



Report to: Development Services Committee

Report Date: December 9, 2014

SUBJECT: PRELIMINARY REPORT
EP Victoria Manors Ltd.
10925 and 10945 Woodbine Avenue
Applications for Zoning By-law Amendment and Draft Plan
of Subdivision
File No. ZA 14 136727 & SU 14 136727

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, EP Victoria Manors Ltd., 10925 and 10945 Woodbine Avenue Applications for Zoning By-law Amendment and Draft Plan of Subdivision File No's. ZA 14 136727 & SU 14 136727" 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 EP Victoria Manors Ltd. and deemed complete on September 19, 2014.

BACKGROUND:

The subject lands are approximately 0.837 ha (2.07 ac) in size. South of the subject lands is the Hamlet of Victoria Square. To the north and immediate east are lands subject to a recent draft plan of subdivision and re-zoning approval (SU & ZA 13 113916), for a 146

unit, lane and street based townhouse development, including a 0.5 ha (1.24 ac) public park, a stormwater management pond, and the restoration and preservation of a heritage dwelling. Further to the east is the Hydro One Corridor and to the east of the Corridor are vacant lands that form part of the "Future Neighbourhood Area" in the recently adopted Markham Official Plan 2014 (not yet in force). Located to the west, across Woodbine Avenue, are residential lands within the Cathedral Community that have been developed over the last few years.

Proposal

The area of the proposed draft plan of subdivision is approximately 0.837 ha (2.07 ac). The Zoning By-law Amendment application proposes to re-zone the lands to allow for a 32 unit, lane and street based townhouse development. The proposal has been designed to integrate seamlessly with the lands to the north and east that were the subject of a recent draft plan of subdivision and re-zoning approval (SU & ZA 13 113916). (See Figure 4 and Table 1 for site statistics), attached.

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 the Urban Residential - Low Density designation for the Vetmar, Kylemore and EP Victoria Manors subdivisions (geographically shown on Figure 1) 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 have a combined residential density of 33.82 uph (13.69 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 Agricultural One (A1) by By-law 304-87 as amended (see Figure 2). The zoning amendment will, if approved, zone the subject lands in accordance with the secondary plan policies to permit a residential subdivision.

DISCUSSION:

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

1. Transition to Hamlet of Victoria Square

The Secondary Plan requires that the lands immediately adjacent to the Hamlet of Victoria Square contain adequate buffering in order to transition to the rural nature of the hamlet. The applicant has committed to the installation of a cedar fence along the mutual property line (adjacent to 10911 Woodbine and 32 Thomas Reid Road), as well as enhanced tree planting in the landscaped area abutting the southerly portion of Street 'A'. However, further review of the proposed interface, tree preservation and landscaping is required.

2. Tree Preservation

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

3. Parkland Dedication

No physical dedicated parkland has been proposed for this development. A +/- 3.0 metre landscape strip with enhanced tree planting and a walkway leading to a trail system around the stormwater management pond are proposed along the southerly portion of the plan adjacent to the hamlet properties. However, the City does not credit for these installations. Further review and consultation with the applicant is required.

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 to the north/northeast.

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.

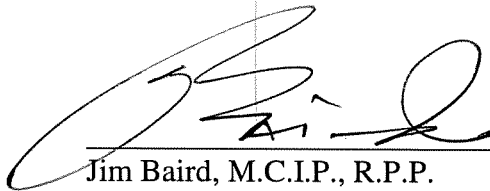
BUSINESS UNITS CONSULTED AND AFFECTED:

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

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:

Amanda Kosloski, M.Pl.

ARMSTRONG

Planning & Project Management

amanda@armstrongplan.ca

Attachment 'A' - Subdivision Statistics

SUBDIVISION STATISTICS
TABLE 1

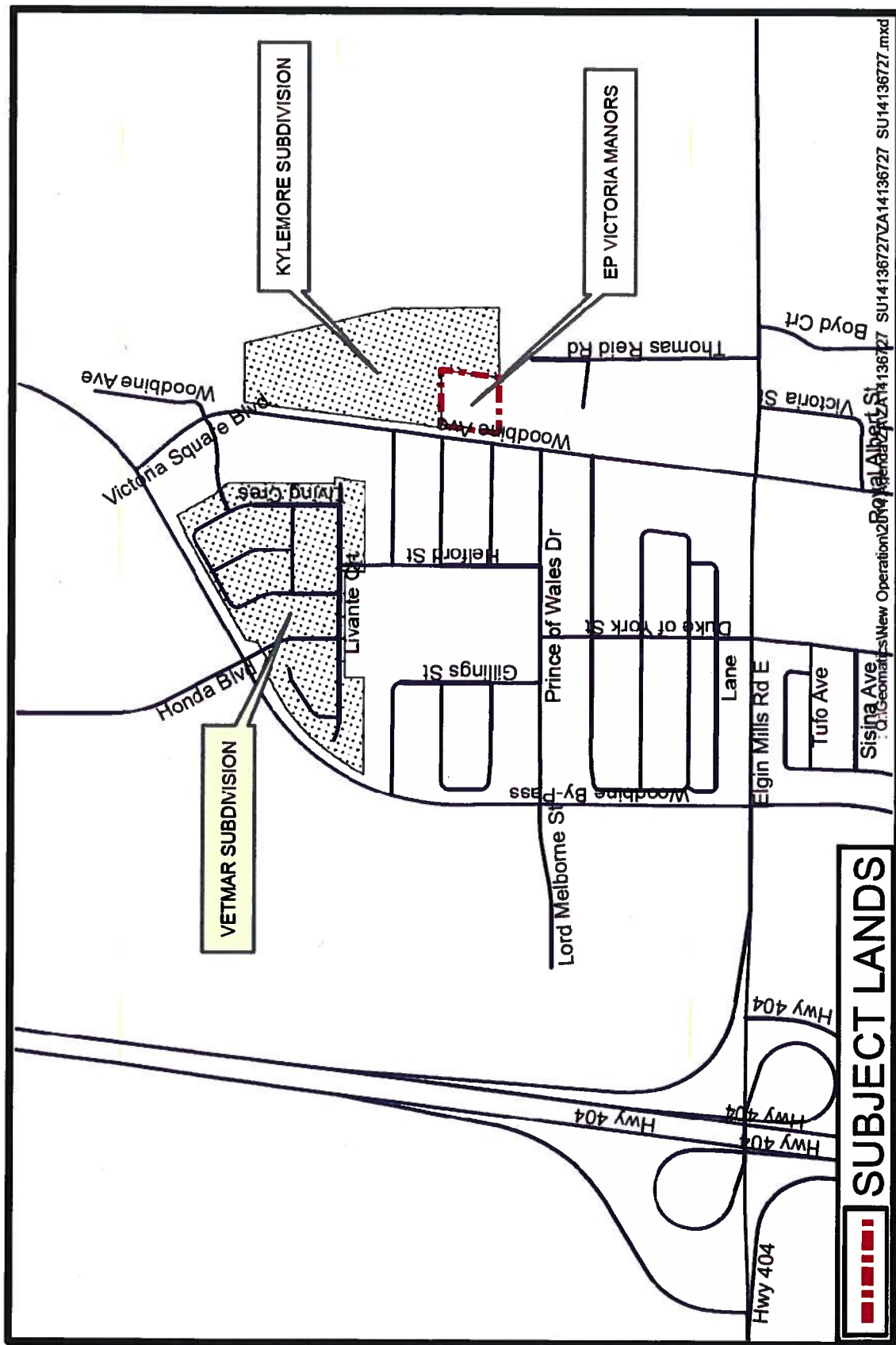
	LAND USE	NO. OF UNITS	BLOCK NO.	HECTARES (ACRES)
	Roads/Lanes			0.307 (0.758)
	Walkway		10	0.006 (0.015)
	6.2m Lane based Townhouse Dwellings	8	1, 2	0.185 (0.457)
	4.7m lane based Townhouse Dwellings	6		
PART BLOCKS	Residential Part Blocks 8.7m Townhouse Dwellings	7	3, 4	0.201 (0.5)
	Residential Part Blocks 5.5m Townhouse Dwellings	2		
	Residential Part Blocks 6.2m Lane based Townhouse Dwellings	6	5, 6	0.123 (0.304)
	Residential Part Blocks 4.7m lane based Townhouse Dwellings	3		
	Road Reserve		9	0.014 (0.035)
	0.3m Reserves		7, 8	0.001 (0.002)
	TOTAL	32		0.837 (2.07)

Attachment 'B' – Net Density Calculations

COMBINED NET DENSITY OF THE LOW DENSITY DESIGNATION
TABLE 2

	Vetmar	Kylemore	EP Victoria Manors Ltd.	TOTAL
Gross Site Area ha (ac)	13.80 (34.10)	5.56 (13.74)	0.837 (2.07)	20.2 (49.9)
Roads & reserves ha (ac)	4.98 (12.30)	1.71 (4.23)	Roads and reserves area – 0.322 (0.80) Residential part blocks – 0.324* (0.8)*	7.01 (17.33)
Parks ha (ac)	0.77 (1.90)	0.5 (1.24)	N/A	1.27 (3.14)
Walkway	N/A	N/A	0.006 (0.015)	0.006 (0.015)
Stormwater Management Pond ha (ac)	N/A	0.635 (1.57)	N/A	0.635 (1.57)
Net Residential Site Area ha (ac)	8.05 (19.89)	2.72 (6.72)	0.515 (1.27)	11.2 (27.9)
Single Detached units	30	1 (heritage dwelling)	N/A	31
Semi Detached units	114	N/A	N/A	114
Townhouses units	57	146	32	235
Total residential units	201	147	32	380
Net Residential Density uph (upa)	24.97 uph 10.11 upa	54.04 ph 21.87 upa	62.14 uph 25.15 upa	33.93 uph 13.73 upa

* When the residential part blocks for EP Vitoria Manor are combined with the residential part blocks for Kylemore, full residential development blocks are created.





AREA CONTEXT/ZONING

APPLICANT: EP VICTORIA MANORS
10925&10945 WOODBINE AVENUE

FILE No: ZA14136727;SU14136727(GD)

 SUBJECT LANDS

DATE: 11/18/14



AIR PHOTO 2013

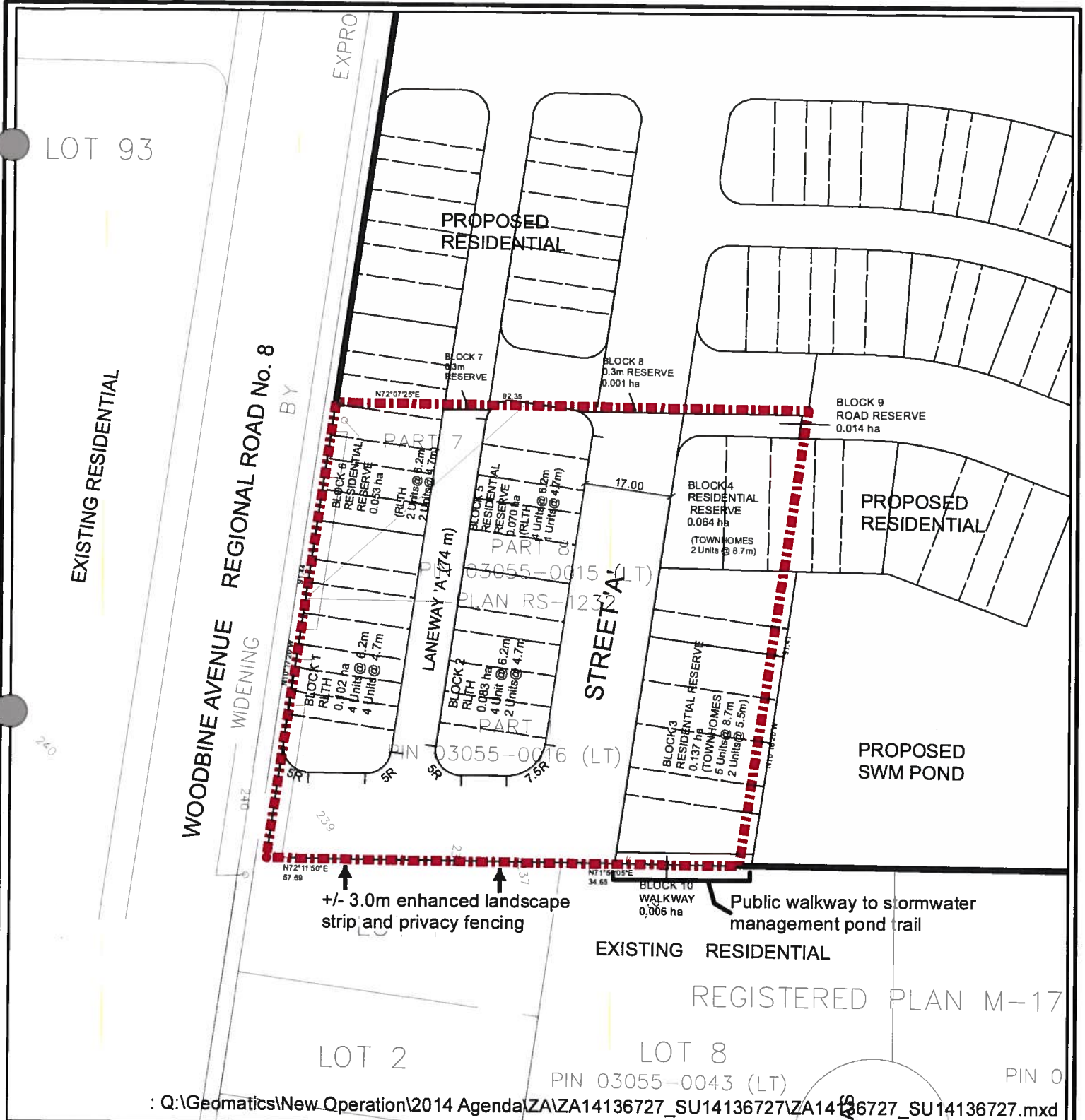
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DRAFT PLAN OF SUBDIVISION

APPLICANT: EP VICTORIA MANORS
10925&10945 WOODBINE AVENUE

FILE No: ZA14136727;SU14136727(GD)

 SUBJECT LANDS

DATE: 11/18/14

FIGURE No. 4



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: GD