



Report to: Development Services Committee

Report Date: March 24, 2015

SUBJECT:

PRELIMINARY REPORT

Cornell Rouge Development Corporation
Proposed Official Plan Amendment, Zoning By-law
Amendment and Redline Revision to Draft Approved Plan of
Subdivision 19TM-08002 (Phase 4D), North of Highway 7
East & west of Donald Cousens Parkway

Files OP 14 244799, ZA 14 244802 & SU 14 244802

PREPARED BY:

Stephen Corr, extension 2624
Planner II, East District

REVIEWED BY:

Sally Campbell, MCIP, RPP, extension 2645
Acting Manager, East District

RECOMMENDATION:

- 1) That the report entitled "PRELIMINARY REPORT, Cornell Rouge Development Corporation, Proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), North of Highway 7 East & west of Donald Cousens Parkway, Files OP 14 244799, ZA 14 244808 & SU 14 244802", be received;
- 2) That Staff be authorized to hold a Public Meeting to consider the proposed Official Plan and Zoning By-law amendment applications; 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 to allow Redline Revisions to an Approved Draft Plan of Subdivision 19TM-08002 (Phase 4D); 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 rezoning, and redline revision to Draft Plan of Subdivision 19TM-08002 (Phase 4D) applications submitted by Cornell Rouge Development Corporation were deemed complete on January 27, 2015.

Delegation of Subdivision

In accordance with Section 2. (b)(ii) of the Delegation By-law 2002-02, the approval authority for the Red Line Revision to Draft Plan of Subdivision 19TM-08002 (Phase 4D) is delegated to the Director of Planning and Urban Design.

BACKGROUND:

The subject lands comprise Blocks 780 and 782 of Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), located north of Highway 7 East and west of Donald Cousens Parkway, within the Cornell community (see Figures 1, 2, 3 and 4). Block 780, which is approximately 0.9 ha (2.2 ac), is proposed to be developed with freehold street and lane based townhouse dwellings, consisting of 40 complete townhouse lots and 40 part townhouse lots (see Figure 5). Block 782, which is approximately 1.2 ha (3.0 ac) in area, is proposed to be developed as a common element condominium townhouse development, consisting of 61 townhouse dwelling units (see Figure 6).

Surrounding land uses include existing low density residential dwellings and vacant lands, to be developed with mixed types of residential dwellings, to the north, south and east. An existing woodlot is located to the west.

OFFICIAL PLAN AND ZONINGIn 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.

2014 Official Plan (not yet in-force)

- Designated “Residential Mid Rise”, which allows for mid rise residential developments.

Current Zoning

- Zoned “Rural Residential Four (RR4)” under By-law 304-87, as amended, which permits single detached dwellings on large rural lots.

PROPOSAL

Cornell Rouge Development Corporation has submitted an Official Plan Amendment application to amend the Cornell Secondary Plan for Blocks 780 and 782 on Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D). The applicant proposes to amend the Cornell Secondary Plan to allow for the following:

- A Floor Space Index (FSI) density range of 0.75 FSI to 1.5 FSI, whereas the Secondary Plan contemplates a minimum FSI of 1.5;
- That the FSI be calculated on a Net Site Area basis (excluding lands within the development block used for public roads, private roads and laneways, amongst other components) rather than over a Gross Site Area; and

- 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.

The proposed redline revision to approved Draft Plan of Subdivision 19TM-08002 (Phase 4D) and proposed Zoning By-law amendment applications submitted by Cornell Rouge Development Corporation apply to only Block 780. The redline revision proposes to create townhouse, laneway and walkway blocks and will revise existing Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D) by adding 40 townhouse lots and 40 townhouse part lots. The part lots will be developed in conjunction with adjacent lands to the east, owned by Auriga Developments, which are currently being reviewed by staff and external agencies under Files OP ZA & SU 14 109647. The concept plan (Figure 5) shows the proposed lot configuration of the subject lands and the relationship with the adjacent lands to the east, owned by Auriga Developments, as a comprehensive development. A Public Meeting for the adjacent Auriga lands was held on June 17th 2014. A recommendation report for these adjacent lands will be prepared for DSC in Spring of 2015, after the Public Meeting for the subject lands is held.

The Zoning By-law Amendment proposes to rezone the subject lands by removing them from Rural Area By-law 304-87, as amended, and incorporating them into an R2 Zone category in By-law 177-96, as amended. The Zoning Amendment, if approved, will apply development standards appropriate for and consistent with the Cornell community, including provisions to require lane-based housing. Additionally, a block located on the south portion of the subject lands will be conveyed to the City as parkland in accordance with the Cornell Master Parks agreement and Open Space Master Plan.

Block 782 will also require a Zoning By-law Amendment application and Site Plan Control application to facilitate the proposed 61 unit condominium townhouse development, as shown on the concept plan provided in Figure 6.

OPTIONS/ DISCUSSION:

Servicing Allocation

Servicing allocation has not been assigned for the additional townhouse lots proposed on the Redline Revision to Draft Plan of Subdivision 19TM-08002 (Phase 4D). Prior to Registration of the revised Draft Plan of Subdivision, the applicant will be required to obtain servicing allocation from the City and clearance from the Trustee of the Cornell Landowners Group.

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 and configuration; and the adequacy of visitor parking and snow storage, in accordance with City standards as they relate to the proposed Redline Revision to Block 780, Draft Plan of Subdivision 19TM-08002 (Phase 4D);

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
3. Confirmation from the Trustee of the Cornell Landowners Group that servicing allocation is available for the proposed redline revision to Draft Plan of Subdivision 19TM-08002 (Phase 4D);
4. Staff will be reviewing the proposal subject to this report in conjunction with the adjacent development to the east, on lands owned by Auriga Developments (Files OP ZA & SU 14 109647), as it relates to townhouse lotting, street and laneway configurations, and configuration of public open spaces, including the proposed public mews.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

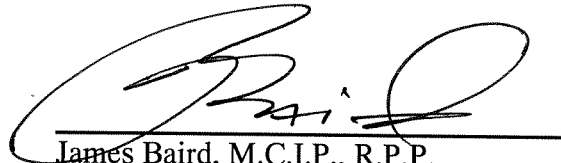
The proposed applications will be reviewed in the context of the City's strategic priorities of Growth Management, transportation and Municipal Services.

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:

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Draft Approved Plan of Subdivision 19TM-08002, Phase 4D

Figure 5 – Proposed Townhouse Lotting, Block 780

Figure 6 – Proposed Condominium Townhouse Concept Plan, Block 782

OWNER/AGENT:

Cornell Rouge Developments Corporation

Attn: **Kevin McKeown**

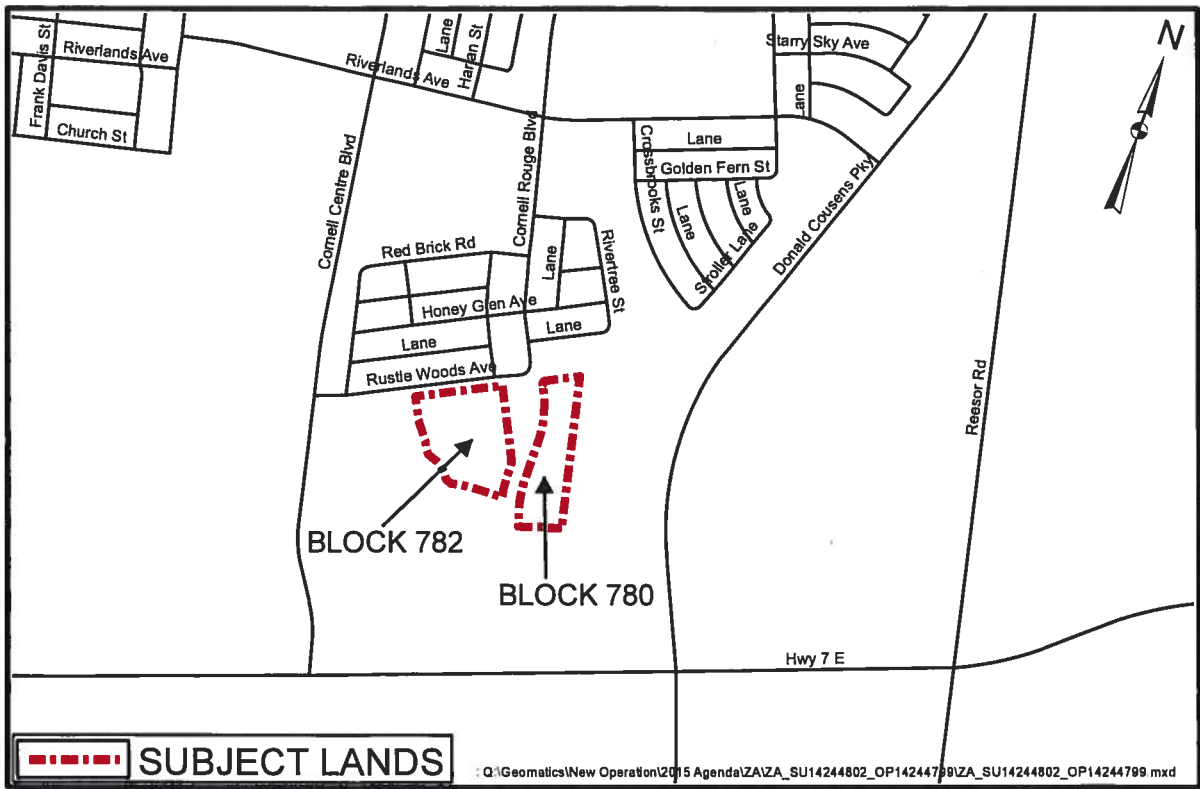
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File path: Amanda\File 14 244799\Documents\Recommendation Report





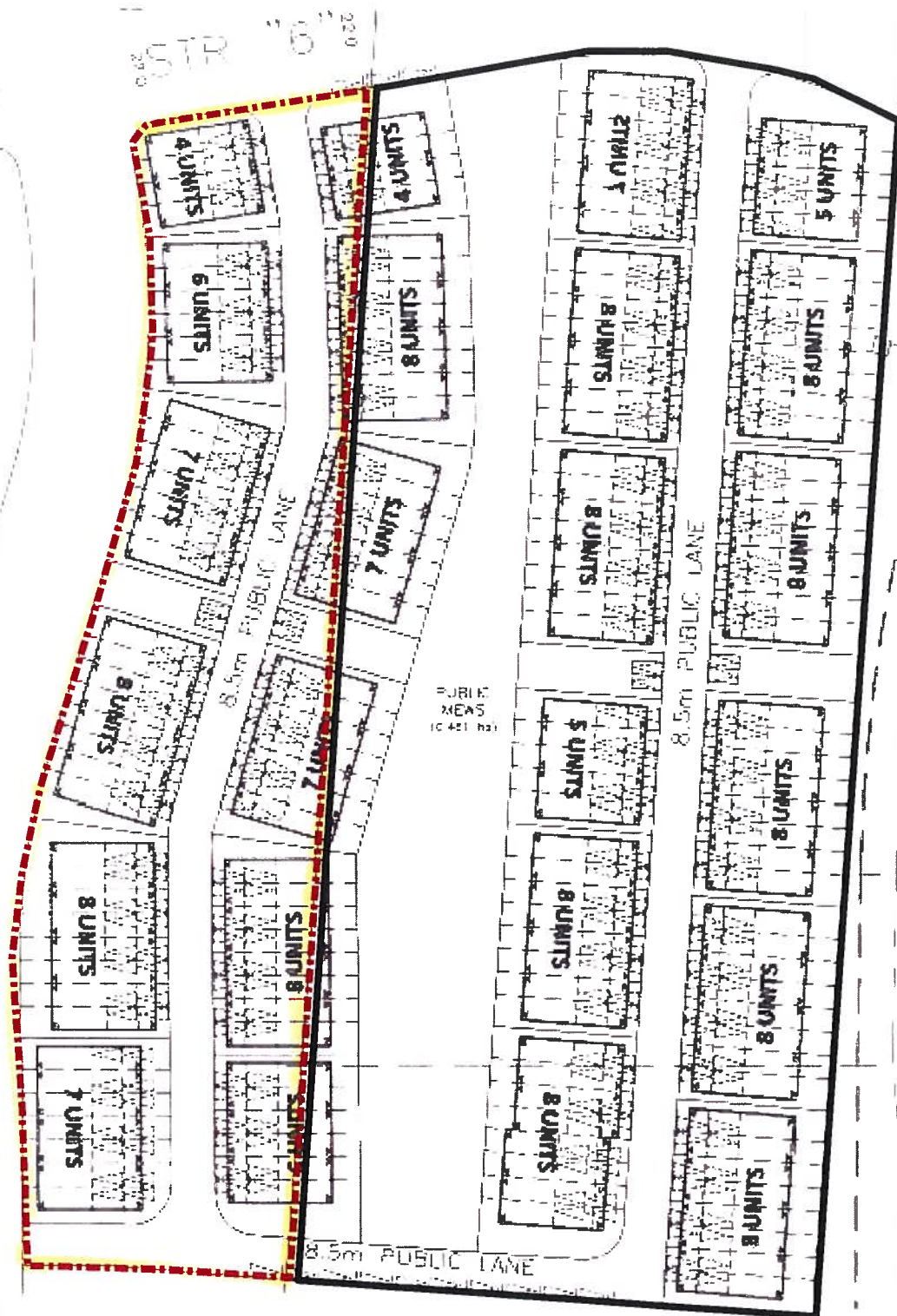
AREA CONTEXT

APPLICANT: CORNELL ROUGE DEVELOPMENT CORP.

FILE No:ZA&SU14244802:OP14244799(SC)

 SUBJECT LANDS

DATE: 02/17/15



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PROPOSED TOWNHOUSE LOTTING PLAN BLOCK 780

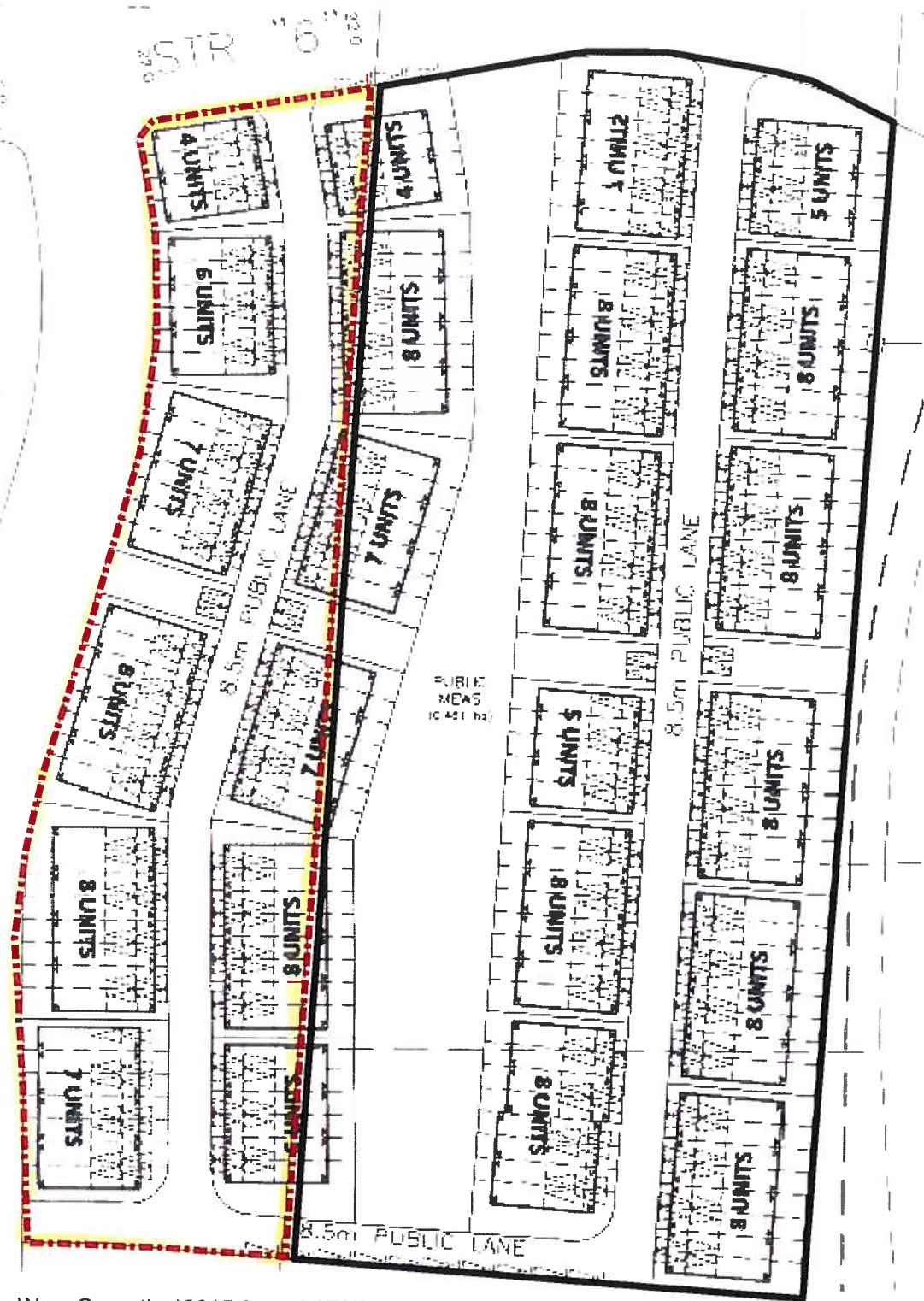
APPLICANT: CORNELL ROUGE DEVELOPMENT CORP.

FILE No: ZA&SU14244802:OP14244799(SC)

 SUBJECT LANDS (CRDC)
40 LOTS AND 40 PART LOTS

 ADJACENT LANDS TO EAST
OWNED BY AURIGA DEVELOPMENTS
(FILE OP, ZA&SU 14109647)

DATE: 02/17/15



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PROPOSED TOWNHOUSE LOTTING PLAN BLOCK 780

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(FILE OP, ZA&SU 14109647)

DATE: 02/17/15

CORNELL SOUTH BARRACKS
 PEASED SITE PLAN (GTCB 30/2014)
 V27 / P20 - 1/20/2014 - 1/20/2014 - 1/20/2014
 CONDO TOWNHOMES
 NO. OF UNITS = 81 (8248 UNITS) 20 UNITS
 TOTAL DPA = 10000 sq. ft.
 DENSITY = 0.06

RES. PARKING
 2 BP #12.2 46.8 UNITS 20 X 20 = 122 CARS
 SUPPLIED 122 CARS

VISITOR PARKING
 61 UNITS X 0.25 = 15.25 CARS
 SUPPLIED 16 CARS

12/20/2014
 10/13/2014 10/13/2014

CONDOMINIUM TOWNHOUSE CONCEPT PLAN BLOCK 782

FILE No:ZA&SU14244802:OP14244799(SC)

SUBJECT LANDS

FIGURE No. 6