

**SUBJECT:** **INFORMATION REPORT**  
Auriga Developments Inc.  
Plan of subdivision (19TM-14003), Official Plan and Zoning  
By-law amendment applications to permit a residential  
development at the northwest corner of Highway 7 and  
Donald Cousens Parkway, Cornell Community  
File Nos. OP/ZA/SU 14 109647

**PREPARED BY:** Teema Kanji, MCIP, RPP, extension 4480  
Senior Planner, East District

**REVIEWED BY:** David Miller, MCIP, RPP, extension 4960  
Manger, East District

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**RECOMMENDATION:**

- 1) That the report dated June 17, 2014, entitled "INFORMATION REPORT, Auriga Developments Inc., Plan of Subdivision (19TM-14003), Official Plan and Zoning By-law amendment applications to permit a residential development at the northwest corner of Highway 7 and Donald Cousens Parkway, Cornell Community, File Nos. OP/ZA/SU 14 109647" be received as background to the public meeting scheduled for the evening of June 17, 2014.

**PURPOSE:**

This report provides an overview of the proposed development applications (Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment) submitted by Auriga Developments Inc. to permit a residential subdivision at the northwest corner of Highway 7 and Donald Cousens Parkway. 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 applications.

**Public Meeting scheduled for June 17, 2014**

Authorization to hold a public meeting on June 17, 2014 was given by the Development Services Committee on May 20, 2014.

**BACKGROUND:**

**Site location and area context**

The subject lands are part of larger property owned by the proponent. The subject lands are located at the northwest corner of Highway 7 and Donald Cousens Parkway and have an area of approximately 3.165 ha (7.821 ac) (Figure 1).

Surrounding land uses include the following:

- To the north are single detached houses and an open space block
- To the south are additional lands owned by the applicant which are subject to an official plan amendment application (OP 13 126638) to convert the lands from an employment designation to residential

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- To the east are vacant lands owned by the Region of York and the Donald Cousens Parkway
  - To the west are lands proposed to be developed in the future as a residential development

**Proposed draft plan of subdivision**

Applications have been received for a residential draft plan of subdivision and implementing official plan and zoning by-law amendments. The proposed draft plan of subdivision includes:

- 1 single detached house
- 26 rear lane townhouses
- 53 street townhouses
- Lot frontage of 4.5 m (14.76 ft) for both rear lane and street townhouses
- A number of part lots that when combined with lands to the east and west will create an additional 12 units
- 0.768 ha (1.89 ac) park block at the south end of the property that will be combined with lands to the east and west to create a larger park
- 0.141 ha (0.34 ac) park block at the north end of the property that will be combined with future park and woodlot to the north

This development proposes to introduce a new street townhouse product to the Cornell community. The proposed street townhouses would have lot frontages of 4.5 metres (14.8 ft) and the garage would be accessed from the public road, not a lane, as is typical in the Cornell Community.

**Official Plan and Zoning**

The current Official Plan designates the lands Urban Residential. The Cornell Secondary Plan designates the lands Residential Neighbourhood – Cornell Centre. This designation is intended to accommodate medium and high density residential development in the form of multiple unit and apartment buildings. The minimum floor space index (FSI) for this development block is 1.5, with heights ranging from 4 to 6 storeys. The applicant is proposing ground oriented 3 storey townhouses with an FSI of 1.0.

Cornell's built neighbourhoods are characterized by a diversity of unique housing defined by a modified rectilinear grid system of public streets and lanes. The Secondary Plan requires that each lot front onto a public street or private street and provide parking that is accessed from a rear lane. This system of lanes helps to minimize disruptions to pedestrian safety and ensure the attractiveness of the public street. The majority of townhouses proposed by the applicant are non-lane based townhouses.

The Council adopted Official Plan (December 2013) designates the lands Residential Mid Rise which is to be characterized primarily by mid-rise residential buildings that provide for a diversity of housing mix and building types that respect the existing character of the adjacent and surrounding areas. The intent is for these areas to support existing or planned transit services by providing opportunities for modest levels of intensification.

These lands are also part of the Cornell Centre key development area and the policies of the adopted Official Plan will be used to inform the update of the Cornell Secondary Plan that is currently underway. Until an updated secondary plan is approved for the Cornell Centre key development area lands, the provisions of the Official Plan (Revised 1987) and Cornell Secondary Plan would apply to the subject lands.

A Secondary Plan amendment is required to permit:

- A lower Floor Space Index (FSI) of 1.0, whereas the Official Plan requires that an FSI of 1.5 be provided;
- A lower building height of 3 storeys, whereas the Official Plan requires a building height of 4 to 6 storeys; and
- Non-lane based townhouses.

The lands are currently zoned Rural Residential Four (RR4) under By-law 304-87, as amended. A Zoning By-law amendment is required to zone the lands to an appropriate residential category in By-law 177-96, as amended, to permit the proposed draft plan of subdivision.

**Employment Conversion Application will be reported on separately**

The applicant has also applied for an official plan amendment (OP 13 128934) on the portion of the property immediately south of the subject lands (Figure 4). The purpose of that official plan amendment application is to convert the lands from Business Park – Avenue Seven Corridor to a Mixed Use residential category. That proposal is currently being reviewed by staff and will be reported on separately.

**OPTIONS/ DISCUSSION:**

**Concerns/Issues to be resolved**

The following is a brief summary of concerns/issues raised to date.

- a) A comprehensive block plan is required to ensure an efficient and integrated development, and to this end, further consultation is required with the abutting landowners to the west/east (Cornell Rouge Development Corp. and Region of York)
- b) Review the appropriateness of introducing non lane based street townhouse product into the Cornell community contrary to Secondary Plan policy
- c) Potential for setting a precedent by introducing non lane based street townhouses into the Cornell community
- d) Review the appropriateness of proposed 4.5 m (14.7 ft) street townhouse frontages compared to the current by-law standard of 7.0 m (22.9 ft) for front loaded townhouses
- e) Review the appropriateness of proposed road right-of-ways having regard for the proposed non lane based units
- f) Concern that the proposal does not achieve the minimum 1.5 floor space index and height (4 to 6 storeys) as required by the Cornell Secondary Plan
- g) No servicing allocation has been assigned to this development
- h) Applicant has yet to join the Cornell Developers Group

- i) Identify areas for snow storage and visitor parking
- j) Proposed street townhouses on Street 'A' will result in reverse lot frontage on the Donald Cousens Parkway and future southern park (Figure 4)
- k) Revise the plan to eliminate single detached house fronting onto the Donald Cousens Parkway (DCP)(access from DCP to individual lots is not permitted by the Region of York)
- l) Discuss with the Region of York and adjacent land owner to the east the opportunity of integrating remnant parcels of land adjacent to the DCP with the proposed draft plan of subdivision (Figure 4)

These matters, and any others identified through the circulation and detailed review of the proposal will be addressed in a final staff report with regard to the proposed official plan, zoning by-law amendments and draft plan of subdivision.

#### **FINANCIAL CONSIDERATIONS**

Not applicable.

#### **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

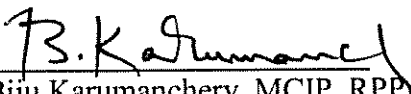
#### **ALIGNMENT WITH STRATEGIC PRIORITIES:**

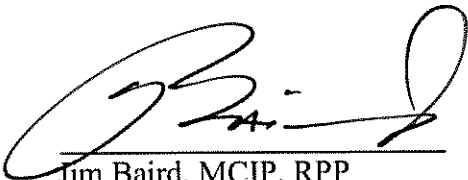
The proposed development applications will be reviewed in the context of the City's strategic priority of Growth Management.

#### **BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City Departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the official plan, zoning by-law and draft plan applications, should they be approved.

#### **RECOMMENDED BY:**

  
Biju Karumanchery, MCIP, RPP  
Senior Development Manager

  
Jim Baird, MCIP, RPP  
Commissioner of Development Services

#### **ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context/Zoning

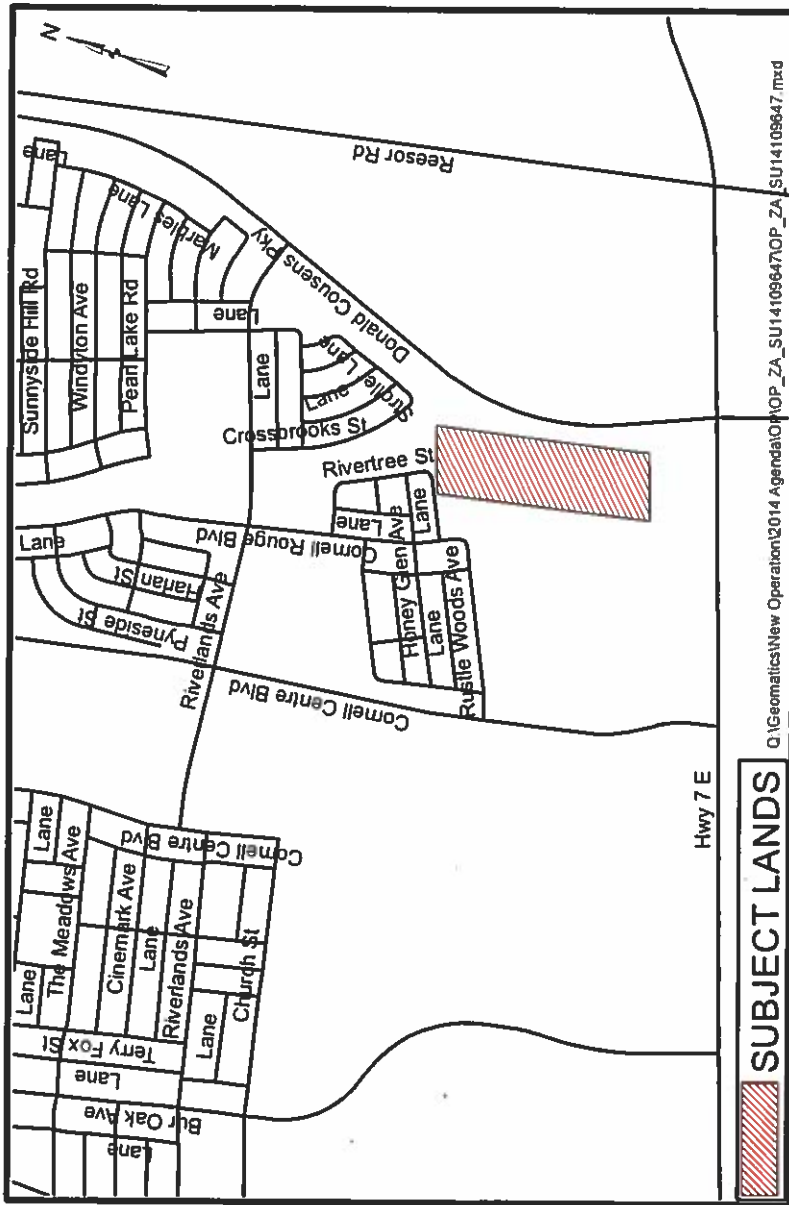
Figure 3: Aerial Photo

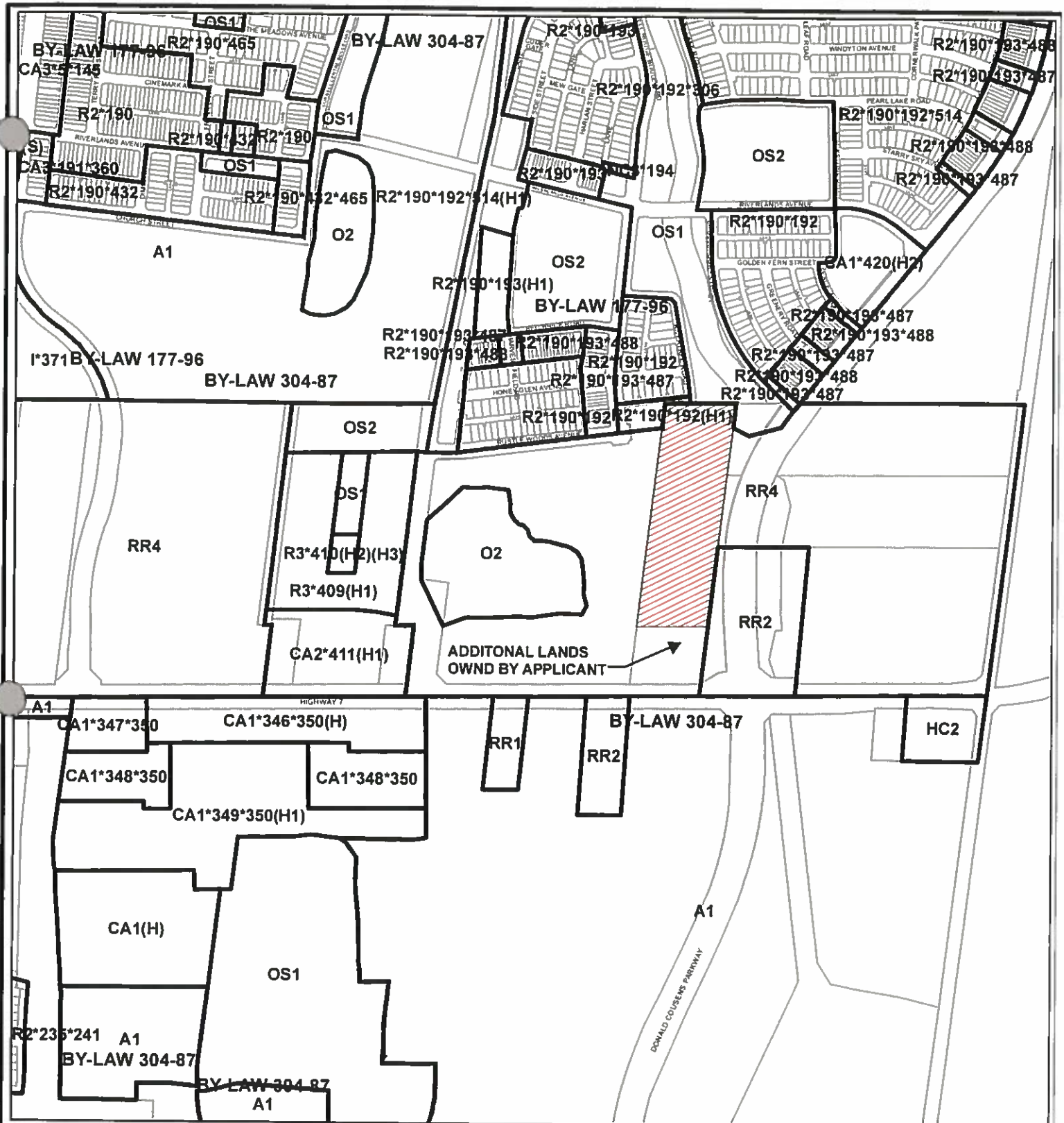
Figure 4: Proposed Draft Plan of Subdivision (19TM-14003)

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Fax: 905-796-5792

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# AREA CONTEXT / ZONING

APPLICANT: AURIGA DEVELOPMENTS INC.  
 NORTH WEST CORNER OF HIGHWAY 7 &  
 DONALD COUSENS PARKWAY

FILE No: OP,ZA,SU14109647 (TK)

 SUBJECT LANDS

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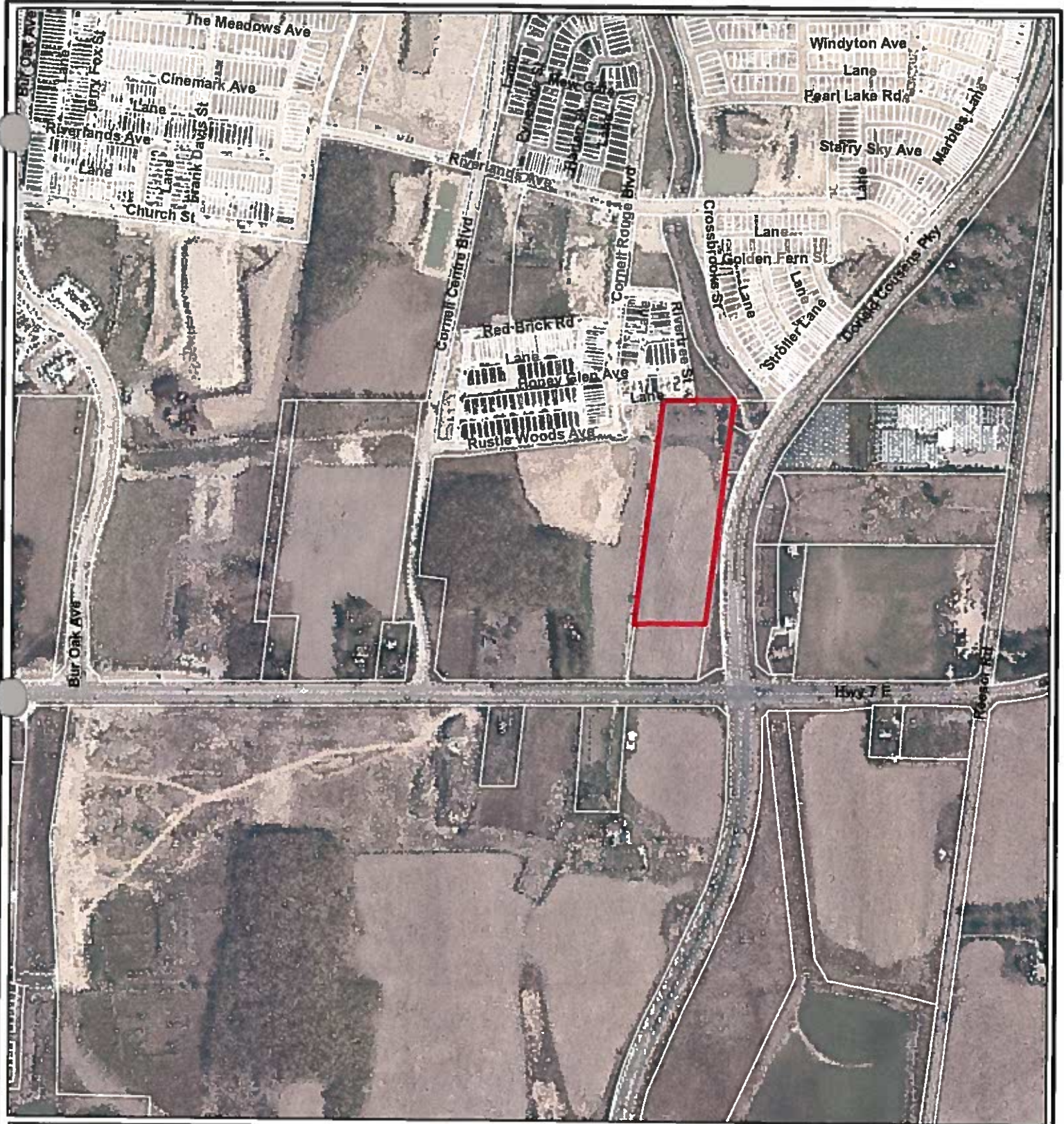
DATE: 05/26/2014

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW Checked By: TK

FIGURE No. 2





# AIR PHOTO

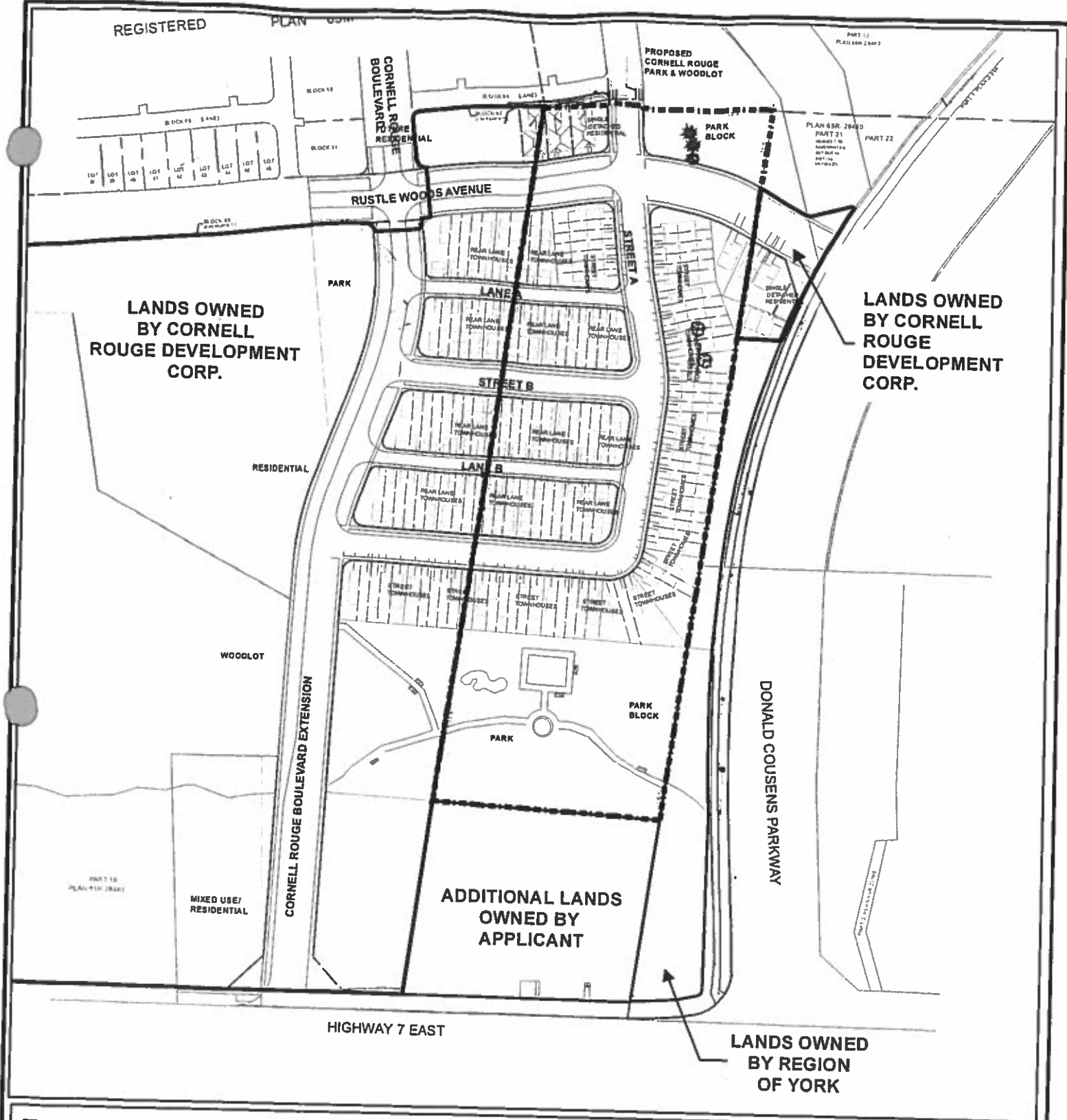
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# PROPOSED DRAFT PLAN OF SUBDIVISION (19TM-14003)

APPLICANT: AURIGA DEVELOPMENTS INC.  
NORTH WEST CORNER OF HIGHWAY 7 &  
DONALD COUSENS PARKWAY

FILE No: OP\_ZA,SU14109647 (TK)

 SUBJECT LANDS

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FIGURE No. 4