

SUBJECT: INFORMATION REPORT
Wykland Estates Inc.
Zoning By-law Amendment application to rezone certain
lands within draft plan of subdivision 19TM-10002
West of Cornell Centre Blvd, south of 16th Ave.
File Number: ZA.13-114562

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated September 10, 2013, entitled "Information Report, Wykland Estates Inc., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-10002, West of Cornell Centre Blvd., south of 16th Ave., File Number: ZA.13-114562", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide background information on the application for rezoning in the Cornell Community. This report contains general information in regards to applicable OP or other policies as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

Lots are part of draft plan of subdivision 19TM-10002

The lots subject to the proposed rezoning are located within draft approved plan of subdivision 19TM-10002. The draft approved plan is 45.65 ha (112.79 ac) and is located within the Cornell Planning District, south of 16th Avenue, west of Cornell Centre Blvd. (Figure 1).

In April 2010, the applicant submitted applications for draft plan of subdivision and zoning by-law amendment to implement the plan of subdivision comprising 883 single detached, semi-detached and townhouse units. The plan was draft approved and the zoning by-laws were passed in January 2011.

The applicant subsequently submitted an application for red-line revisions to the draft plan which was approved in July 2013. The revisions resulted in an overall increase of 21 units as follows:

- Single detached units from 352 to 344 (reduction of 8 units)

- Townhouse units from 367 to 350 (reduction of 17 units)
- Semi-detached units from 164 to 210 (addition of 46 units)

To the west, north and east of the plan of subdivision are existing residential communities; to the southeast is a woodlot and lands intended to be developed as future community park; and to the south are additional lands in Cornell Centre, owned by the applicant for future development (Figure 2 and 3).

Proposal

Wykland Estates Ltd. submitted a rezoning application to:

1. Add to the subject lands existing zoning exceptions granted in previous phases.
2. Allow the garage to be attached to the main building.
3. Enhance their townhouses by permitting rear yard porches.

Official Plan and Zoning

The City's Official Plan designates the lands Urban Residential. The Cornell Secondary Plan designates the lands Residential Neighbourhood. The Residential Neighbourhood designation provides for a mix of uses and activities including live work, shopping, worship and education. The built form of the residential neighbourhoods within the draft plan are primarily intended to be compact with grade-related residential development sited in close proximity to the streets to foster pedestrian activity and social interaction. The lands are zoned Residential Two*190 (R2*190) and Residential Two*190*432 (R2*190*432). All of the exceptions exist and are currently applied to units within previous phases of the applicant's draft plan 19TM-10002.

Exception *190 is a standard exception which outlines additional development standards applicable to Cornell. This includes provisions for accessory units (coach houses), specific zone standards and special parking provisions. This exemption is currently applied to all units within the applicant's Phase 7. This is not proposed to change and no changes to the exemption are proposed.

Exception *432 applies to lane based townhouse units and includes zone standards to allow the garage to be attached to the main building. This exception applies to all of the applicant's townhouse units with a minimum depth of 27.4 metres (90 ft.). Although the exception applies to all of the townhouse units in the draft plan, not all will ultimately be built with the attached garages. No changes to the existing exception are proposed.

OPTIONS/ DISCUSSION:

Two exceptions sections proposed to be added to lots in Phases 5 and 7

The applicant is proposing to add two exceptions to certain lot on Phases 5 and 7 of 19TM-10002. Both exceptions already exist and are being applied to units within the same draft plan in other phases.

Exception *465, currently provided for in the applicant's Phase 7 of Draft Approved Plan 19TM-10002, contains provisions and zone standards to permit the encroachment of a

porch into the required setback between the main building and the detached private garage. The exception applies to single detached, semi-detached and townhouse units, including some townhouse units not yet under construction in a previous phase (Phase 5). This provision provides a functional design element in addition to providing a more aesthetically pleasing rear elevation that defines and enhances the entrance location and provides architectural interest.

Exception *432 will be added to the lands in the applicant's draft plan zoned Residential Two*190 (R2*190) and Exception *465 will be added to the lands in the applicant's draft plan zoned Residential Two*190*432 (R2*190) and Residential Two*190*432 (R2*190*432) (Figure 2).

Public Meeting authorized by the CAO

During the summer, the CAO has delegated authority to call a Public Meeting. On August 15, 2013, the CAO authorized a Public Meeting to consider the application for zoning by-law amendment.

CONCERNS AND ISSUES TO BE RESOLVED:

The Urban Design Section will need to be satisfied with the proposed exceptions proposed by the applicant.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will align with the City's strategic priority of Growth Management by providing a range of housing types.


BUSINESS UNITS CONSULTED AND AFFECTED:


The proposal has been circulated to various City departments and external agencies and is currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the zoning by-law amendment, should it be approved.

CONCLUSION:

Staff recommend that a statutory Public Meeting be held to consider the proposed amendment.

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

Figure 3 – Air Photo

Figure 4 – Draft Approved Plan Phase 5 and 7

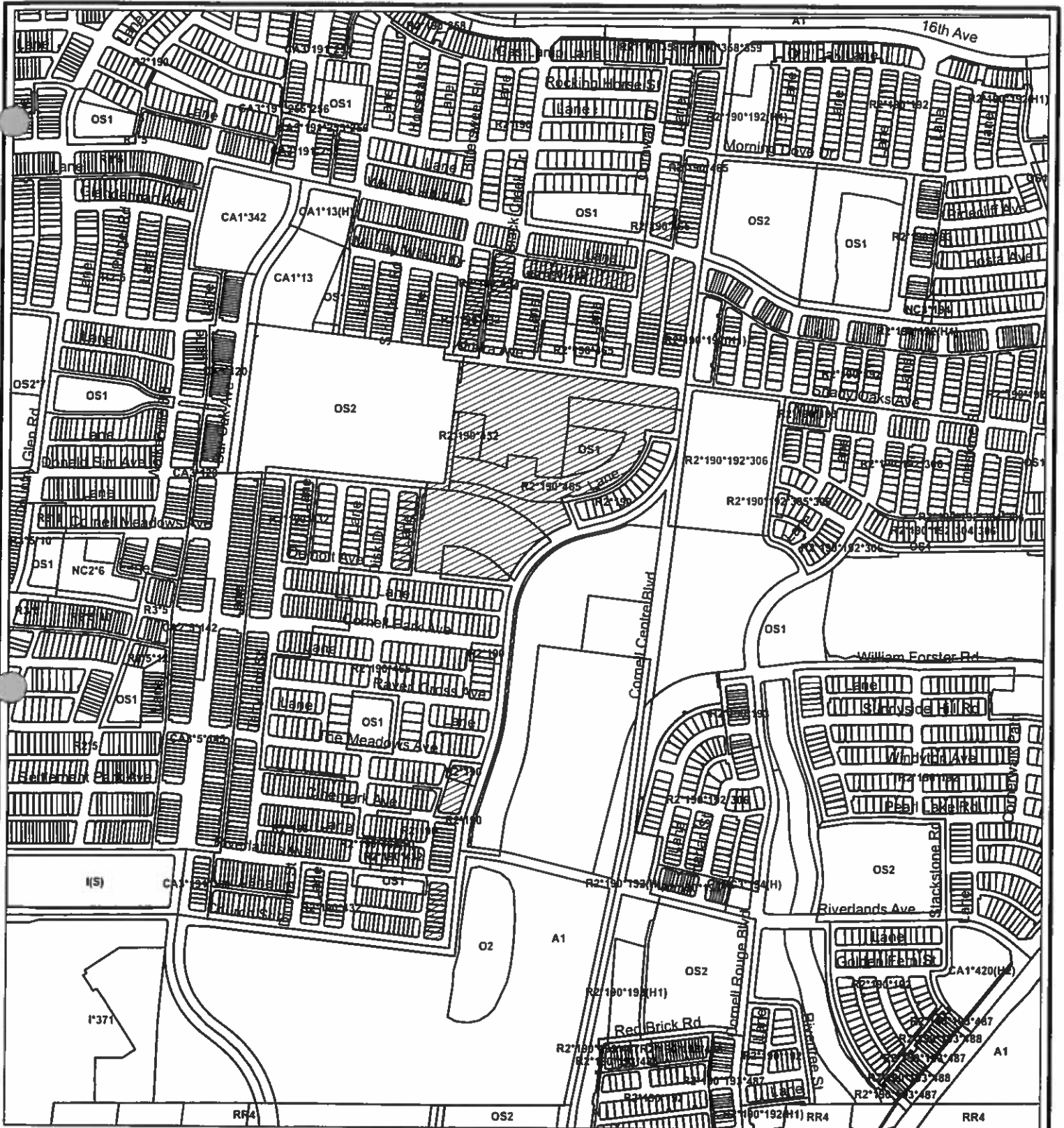
Figure 5 – Proposed Zoning

Google Link: <http://goo.gl/maps/wnTeq>

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File path: Amanda\File 13 114562\Documents\Preliminary Report



AREA CONTEXT

APPLICANT: WYKLAND ESTATES LTD
 SOUTH 16th AVE., WEST OF CORNELL CENTRE BLVD.

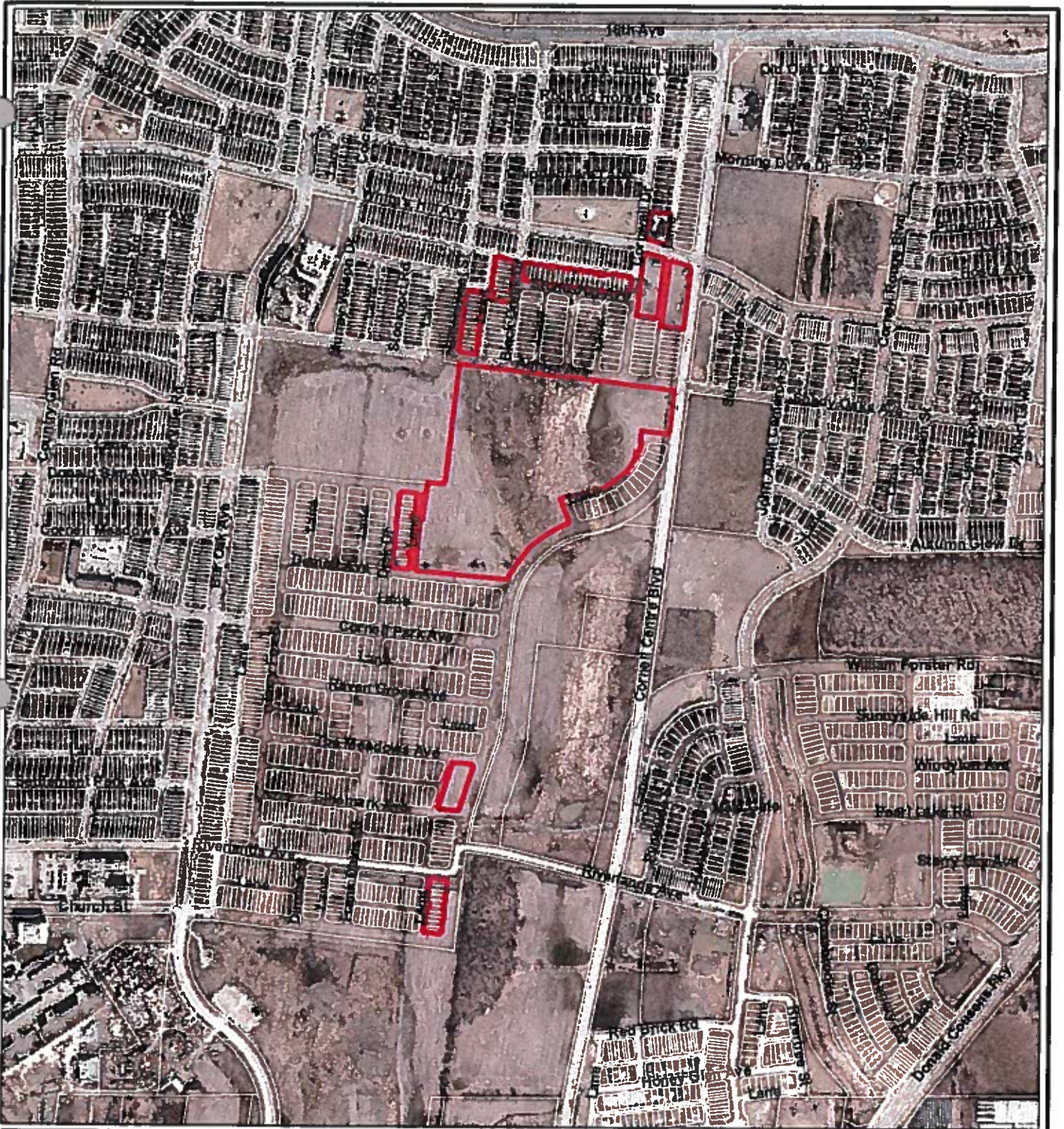
 SUBJECT LANDS

FILE No. 13114562(SK)

DATE: 07/29/13

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AIR PHOTO

APPLICANT: WYKLAND ESTATES LTD
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DRAFT APPROVED PLAN PHASES 5 & 7

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FIGURE No. 4



PROPOSED ZONE

APPLICANT: WYKLAND ESTATES LTD
 SOUTH 16th AVE., WEST OF CORNELL CENTRE BLVD.

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 6

