



Report to: Development Services Committee

Report Date: September 10, 2013

SUBJECT: INFORMATION REPORT, Plan B Homes Inc. and 2381423 Ontario Inc., Revised Zoning Amendment and Draft Plan of Subdivision Applications to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue
File Nos. ZA 12 127915 & SU 12 127915

PREPARED BY: Rick Cefaratti, Planner II, East District ext. 3675
REVIEWED BY: Dave Miller, Manager, East District

RECOMMENDATION:

- 1) That the report titled "INFORMATION REPORT, Plan B Homes Inc. and 2381423 Ontario Inc., Revised Zoning Amendment and Draft Plan of Subdivision Applications to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue, File Nos. ZA 12 127915 & SU 12 127915," dated September 10, 2013 be received;
- 2) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to provide information on subdivision and zoning applications that are being amended to include additional adjoining lands to the west. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the memorandum should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The subject properties are located on the south side 14th Avenue between 9th Line and Box Grove By-Pass ([Google Map Link](#)). Residential detached dwellings with varied lot sizes surround the site to the north across 14th Avenue, and to the west and south across Kentwood Crescent. A single detached dwelling and legal non-conforming automotive body repair building abut the property to the east.

The applicant has revised the Draft Plan of Subdivision and Zoning Amendment applications to include additional lands (6805 14th Avenue) to the west of the original parcel (6827 14th Avenue) to create 15 building lots for residential development. The site area has increased from .54 ha. (1.33 ac.) to 1.00 ha. (2.47 ac.) as a result of adding the above-noted lands. The City's Chief Administrative Officer authorized a supplementary Public Meeting regarding the revised proposal on August 16, 2013.

Zoning Amendment and Draft Plan of Subdivision Applications were previously submitted by Plan B Homes Inc., to permit the development of 9 detached dwellings at 6827 14th Avenue (the original parcel). These applications were deemed complete on July 18, 2012. The proposed lot frontages on the original draft plan were 12.00 m (39.37 ft.) on Kentwood Crescent and 12.42 m (40.74 ft.) on 14th Avenue.

Public Meeting Held

A Public Meeting was held for the above-noted original .54 ha. (1.33 ac.) property on April 9, 2013. At the Public Meeting, the previous property owner of 6805 14th Avenue attended to raise concerns regarding the impacts the original proposal could have on their property. The concern related to the current incompatibility of the grading condition at the south end of their property, which is considerably lower than the grades for the original development proposal at 6827 14th Avenue. Staff has been advised that the original owner of 6805 14th Avenue has now sold her interest in the property to 2381423 Ontario Inc., which ensures these two properties will be developed comprehensively. A representative for the property owner at 6847 14th Avenue abutting the original property to the east expressed concerns relating to how the development proposal would impact the future development potential of his lands. Staff has been advised that the owner of 6847 14th Avenue is no longer objecting to the proposal and is in the process of selling the property.

PROPOSAL:

The revised Zoning Amendment and Draft Plan of Subdivision Applications propose to subdivide the lands to create 15 lots from the 2 existing lots and to rezone the properties to permit the proposed lots and single detached homes, subject to development standards. The applicant is proposing to maintain the existing dwelling at 6805 14th Avenue on a lot with an approximate frontage of 23.00 m (76.00 ft.) and area of 980 m² (10,548 ft²) while developing 14 single detached dwellings on the balance of the lands. Seven of the dwellings are proposed to front on to 14th Avenue and the remaining eight dwellings are proposed to front on to Kentwood Crescent (see Figure 4 – Revised Draft Plan of Subdivision). The proposed lot frontages on 14th Avenue and Kentwood Crescent range between approximately 11.00 m (36.08 ft.) and 23.00 m (76.00 ft.)

The net residential density of this proposal is approximately 17.8 dwelling units per hectare (7.2 units per acre). The chart below describes the proposed land areas by use:

Use and Area	Number of Blocks	Number of Lots	Number of Units
Residential 0.91 ha. (2.25 ac.)	1 (Block 1)	15	15
Adjacent Lands 0.02 ha. (0.05 ac.)	1 (Block 48, 65M-3975)		
Road Widening 0.07 ha. (0.17 ac.)	1 (Block 2)		
Total Site Area: (including Block 48, 65M-3975) 1.00 ha. (2.47 ac.)	Total Blocks: 3	Total Lots: 15	Total Units: 15

OFFICIAL PLAN AND ZONING:

The subject lands are designated Urban Residential Low Density in the Markham Official Plan and Urban Residential Low Density – I in the Secondary Plan for the Box Grove Planning District. These designations permit single detached dwellings.

The properties are zoned RR1 – Rural Residential One Zone (6827 14th Avenue) and RR4 – Rural Residential Four Zone (6805 14th Avenue) under By-law 304-87, as amended, which permit detached residential dwellings. However, a Zoning By-law Amendment is required to remove the properties from the Rural Residential Zoning categories of By-laws 304-87 and 194-82, as amended, and incorporate them into a Residential Two (R2) zone category under By-law 177-96, as amended.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the revised lotting pattern and density and the relationship to existing residential development on 14th Avenue and Kentwood Crescent;
2. Urban Design staff will require Architectural Design Guidelines to be implemented as part of the proposal to ensure building elevations for the proposed dwelling are sympathetic to existing residential development;
3. Engineering staff will determine the appropriate routing for sanitary and storm sewer connections to service this development; and,
4. The acquisition of Block 48, Plan 65M-3975 from the private developer of the subdivision (Wintergarden Estates) located to the south, to provide frontage for two additional residential lots on Kentwood Crescent.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

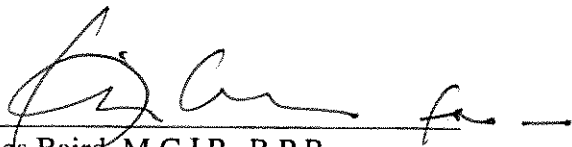
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in a future recommendation report.

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 – Area Context/Zoning

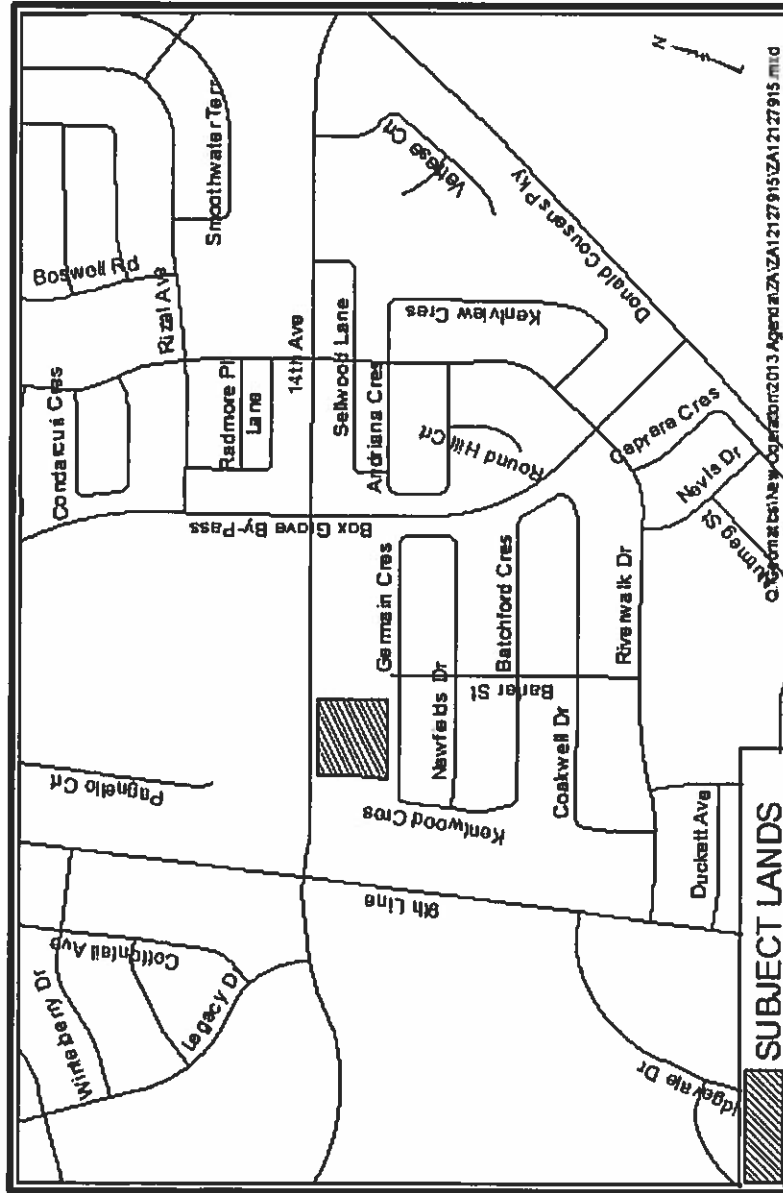
Figure 3 – Air Photo

Figure 4 – Revised Draft Plan of Subdivision

APPLICANT: **Owner: Plan B Homes Inc. & 2381423 Ontario Inc**
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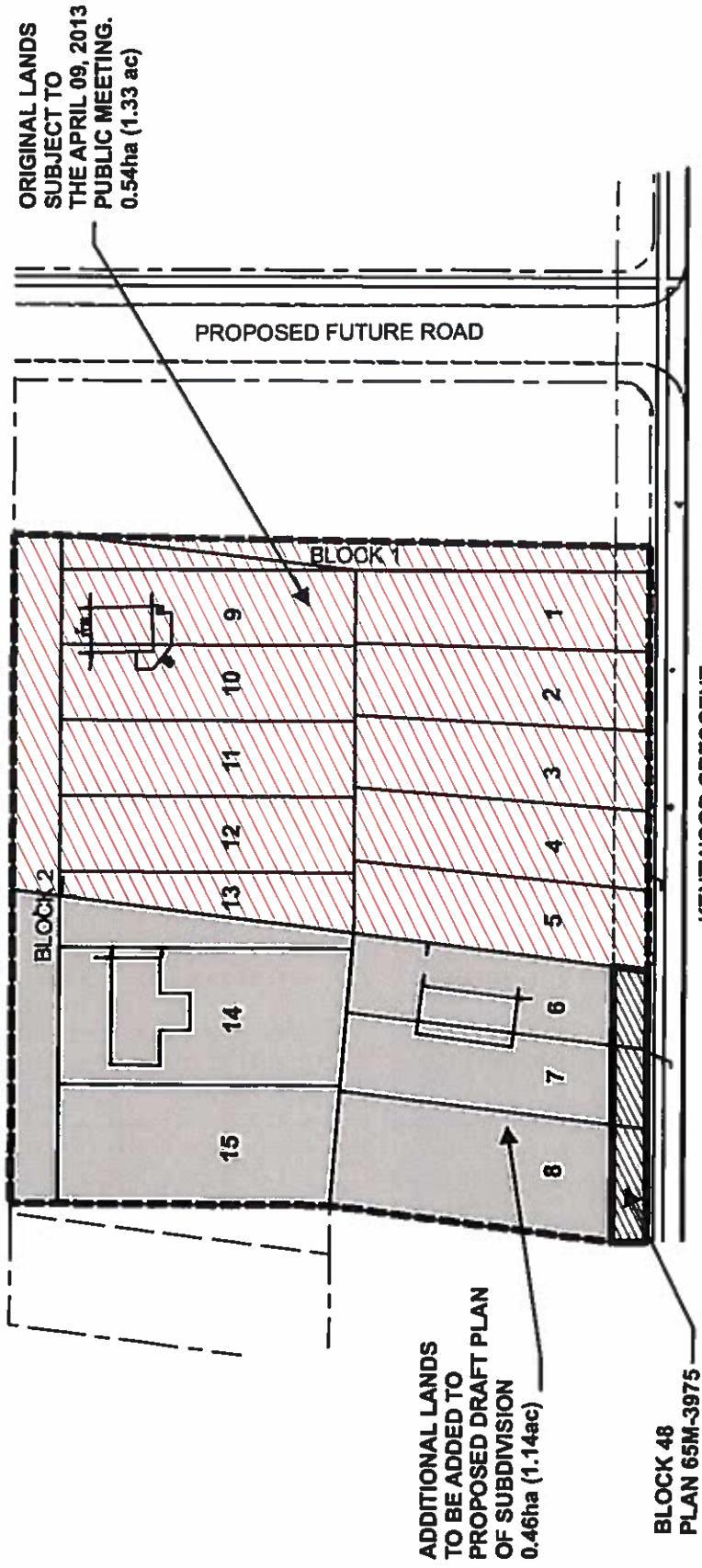
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FOURTEENTH AVENUE

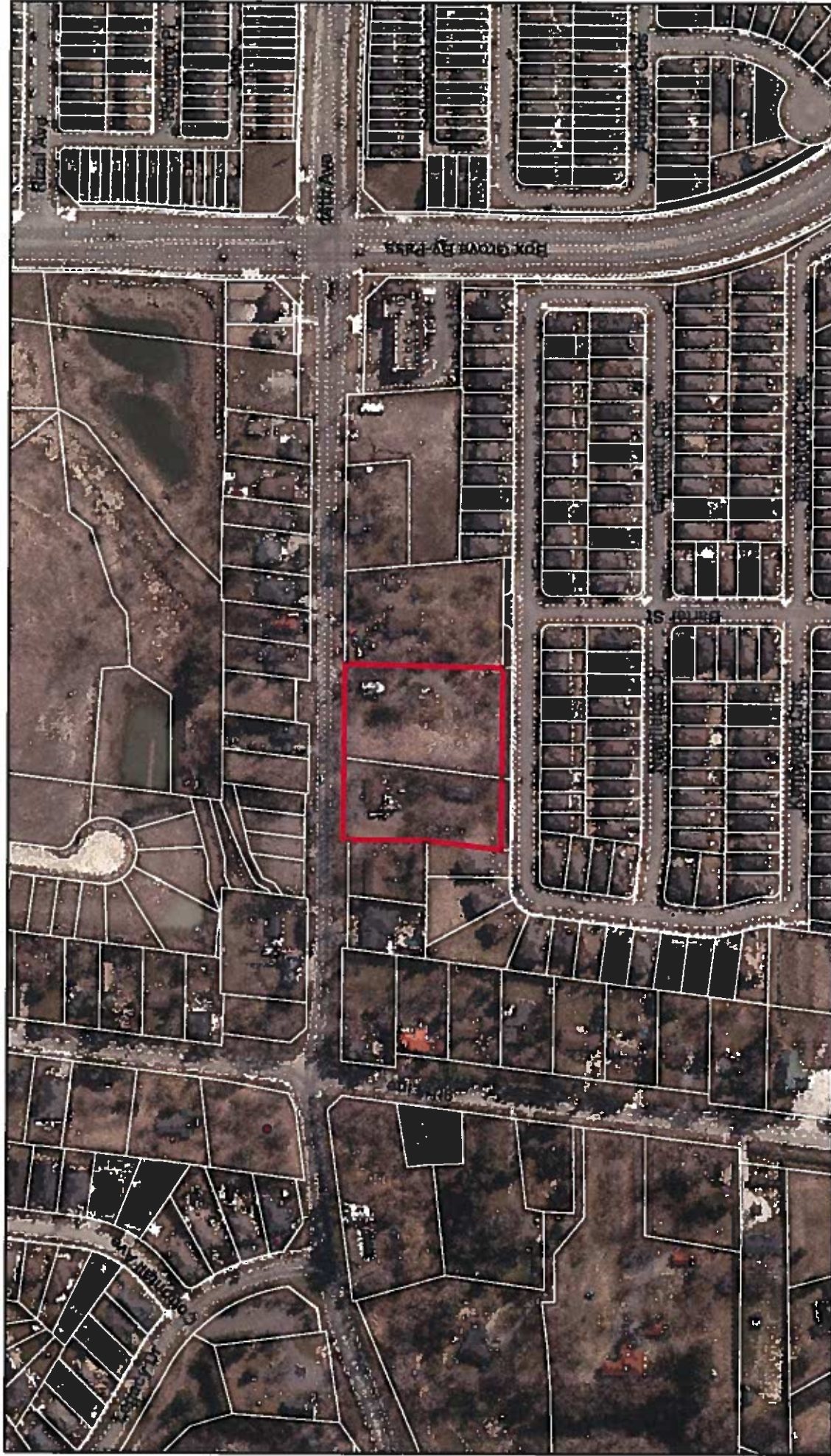


REVISED DRAFT PLAN OF SUBDIVISION

APPLICANT: PLAN B HOMES INC. & 2381423 ONTARIO INC.
6827 & 6805 14TH AVENUE

FILE No. ZA.12127915 & SU.12127915 (RC)

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AIR PHOTO

APPLICANT: PLAN B HOMES INC. & 2381423 ONTARIO INC.

6827 & 6805 14TH AVENUE

FILE No. ZA.12127915 & SU.12127915 (RC)

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 SUBJECT LANDS