

SUBJECT: Preliminary Report
Applications for Draft Plan of Subdivision and Zoning By-law Amendment, submitted by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., on the lands known municipally as 10978, 10988, 11030 Woodbine Avenue File No. SU/ZA 15 129978

PREPARED BY: Geoff Day MCIP, RPP, Ext. 3071
Senior Planner, West District

REVIEWED BY: David Miller, MCIP, RPP, Ext. 4960
Manager, West District

RECOMMENDATION:

1. That the Staff report entitled "Preliminary Report - Applications for Draft Plan of Subdivision and Zoning By-law Amendment, submitted by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., on the lands known municipally as 10978, 10988, 11030 Woodbine Avenue File No's. SU/ZA 15 129978", be received;
2. That a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision;
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides preliminary information on the re-zoning and draft plan of subdivision applications and seeks authorization to hold a statutory Public Meeting. This report contains general information in regard 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.

The applications have been deemed complete:

The applications were submitted by Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., and deemed complete on June 30, 2015.

BACKGROUND:

The subject lands are approximately 1.332 ha (3.29 acre) in size, located on the west side of Woodbine Avenue, north of Elgin Mills Road and south of the Woodbine By-pass within the Highway 404 North community (Figure 1). North of the subject lands are lands zoned for a mixed use development. To the south of the subject lands are lands within the Cathedral Community that have been developed over the last several years. To the west is a residential community developed by Livante Holdings. To the east is Woodbine Avenue and to the east of Woodbine Avenue, residential lands subject to a recent draft plan of subdivision and re-zoning approval (SU & ZA 13 113916) (Figure 3).

Proposal

The Zoning By-law Amendment application proposes to re-zone the lands to allow for 23 single detached dwellings. The proposal has been designed to integrate with the lands to the east (See Figure 4 and Table 1 for site statistics), attached. The draft plan of subdivision contemplates the extension of Livante Court from the west through the site and connects to Woodbine Avenue to the east. The terminus of Livante Court at Woodbine Avenue aligns with a local road in the aforementioned recently approved subdivision on the east side of Woodbine Avenue. Vehicular access to each lot is proposed from Livante Court (see Figure 4).

Official Plan

The in-force Official Plan (Revised 1987), as amended, designates the subject lands Urban Residential. In the recently adopted Markham Official Plan 2014 (not yet in force), the subject lands are designated Residential Low Rise. The 2014 Official Plan (Section 9.10.4), states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the Official Plan (Revised 1987), as amended and Secondary Plan PD 42-1, as amended shall apply.

Secondary Plan

The subject lands are designated Urban Residential - Low Density in the Secondary Plan for the Highway 404 North Planning District PD 42-1 (OPA 149). The Urban Residential Low Density designation provides for single detached, semi-detached, and townhouse units within the designation. The combined net density of all the Urban Residential – Low Density lands within the Secondary Plan is required to be within the range of 17.0 to 37.0 units per hectare (uph) (6.88 to 14.97 units per acre).

The Urban Residential-Low Density lands in the Secondary Plan area, including the development proposed by these applications, have a combined residential density of 33.3 uph (13.52 upa) which is within the 17.0 to 37.0 units per hectare (6.9 to 15 upa) density range, as required in the Highway 404 North Planning District Secondary Plan (see Table 2).

Zoning

The subject lands are zoned Residential Two – Special (R2-S) by By-law 177-96, as amended and Rural Residential One [RR1] by By-law 304-87, as amended. (see Figure 2). A Zoning-By-law Amendment is required to permit the proposed development.

DISCUSSION:

The following matters identified to date will need further consideration through the development review process:

1. Tree Preservation

A tree preservation plan has been submitted in support of the proposed development and is presently under review.

2. Parkland Dedication

As submitted, a total of 0.14 ha (0.35ac) of parkland has been proposed for this development. Further review is required by City Staff to determine the amount required and confirm the appropriateness of the location of the parkland proposed.

3. Compatible Interface

Further discussions with City Staff are required with respect to the units abutting the proposed open space/park block along Woodbine Avenue to ensure a compatible interface between the open space/park block and these units. This may be achieved with the inclusion of 'double-frontage' units or other appropriate means.

4. Outstanding Comments

Comments from various internal departments and external agencies remain outstanding and could result in modifications to the plan.

5. Confirmation of membership in good standing with the 404 North Developer's Group

Staff have advised the applicant that they will be required to become a member in good standing with the area's developer's group

6. Environmental/Sustainability initiatives

The owner will be required to offer advanced green technology innovations and eco-friendly high performance features to create a more environmentally friendly and affordable home. The applicant should review the enhanced environmental/sustainable initiatives as committed to by the owner of the lands on the east side of Woodbine Avenue.

7. Public Art

The applicant has been advised that the City is interested in receiving a contribution towards our Public Art program. Further discussions with City Staff are required with respect to the provision for Public Art.

These matters and any others identified through the circulation and detailed review of the proposal will be addressed, if required, in a Staff Recommendation Report to Committee.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be evaluated in the context of the City's strategic priorities, including Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review.

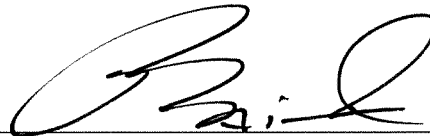
Conclusion

Staff recommend that a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision.

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 of Development Services

ATTACHMENTS:

Attachment 'A' – Table 1 - Subdivision Statistics

Attachment 'B' – Table 2 - Net Density Calculations

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Draft Plan of Subdivision

AGENT:

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Attachment 'A' - Subdivision Statistics

SUBDIVISION STATISTICS
TABLE 1

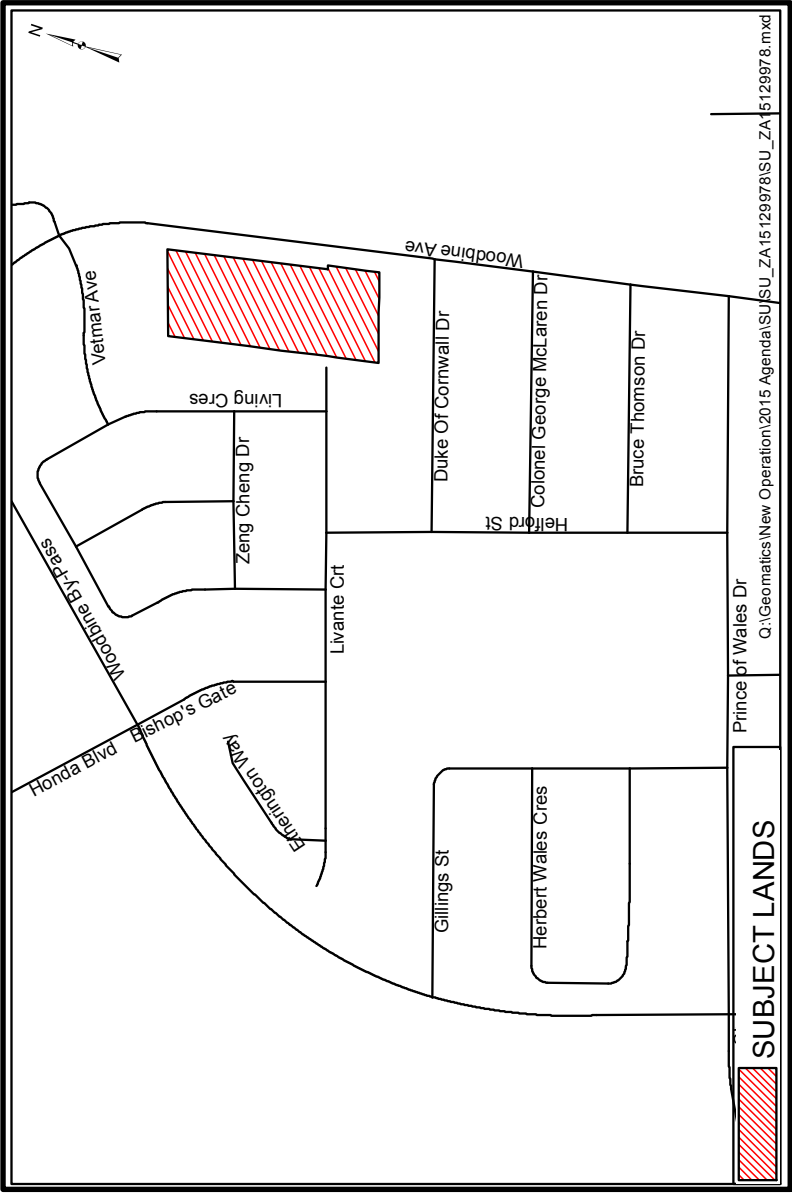
LAND USE	NO. OF UNITS	LOT/BLOCK NO.	HECTARES (ACRES)
Roads			0.338 (0.835)
Parks		14-15	0.14 (0.35)
Residential lots	13	1-13	0.5 (1.24)
Residential Part Blocks 11.6m wide	9	16-24	0.156 (0.39)
Residential Part Blocks 9.94m wide	1	25	0.008 (0.02)
0.3m Reserves		26-27	0.003 (0.007)
TOTAL	23	27	1.15 (2.84)

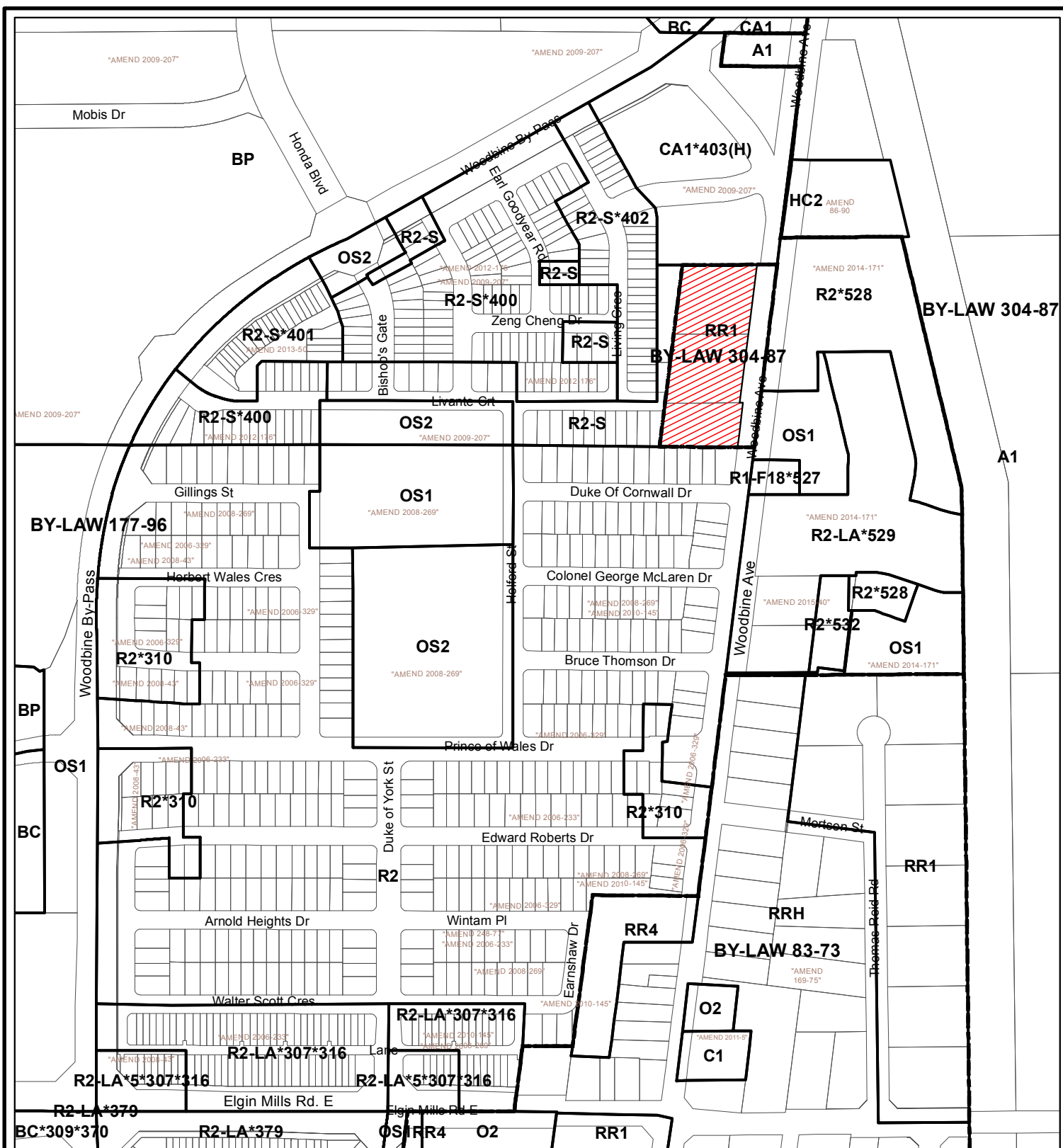
Attachment 'B' – Net Density Calculations

COMBINED NET DENSITY OF THE LOW DENSITY DESIGNATION
TABLE 2

	APPROVED			PROPOSED	TOTAL
	Vetmar	Formerly Kylemore	EP Victoria Manors Ltd.	Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd.	
Gross Site Area ha (ac)	13.80 (34.10)	5.56 (13.74)	0.837 (2.07)	1.332 (3.29 acre)	21.53 (53.2)
Roads & reserves ha (ac)	4.98 (12.30) Residential part blocks – 0.116* (0.286)*	1.71 (4.23)	Roads and reserves area – 0.322 (0.80) Residential part blocks – 0.324 (0.8)	Roads and reserves area - 0.34 (0.84) Residential part blocks – 0.164* (0.41)*	7.35 (18.2)
Parks ha (ac)	0.77 (1.90)	0.5 (1.24)	N/A	0.14 (0.35)	1.41 (3.48)
Walkway	N/A	N/A	0.006 (0.015)	N/A	0.006 (0.015)
Stormwater Management Pond ha (ac)	N/A	0.635 (1.57)	N/A	N/A	0.635 (1.57)
Net Residential Site Area ha (ac)	8.05 (19.89)	2.72 (6.72)	0.515 (1.27)	0.85 (2.11)	12.1 (29.8)
Single Detached units	30	1 (heritage dwelling)	N/A	23	54
Semi Detached units	114	N/A	N/A	N/A	114
Townhouses units	57	146	32	N/A	235
Total residential units	201	147	32	23	403
Net Residential Density uph (upa)	24.97 uph 10.11 upa	54.04 uph 21.87 upa	62.14 uph 25.15 upa	27.06 uph 10.9 upa	33.3 uph 13.52 upa

* When the residential part blocks for Livante Holdings, 2271850 Ontario Ltd., and Vetmar Ltd., are combined with the residential part blocks to the east, full residential development blocks are created.





AREA CONTEXT / ZONING

APPLICANT: LIVANTE HOLDINGS
 2271850 ONT. LTD. & VETMAR LTD.
 10978, 10988 & 11030 WOODBINE AVE

FILE No. SU_ZA.15129978 (GD)

 SUBJECT LANDS

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DATE: 17/08/2015



AIR PHOTO

APPLICANT: LIVANTE HOLDINGS
2271850 ONT. LTD. & VETMAR LTD.
10978, 10988 & 11030 WOODBINE AVE

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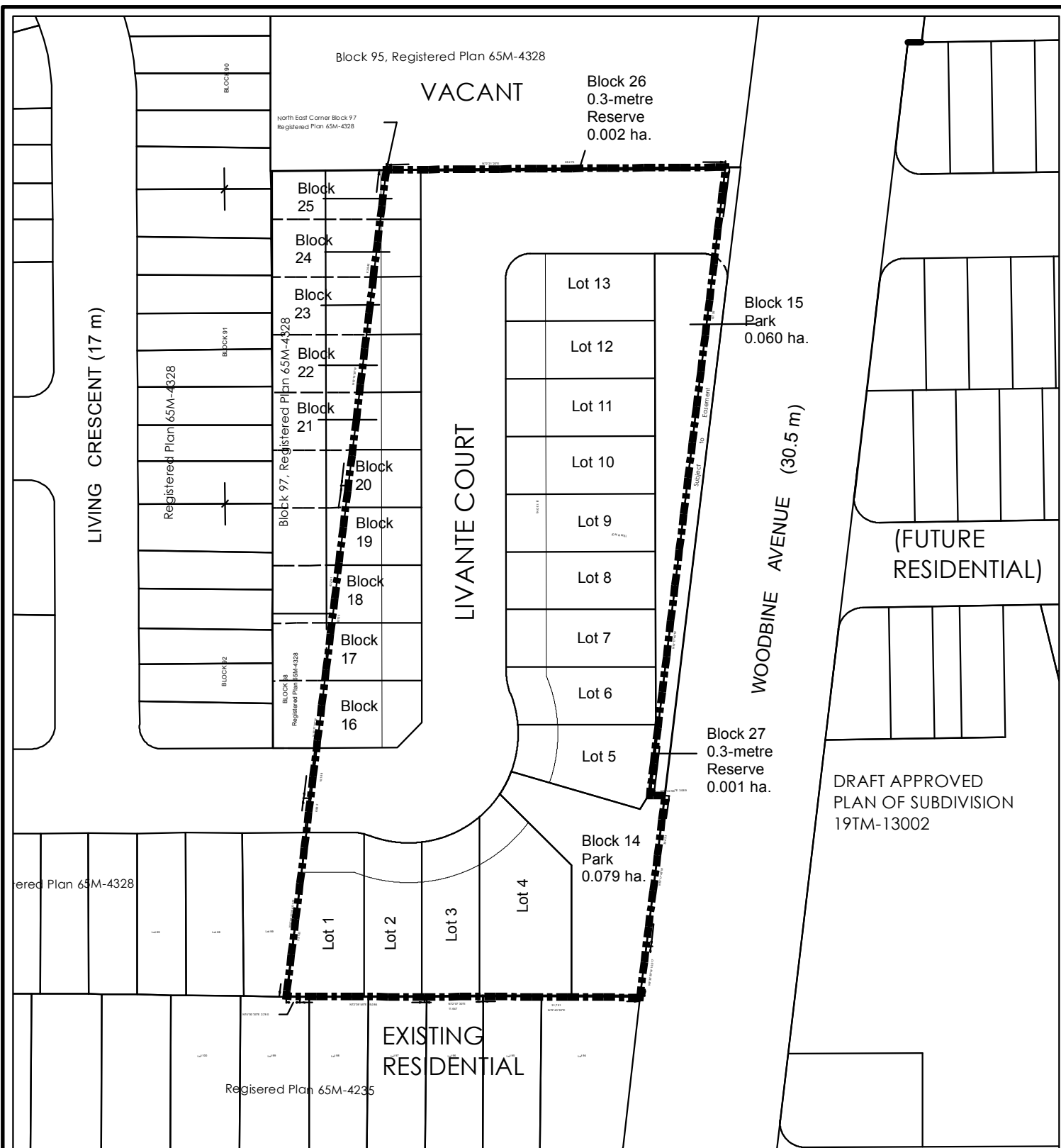
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Drawn By: CPW

Checked By: GD

FIGURE No.3





DRAFT PLAN OF SUBDIVISION

APPLICANT: LIVANTE HOLDINGS
2271850 ONT. LTD. & VETMAR LTD.
10978, 10988 & 11030 WOODBINE AVE

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FIGURE No.4