



Report to: Development Services Committee

Report Date: September 22, 2015

SUBJECT: **PRELIMINARY REPORT**
Angus Glen Village Ltd.
4073 Major Mackenzie Drive
South side of Major Mackenzie Drive, west of Kennedy Road
Applications for Official Plan Amendment, Zoning By-law
Amendment and Draft Plan of Subdivision
File No.: OP/SU/ZA 15 107807

PREPARED BY: Gary Sellars, Senior Planner, West District (ext. 2960)

REVIEWED BY: Dave Miller, Acting Manager, West District (ext. 4960)

RECOMMENDATION:

That the report dated September 22, 2015 entitled "PRELIMINARY REPORT, Angus Glen Village Ltd., 4073 Major Mackenzie Drive, South side of Major Mackenzie Drive, west of Kennedy Road, Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision", be received.

PURPOSE:

On August 27, 2015, the Chief Administrative Officer (CAO) authorized staff to schedule a Statutory Public Meeting to consider applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by Angus Glen Village Ltd. for 4073 Major Mackenzie Drive. The applications have been deemed complete and the Public Meeting has been scheduled for September 24, 2015. The purpose of this report is to provide preliminary information on the applications. 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 applications.

BACKGROUND:

Property and Area Context

The subject lands consist of 7.5 ha. (18.6 acres) on the south side of Major Mackenzie Drive, west of Kennedy Road, within the Angus Glen West Village (see Figures 1, 2 and 3). A portion of the Bruce Creek valley and a woodlot are located on the northwest corner of the lands. To the north, across Major Mackenzie Drive, is the Angus Glen Golf Club; to the south and east are the Bruce Creek valley, Angus Glen Golf Club and three rural single detached lots with access from Major Mackenzie Drive; to the west is the Bruce Creek valley.

The lands to the north of Major Mackenzie Drive are part of the Future Urban Area. The future land use and density permissions for these lands have not yet been determined, but

they should be of a transit-supportive nature as Major Mackenzie Drive is identified in the Markham 2014 Official Plan (not yet in force) as a Regional Rapid Transit Corridor.

Markham Official Plan and Zoning

The in force Markham Official Plan (revised 1987) designates the subject lands Urban Residential and Hazard Lands (valleylands). The Angus Glen Secondary Plan designates the lands Urban Residential - Low Density and High Density, Hazard Lands (valleylands) and Open Space (woodlot/park, stormwater management pond and environmental buffers). The low density residential designation provides for single detached, semi-detached, street townhouse and linked dwellings. The high density residential designation provides for row houses, stacked townhouses and apartments.

The Markham 2014 Official Plan (not yet approved) designates the subject lands Residential Mid Rise and Greenway. This residential designation provides for townhouses, including back to back townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and apartment buildings. Major Mackenzie Drive is identified in the Markham 2014 Official Plan (not yet approved) as a Regional Rapid Transit Corridor.

Although the Markham Official Plan 2014 (not yet approved), has been adopted by Markham and the Region of York it still requires the approval of the Ontario Municipal Board. It does represent the current policy of Markham Council.

The subject lands are zoned Residential Four *387(H2), and Open Space (01) by By-law 177-96, as amended (see Figure 2). The Residential zone category on the subject lands permits an apartment building, with a maximum of 8 storeys and a maximum of 252 units, multiple dwellings and townhouses. Single detached units are not permitted.

Proposal

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit 54 single detached residential lots with frontages of 15m (50 ft.) or greater have been submitted. The proposal does not include the high density development contemplated by the Official Plan and Secondary Plan. The proposed plan of subdivision also includes a woodlot block, a small park block, valleyland block and environmental buffer blocks and a stormwater management pond block (see Figure 4).

Land Use			
	Units	Hectares	Acres
Single Detached Residential	54	2.8	7.0
Woodlot/Park		1.5	3.7
Valleyland		0.38	0.93
Buffers		0.85	2.1
Stormwater Management Pond		0.55	1.4
Roads		1.4	3.5
Total Area of Subdivision		7.5	18.6
Net Density (per hectare/per acre)		19.3	7.7

DISCUSSION:

The applicant will be required to convey the woodlot, park, valleyland, environmental buffer and stormwater management blocks to the City.

The conveyance of the above noted blocks to the City will be required as a condition of any development approval for the subject lands, and the blocks would be zoned accordingly.

An Environmental Impact Study (EIS) – Update has been submitted by the applicant.

The Environmental Impact Study is currently under review by City and Toronto and Region Conservation staff.

ISSUES 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 Development Services Committee:

The Markham 2014 Official Plan (not yet approved) and the Region of York Official Plan contain policies relating to the proposed density reduction. These policies prohibit the proposed density reductions, unless the need for such reductions is determined through a municipal comprehensive review.

Map 2 – Centres and Corridors and Transit Network of the Markham 2014 Official Plan (not yet approved), and Map 11 – Transit Network of the York Region Official Plan identifies Major Mackenzie Drive from Highway 404 to 9th Line as a Regional Rapid Transit Corridor. In order to achieve higher transit usage, the City and the Region are directing medium and high-density urban development to corridors such as the one on Major Mackenzie Drive.

To mitigate the potential underutilization of these lands, the applicant has committed to transferring the density lost on this site on to additional lands they own on the north side of Major Mackenzie Drive and Warden Avenue and Major Mackenzie Drive and Kennedy Road within the Future Urban Area (conceptual plans for both of these sites can be found in Figures 5 and 6). Further discussions with City and Regional Staff are required.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:


Environment

Natural heritage and buffer areas (valleylands and woodlot) would be conveyed into public ownership.

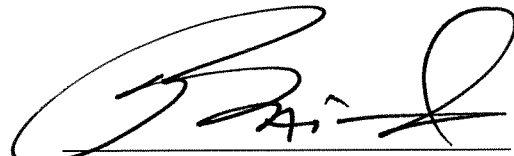
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:



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



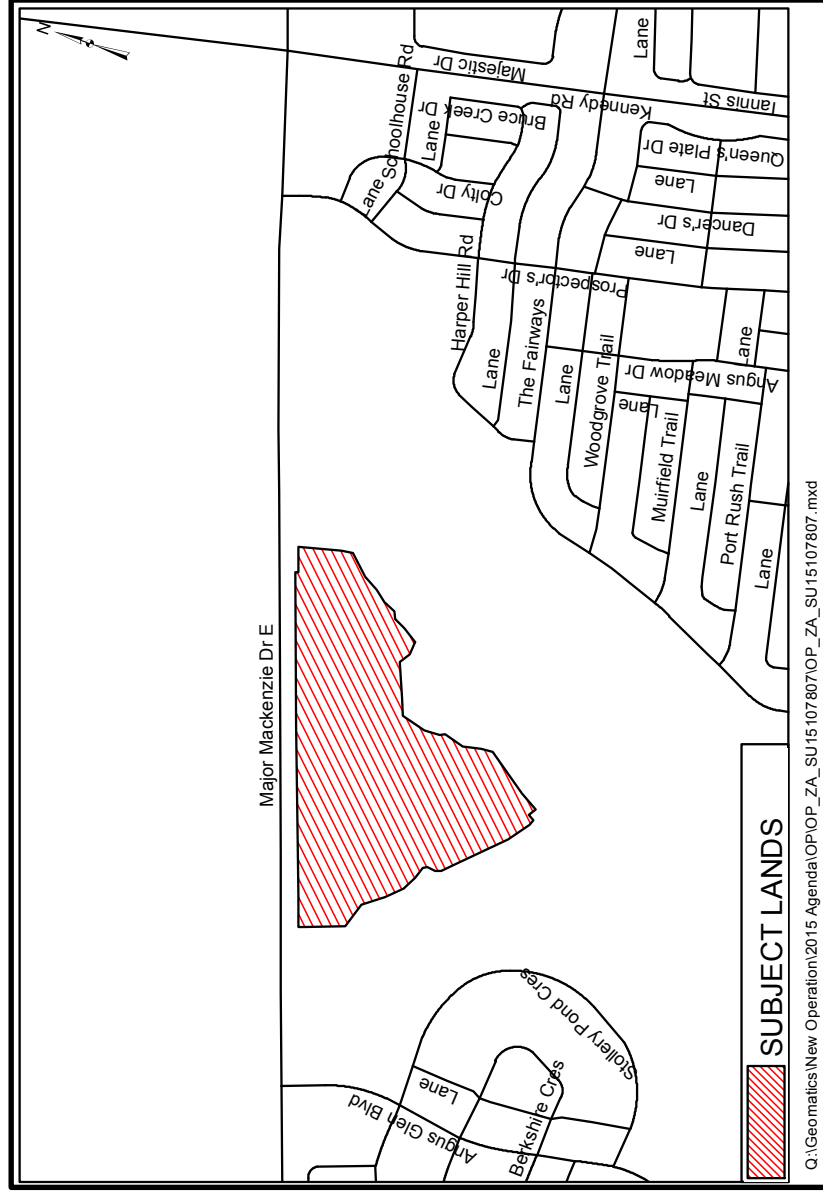
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

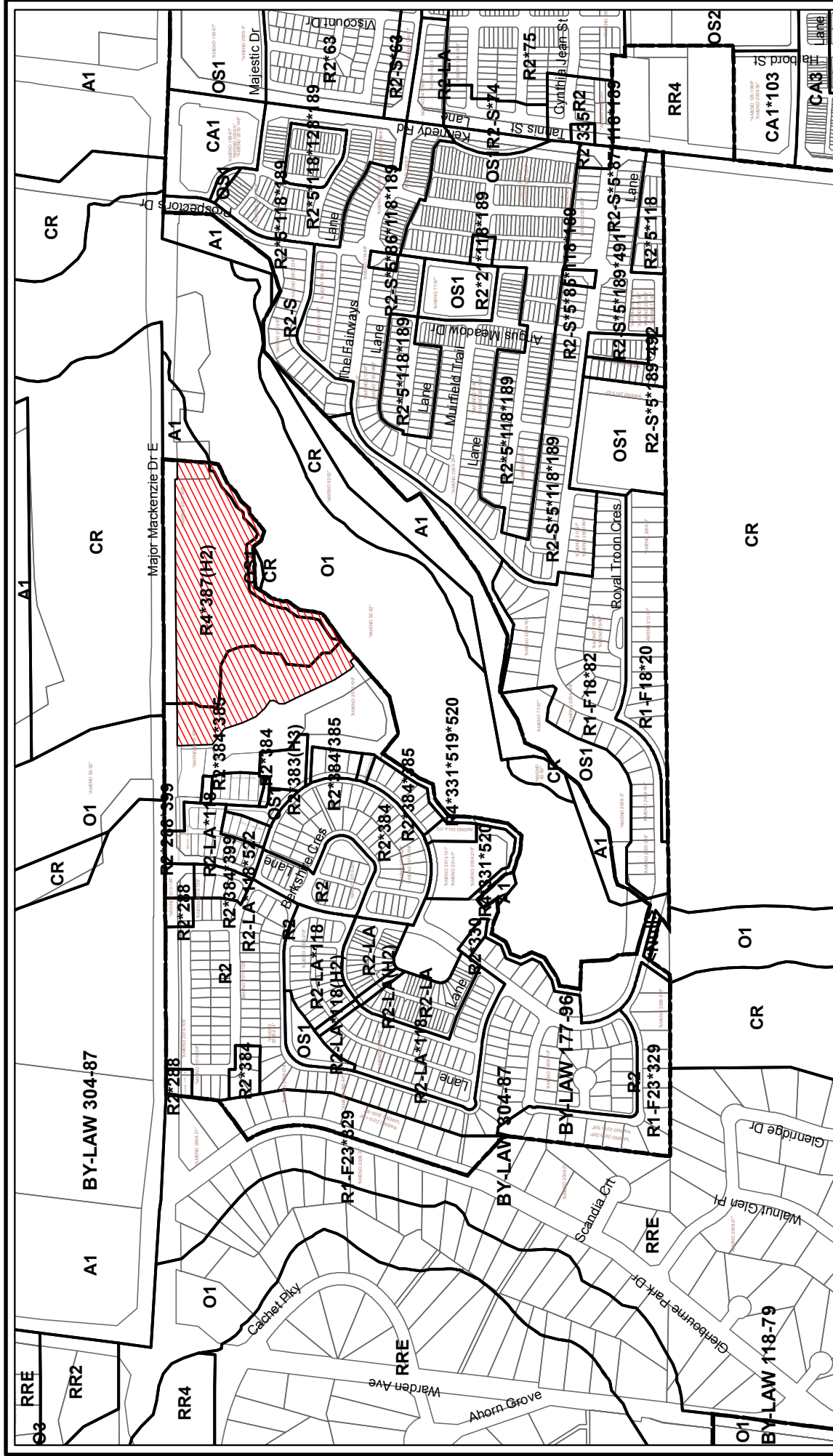
ATTACHMENTS:

- Figure 1 - Location Map
- Figure 2 - Area Context/Zoning
- Figure 3 - Air Photo
- Figure 4 - Draft Plan of Subdivision
- Figure 5 - Concept Plan at Major Mackenzie Drive and Warden Avenue
- Figure 6 - Concept Plan at Major Mackenzie Drive and Kennedy Road

APPLICANT / AGENT:

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AREA CONTEXT / ZONING

APPLICANT: ANGUS GLEN VILLAGE LTD.

FILE No. OP_ZA_SU.15107807 (GS)

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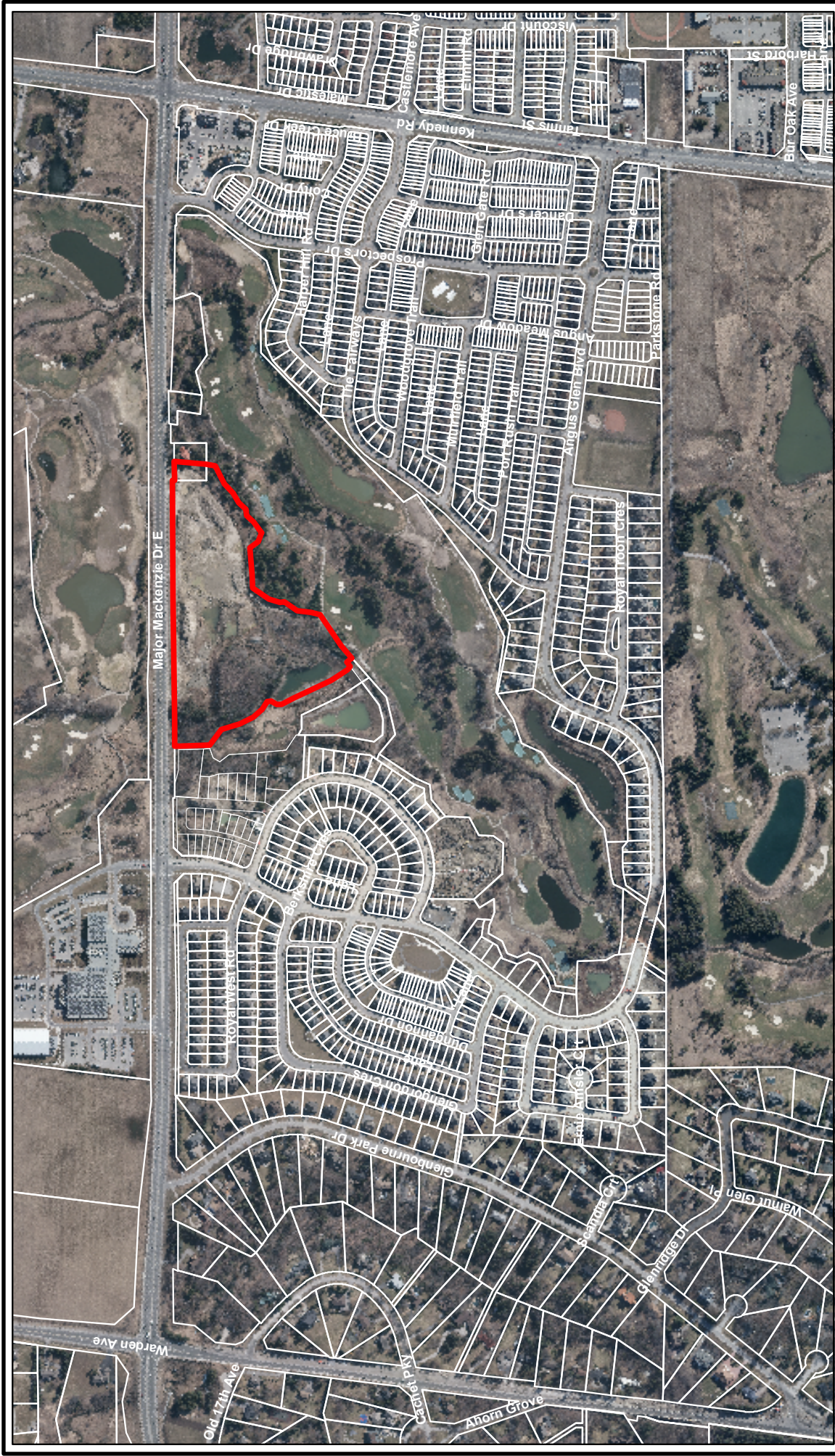
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FIGURE No. 2



AIR PHOTO

APPLICANT: ANGUS GLEN VILLAGE LTD.

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 SUBJECT LANDS

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FIGURE No. 3



SUBJECT LANDS

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FIGURE No. 4

NO STATUS



NO STATUS

