

SUBJECT:**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033
File No's.: SU/ZA 16 177627

PREPARED BY:

Daniel Brutto
Planner I, West District

REVIEWED BY:

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

RECOMMENDATION:

- 1) THAT the report dated May 24, 2016 titled "PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033", be received;
- 2) THAT staff be authorized to hold a Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law amendment applications;
- 3) AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033. The report also seeks authorization for a statutory Public Meeting to consider the applications. 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.

Applications deemed complete

The applications were received on February 18, 2016 and deemed complete on March 16, 2016.

BACKGROUND:**Subject property and area context**

Block 79, Plan 65M-4033 (the “subject property”), consists of approximately 1.38 hectares (3.41 acres) located west of Prince Regent Street, north of Reflection Road, within the Cathedral Community Secondary Plan area (see Figure 1 – Location Map).

The subject property represents the north 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 south which is under separate ownership (the “south block”). In a letter 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, 2016 Board Meeting, meaning they did not intend to acquire the school site. Therefore the Trustee for the Developer’s Group released the school site back to the proponent (1696913 Ontario Inc.) who subsequently submitted these applications.

The surrounding low density subdivision was developed in the late 2000’s. The subject property is undeveloped. The most significant vegetation is a line of mature trees along the south property line (see Figure 2 – Aerial Photo).

Surrounding uses include (see Figure 3 – Area Context):

- To the north, abutting, are low density single-detached dwellings;
- To the west, abutting, are low density single detached dwellings;
- To the south, abutting, is an undeveloped property, which represents the south block of the surplus school site; and,
- To the east abutting is Prince Regent Street, followed by the Victoria Square Park.

PROPOSAL:

The proponent has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 25 single detached lots and 1 part lot. These lots are proposed to front onto a new public road, with a 17 metre right-of-way (see Figure 4 – Proposed Draft Plan of Subdivision). The proposed lots will have minimum lot frontages of approximately 13.7 metres (44’-11”), minimum lot depths of approximately 27 metres (88’-7”) and minimum lot areas of 370 m² (3,983 ft²). Table 1 below summarizes the subdivision statistics.

Table 1: Proposed Subdivision Statistics

Land Use	Lot/Block No.	No. of Units	Gross Land Area - Hectares (Acres)
Single Detached Residential	1-25	25	1.042 (2.58)
Future Residential	26	0.5	0.024 (0.06)
Road Reserve	27		0.001 (0.002)
Public Road			0.319 (0.79)
Total		25.5	1.386 (3.42)
Net Land Area - Hectares (Acres)			1.066 (2.64)
Net Density - Units per Hectare (Units per Acre)			23.92 uph (9.66 upa)

The Zoning By-law Amendment application proposes to re-zone the subject property from 'Open Space Two (O2)' under By-law 177-96 to 'Residential Two (R2)' under By-law 177-96, as amended, including a special provision that all lots be considered wide-shallow lots.

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. It appears that the majority of the lots would be considered wide shallow lots by definition, with the exception of Lots 12, 13 and Block 26. The intent of including this provision is to ensure that a consistent setback from the front lot line is provided.

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 process following a decision by the school board to release the school site is outlined in Section 5.8.2 g) of the Cathedral Community Secondary Plan (see Appendix A – Extract of Cathedral Community Secondary Plan Section 5.8.2 g)).

The proposed residential use is provided for in accordance with Section 5.8.2 g) iv). The proposed net density is 23.92 uph (9.66 upa) which falls within the net density of 17.0 to 37.0 units per hectare (6.9 to 14.9 units per acre) as required by Section 5.2.1 g) i).

2014 Official Plan (as partially approved on October 30, 2015)

The subject property is designated "Residential Low Rise" in the 2014 Official Plan (as partially approved on October 30, 2015). 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 'Open Space Two (O2)' under By-law 177-96, as amended which permits a limited number of uses, including: art galleries, day nurseries, libraries, museums, community centers, public parks and public school.

MATTERS TO BE RESOLVED:

The following is a brief summary of issues raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

Staff has advised the proponent that the development needs to be planned comprehensively with the lands to the south

The surplus school site is comprised of two blocks, each with different owners. This application is for the development of the north block. The south block is zoned 'Residential Two (R2)' under By-law 177-96, as amended, which permits low density residential development. However, in order for it to be developed a subdivision application needs to be submitted, processed and approved by Council.

Staff and the proponent for the north block (these applications) have been in communication with the owner of the block to the south, in an effort to develop a comprehensive plan for the two blocks. While a subdivision application has not yet been submitted for the south block, it is staff's understanding that the owner is in the process of preparing their development application and intends to submit it late May or early June 2016. A subdivision application for the south block also requires a Public Meeting.

Planning staff intend that the Public Meetings for the two proposals be held on the same evening in the early Fall, if possible. If the Public Meetings are held on the same evening, the public will only have to attend once, and they will be able to provide comprehensive comments relating to the entire surplus school block.

If, in the opinion of the Planning Director, the submission of the subdivision application for the south block will unduly delay the processing of the subject applications (for the north block), the Public Meeting may be held in advance of the south block of the school site.

Proposed street 'A' routing

In the event that Street 'A' is constructed prior to creation of the street as a through road, provisions will have to be made for an acceptable temporary cul-de-sac.

Cash-in-lieu of parkland is required

To the east of the subject property abutting is Prince Regent Street, followed by the Victoria Square Park. This park represents a large community park with upgraded facilities, which adequately serves the needs of the surrounding neighborhood. Should the applications be approved, the proponent will be required to pay to the City, cash-in-lieu of the dedication of parkland in accordance with the City's Conveyance of Parkland By-law 195-190, as amended.

Sustainable design/building features required

The proponent will be required to offer advanced green technology innovations and eco-friendly high performance features to create a more environmentally friendly dwelling.

Cathedral Community Developers Group obligations must be met and servicing allocation must be granted

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.

Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports, which must be approved to the satisfaction of the City or respective public approval authority: 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.

Outstanding comments

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, Development Services

ATTACHMENTS:

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

APPLICANT/AGENT:

Sandra Wiles
28 Brookbank Court
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Tel: (416) 458-2257

Appendix 'A' – Extract of Cathedral Community Secondary Plan Section 5.8.2 g)






AIR PHOTO 2015

APPLICANT: 1696913 ONTARIO INC.
BLOCK 79, PLAN 65M-4033

FILE No: ZA/SU 16177627 (DB)

 SUBJECT LANDS

DATE:03/26/16



AREA CONTEXT/ZONING

APPLICANT: 1696913 ONTARIO INC.
BLOCK 79, PLAN 65M-4033

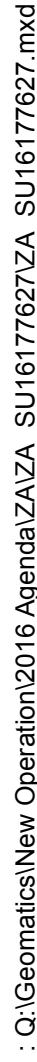
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 SUBJECT LANDS

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FIGURE No. 3

TUCCIARONE COURT



APPLICANT: 1696913 ONTARIO INC.

 SUBJECT LANDS

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FIGURE No. 4