



Report to: Development Services Committee

Report Date: November 5, 2013

SUBJECT: PRELIMINARY REPORT
Kylemore Communities (Victoria Square) Ltd.
10975 Woodbine Avenue
Applications for Zoning By-law Amendment and Draft Plan
of Subdivision
File No. ZA 13 113916 & SU 13 113916

PREPARED BY: Rosanna Punit, Ext. 2051
Planner, West District

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

RECOMMENDATION:

- 1) That the Staff report entitled "PRELIMINARY REPORT, Kylemore Communities (Victoria Square) Ltd., 10975 Woodbine Avenue, Applications for Zoning By-law Amendment and Draft Plan of Subdivision, File No. 13 113916 & SU 13 113916" 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:

The purpose of this report is to provide preliminary information on the re-zoning and draft plan of subdivision applications 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.

The applications have been deemed complete:

The applications were submitted by Kylemore Communities (Victoria Square) Ltd. and deemed complete on July 22, 2013.

BACKGROUND:

The subject property is located on the east side of Woodbine Avenue, west of the Hydro Corridor, north of Elgin Mills and south of 19th Avenue (Figure 1). A heritage dwelling is located on the property which is recognized as 'listed' in the City of Markham's Inventory of Heritage Buildings.

The subject site is approximately 5.557 ha (13.7316 ac) in size. To the south is the hamlet of Victoria Square and two existing dwellings addressed as 10945 Woodbine Avenue and 10625 Woodbine Avenue that may be redeveloped and integrated with the subject development in the future. To the north is a gas station and restaurant, addressed

as 11087 Woodbine Avenue. Located to the west is a subdivision currently under construction. To the east across the Hydro Corridor are vacant lands that form the “Future Neighbourhood Area” in the new draft Official Plan.

Proposal

The existing heritage dwelling is currently vacant; the remainder of the property is currently being farmed. The Zoning By-law Amendment application is to re-zone the lands to allow for a 155 townhouse development including one public park and restoration and designation of the heritage dwelling (see Figure 4).

Official Plan

The subject lands are designated “Urban Residential- Low Density” in the Highway 404 North Planning District Secondary Plan (OPA 149). The Urban Residential Low Density designation provides for singles, semis, and townhouses on this site. The total number of units within the Urban Residential – Low Density designation is required to be within the range of 17.0 to 37.0 units per hectare (6.88 to 14.97 units per acre). The proposal is within the range of the low density range, at 32.50 units per hectare.

The subject lands abut the Hydro Corridor to the east and are subject to Section 5.4.3 *Special Development Control Area* of the Highway 404 North Secondary Plan. These policies require submission of a study to address the current and anticipated electromagnetic fields from the transmission lines and to recommend measures and appropriate setback requirements for residential development.

In addition, any new residential development adjoining the northern boundary of the Hamlet of Victoria Square is subject to the following provisions of Section 5.4.3 d):

- i) only single detached dwellings, of not more than two storeys, on lots having a minimum area equivalent to adjoining lots within the Hamlet, shall be permitted;
- ii) coach houses shall not be permitted; and
- iii) detached garages shall not be permitted in any side or rear yard located between the principal dwelling unit and Hamlet boundary.

The applicant is currently proposing a private park buffer adjoining the Hamlet of Victoria Square.

The Secondary Plan identifies a location on the east side of Old Woodbine Avenue, at the north end of the subject lands, [identified by the “W” symbol on Schedule AA- Detailed Land Use (Figure 5)] as a potential place of worship within the subject lands, subject to the following (Section 5.4.3 c):

- i) review of a specific development proposal acceptable to the City and zoning approval;
- ii) review of the potential impact of the proposal on the existing residential community in the Hamlet of Victoria Square, including identification of appropriate means to minimize the potential impact, including controls to permit an appropriate floor area size and parking area, if required;
- iii) a maximum site size of 2.0 ha;

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- iv) compliance with other relevant policies of the Official Plan; and
 - v) compliance with relevant policies of the Secondary Plan (OPA 149).

Zoning

The subject lands are zoned "Agricultural One (A1)" by By-law 304-87 as amended (Figure 2). The current zoning permits:

- agricultural uses excluding mushroom farms
- storage of agricultural produce as an accessory use to a permitted agricultural use
- seasonal vegetable or fruits stands
- single family dwelling as an accessory use to the permitted primary use
- home occupation
- private homes day care (subject to specific provisions of By-law 304-87, as amended)
- public conservation project

The zoning amendment application would allow the subject lands to be re-zoned in accordance with the secondary plan policies to permit a residential subdivision.

DISCUSSION:

Outstanding matters/issues identified to date include:

- comments from York Region Transportation and works Department regarding access from the site onto Woodbine Avenue have not been received;
- submission and review of the Hydro Electromagnetic Study;

In addition:

- Staff have requested that the applicant provide a plan showing a potential development concept of the abutting properties (10945 & 10625 Woodbine Avenue). These lands are also designated "Urban Residential- Low Density" in the Highway 404 North Planning District Secondary Plan (OPA 149) and the applicant must demonstrate that the proposed development will not compromise the future development of these lands;
- The applicant will be required to become a member in good standing with the area's developer's group;
- The applicant will be required to incorporate the subject lands into the West Cathedral Community Design Plan. This addendum must be approved by Council prior to or concurrent with, the draft plan approval of the subject subdivision application;
- Further discussion is required with the applicant to consider the place of worship policies applying to the site.

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:



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



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

ATTACHMENTS:

Figure 1: Location Map

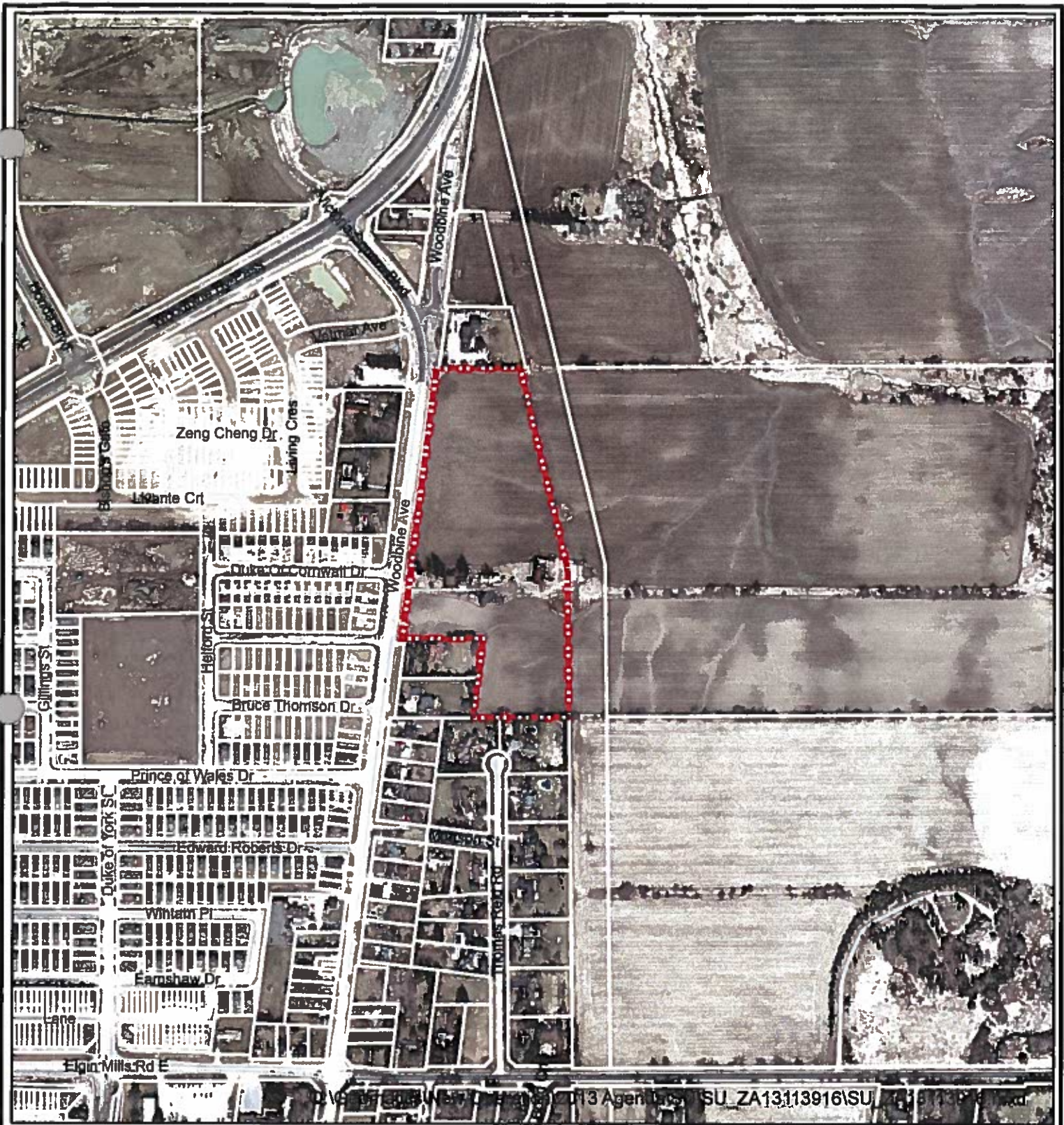
Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Draft Plan of Subdivision

OWNER

Michael Montgomery
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AIR PHOTO 2011

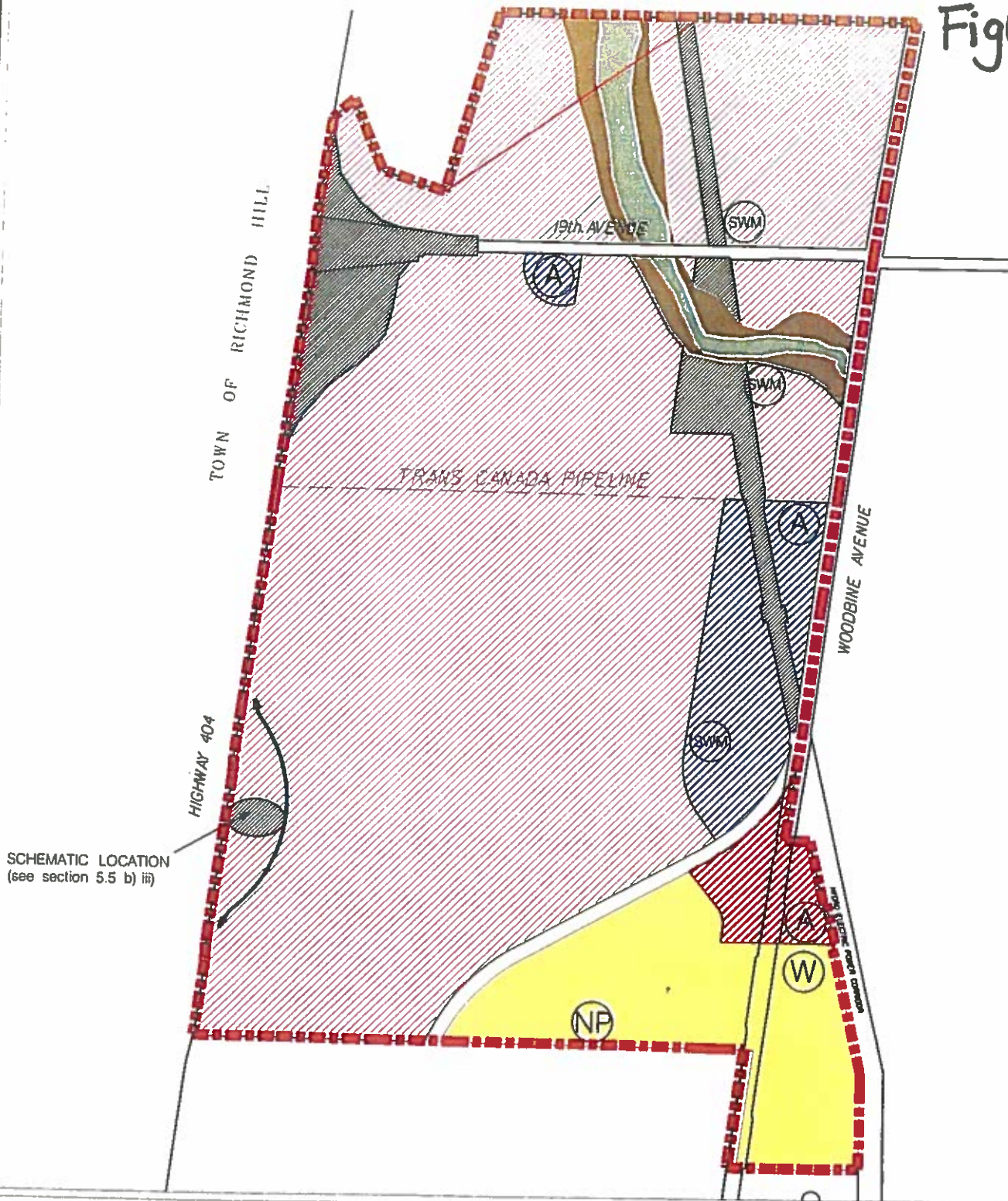
APPLICANT: KYLEMORE COMMUNITIES (VICTORIA SQUARE)LTD.
10975 WOODBINE AVENUE

 SUBJECT LANDS

FILE No. SU_ZA13113916(RP)

DATE: 09/16/13

Figures



OFFICIAL PLAN AMENDMENT No. 149
 TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED
 SCHEDULE AA - DETAILED LAND USE

URBAN RESIDENTIAL LOW DENSITY	BUSINESS CORRIDOR AREA	PROVINCIAL GREENBELT BOUNDARY ONTARIO REGULATION 5905	SERVICE STATION SITE
COMMUNITY AMENITY AREA	ENVIRONMENTAL PROTECTION AREA-HAZARDOUS LANDS	STORM WATER MANAGEMENT PONDS	PLACE OF WORSHIP SITE
BUSINESS PARK AREA	ENVIRONMENTAL PROTECTION AREA-VALLEYLANDS	NEIGHBOURHOOD PARK	
	TRANSPORTATION AND UTILITIES		