



Report to: Development Services Committee

Report Date: December 3, 2013

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**SUBJECT:** PRELIMINARY REPORT  
King David Inc.  
10340, 10350 and 10370 Woodbine Avenue  
Cathedral Community  
North of Major Mackenzie Drive, west of Woodbine Avenue  
Applications for Official Plan/Secondary Plan and Zoning  
By-law amendments and Draft Plan of Subdivision  
File No.: OP/ZA/SU 13 109102

**PREPARED BY:** Gary Sellars, M.C.I.P., R.P.P, ext. 2960  
Senior Planner, West District

**REVIEWED BY:** Ron Blake, M.C.I.P., R.P.P, ext. 2600  
Manager, West District

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**RECOMMENDATION:**

- 1) That the report dated December 3, 2013 and entitled "PRELIMINARY REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 13 109102", be received;
- 2) That a Public Meeting be held to consider the applications submitted by King David Inc. for Official Plan/Secondary Plan and Zoning By-law amendments 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:**

The purpose of this report is to provide preliminary information on applications for:

- draft approval of a plan of subdivision, consisting of future development blocks, and implementing zoning by-law amendments; and
- Official Plan and Secondary Plan amendments to redesignate a portion of the subject lands to permit mixed commercial and residential buildings in addition to single use residential buildings, and to increase maximum height and density permissions on all of the subject lands;

and to seek authorization to hold a statutory Public Meeting.

This report contains general information in regards 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.

**BACKGROUND:****Property and Area Context**

The subject lands consist of 7.7 ha. (19 acres), north of Major Mackenzie Drive, west of Woodbine Avenue, within the Cathedral Community Secondary Plan area (Figures 1 and 3). The Slovak Greek Catholic Church (cathedral) is located in the middle of the lands, and a temporary sales office is located near the northeast corner of the lands. The remainder of the lands are vacant.

The surrounding context is as follows:

- To the north, are lands on which townhouses and a 4 storey apartment building are being constructed;
- To the northeast, is a stormwater management pond, the Carlton Creek valley and a park;
- To the east, across Kennedy Road, is the Carlton Creek valley, a park and a stormwater management pond;
- To the west, is Cathedral High Street on which mixed commercial and residential units are being constructed;
- To the south, is a mix of townhouse, single detached and semi-detached dwellings.

**Official Plan and Zoning**

The Official Plan designates the majority of the subject lands in front of the cathedral and a small portion at the rear of the cathedral Urban Residential and the remainder of the lands Commercial/Community Amenity Area. The Cathedral Community Secondary Plan designates the majority of the lands in front of the cathedral and a small portion at the rear of the cathedral Urban Residential - Medium Density and the remainder of the lands Cathedral Precinct.

The Urban Residential - Medium Density designation permits detached, semi-detached, linked, duplex, triplex, fourplex, townhouses, street townhouses, stacked townhouses, apartments and other forms of multiple unit housing.

The Cathedral Precinct designation is intended to provide opportunities for development of a wide range of primarily mixed use, pedestrian-oriented buildings and projects, accommodating uses related to the Cathedral and/or serving the community, the City and the Region. The Precinct designation allows for development with the highest density in the Cathedral Community as follows:

- a maximum floor space index of 1.75 for single use residential buildings and non-residential buildings;
- a maximum floor space index of 2.0 for mixed commercial (ground floor) and residential buildings;
- buildings generally ranging in height from 4 to 6 storeys.

Development within the Cathedral Precinct is expected to maintain the prominence and visibility of the cathedral.

The subject lands are currently zoned Agricultural One (A1) by By-law 304-87, as amended (Figure 2).

**Proposal**

The applicant has applied for draft approval for a plan of subdivision consisting of future development blocks and implementing amendments to Zoning By-laws 304-87 and 177-96, as amended. Phase 1 of the proposed plan of subdivision (lands to the rear of the cathedral) consists of two mixed commercial and residential blocks intended to contain two 4 storey buildings with 206 residential units and 24 commercial units (Blocks 1, 2 and 3). Phase 2 of the proposed plan consists of a Future Development Block (Block 5) surrounding the cathedral (Block 4), and an Open Space Block (Block 6) at the north end of the plan adjacent to the existing stormwater management pond (Figure 4).

In addition to the above noted development applications, the applicant is party to an application by the Slovak Greek Catholic Church Foundation to the Committee of Adjustment to sever the lands on which the cathedral is located in order to convey lands in front of the cathedral to King David Inc. and consolidate the ownership of lands around the cathedral under King David Inc.'s ownership for development purposes. It is the applicant's intention to maintain Stephen B. Roman Boulevard from Woodbine Avenue to the cathedral and to complete Pope John Paul II Square (road) around the cathedral. The applicant also intends to provide the piazzas (public squares and market places) adjacent to the cathedral that have been previously proposed. Staff have no objections to this proposal, subject to the applicant entering into a parking agreement with the City with respect to the provision of parking for the Cathedral and provisions for continued access from Woodbine Avenue to the Cathedral. A parking strategy will be required for the overall development of the King David Inc. lands.

An application for amendments to the Official Plan and Cathedral Community Secondary Plan has also been submitted to redesignate the lands in front of the cathedral and a small portion at the rear of the cathedral from Urban Residential to Commercial/Community Amenity Area and from Urban Residential - Medium Density to Cathedral Precinct respectively. These amendments are being sought to permit mixed commercial and residential buildings in addition to single use residential buildings on the lands. Amendments are also being sought to the Secondary Plan for the following within the Cathedral Precinct designation on the entire property:

- to increase the maximum floor space index for single use residential buildings and non-residential buildings from 1.75 to 2.5;
- to increase the maximum floor space index for mixed commercial (ground floor) and residential buildings from 2.0 to 3.0;
- to increase the general range of height of buildings from 4 to 6 storeys to 6 to 8 storeys.

The applicant is seeking these increases to allow flexibility in the build out of the Cathedral Precinct and has advised that not all buildings will be built to the maximum permitted height and floor space index.

The applicant estimates that the proposed density would allow for up to 1526 residential units with a population of 3,052, and up to 124 commercial units with 13,620 m<sup>2</sup> of floor space. The Cathedral Community Secondary Plan high density targets for the existing boundary of the Cathedral Precinct are 545 units with a population estimate of 1090. The applicant has further advised that notwithstanding the proposed density and height increases noted above, the proposed development will not compromise the prominence and visibility of the Cathedral.

#### **DISCUSSION:**

##### **An update (Urban Design Brief) to the Cathedral Community Design Plan is required for the Cathedral Precinct**

The proposed plan of subdivision is integrated with the adjacent plans of subdivision and is an integral component of the community. The Precinct development will create a focal point for the community. An update to the Cathedral Community Design Plan is required for the Cathedral Precinct. This update will need to identify the development concept for the subject lands, including: building massing, relationships of the proposed buildings to the Cathedral, open spaces, piazzas, street and block pattern, sustainability features, and public realm design.

##### **Parkland dedication in accordance with the Cathedral West Parks and Open Space Agreement will be required.**

The Cathedral Community – West Landowners Group executed the Cathedral West Parks and Open Space Agreement with the City on June 6, 2007. This agreement outlines the obligations of the participating land owners with respect to parkland dedication. The applicant will be required to provide parkland dedication for the Cathedral Precinct lands in accordance with this agreement and for any approved increase to the density of development.

##### **Transportation requirements are under review**

The proposed density increase for the development is being reviewed by Transportation staff. Further information and transportation study updates will be required.

##### **A Functional Servicing Report and Environmental Site Assessment have been submitted in support of the applications**

The Functional Servicing Report and Environmental Site Assessment are currently under review by City staff.

##### **A Parking Study/Strategy is required for the proposed development**

Surface, underground and on street parking are proposed for the Cathedral Precinct development. A Parking Study/Strategy is required for the proposed development to ensure that sufficient parking is provided, including parking for the cathedral.

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The Parking Study/Strategy is also required to support the applicant's request for a reduction to the parking standards for apartment units. The applicant is seeking a reduction from the required 1.5 parking spaces per unit (includes 0.25 spaces for visitors) to 1.25 parking spaces per unit.

**The applicant is proposing changes to the adjacent stormwater management pond**  
The applicant has entered into discussions with City staff with respect to proposed changes to the existing stormwater management pond adjacent to the northeast corner of the proposed plan of subdivision. The applicant is seeking to upgrade the pond to a lake feature that will improve its appearance and provide better amenity space to the community. The draft plan includes a block on the east side of Prince Regent Street (Block 6) which will serve as an overlook to the proposed redesigned pond. The review of the proposed redesign of the pond should be undertaken concurrently with the review of this draft plan of subdivision.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

The proposal will provide a focal point for the Cathedral community and ensure that it is a complete community with services for its residents.

**ISSUES TO BE RESOLVED:**

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date:

- An update (Urban Design Brief) to the Cathedral Community Design Plan is required for the Cathedral Precinct
- An update to the Cathedral Community Transportation Study be required
- A parking study/strategy will be required
- Review of proposed changes to the existing stormwater management pond will be incorporated into the review of the proposed plan of subdivision

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Growth Management

The proposed plan of subdivision will be built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Cathedral Community Secondary Plan and Community Design Plan, as amended.

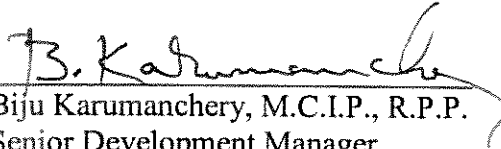
**BUSINESS UNITS CONSULTED AND AFFECTED:**

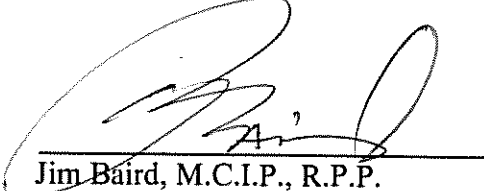
The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be

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reflected in the conditions of draft plan of subdivision approval, and the implementing Official Plan and Zoning By-law amendments.

**RECOMMENDED BY:**

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

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

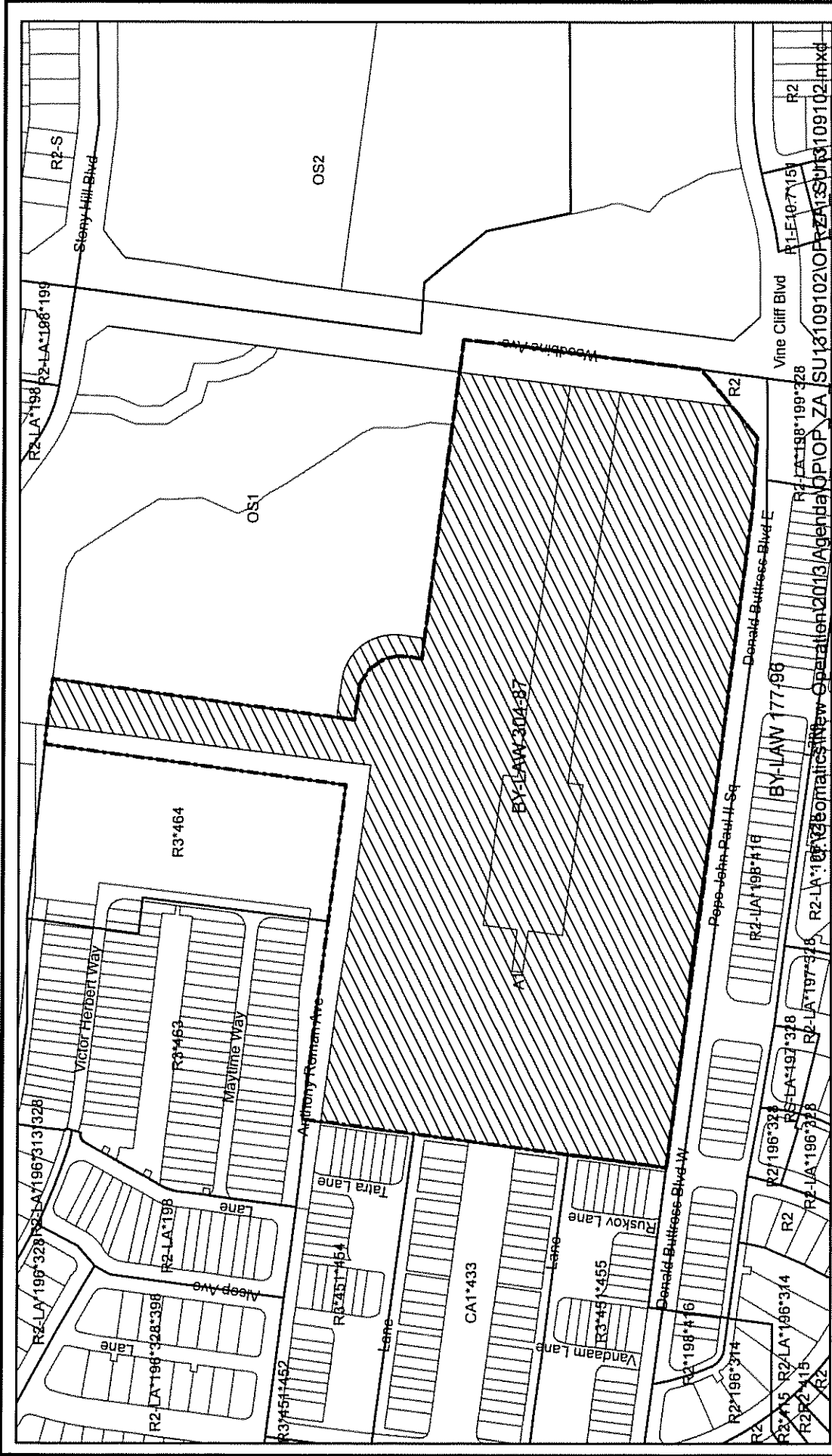
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision

**APPLICANT / AGENT:**

RJ Forhan and Associates  
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




# AREA CONTEXT

APPLICANT: KING DAVID INC. - CATHEDRAL/COMMUNITY  
 NORTH OF MAJOR MACKENZIE DR.  
 WEST OF WOODBINE AVE.

FILE No. OP/ZA/SU13109102(GS)

 SUBJECT LANDS

DATE: 11/20/13





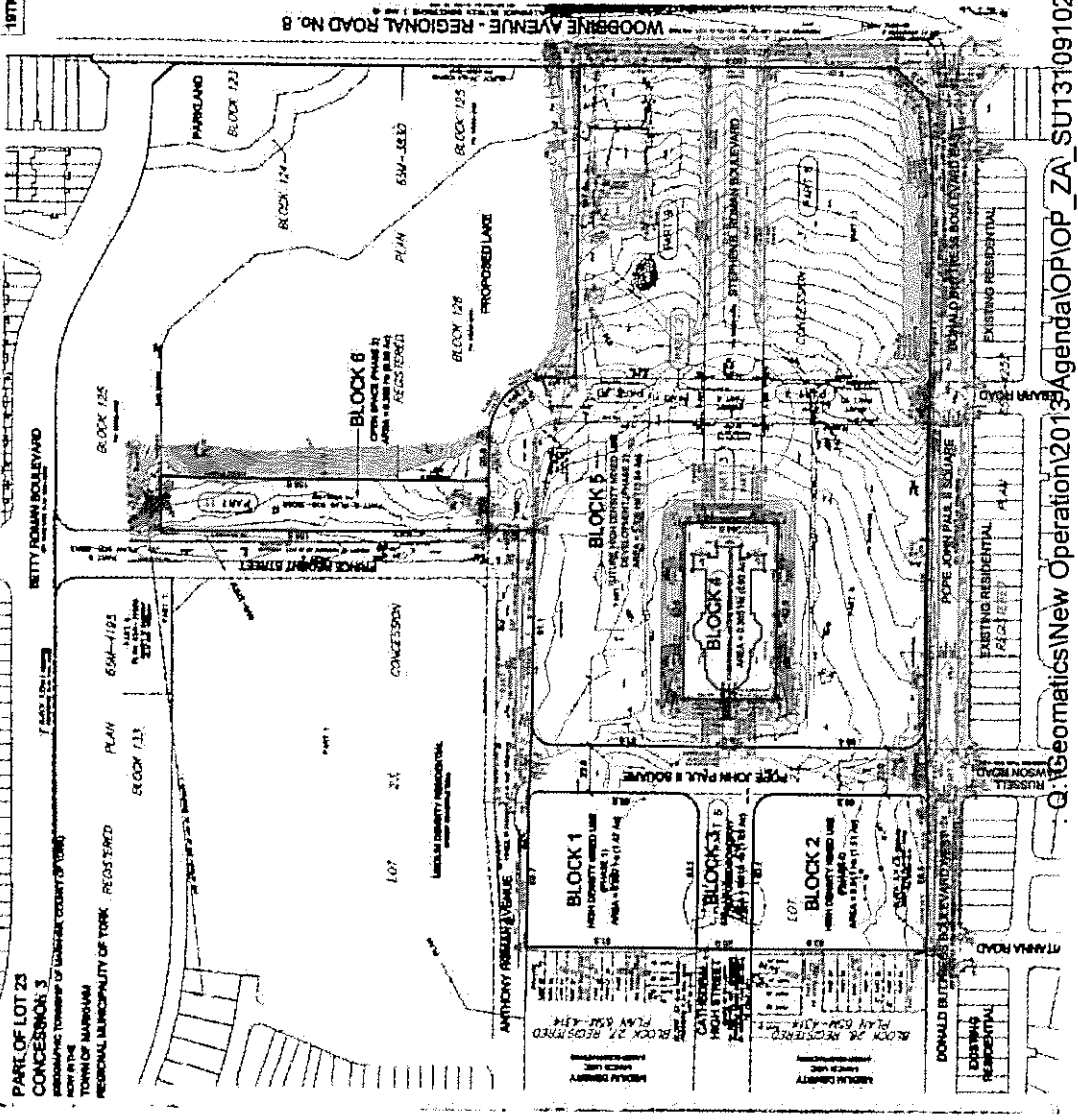
 SUBJECT LANDS

**AIR PHOTO 2012**  
 APPLICANT: KING DAVID INC. - CATHEDRAL/COMMUNITY  
 NORTH OF MAJOR MACKENZIE DR.  
 WEST OF WOODBINE AVE.

FILE No. OP/ZA/SU13109102(GS)

DATE: 11/20/13

FIGURE No. 3



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# PROPOSED PLAN OF SUBDIVISION

APPLICANT: KING DAVID INC. - CATHEDRAL/COMMUNITY  
 NORTH OF MAJOR MACKENZIE DR.  
 WEST OF WOODBINE AVE.

FILE No. OP/ZA/SU13109102(GS)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:GS

DATE:11/20/13

FIGURE No. 4