



Report to: Development Services Committee

Report Date: June 20, 2016

SUBJECT: PRELIMINARY REPORT
Neamsby Investments Inc.
Applications for Draft Plan of Subdivision and Rezoning to
create future development blocks and to permit office and
residential development on the south side of 14th Avenue,
between Middlefield Road and Markham Road (5659 to 5933
14th Avenue)

File No: SU/ZA 16 130764

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

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

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Draft Plan of Subdivision and Rezoning to create future development blocks and to permit office and residential development on the south side of 14th Avenue, between Middlefield Road and Markham Road (5659 to 5933 14th Avenue), File No: SU/ZA 16 130764," be received;
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision and Rezoning applications (SU/ZA 16 130764) submitted by Neamsby Investments Inc. for 5659 to 5933 14th Avenue;
- 3) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on the Draft Plan of Subdivision and Rezoning applications submitted by Neamsby Investments Inc. for lands located on the south side of 14th Avenue, between Middlefield Road and Markham Road (5659 to 5933 14th Avenue) and to seek authorization to hold a 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. The Draft Plan of Subdivision and Rezoning applications were deemed complete on April 1st, 2016.

BACKGROUND:**Subject lands and area context**

The subject lands are comprised of nine (9) individual properties (5659 to 5933 14th Avenue) which are located on the south side of 14th Avenue, between Middlefield Road and Markham Road (Figure 1). The subject lands are approximately 25.3 hectares (62.5 acres) in area. There is an existing heritage house located at 5933 14th Avenue. The South East Community Centre and Library (the “Community Centre”) is located at the south-east corner of the Middlefield Road and 14th Avenue intersection. The Community Centre, as well as the future park adjacent to the Community Centre and the City’s first pilot public ‘green roads’ project about the subject lands and are all currently under construction.

There are industrial uses located on the north side of 14th Avenue, a retail/commercial development located to the east, low density residential uses to the south, and low density residential uses and a fire station on the west side of Middlefield Road (see Figure 3).

Official Plan and Zoning

On April 23, 2015, the Region of York approved an application to amend the City’s in-force Official Plan (Revised 1987), as amended, for the subject lands to redesignate the majority of the subject lands from “Industrial – General Industrial” to “Urban Residential” and from “Industrial” to “Urban Residential – Medium Density” in the Armadale East Secondary Plan. A site specific policy respecting the “Urban Residential – Medium Density” designation allowing single and semi-detached dwellings in addition to townhouses and other multiple forms of housing was implemented through the Official Plan Amendment. The “Urban Residential – Medium Density” designation contemplates a maximum net site density of 62 units per hectare (25 units per acre) and a maximum height of three (3) storeys.

The remainder of the lands, which front onto 14th Avenue, are designated “Business Corridor Area” in the City’s in-force Official Plan (Revised 1987), as amended, and in the Armadale East Secondary Plan. As part of the aforementioned Official Plan Amendment application, a site-specific policy, which changed the permitted uses associated with the “Business Corridor Area” as it applies to the subject lands, was implemented. Some of these changes include limiting restaurants to a maximum of 50% of the total gross floor area (GFA) of the building in which it is located or 3000 square metres, whichever is less, permitting motor vehicles sales and rental establishments with limited accessory outdoor storage and display of motor vehicles, making changes to retail use permissions and allowing the existing heritage house to be used as a free standing restaurant or personal service shop.

The aforementioned Official Plan Amendment application also proposed a modification to the City’s 2014 Official Plan (as partially approved by the OMB on October 30th, 2015) (the “City’s 2014 Official Plan”) to redesignate the majority of the subject lands from “General Employment” to “Residential Low Rise” and the remainder of the lands which front onto 14th Avenue from “General Employment” to “Service Employment”

with site-specific policies. These modifications have been incorporated into the City's 2014 Official Plan.

In considering the Official Plan Amendment application, which was considered to be an employment land conversion, Markham Council determined that a number of criteria be considered including; compatibility to adjacent land use, achieving an increase in the number of jobs or at a minimum no net reduction in jobs on the site, proximity to transit, provision of lands for a VIVA terminal, achieving public amenities including but not limited to, public art and Section 37 community benefits, and provision for affordable or seniors housing where appropriate. Some of the other public amenities and benefits expected to be achieved from the proposed development include Low Impact Development (LID) through green roads and LEED certified homes. The VIVA terminal and seniors housing criteria are not expected to be achieved on the lands and this is reflected in the Official Plan Amendment (OPA 222) to the Official Plan (Revised 1987), as amended, and in Official Plan Amendment No. 2 to the City's 2014 Official Plan.

The landowner currently has a site-specific appeal to the City's 2014 Official Plan respecting the subject lands and therefore any future staff recommendation report regarding the applications will incorporate Legal advice.

The subject lands are zoned for "Rural Residential", "Business Corridor" and "Industrial" land uses (Figure 2). The subject lands need to be rezoned to permit the proposed residential development.

Proposed development

The draft plan proposes the creation of residential blocks to allow the development of a total of 571 single and semi-detached dwellings and townhouses. The proposed draft plan also proposes an office block, public road blocks, a walkway block and an open space block (Figure 4).

BLOCKS	AREA (ha/acre)
Residential	14.277 ha (35.28 acres)
Office	3.74 ha (9.3 acres)
Roads	6.52 ha (16.1 acres)
Other	0.78 ha (1.9 acres)
Total	25.3 ha (62.6 acres)

RESIDENTIAL UNIT TYPES	NUMBER OF UNITS AND DENSITY
Single detached dwellings	227
Semi-detached dwellings	142
Townhouses	202
Total number of residential units	571
Net site density	40 units/ha (16.2 units/acre)

OPTIONS/ DISCUSSION:

The following is a brief summary of preliminary concerns/issued raised to date. Other matters may be identified through the detailed review of the proposal and addressed in a future Staff report.

- The lotting and road patterns, block configurations and interface with surrounding development are being evaluated by Staff.
- The Owner will be required to provide a concept plan for the proposed future office blocks for Staff review.
- The City is currently undertaking an Environmental Assessment (EA) Study of the Markham Road sanitary sewer. The proposed development is being included as part of the Class EA Study. The development cannot proceed until the EA Study is finalized and any upgrades required by the Study for the sanitary sewer is confirmed.
- Some preliminary concerns respecting stormwater management have been identified by Staff including the applicant's proposed stormwater management measures to manage post-development stormwater.
- The applicant submitted a Traffic Impact Study which is currently under review by the City and the Region of York (the "Region"). City staff has identified the need for the applicant to provide a Functional Traffic Design Study. City Staff will also be determining matters such as the appropriateness and consistency of the proposed right-of-ways. Additional comments will be provided as Staff continue to review the Traffic Impact Study.
- 14th Avenue is under the jurisdiction of the Region and the Region is a commenting agency on the Draft Plan of Subdivision application. The applicant is required to address comments from the Region.
- The applications are also subject to review by the Toronto and Region Conservation Authority (TRCA) given the size of the subject lands and scale of the proposed development. The applicant has submitted a Master Environmental Servicing Plan (MESP) which analyzes the impact of the proposed development on stormwater management and determines if there are any natural features on the subject lands among other things.
- Staff are discussing matters such as the provision of Section 37 and public art, incorporating appropriate sustainable measures into the proposed development, tree preservation and parkland dedication with the applicant.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being evaluated within the context of the City's growth management and other strategic priorities.

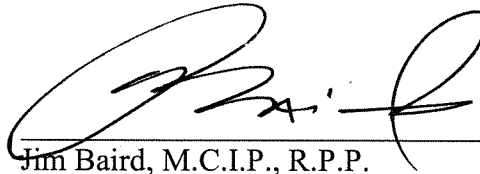
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, will be incorporated into the draft plan conditions and proposed amendment.

RECOMMENDED BY:



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



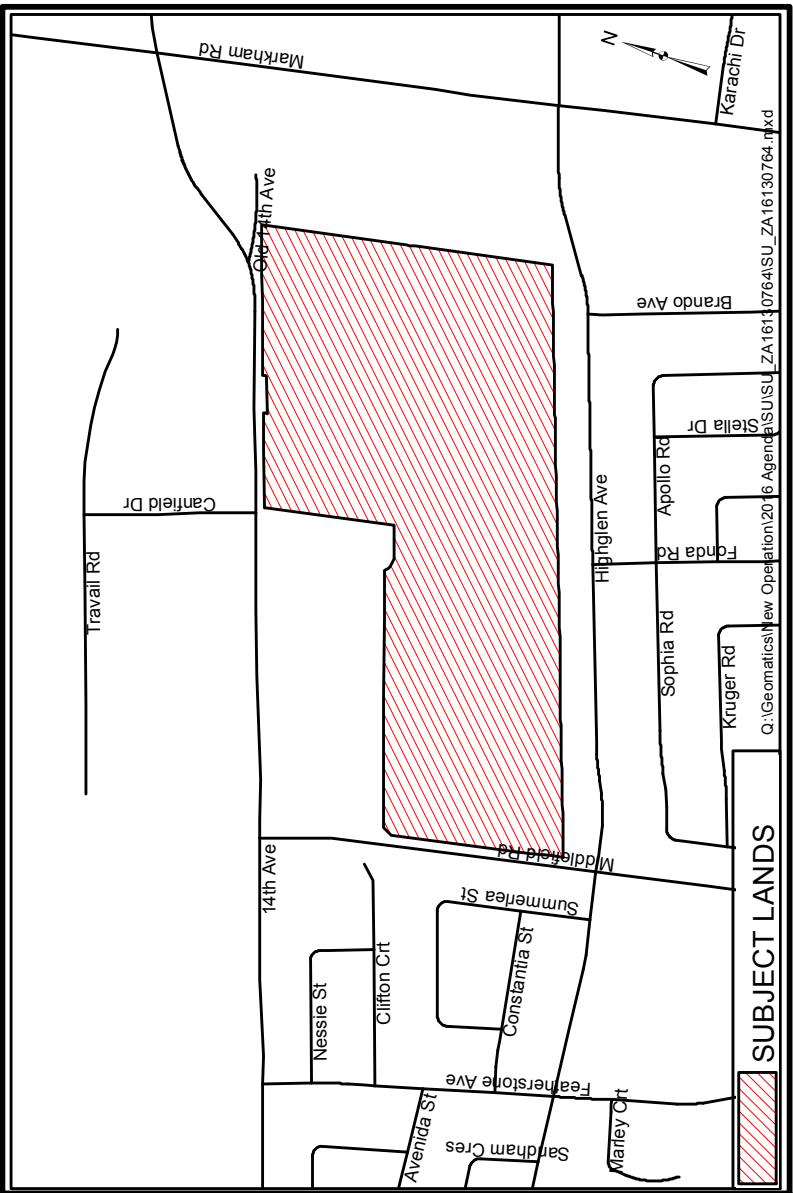
Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

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| Figure 1: | Location Map |
| Figure 2: | Area Context/ Zoning |
| Figure 3: | Air Photo |
| Figure 4: | Proposed Draft Plan |

APPLICANT CONTACT INFORMATION:

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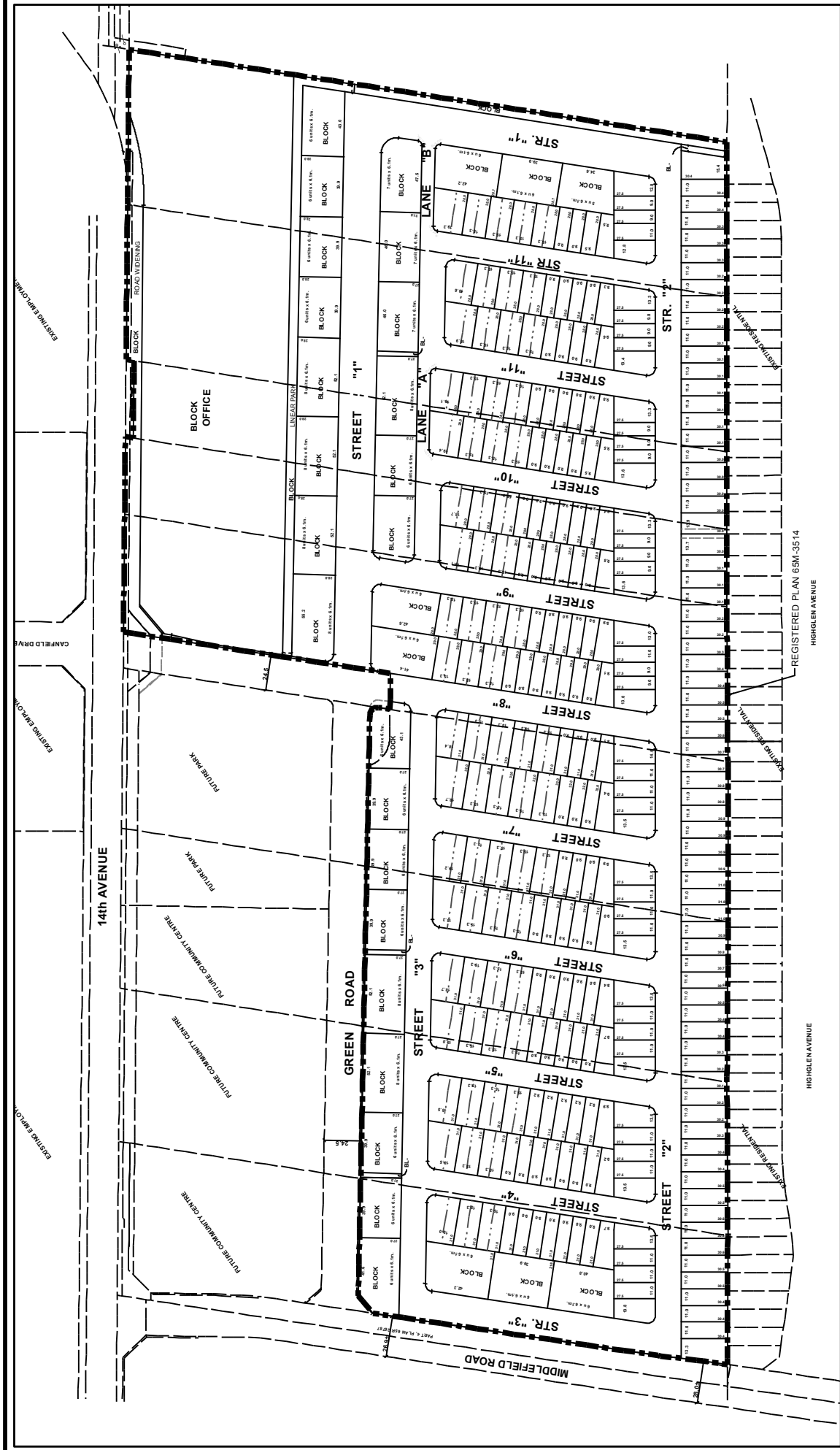
AIR PHOTO (2015)

APPLICANT: NEAMSBY INVESTMENTS INC.
5659 - 5933 14TH AVENUE

FILE No. SU_ZA16130764 (SM)

 SUBJECT LANDS

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PROPOSED DRAFT PLAN

APPLICANT: NEAMSBY INVESTMENTS INC.
5659 - 5933 14TH AVENUE

FILE No. SU_ZA16130764 (SM)

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