



Report to: Development Services Committee

Report Date: January 22, 2013

SUBJECT: PRELIMINARY REPORT
Box Grove Hill Developments Inc.,
Zoning Amendment & Draft Plan of Subdivision to permit
30 single detached dwellings on Block 371, Plan 65M-3838
(Rizal Avenue) File Nos. ZA 12 115555 & SU 12 115555

PREPARED BY: Rick Cefaratti, ext. 3675, Planner II, East District

REVIEWED BY: Stephen Kitigawa, ext. 2970, Senior Planner, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Box Grove Hill Developments Inc., Zoning Amendment and Draft Plan of Subdivision to permit 30 single detached dwellings on Block 371, Plan 65M-3838 (Rizal Avenue), File Nos. ZA 12 115555 & SU 12 115555," dated January 22, 2013 be received;
- 2) That a Public Meeting be held to consider the Zoning Amendment & Draft Plan of Subdivision applications submitted by Box Grove Hill Developments Inc., to permit 30 single detached dwellings on the subject lands; and,
- 3) 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 preliminary information on the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

The applications have been deemed complete

The Zoning Amendment and Draft Plan of Subdivision Applications submitted by Box Grove Hill Developments Inc., to accommodate 30 detached dwellings on the subject lands, were deemed complete on October 10, 2012.

BACKGROUND:

The 2.43 ha. (6.00 ac.) site is located on the east side of Rizal Avenue, approximately 30 m (100 ft) north of Malborough Road (see Figure 1- Location Map). Residential detached dwellings surround the site to the north, south, east and west, across Rizal Avenue.

York District Separate School Board Does Not Require Subject Lands

The subject lands were originally set aside by the Box Grove Developers Group to provide for the future development of a Catholic Elementary School. The YDSSB has determined that the subject lands were surplus to their needs and subsequently approved release of the lands by the Board of Trustees on November 10, 2011. The City of Markham further determined that, with the exception of a 0.708 ha. (1.75 ac.) portion of the site to be used for park purposes, no alternative community or public use was required for these lands. The former school block was therefore returned to the Box Grove Landowners Group to be used for residential purposes.

PROPOSAL:

The applicant is proposing to develop thirty (30) single detached dwellings on the subject lands through a plan of subdivision. Four of the dwellings are proposed to front on to Rizal Avenue. The remaining twenty six dwellings are proposed to front on a future local road connecting to Oakborough Drive and terminating at Rennie Avenue (see Figure 4 – Proposed Plan of Subdivision). The proposed lot frontages for the dwelling units fronting on Rizal Avenue will range between 10.4 m (34.12 ft) and 11.7 m (38.38 ft). The proposed lot frontages for the dwellings fronting on the future local road will range between 11.6 m (38.0 ft) and 14.0 m (45.9 ft). The proposal includes a parkland conveyance of 0.271 ha. (0.67 ac.) to more than fully satisfy the parkland dedication requirements for the proposed 30 single detached dwellings. The City of Markham further intends to acquire a 0.437 ha. (1.08 ac.) portion of the subject lands that, when combined with the above noted conveyance, will facilitate the development of a 0.708 ha. (1.75 ac.) public park (see Figure 4 - Draft Plan of Subdivision). Eight of the proposed lots will back on to the future park.

In addition to the Draft Plan of Subdivision, a Zoning By-law Amendment is also proposed to rezone the lands from (OS2) Open Space and Institutional Zone to an (R2) Residential Zone under By-law 177-96 as amended. The net residential density of this proposal is 22.47 units per hectare (9.1 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	Area
Residential		30	30	1.335 ha. (3.29 ac.)
Park/Open Space	1			0.708 ha. (1.75 ac.)
Road				0.387 ha. (0.956 ac.)
Total	1	30	30	Total Site Area 2.43 ha. (6.00 ac.)

OFFICIAL PLAN AND ZONING:

The subject lands are designated Urban Residential Low Density in the Markham Official Plan and Urban Residential Low Density Housing – II in the Secondary Plan for the Box Grove Planning District. This designation permits detached, semi-detached, duplex, street and block townhouses and linkhouse dwellings. The Secondary Plan requires an average net residential density of between 17 and 37 units per hectare (6.88 and 14.97 units per acre) for all units in the “Urban Residential – Low Density Housing II” designation. The net residential density of the current proposal is 22.5 units per hectare (9.12 units per acre).

The property is zoned (OS2) Open Space and Institutional under By-law 177-96, as amended. A Zoning By-law Amendment is required to rezone the majority of the property to an (R2) Residential Zone in By-law 177-96, as amended, to accommodate the residential proposal.

Servicing Allocation

Servicing allocation has not yet been assigned to these lands. A Hold provision would be included with any zoning provisions to accommodate the proposed development. This Hold provision would be removed upon application and confirmation that servicing allocation has been assigned by the City.

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 proposed lotting pattern, road pattern and housing density and the relationship to existing residential development on Rizal Avenue, Rennie Avenue, and Oakborough Drive;
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.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

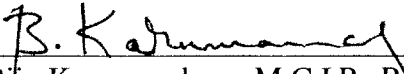
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed applications will align with the City’s strategic priorities of Growth Management and Municipal Services. The Box Grove Community has been built out in an orderly manner based on the availability of servicing allocation and in accordance with the Secondary Plan for the Box Grove Planning District.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:


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


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

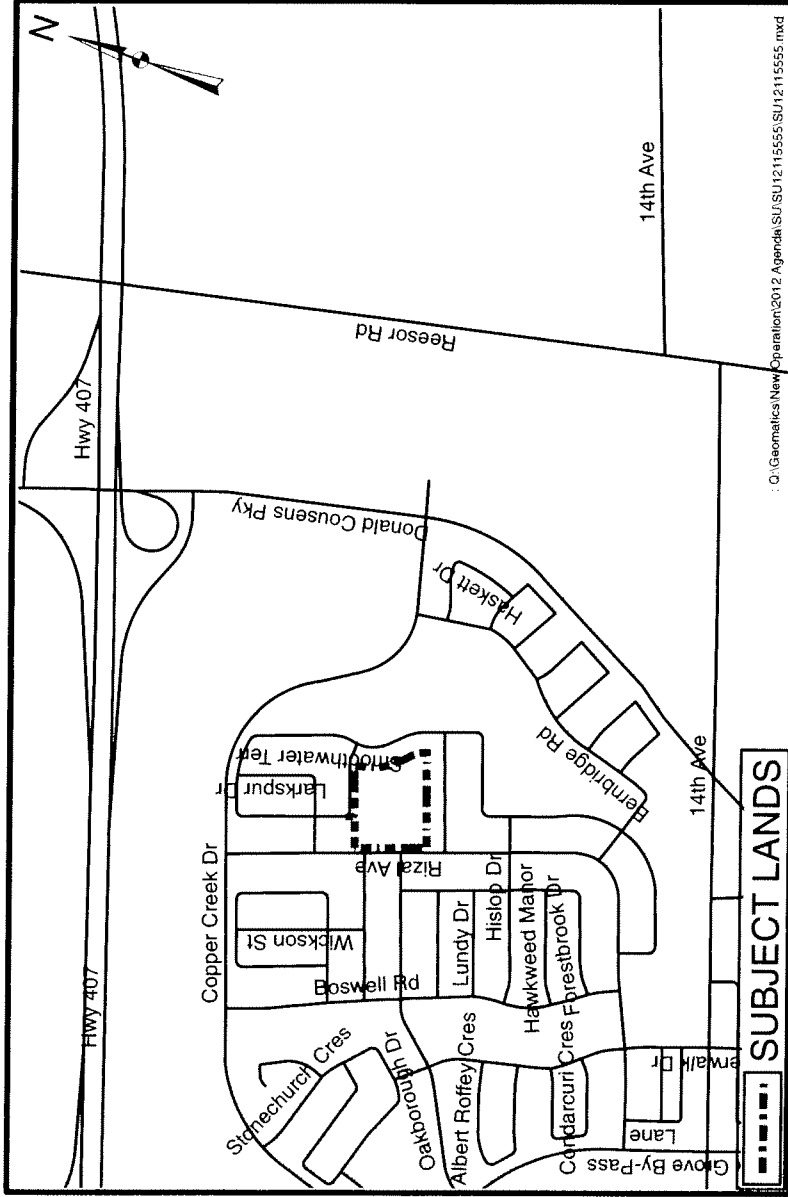
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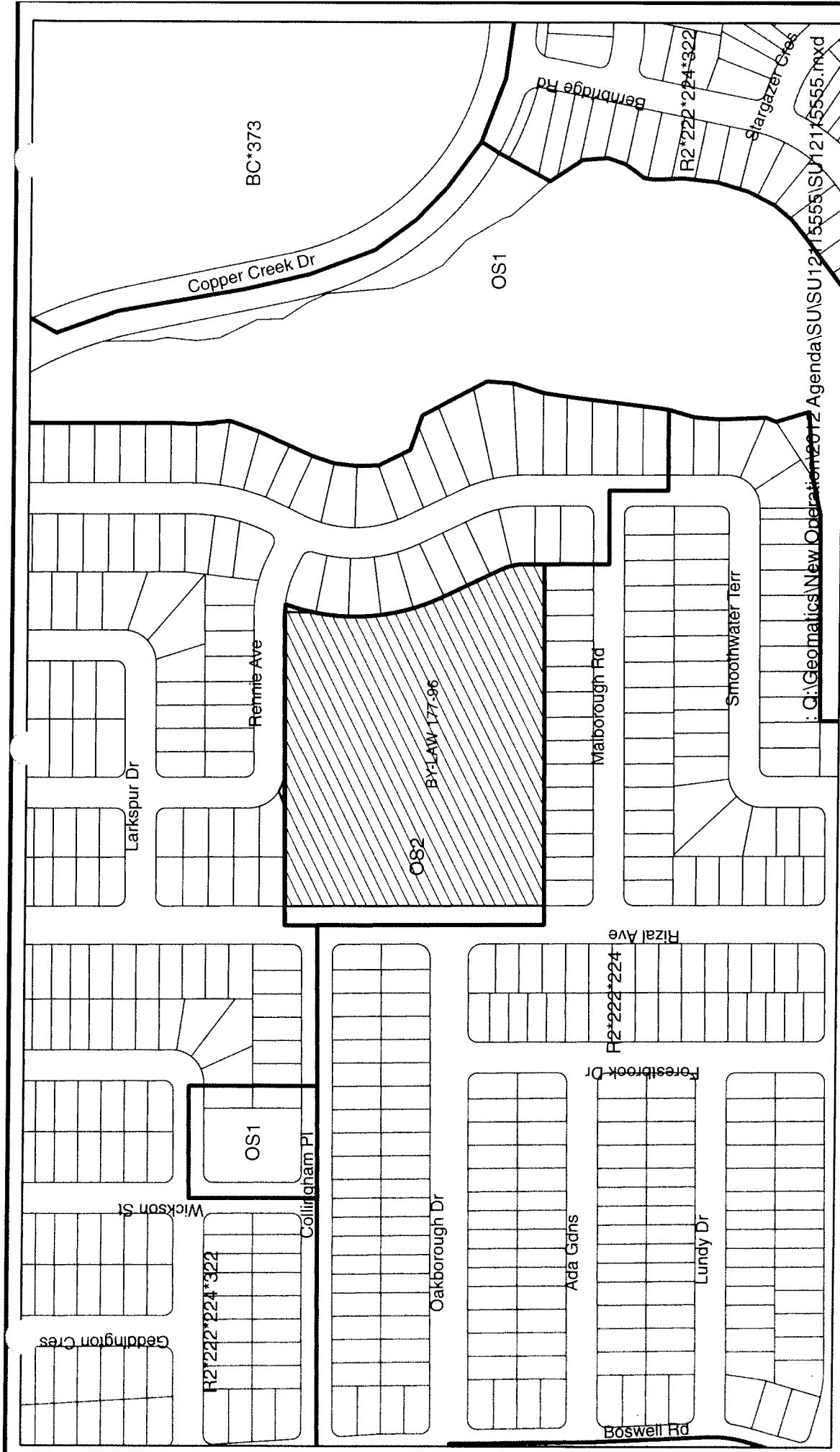
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Proposed Plan of Subdivision

AGENT/CONTACT INFORMATION:

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File path: Amanda\File 12 115555\Documents\Recommendation Report






AREA CONTEXT / ZONING

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
 RIZAL AVE. - BLOCK 371 PLAN 65M-3838

FILE No. SU/ZA 12115555 (RC)

 SUBJECT LANDS




AIR PHOTO 2011

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 SUBJECT LANDS



DRAFT PLAN OF SUBDIVISION

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