

SUBJECT: PRELIMINARY REPORT
Kimberville Capital Inc.
Proposed Official Plan Amendment, Zoning By-law
Amendment and Redline Revision to Draft Approved Plan of
Subdivision 19TM-040016, North of Highway 7, west of
William Forster Road
Files OP 15 028274, ZA 15 028274 & SU 15 028274

PREPARED BY: Stephen Corr, extension 2624
Planner II, East District

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

RECOMMENDATION:

- 1) That the report entitled "PRELIMINARY REPORT, Kimberville Capital Inc., Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-040016, North of Highway 7 and east of Cornell Centre Boulevard, Files OP 15 028274, ZA 15 028274 & SU 15 028274 ", be received;
- 2) That Staff be authorized to hold a Public Meeting to consider the proposed applications by Kimberville Capital Inc. for an Official Plan amendment, Zoning By-law amendment and Redline Revision to a Draft Approved Plan of Subdivision; and
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable.

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-040016; and to seek authorization to hold a statutory Public Meeting in regards to these applications.

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 19TM-040016 (Phase 4D) applications submitted by

Kimberville Capital Inc. were deemed complete on November 24, 2015. Although the applications were deemed complete, staff recognized at an early stage in the application process that there were some street alignment issues that needed to be addressed prior to the applications being circulated to commence the technical review of the proposed development.

BACKGROUND:

The 5.99 ha (14.8 ac) vacant subject lands are located north of Highway 7 East, on the west side of the future extension to William Forster Road and on the east side of the future extension of the realigned Cornell Centre Boulevard within the Cornell Community, as shown on Figures 1, 2 and 3.

Surrounding land uses include single detached dwellings and townhouse dwellings located to the northeast of the site, and an existing woodlot which is located to the east (across William Forster Road). Adjacent vacant lands to the north, south and west are anticipated to be developed with a mix of residential, commercial and institutional uses in accordance with the Secondary Plan for the Cornell Community.

The subject lands were Draft Plan Approved in 2010

The subject lands obtained Draft Plan of Subdivision approval in 2010 (19TM-040016) through an application submitted by Macwood/Springhill Homes Inc. (File SU 04 028274) to facilitate a medium and high density residential development. The original draft plan included a development block for apartment buildings with frontage on Highway 7. In 2014, the block fronting Highway 7 was severed from the subject lands. The subject lands were subsequently conveyed to Kimberville Capital Inc. who has submitted applications for a red line revision to the draft approved plan of subdivision and amendments to the Official Plan and Zoning By-law to facilitate an alternative residential development concept. Figure 2 shows the subject lands owned Kimberville Capital Inc., in relation to the adjacent severed block that was previously part of the Draft Plan.

PROPOSAL

Kimberville Capital Inc. has submitted applications for an Official Plan Amendment, Zoning By-law Amendment and a redline revision to Draft Approved Plan of Subdivision 19TM-040016, proposing a residential development comprised of 136 freehold townhouse dwellings in 22 blocks and 70 stacked condominium townhouse dwellings in 5 blocks (see Figure 4). The revised draft plan maintains the partial school block at the north of the site which will be combined with abutting lands to the north to create a development block for a potential future public elementary school. The redline revision contemplates a grid system of streets and lanes. The east/west street towards the north end of the draft plan is an extension of Rustle Woods Avenue. This street, and the unnamed east/west street along the south end of the draft plan are anticipated to continue through abutting developments to provide two continuous east/west links through Cornell Centre. It should be noted that a City owned strip of land along the east side of the draft plan, currently forming part of the future William Forster Road right-of-way, will need to be combined with the subject lands to allow for the development of 6 townhouse blocks

(31 units) fronting William Forster Road, as proposed (See Figure 4). For this to occur, the City will have to initiate the process to determine if this strip of land can be deemed as surplus, in order for these lands to be acquired by the applicant for the combination of part lots.

OFFICIAL PLAN AND ZONING

In Force Official Plan (revised 1987)

- Designated “Urban Residential”, which allows for residential uses.

Cornell Secondary Plan (2008)

- Designated “Residential Neighbourhood – Cornell Centre”, which is intended to accommodate medium and high density housing in the form of multiple unit (stacked townhouse) and apartment buildings. Street townhouses are not a permitted building type.
- The contemplated built form within this designation is building heights ranging between 4 and 6 storeys, with a minimum Floor Space Index (FSI) of 1.5.

2014 Official Plan (not yet in-force)

- Designated “Residential Mid Rise”, which allows for mid rise residential developments.
- This designation contemplates townhouses, stacked townhouses, small multiplexes (3 to 6 units) and apartment dwellings, within buildings ranging between 3 to 6 storeys.

It should be noted that notwithstanding the designation in the 2014 Official Plan noted above, the subject lands are identified as being within the Cornell Centre Key Development Area. Until an updated secondary plan is approved for the Cornell Centre Key Development Area lands, the provisions of the Official Plan (Revised 1987), as amended and current Cornell Secondary Plan shall apply to the subject lands. On February 17, 2015 Development Services Committee received a Draft Land Use Concept for Cornell Centre as an initial step in developing a Secondary Plan for Cornell Centre. The concept and associated policies were further refined and presented to Development Services Committee on September 22, 2015 in the form of a draft official plan amendment to the current Cornell Secondary Plan. The policies in the draft amendment will also form the policy framework for a future secondary plan for Cornell Centre under the Official Plan 2014.

To facilitate the proposed development, Kimberville Capital Inc. has submitted an Official Plan Amendment application to amend the Secondary Plan for the Cornell Community, 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.

Current Zoning

The subject lands are zoned in accordance with By-law 177-96, as amended, by By-law 2011-175, to permit apartment and stacked townhouse dwellings, an elementary school and a heritage dwelling that was to be relocated from Highway 7 to the subject lands. The zoning is reflective of the original Draft Plan of Subdivision, and the subject lands are currently zoned as follows:

- Residential Three*409 (Hold One) – R3*409(H1)
- Residential Three*410 (Hold One)(Hold Two) – R3*410(H2)(H3)
- Open Space One (OS1)
- Open Space Two (OS2)

The heritage dwelling is no longer proposed to be relocated to the subject lands and its preservation/relocation will be addressed through the review of a future development proposal on the adjacent severed lands to the south.

The draft Zoning By-law Amendment prepared by the applicant proposes an R2 Zone under By-law 177-96 to permit townhouse dwellings and stacked townhouse dwellings, and to apply development standards to facilitate the residential development.

OPTIONS/ DISCUSSION:

Servicing Allocation

Servicing allocation has not yet been assigned for the proposed townhouse and stacked townhouse dwellings

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-040016;
2. 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, and environmental site assessment report; and

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

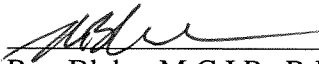
Not Applicable.

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-040016

OWNER/AGENT:

Kimberville Capital Inc.

Attn: Joanne Barnett

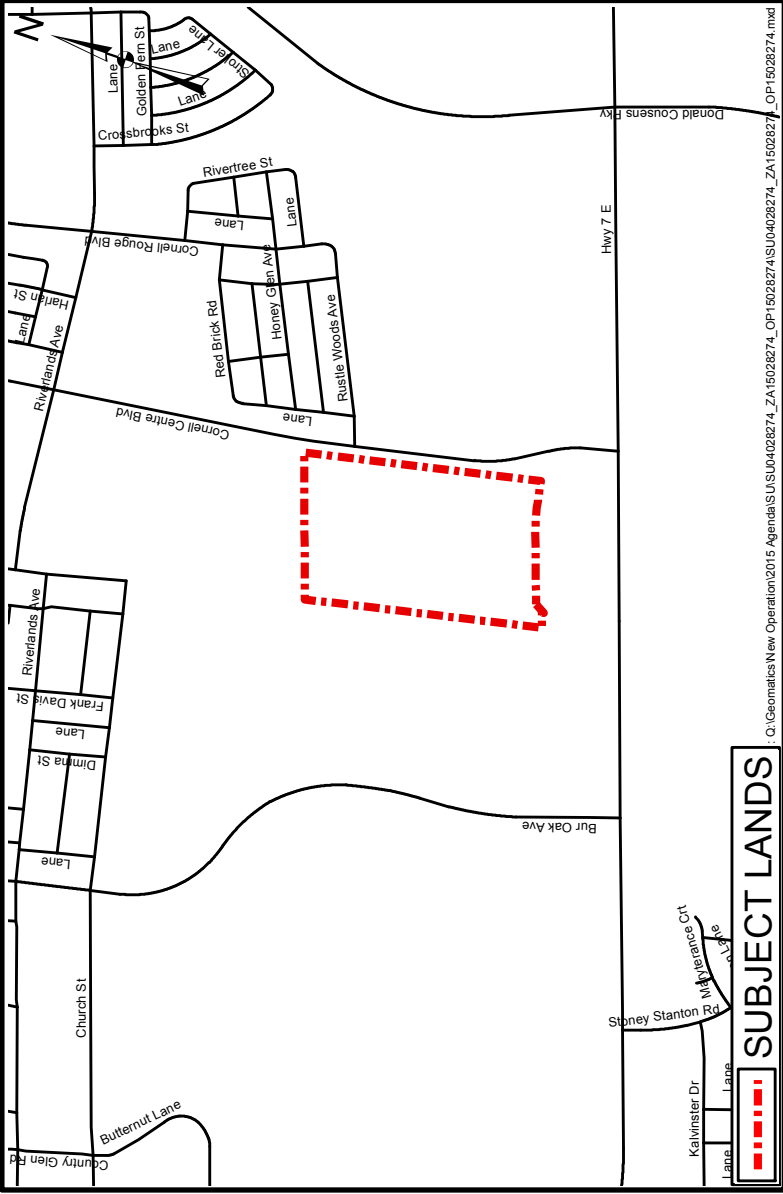
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File path: Amanda\File 15 028274\Documents\Recommendation Report





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AIR PHOTO 2015

APPLICANT: KIMBERVILLE CAPITAL INC.
LANDS NORTH OF 7170 HIGHWAY 7

 SUBJECT LANDS



FILE No: SU04028274 ZA15026274 OP15028274

DATE: 11/23/15

[illegible]

FIGURE No. 4