



Report to: Development Services Committee

Report Date: January 22, 2013

SUBJECT: PRELIMINARY REPORT
Grandfield Homes (Oakford) Limited
Applications for Official Plan Amendment, Draft Plan of
Subdivision and Zoning By-law Amendment to permit 60
residential units, Block 226, Plan 65M-3526
File No. OP 12 120199, SU 12 120199 & ZA 12 120199

PREPARED BY: Rosanna Punit, Planner, West District (ext. 2051)
REVIEWED BY: Ron Blake, Manager, West District (ext. 2600)

RECOMMENDATION:

- 1) That the staff report entitled “PRELIMINARY REPORT, Grandfield Homes (Oakford) Limited, Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment to permit 60 residential units, Block 226, Plan 65M-3526, File No. OP 12 120199, SU 12 120199 & ZA 12 120199” be received
- 2) That a Public Meeting be held to consider the applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment (OP 12 120199, SU 12 120199 & ZA 12 120199);
- 3) And 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 regard 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 application.

The applications have been deemed complete:

The Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment applications submitted by Grandfield Homes (Oakford) Limited, to permit 60 residential units, were deemed complete on September 17, 2012.

BACKGROUND:

Subject lands and Area Context

The subject property is located on the south side of Oakford Drive, between Moss Creek Boulevard and Willow Heights Boulevard (Figure 1). The subject lands have been declared

surplus to the York Region Catholic District School Board's needs. It has been determined that these lands are not required by the City for any public purposes. Grandfield Homes (Oakford) Limited has purchased the lands for residential development. The site is approximately 2 hectares (5 acres) and is currently vacant. Willow Heights Park abuts the subject lands to the south. A low density residential community exists to the north, east and west of the property (Figure 3).

Proposal

The draft plan proposes to subdivide the 2 hectare property for the development of 60 dwelling units, consisting of 24 single detached units and 36 semi-detached units. The draft plan includes two east-west roads, Street '1' and Street '2', both of which align with the existing streets to the east and west (Figure 4). 'Street 1' will align with Woodruff Road and Stoneheath Crescent and 'Street 2' will align with Bartlett Road and Stoneheath Crescent.

Construction of 'Street 2', specifically to accommodate its alignment with the existing roads to the east and west, would require the owner to acquire a portion of the City owned Willow Heights Park. A width of approximately 6m (20 feet) of the existing park would be required to complete the road width of 16.5m for 'Street 2' for a total area of approximately 940m² (0.09397 ha). The Willow Heights Park functions as a storm water management dry pond for quantity control. If these lands are acquired, the applicant will be required to investigate the impacts to the storm water management control facility and provide any mitigation to the satisfaction of the City.

The chart below describes the draft plan of subdivision:

	Units	Hectares	Acres
Gross Site Area		2.003	4.949
Street '1'		0.2095	0.517
Street '2'		0.2095	0.517
Residential (Singles)	24	0.815	2.014
Residential (Semis)	36	0.769	1.900
Net Residential Area		1.584	3.914
Net Density	60	37.88 Units per hectare	15.33 Units per Acre

Currently, there is no servicing allocation assigned to accommodate the proposed 60 residential units.

Official Plan and Zoning

The subject lands are designated "Elementary School" in the Woodbine North Secondary Plan (OPA 43). The designation provides for an Elementary School. In the event the school is not required by the School Board, or acquired by the City of Markham for public purposes, the Secondary Plan policies would allow the subject lands to be developed in accordance with the Low Density Housing Designation. The Markham Official Plan (1987) establishes a maximum net density of 37 units per hectare in the Low Density Housing Designation. The

proposed net density slightly exceeds the maximum density established by the Official Plan. An Official Plan Amendment is required to implement the proposed increase in net density.

The subject lands are zoned "Residential Two Special" [R2-S*70 (H)] by By-law 177-96, as amended (Figure 2). The current zoning permits single detached dwellings and all uses within the Open Space Two (OS2) category including art galleries, libraries, museums, community centres, public park, and public schools. A Zoning By-law amendment is required to implement the proposed Draft Plan of Subdivision and to accommodate semi-detached dwellings. By-law 177-96 will be amended to include residential development standards for the subject lands.

DISCUSSION:

Parkland

The Woodbine North community (Secondary Plan area) was developed in accordance with the Woodbine North Community Plan, approved by Council in June 1998. The community is served by a number of existing parks including Willow Heights Park, Starhill Parkette, Hillmount Park, and Milton Fierheller. The total amount of parkland conveyed to the city is 5.273 hectares, which exceeds the Planning Act requirements.

As mentioned, the applicant is requesting to purchase a small portion of an existing park for the completion of the right-of-way for 'Street 2'. If these lands are acquired, the owner will be required to provide restoration of City owned parkland affected by development of 'Street 2' to the satisfaction of the Manager of Parks and Open Space Development and the Director of Operations (Parks). In addition, the applicant would be required to provide any mitigation impacting the storm water management dry pond to the satisfaction of the City.

Matters to be Resolved

The following is a brief summary of concerns/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. Any issues arising from the submitted/required technical studies;
2. Conformity of the proposed residential units to the Woodbine North Secondary Plan and Community Design Plan;
3. Request for acquisition of a portion of lands from Willow Heights Park for completion of the proposed right-of-way and its impact on the availability of sufficient parkland in the community;
4. Potential impact to the storm water management dry pond resulting from any acquisition of a portion of Willow Heights Park and related mitigation measures;
5. Submission of an acceptable Tree inventory and preservation plan for existing trees located on the boulevards (north, east and west) surrounding the property and within the park area to be acquired for 'Street 2';
6. Parkland dedication requirements for the proposed additional 60 units.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

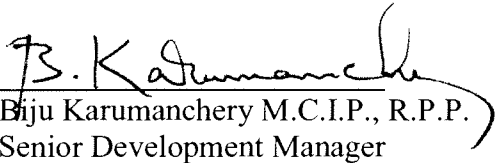
ALIGNMENT WITH STRATEGIC PRIORITIES:

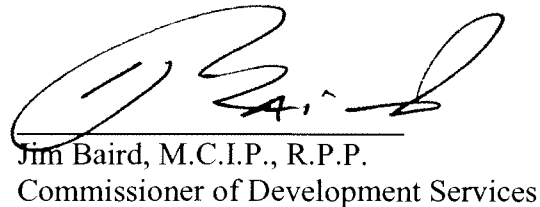
The proposal will align with the City's strategic priorities of Growth Management and Municipal Services by promoting infill development which is compatible with the existing urban fabric of the area and which utilizes available servicing infrastructure.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review. Requirements of the City and the external agencies will be reflected in a future recommendation report.

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:

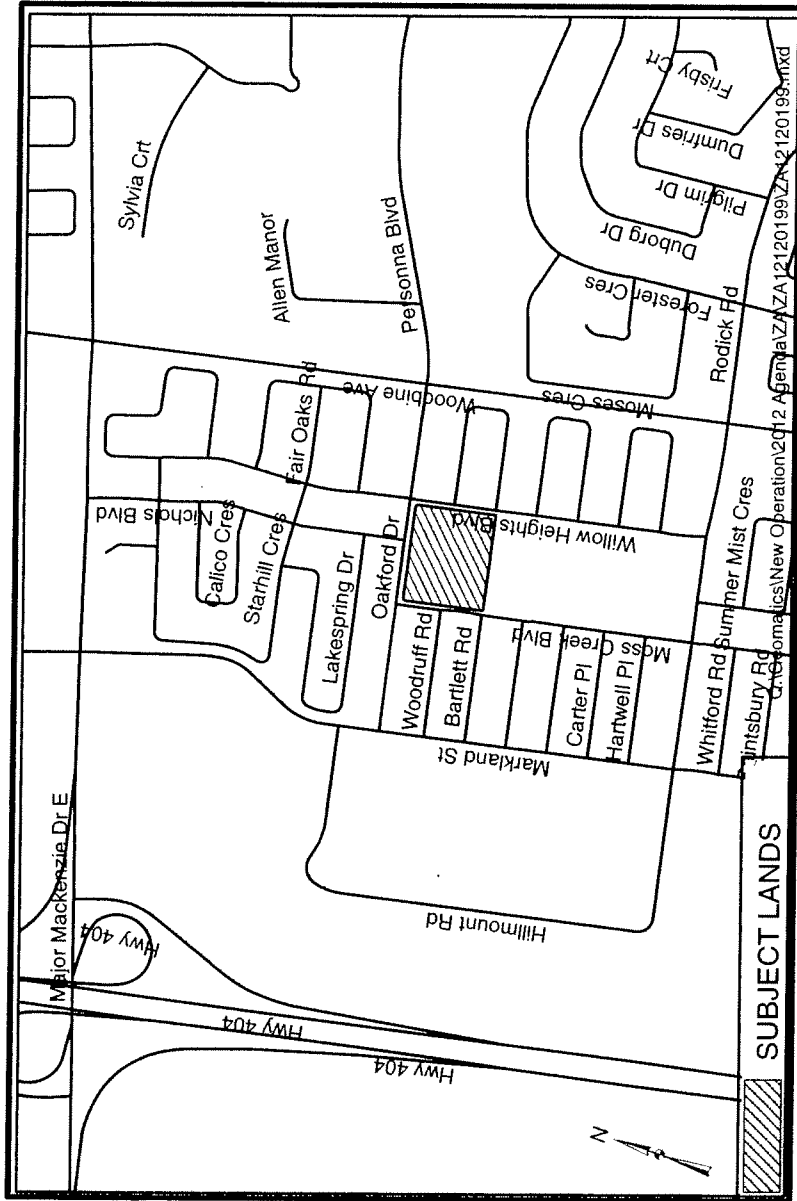
- Figure 1: Location Map
- Figure 2: Area Context and Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Draft Plan of Subdivision

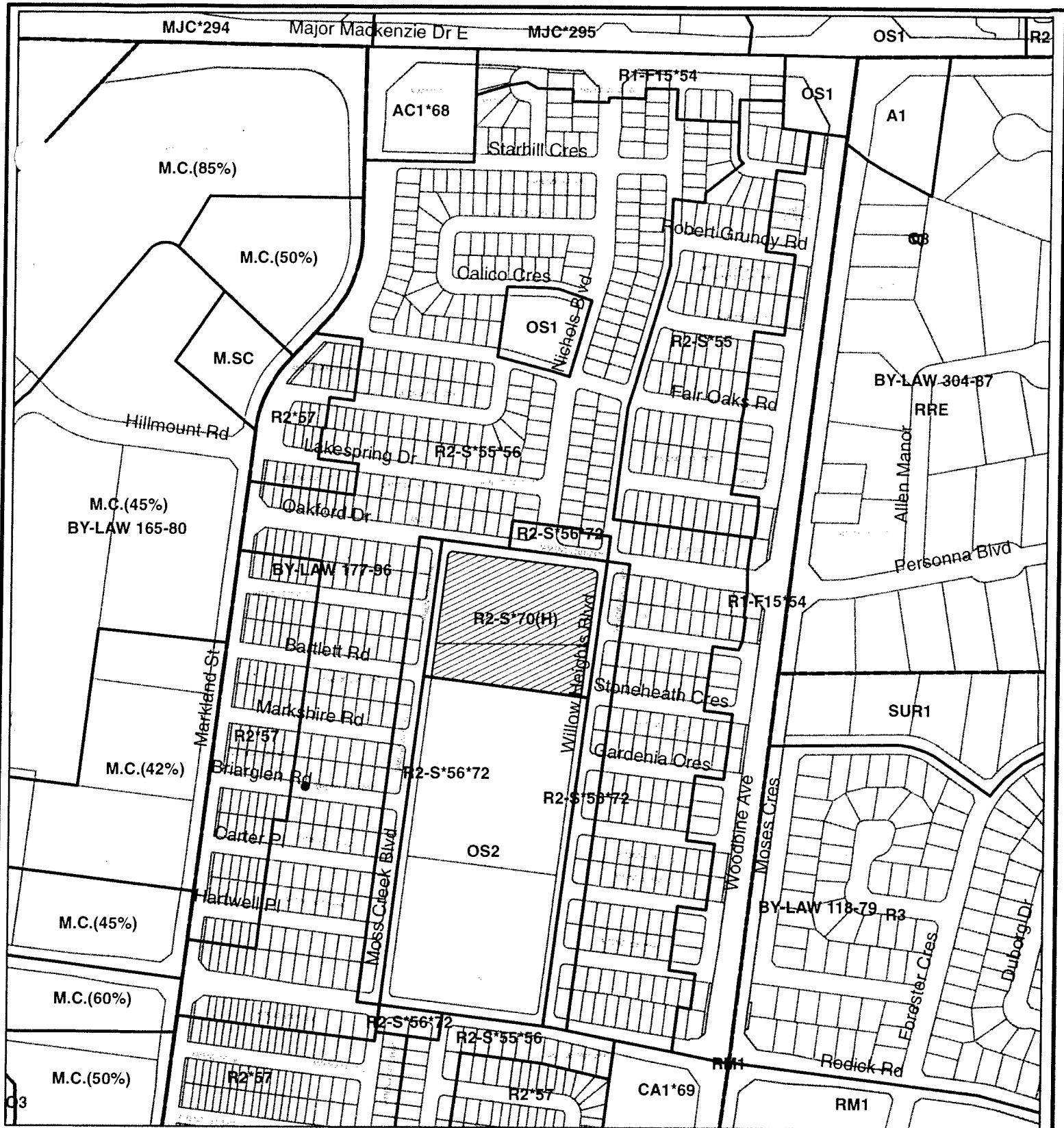
APPLICANT

Grandfield (Oakford) Developments Limited
Attn: Wen Yang Zeng
885 Progress Avenue
Scarborough, Ontario M1H 3G3
Phone: 416 297 8188 Fax: 416 438 9736
fortressdeveloper@hotmail.com

AGENT

KLM Planning Partners Inc.
Attn: Keith McKinnon
64 Jardin Drive
Concord, Ontario L4K 3P3
Phone: 905 669 4055 Fax: 905 669 0097
kmackinnon@klmplanning.com





AREA CONTEXT / ZONING

APPLICANT: GRANDFIELD HOMES (OAKFORD) LIMITED
 SOUTH OF OAKFORD DRIVE,
 WEST OF WILLOW HEIGHTS BLVD.

 SUBJECT LANDS

FILE No. ZA.12120199 ; OP.12120199 & SU.12120199 (RP)

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DATE: 10/05/2012



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

FIGURE No. 2



AIR PHOTO

APPLICANT: GRANDFIELD HOMES (OAKFORD) LIMITED
SOUTH OF OAKFORD DRIVE,
WEST OF WILLOW HEIGHTS BLVD.

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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RP

FIGURE No. 3

