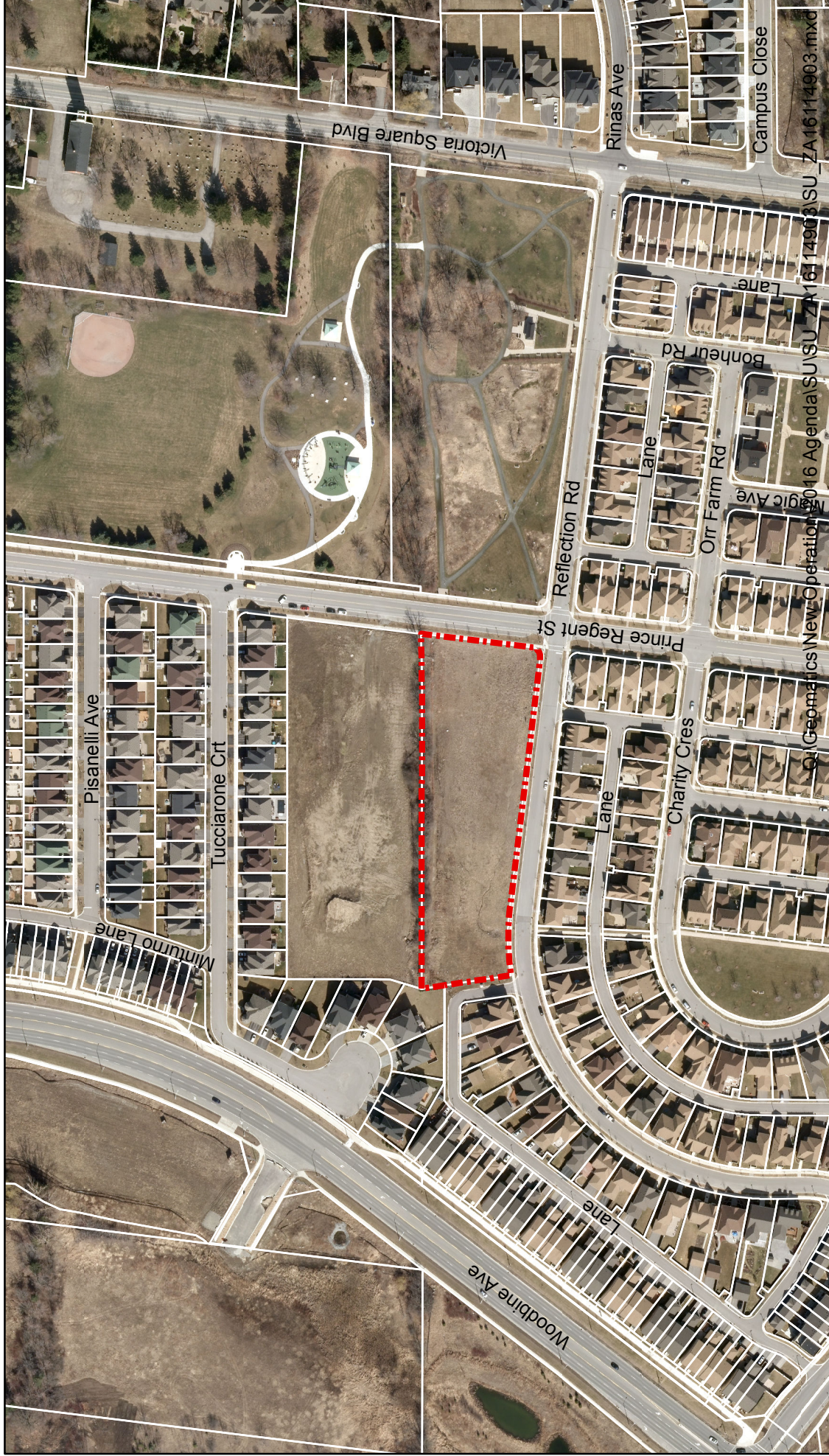
**APPLICANT/AGENT:**

Billy Tung  
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Vaughan, Ontario, L4K 3P3  
Tel: (905) 669-4055










# AIR PHOTO 2015

APPLICANT: 2473330 ONTARIO LTD.

BLOCK 120, PLAN 65M-3830

FILE No: SU\_ZA16114903 (DB)

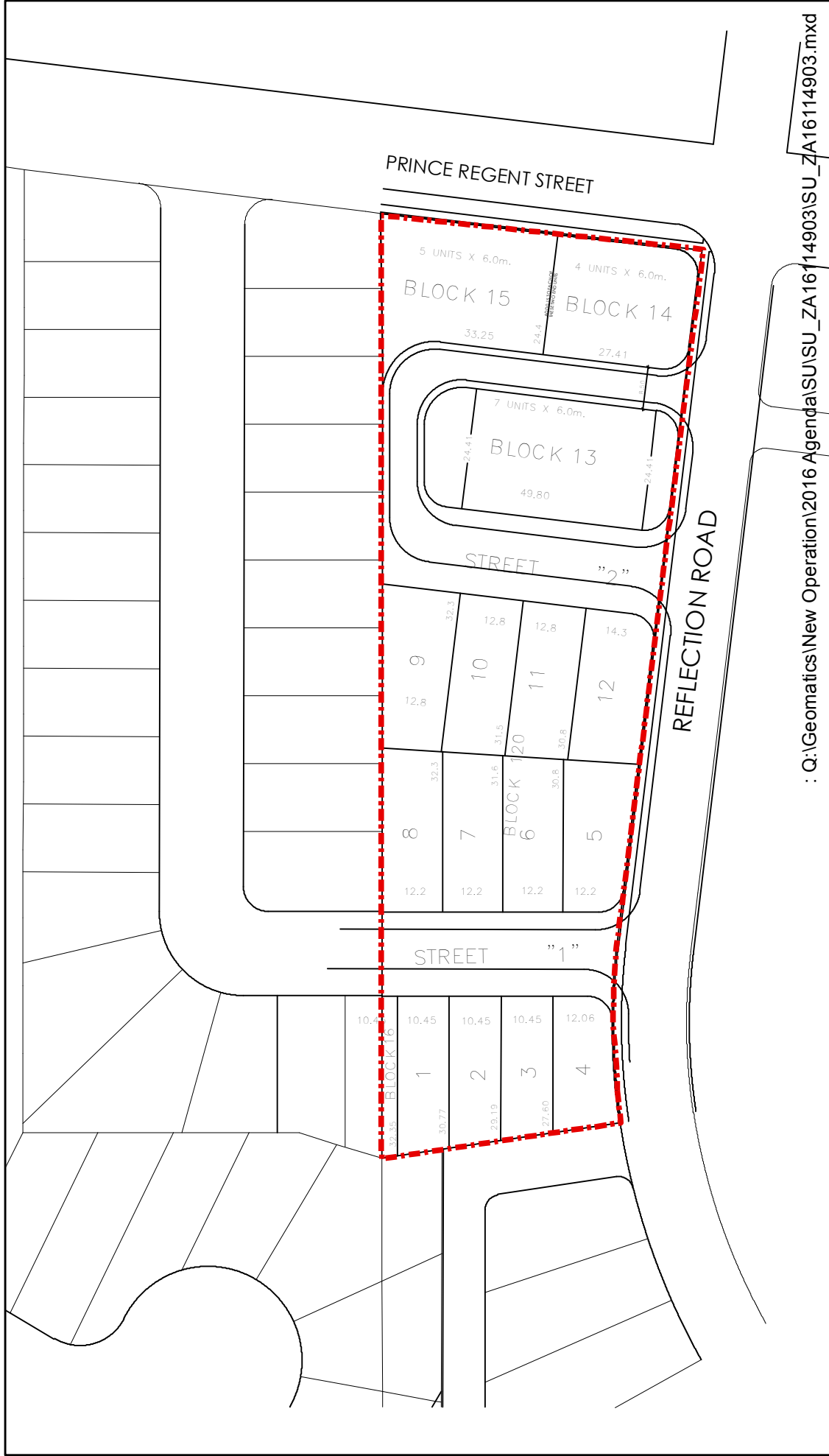
 SUBJECT LANDS











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# PROPOSED DRAFT PLAN OF SUBDIVISION

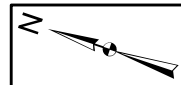
APPLICANT: 2473330 ONTARIO LTD.  
BLOCK 120, PLAN 65M-3830

 SUBJECT LANDS

FILE No: SU\_ZA16114903 (DB)

DATE: 07/19/16





☐ SUBJECT LANDS

BLOCK 120, PLAN 65M-3830

DATE:07/19/16

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**FIGURE No. 5**

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