



Report to: Development Services Committee

Report Date: March 18, 2014

SUBJECT: **PRELIMINARY REPORT**
Caboto Meadows Inc.
311 & 313 Helen Avenue
Official Plan Amendment, Zoning By-law Amendment and Draft
Plan of Subdivision applications to permit a total of fourteen new
dwellings and two part lots fronting onto the Caboto Trail extension
File Nos. OP, ZA and SU 13 127998

REVIEWED BY: Richard Kendall, Central District Manager, ext. 6588

RECOMMENDATION:

- 1) That the report titled “Preliminary Report, Caboto Meadows Inc., 311 & 313 Helen Avenue, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a total of fourteen new dwellings and two part lots fronting onto the Caboto Trail extension, File Nos. OP, ZA and SU 13 127998”, dated March 18, 2014, be received;

PURPOSE:

The purpose of this report is to provide preliminary information on the applications in advance of the Public Meeting scheduled for April 1, 2014. This report contains general information in regards to applicable Official Plan and other policies as well as other issues. This report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:

The applications have been deemed complete

The Official Plan Amendment, Zoning By-law amendment and draft plan of subdivision applications submitted by Caboto Meadows Inc., were deemed complete on February 10, 2014.

Property and area description

The original properties at 311 and 313 Helen Avenue are located on the south side of Helen Avenue between Glenbar Gardens and South Unionville Park, and back onto Highway 407 (Figure 1).

A 1.45 ha portion of 311 and 313 Helen Avenue has been obtained by the City for the purpose of completing the South Unionville community park. The north portions of the original properties, each containing one detached dwelling, are to be retained by their respective owners. The south portions (subject lands), including the lands required to

complete the Caboto Trail extension, have been sold for the purpose of development and are the subject of these applications (Figure 2).

The subject lands, which are vacant, have a width of approximately 123.7 m (406 feet), a depth of 54.3 m (178 feet) and an area of 0.67 ha (1.66 acres). The lands are generally flat with a variety of trees dispersed across the site. The lands are located between 415 and 503 Caboto Trail. With the exception of City-owned lands to the east as discussed below, the balance of the lands to the east and west, along the south side of Caboto Trail, consist of semi-detached dwellings.

To the immediate east of the subject lands is a 20 m (66 foot) wide City-owned property (unopened road allowance) that has recently been declared surplus. The City-owned property contains an open stormwater channel which drains from the Highway 407 lands to the City's storm sewer. The Applicant has expressed their interest in acquiring all or a portion of the surplus City-owned lands, which will likely require separate Zoning and potentially Official Plan amendment applications.

Authorization to hold a Public Meeting

On January 14, 2014, Development Services Committee gave authorization and direction to staff to hold a Public Meeting to consider the applications for Official Plan and Zoning By-law amendments and draft plan of subdivision (see Appendix "A"). April 1, 2014, is the anticipated date for the Public Meeting.

Semi-detached dwellings on the Caboto Trail extension proposed

The Owner proposes to subdivide the land to create seven lots (Blocks 1 to 7), two part lots (Blocks 8 and 9) and to create a Block to be conveyed to the City as a new municipal street (Figure 4). The Owner would build a new public street that would connect the east and west portions of Caboto Trail. The seven new lots would each contain a pair of semi-detached dwellings, for a total of fourteen dwelling units. The part lot located on the west side of the subject lands would be combined with adjacent lands to create a new building lot for a pair of semi-detached dwellings. The part lot located on the east side of the subject lands is intended to be combined with a 5.03 m wide portion of the surplus City-owned lands to create a new lot for a detached dwelling. The proposed draft plan of subdivision, together with the additional adjacent lands to the east and west, would eventually accommodate a total of 17 new dwelling units.

There is no development proposal for the remainder of the surplus City-owned lands at this time as the future owner will need to redesign the grading and stormwater management facilities in the area to accommodate the relocation of the existing stormwater channel.

Official Plan and Zoning By-law

The current Official Plan designates these lands Urban Residential, while the Council-adopted Official Plan (2013) designates these lands Residential Low Rise. Both of these designations permit the proposed residential uses in terms of general land use, subject to secondary plan policies, including density permissions.

The South Unionville Planning District Secondary Plan (Official Plan Amendment No. 22) however, designates the subject property as Neighbourhood Park, which does not permit residential uses, thus the requirement for the Official Plan Amendment. However, it should be noted that the Secondary Plan does indicate that while the location and configuration of parkland is to be generally as shown in the Secondary Plan schedules, it could be further refined through the Urban Design and Amenity Guidelines (ie. Community Design Plan). The Community Design Plan for South Unionville always intended that the lands south of Caboto Trail would be Open Space rather than parkland. As discussed below, the parkland requirements for the South Unionville community are being satisfied through existing and proposed parks elsewhere in the community.

The Owner is proposing to re-designate the subject lands to Medium Density 1 Housing in the Secondary Plan. The Medium Density 1 Housing designation permits detached and semi-detached dwellings with a maximum density of 35 units per hectare (14 units per acre). The proposed development is approximately 35 units per hectare (14 units per acre) in compliance with the density limits in the Medium Density 1 Housing designation.

The property is zoned Rural Residential One (RR1) by By-law 304-87 (Figure 3). The RR1 zone permits detached dwellings on lots with a minimum lot frontage of 45 m (147.6 feet) and a minimum lot area of 0.4 ha (1.0 acres). The Owner is proposing to change the zoning to Residential Two (R2), under By-law 177-96, to allow for semi-detached dwellings on lots with a minimum lot frontage of 7.5 m (24.6 feet), and a minimum lot area of 225 m² (2,422 sq ft), consistent with the existing zoning and development on Caboto Trail to the east and west.

Applicant will provide cash-in-lieu of parkland

The general size, configuration and location of parkland within South Unionville was established through the South Unionville Secondary Plan and refined through the Community Design Plan based on projections of unit counts and population for all low and medium density lands in South Unionville, including the subject lands.

Through careful analysis related to a recent Ontario Municipal Board hearing, it has been confirmed that the parkland requirements for low and medium density developments in South Unionville are being met, given that South Unionville is almost built out at this time. With the exception of the 0.52 ha (1.3 ac.) "West Parkette" located south of Helen Avenue, close to Kennedy Road, and which remains to be acquired through future development in that area, all parkland required to serve the South Unionville community is either existing or proposed to be constructed in the near future (See Figure 5). Again with the exception of the developments which will dedicate the "West Parkette", all future developments in South Unionville, including the subject subdivision and future infill and intensification, will satisfy their parkland dedication obligations through the payment of cash-in-lieu of parkland.

OPTIONS/ DISCUSSION:

The Secondary Plan contemplates the extension of Caboto Trail through the south side of the neighbourhood park. The proposed lotting pattern and building programme is consistent with the pattern of development along the east and west portions of Caboto Trail with regard to frontage, lot area, built form and density.

Pursuant to By-law 178-96, the City has declared surplus to municipal purposes the parcel of land immediately east of the subject lands. A 5.03 m wide portion of the surplus land, if acquired by the applicant and combined with the proposed part lot on the east side of the subject lands (Block 8), would have a width of 9.0 m and would accommodate a detached dwelling (Figure 4). The remainder of the surplus lands may be developed in the future for similar residential purposes, subject to the future owner redesigning the stormwater channel to the City's satisfaction.

The following matters, and others identified through the circulation and detailed review of the proposal, will need to be addressed prior to a recommendation report:

1. Any issues resulting from the review of technical studies including environmental site assessment report, stormwater management and servicing reports, grading and drainage plans, including the maintenance and/or redesign of the existing stormwater flow route immediately to the east of the subject lands;
2. A tree assessment and preservation plan has been submitted and the City will be seeking compensation for all trees to be removed, as per the Trees for Tomorrow Streetscape Manual.
3. Conformity with the South Unionville Urban Design Guidelines;
4. A future part lot control exemption will be required for certain lots (Blocks 1 to 7) to facilitate the construction of the semi-detached dwellings. A Part Lot Control exemption is also required for the two development lots on either side of the subject lands to accommodate the future merging on title of these lands with the two proposed part lots (Blocks 8 and 9);
5. Removal and restoration of the Caboto Trail cul-de-sac to the east of the subject lands;
6. Alignment of Caboto Trail through the subject lands with existing rights-of-way on either side, and interface of the Caboto Trail extension with the future parkland to the north;
7. Servicing Allocation has not been assigned to these lands but the Trustee for the South Unionville Developers Group has sufficient allocation to accommodate the proposed lots. Prior to registration of the subject draft plan, the applicant will need to provide confirmation from the Trustee that allocation is available and that the landowners group obligations have been met.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

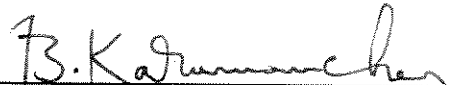
ALIGNMENT WITH STRATEGIC PRIORITIES:

The Draft Plan application will align with the City's strategic priorities of Growth Management and Municipal Services by completing a section of roadway within the community and by implementing the proposed development in coordination with available servicing allocation.


BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and conditions of draft plan approval.

RECOMMENDED BY:



Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager



James Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context/ Zoning
- Figure 4: Proposed Draft Plan of Subdivision
- Figure 5: Existing and Proposed Parks in South Unionville

Appendix "A" Development Services Committee meeting extract (January 14, 2014)

**DEVELOPMENT SERVICES COMMITTEE
JANUARY 14, 2014
EXTRACT**

To: Planner (M. Fry)
Notifications Officer (J. Carroll)

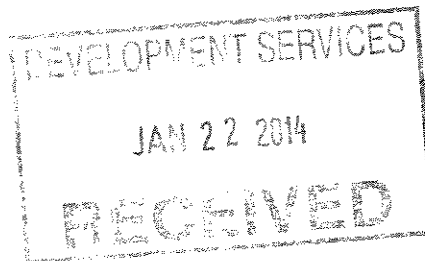
- 12. CABOTO MEADOWS INC.
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
AND PLAN OF SUBDIVISION
311 & 313 HELEN AVENUE
FILES OP/ZA/SU 13-127998
(10.3, 10.5, 10.6)**

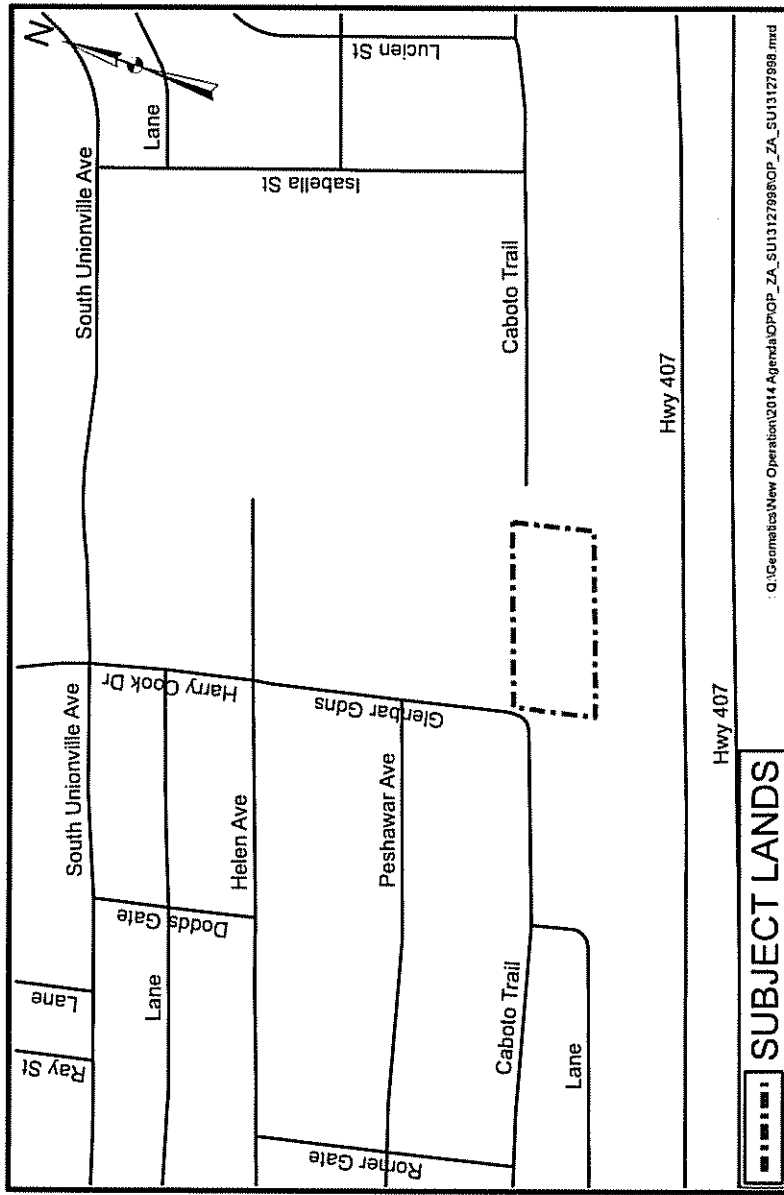
The Committee was requested to authorization a Public Meeting for Official Plan and Zoning By-law amendments and Plan of Subdivision for Caboto Meadows Inc. Staff will provide a preliminary report prior to the Public Meeting.

Moved by: Councillor Don Hamilton
Seconded by: Councillor Carolina Moretti

- 1) **That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Official Plan and Zoning By-law Amendments and Plan of Subdivision, Files OP/ZA/SU 13-127998 by Caboto Meadows Inc.; and,**
- 2) **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

CARRIED

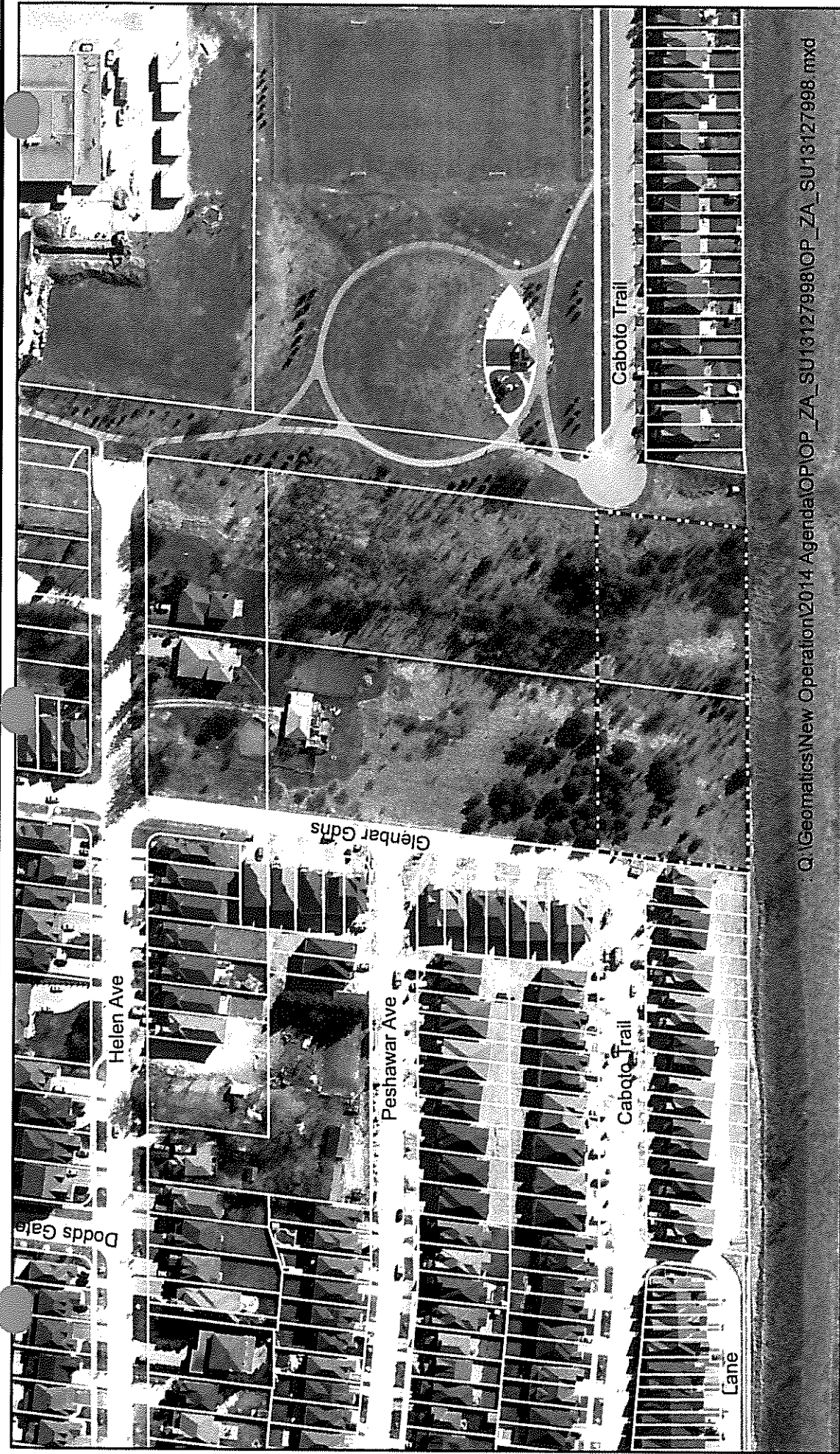




C:\Geomatics\New Operation\2014 Agenda\OP\OP_ZA_SU13127988\CP_ZA_SU13127988.mxd

Hwy 407

 SUBJECT LANDS




Q:\Geomatics\New Operation\2014 Agenda\OP_ZA_SU13127998\OP_ZA_SU13127998.mxd

AIR PHOTO 2012

APPLICANT: CABOTO MEADOWS INC.
311 & 313 HELEN AVE.

FILE No:OP;ZA;SU13127998(MF)

 MARKHAM DEVELOPMENT SERVICES COMMISSION

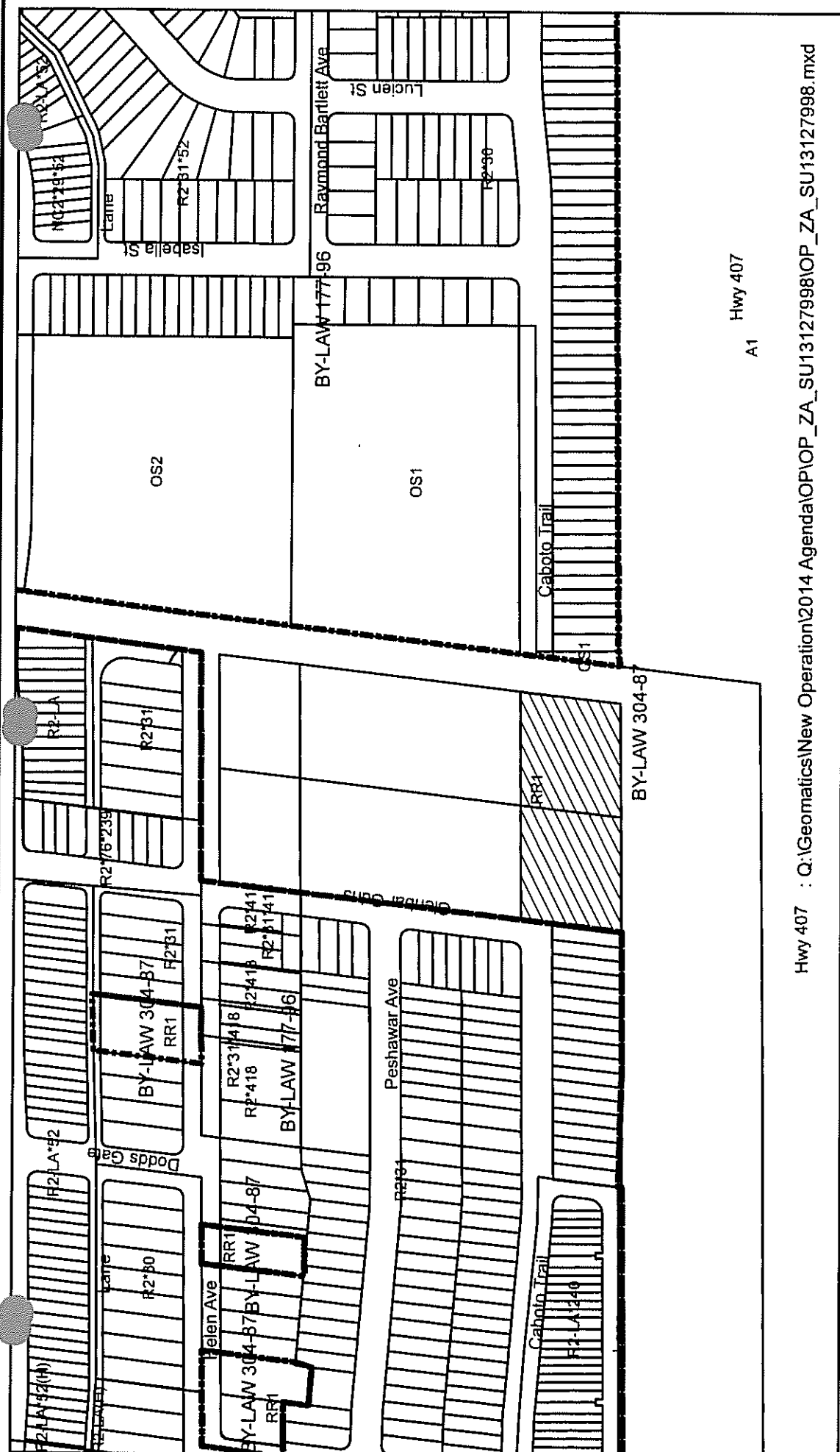
 SUBJECT LANDS

Drawn By:DD

Checked By:MF

DATE:01/27/14

FIGURE No. 2



AREA CONTEXT/ZONING

APPLICANT: CABOTO MEADOWS INC.
 311 & 313 HELEN AVE.


FILE No: OP;ZA;SU13127998(MF)

DATE: 01/27/14

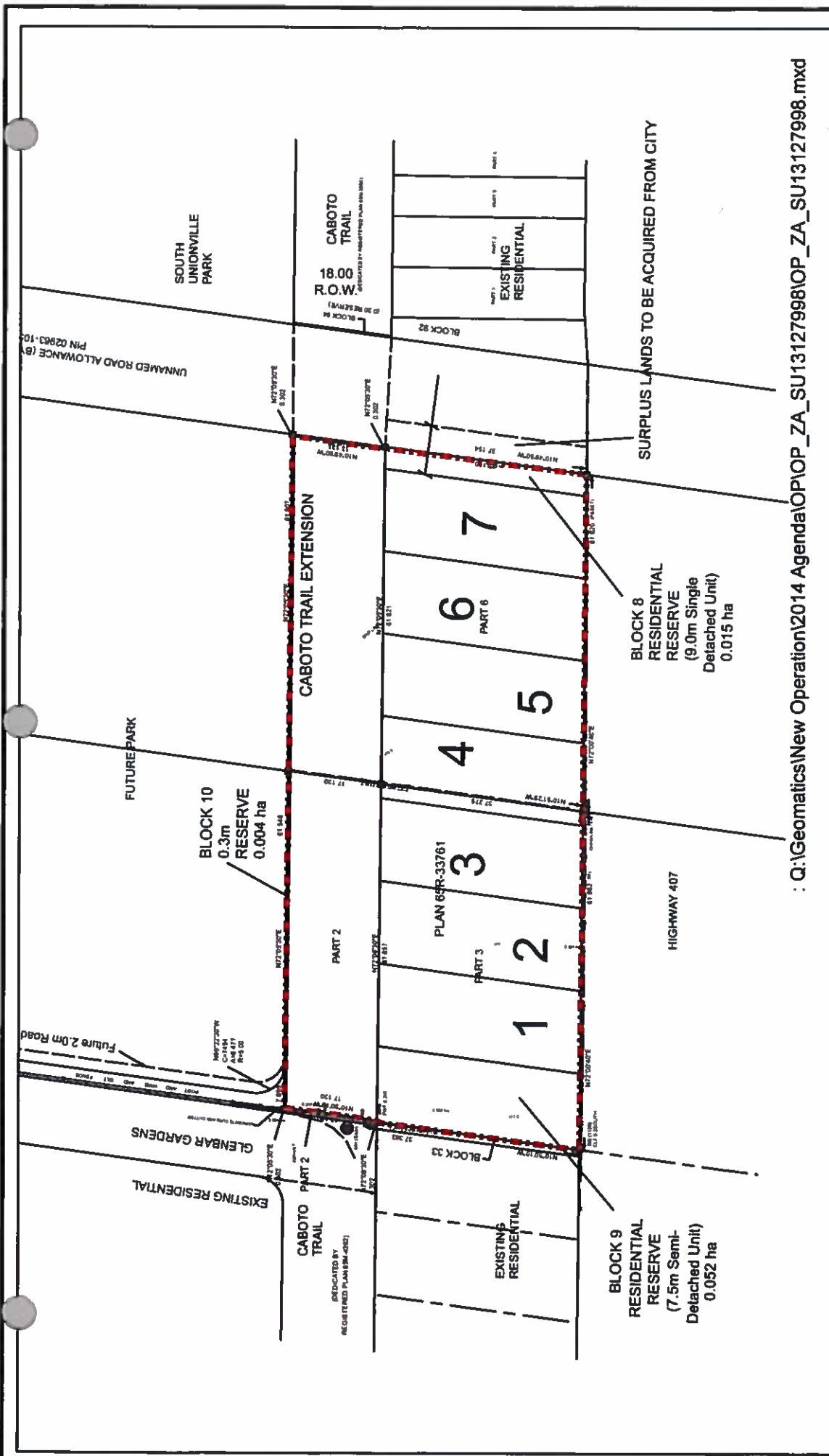
FIGURE No. 3

Checked By: MF

Drawn By: DD



MARKHAM DEVELOPMENT SERVICES COMMISSION



: Q:\Geomatics\New Operation\2014 Agenda\OPIOP_ZA_SU13127998\OP_ZA_SU13127998.mxd



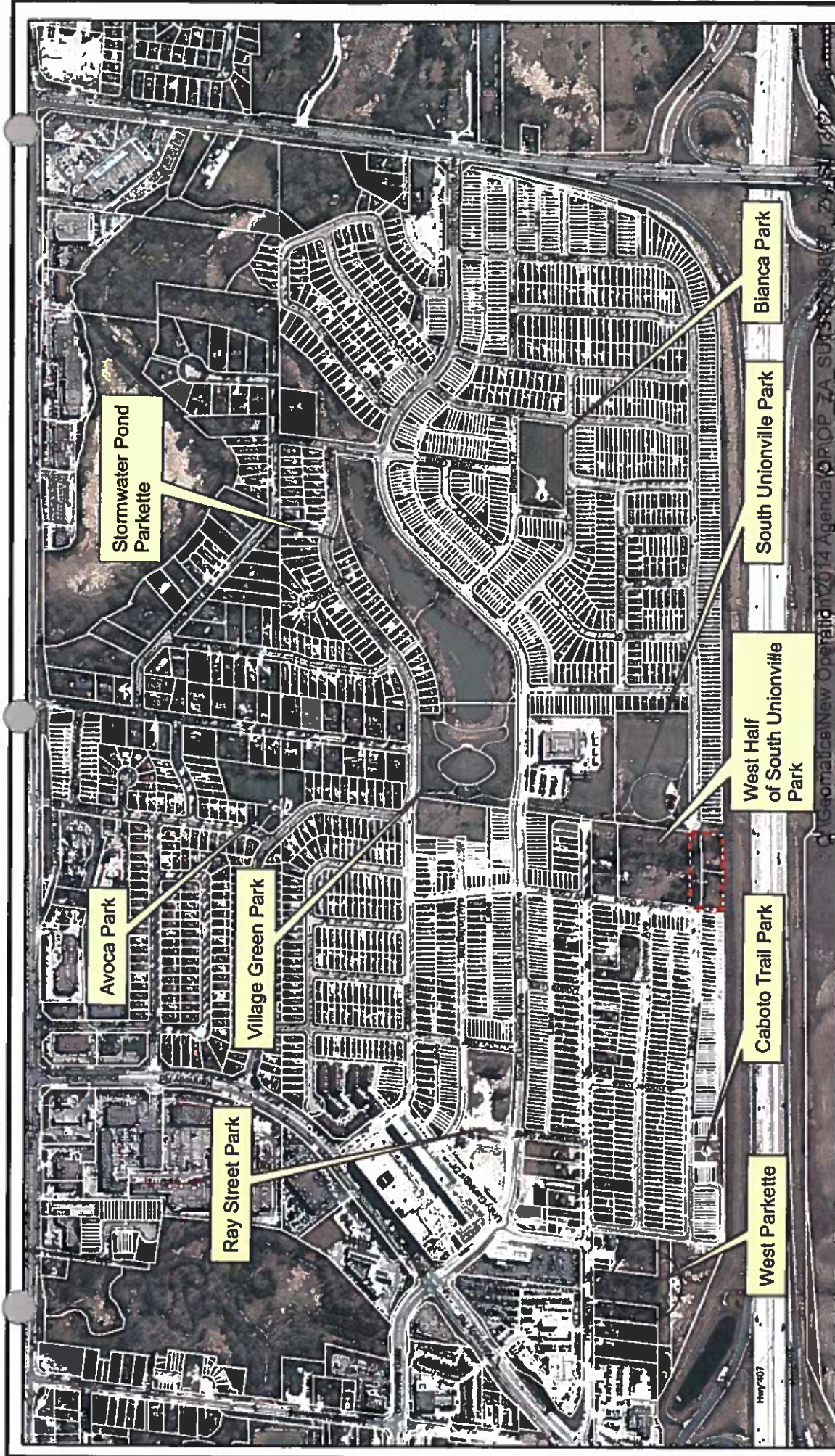
PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: CABOTO MEADOWS INC.
311 & 313 HELEN AVE.

 SUBJECT LANDS

FILE No: OP;ZA;SU13127998(MF)

DATE: 01/29/14



EXISTING AND PROPOSED PARKS IN SOUTH UNIONVILLE

APPLICANT: CABOTO MEADOWS INC.
 311 & 313 HELEN AVE.

 SUBJECT LANDS

FILE No: OP;ZA;SU13127998(MF)