

SUBJECT: PRELIMINARY REPORT
McCowan Developments Limited
Draft Plan of Subdivision application to create two (2)
residential blocks and a public road at 9329 & 9365
McCowan Road and 5286 16th Avenue.

File No: SU 16 110451

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, McCowan Developments Limited, Draft Plan of Subdivision application to create two (2) residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16th Avenue, File No: SU 16 110451", be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision application by McCowan Developments Limited to create two (2) residential blocks and a public road at 9319 & 9385 McCowan Road and 5286 16th 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 application submitted by McCowan Developments Limited for lands located at the north-east corner of McCowan and 16th Avenue (9329 & 9365 McCowan Rd and 5286 16th Avenue) and to seek authorization to hold a statutory Public Meeting. 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 application. The Draft Plan of Subdivision application was deemed complete on April 26th, 2016.

BACKGROUND:

Subject lands and area context

The subject lands (9329 & 9365 McCowan Road and 5286 16th Avenue) are located in the north-east quadrant of McCowan Road and 16th Avenue behind the existing York

Region pumping station and have a total area of approximately 3.3 hectares (8.15 acres). A community church for the Salvation Army was previously located at 9329 McCowan Road but has since been demolished. There is also an existing telecommunication tower located towards the south end of the property. Both 5286 16th Avenue and 9365 McCowan Road contained single family homes which have also been demolished. There is an existing row of mature spruce trees along the mutual property line between the subject lands and the residential subdivision to the east. The existing single family home immediately north of the subject lands is being converted into a day care facility associated with the place of worship to the north and is currently under construction. Existing residential development consisting of townhouses, semi-detached and single family homes, and a gas station are located on the west side of McCowan Road. There is also existing residential development located on the south side of 16th Avenue (Figure 3).

Other current applications on the subject lands

Applications to amend the Official Plan and Zoning By-law were submitted by the previous landowners, Terra Gold (McCowan) properties Inc. and Terra Gold (Wallasey) Properties Inc. to allow a common element condominium townhouse development consisting of 133 townhouses for the subject lands. A community information meeting was held on April 30th, 2015 and the statutory Public Meeting was held on October 20th, 2015. A concern with the proposed development at the time was that the extension of West Bay Drive to McCowan Road was not incorporated into the proposed development. The subject lands have since been acquired by McCowan Developments Limited who will proceed with the current Official Plan and Zoning By-law Amendment applications with some revisions (discussed below).

Proposed draft plan of subdivision

McCowan Developments Limited has submitted a draft plan of subdivision application which will create two (2) residential blocks, as well as a public road block, which will facilitate the extension of the West Bay Drive to McCowan Road (Figure 4). A 4th block (0.10 hectare) will comprise lands to be conveyed to the Region of York. The residential blocks will total 2.98 hectares (7.4 acres) in area and the public road block will be 0.23 hectares (0.57 acres). The landowner has had discussions with Staff about proceeding with a common element condominium townhouse development for the residential blocks that will result if the draft plan of subdivision is approved and intends to submit an accompanying site plan application shortly, which will be the subject of a future report by Staff.

Official Plan and Zoning

The majority of the subject lands are currently designated "Institutional" in the City's in-force Official Plan (Revised 1987), as amended and in the Wismer Common Secondary Plan (OPA 37). The remainder of the lands (9365 McCowan Road) are designated "Urban Residential" in the City's in-force Official Plan (Revised 1987), as amended and "Low Density Residential" in the Wismer Commons Secondary Plan. The current Official Plan Amendment application to the City's in-force Official Plan (Revised 1987), as amended is required to redesignate the subject lands from "Institutional" to an appropriate residential designation. The proposed density will be calculated when the site plan

application is submitted and further evaluated as part of the Official Plan Amendment review. The subject lands are designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved by the OMB on October 30th, 2015), which provides for detached, semi-detached and townhouse dwellings.

The subject lands are zoned “Rural Residential” under Zoning By-law 304-87, as amended. The existing application to amend the current Zoning By-law is under review and is still required to permit the contemplated townhouse development.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the application will be discussed in a future recommendation report.

- Staff will work the applicant and Regional Staff to ensure that the proposed extension of West Bay Drive is designed in accordance with City and Region of York standards, and is appropriately aligned with Trail Ridge Lane on the west side of McCowan Road.
- The Region of York will make a determination on whether a traffic signal is warranted at the intersection of the extension of West Bay Drive and McCowan Road.
- Urban Design staff will determine the required amount of parkland dedication or cash-in-lieu of parkland generated by the proposed development.
- The Owner will be required to convey land for the purpose of a Regional road widening along McCowan Road.
- The Owner will be required to satisfy any applicable obligations and requirements of the Wismer Commons Developers Group.
- Matters of urban design, building elevations and materials will be addressed through a future application for site plan approval.
- Review of the lotting pattern, density, private amenity space and built form will be also be addressed through application for site plan approval.
- Amendments to the Official Plan and Zoning By-law are currently under review and will be reviewed in conjunction with the forthcoming site plan application. Staff will report out on the applications to amend the Official Plan and Zoning By-law at a later date.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

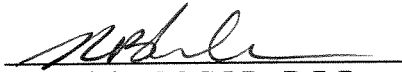
ALIGNMENT WITH STRATEGIC PRIORITIES:

The Draft Plan of Subdivision application will be evaluated against the City's strategic priorities relating to growth management, transportation and the environment.

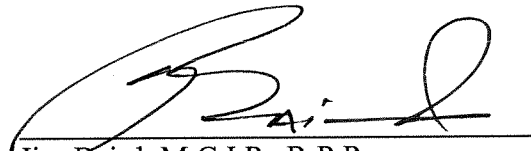
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review. All conditions and requirements received will be reviewed and if appropriate will be incorporated into the proposed amendments or future draft plan conditions.

RECOMMENDED BY:



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



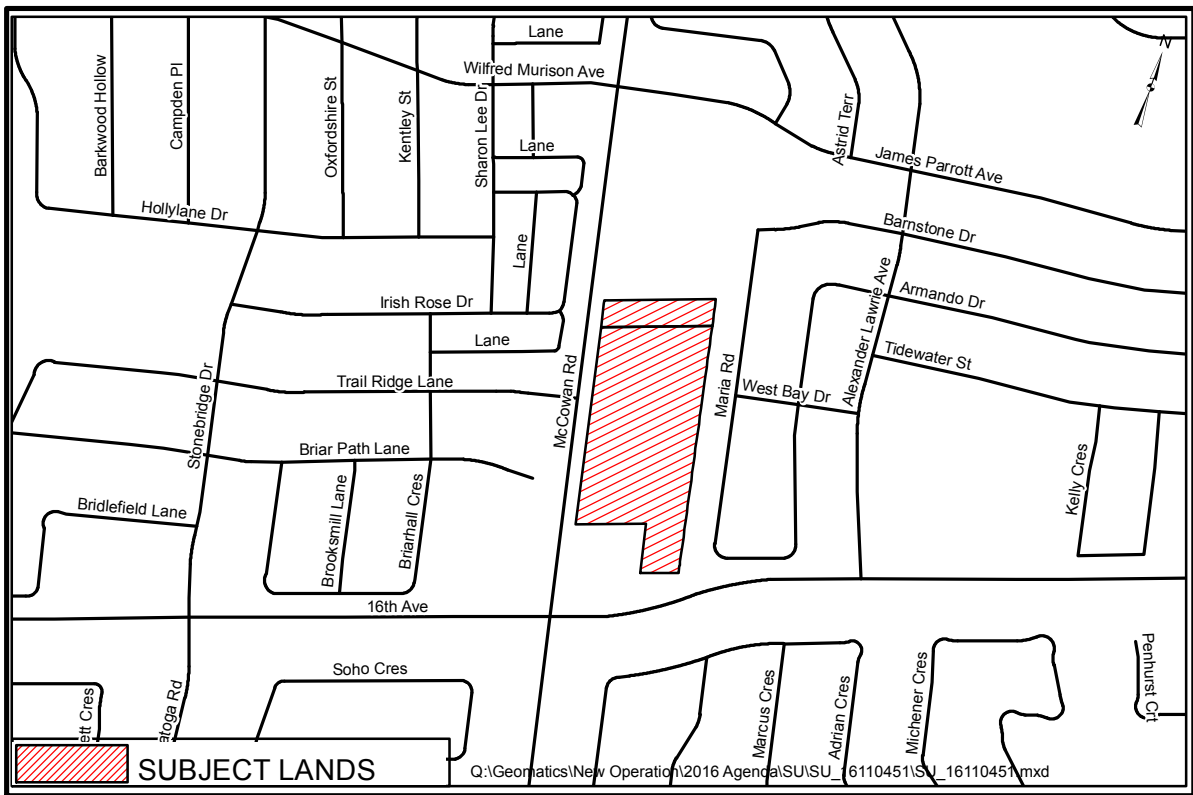
Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

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

AGENT CONTACT INFORMATION:

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 SUBJECT LANDS

DATE: 05/12/16



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AIR PHOTO

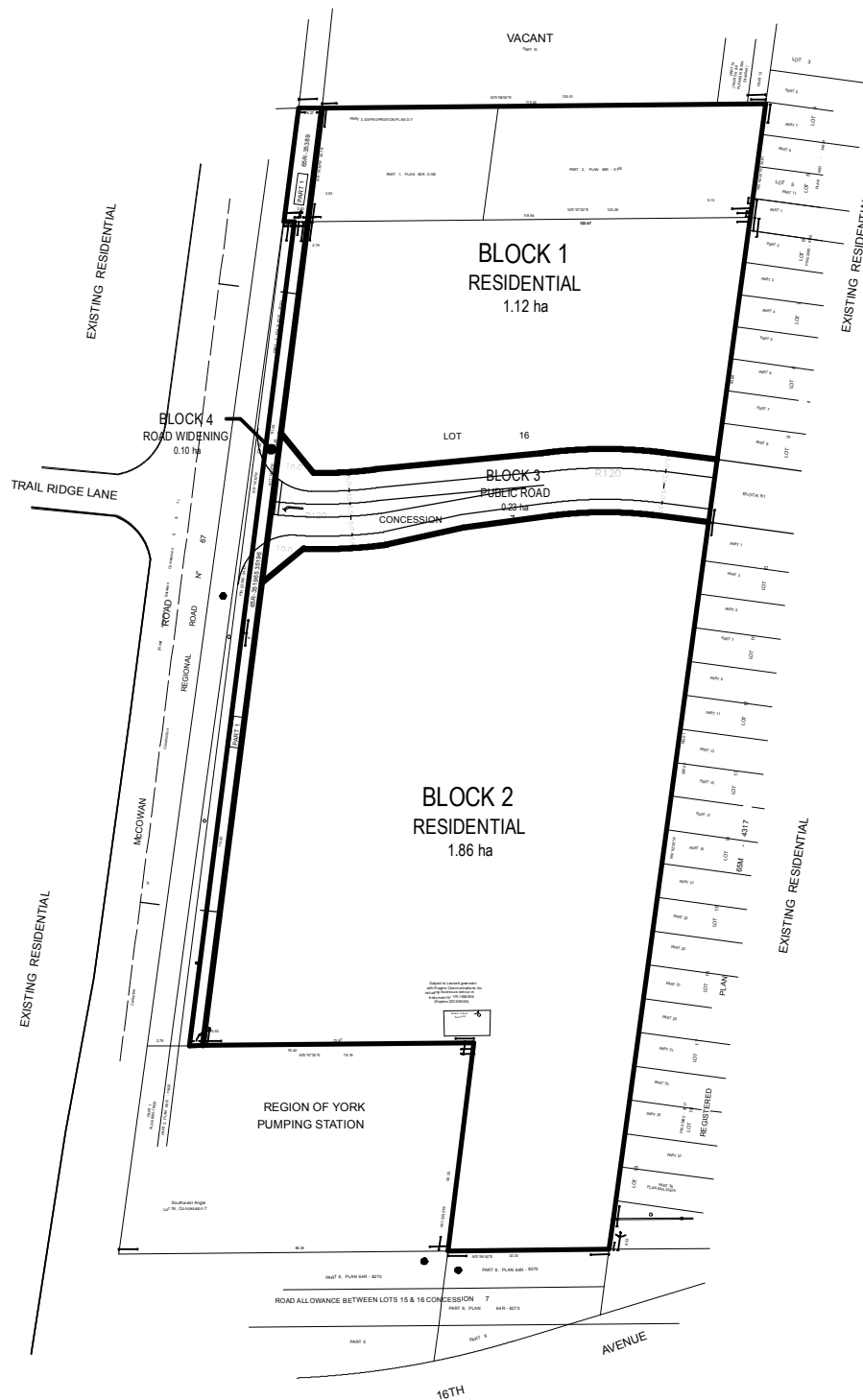
APPLICANT: McCOWAN DEVELOPMENT LTD.

9329 & 9365 McCOWAN ROAD & 5286 16th. AVENUE

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PROPOSED DRAFT PLAN

APPLICANT: McCOWAN DEVELOPMENT LTD.

9329 & 9365 McCOWAN ROAD & 5286 16th. AVENUE

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DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SM

FIGURE No. 4