



Report to: Development Services Committee

Report Date: December 11, 2012

SUBJECT: Preliminary Report
Angus Glen Village Ltd.
4071 Major Mackenzie Drive
Applications for Revision to Draft Approved Plan of
Subdivision 19TM - 03004 and an implementing zoning by-
law amendment
Southeast corner of Major Mackenzie Drive and Angus Glen
Boulevard
File No.: SU/ZA 12 130341

PREPARED BY: Gary Sellars, Senior Planner, West District (ext. 2960)

REVIEWED BY: Ron Blake, Manager, West District (ext. 2600)

RECOMMENDATION:

- 1) That the report entitled "Preliminary Report, Angus Glen Village Ltd., 4071 Major Mackenzie Drive, Applications for Revision to Draft Approved Plan of Subdivision 19TM – 03004 and an implementing zoning by-law amendment, Southeast corner of Major Mackenzie Drive and Angus Glen Boulevard, File No.: SU/ZA 12 130341, dated December 11, 2012", be received;
- 2) That a Public Meeting be held to consider the applications submitted by Angus Glen Village Ltd. for Revision to Draft Approved Plan of Subdivision 19TM – 03004 and an implementing zoning by-law amendment, for lands at the southeast corner of Major Mackenzie Drive and Angus Glen Boulevard;
- 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 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.

BACKGROUND:

Property and Area Context

The subject lands consist of 3 ha. (7.4 acres) at the southeast corner of Major Mackenzie Drive and Angus Glen Boulevard, within the Angus Glen West Village (Figures 1, 2 and 3). Two heritage buildings are located on the lands (Francis Stiver Farm House and Stiver Tenant Farmer's Cottage). A portion of the Bruce Creek valley is located on the northeast corner of the lands.

The lands are part of the Angus Glen West Village draft approved plan of subdivision 19TM – 03004. The majority of the plan has been registered, with the exception being the subject lands and the lands to the east fronting on Major Mackenzie Drive.

The surrounding context is as follows

- To the north, across Major Mackenzie Drive, is the Angus Glen community centre and Angus Glen Golf Club
- To the south are vacant lands on which single detached residential dwellings will be constructed by the applicant
- To the west are single detached residential dwellings
- To the east is the Bruce Creek valley and further east are vacant lands which will comprise the final phase of the Angus Glen West Village

Official Plan and Zoning

The Official Plan designates the subject lands Urban Residential and Hazard Lands (valleylands). The Angus Glen Secondary Plan designates the lands Urban Residential - Low Density and Hazard Lands (valleylands). The residential designation permits detached, semi-detached, linked, duplex and street townhouse units, and medium density housing types subject to certain conditions. The net site density of all units in this designation is required to be within the range of 17 to 37 units per hectare (6.9 to 14.9 units per acre). The net site density for the draft approved plan is approximately 17 units per hectare.

The subject lands are currently zoned Residential Two *384, 385, 386, and 389 (Hold 1) and *383 (Hold 3), and Open Space (01) by By-law 177-96, as amended (Figure 2).

Proposal

The applicant has applied for a revision to the portion of draft approved plan of subdivision 19TM - 03004 that applies to the subject lands and an implementing zoning by-law which amends By-law 177-96, as amended. The original draft approved plan included 7 single detached lots fronting on Angus Glen Boulevard, 13 single detached lots fronting on a cul-de-sac road, a heritage lot, valleyland and buffer blocks, and a park block on the subject lands (Figure 4). The revised plan includes 10 single detached lane based lots fronting on Angus Glen Boulevard, 16 single detached lots fronting on an internal road, a heritage lot, valleyland and buffer blocks and two park blocks. The proposed lots will have frontages of 10.7, 13.1 and 15.2 metres (35, 43 and 50 feet) (Figure 5).

The Stiver Farmhouse is to be retained in its current location on Lot 27. The Stiver Cottage is to be relocated from its current location fronting Major Mackenzie Drive onto Lot 27. A third heritage dwelling, the Casely house, currently located farther south outside of the subject lands, is to be relocated to Lot 26 (Figure 5).

Land Use			
	Units	Hectares	Acres
Single Detached Residential	27	1.8	4.5
Parks (2)		0.15	0.37
Valleyland		0.30	0.75
Valleyland Buffer		0.26	0.64
Total Area of Subdivision		3.0	7.4
Net Area of Subdivision		1.8	4.5
Net Density (per hectare)	15		
Net Density (per acre)	6		

DISCUSSION:

The proposed revisions to the draft approved plan include improvements to the street and lotting pattern

The proposed revised plan of subdivision replaces single detached units with driveways and garages on Angus Glen Boulevard with lane based units fronting on Angus Glen Boulevard; this will improve the streetscape appearance at the entrance into the West Village and minimize potential road and driveway traffic conflicts. The cul-de-sac road is replaced with a road connecting to the lane, including a window portion and associated buffer parallel to Major Mackenzie Drive; this will eliminate rear lotting adjacent to Major Mackenzie Drive.

The proposed heritage dwelling locations are acceptable

The relocation of the Casely House to Lot 26 within the revised plan has previously received approval from Development Services Committee, and securities have been received for its relocation. A site plan application has also been submitted for the Casely House at its new location. Any outstanding requirements with respect to the three heritage buildings, including heritage easements, designations under the Heritage Act, site plan approval, securities, restoration, etc will continue to be secured through conditions of draft plan approval.

Valleylands and buffer will be conveyed to the City

The valleyland and buffer block will be conveyed to the City. The revised plan provides for better views and access into the valleyland at the northerly portion of the plan from the internal road system.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

- The urban fabric of the Angus Glen West Village will be built out with improved urban design, three heritage dwellings will be retained and restored, and valleylands and an associated buffer will be conveyed to the City.

ISSUES TO BE RESOLVED:

No issues have been raised to date. Any issues identified through the circulation and detailed review of the proposal will be addressed in a final staff report to be presented to Committee at a later date, if required.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

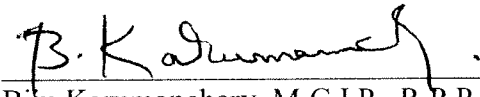
ALIGNMENT WITH STRATEGIC PRIORITIES:

The Angus Glen West Village will be built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Angus Glen Secondary Plan and Community Design Plan. This aligns with the strategic priority of growth management.

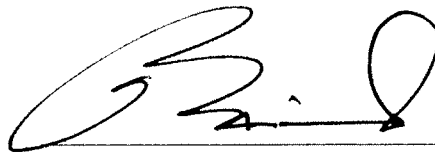
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the conditions of draft plan of subdivision approval and the implementing Zoning By-law 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, Development Services

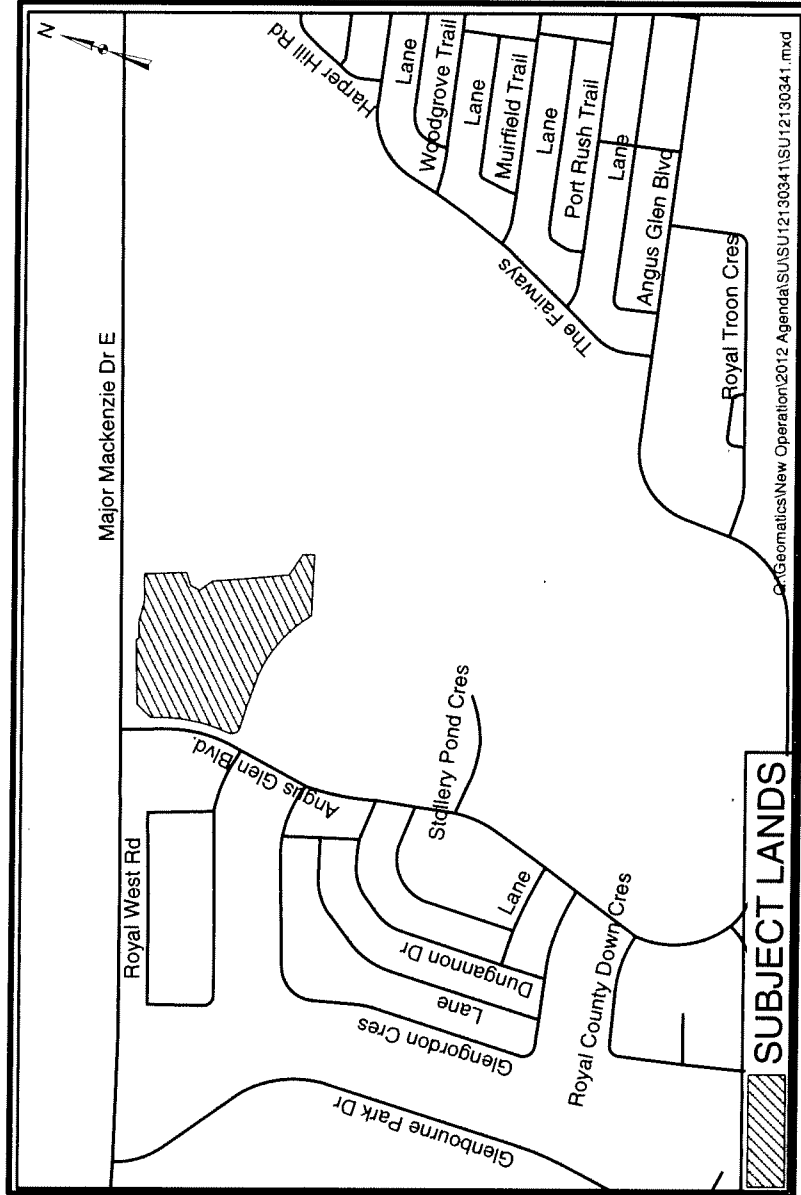
ATTACHMENTS:

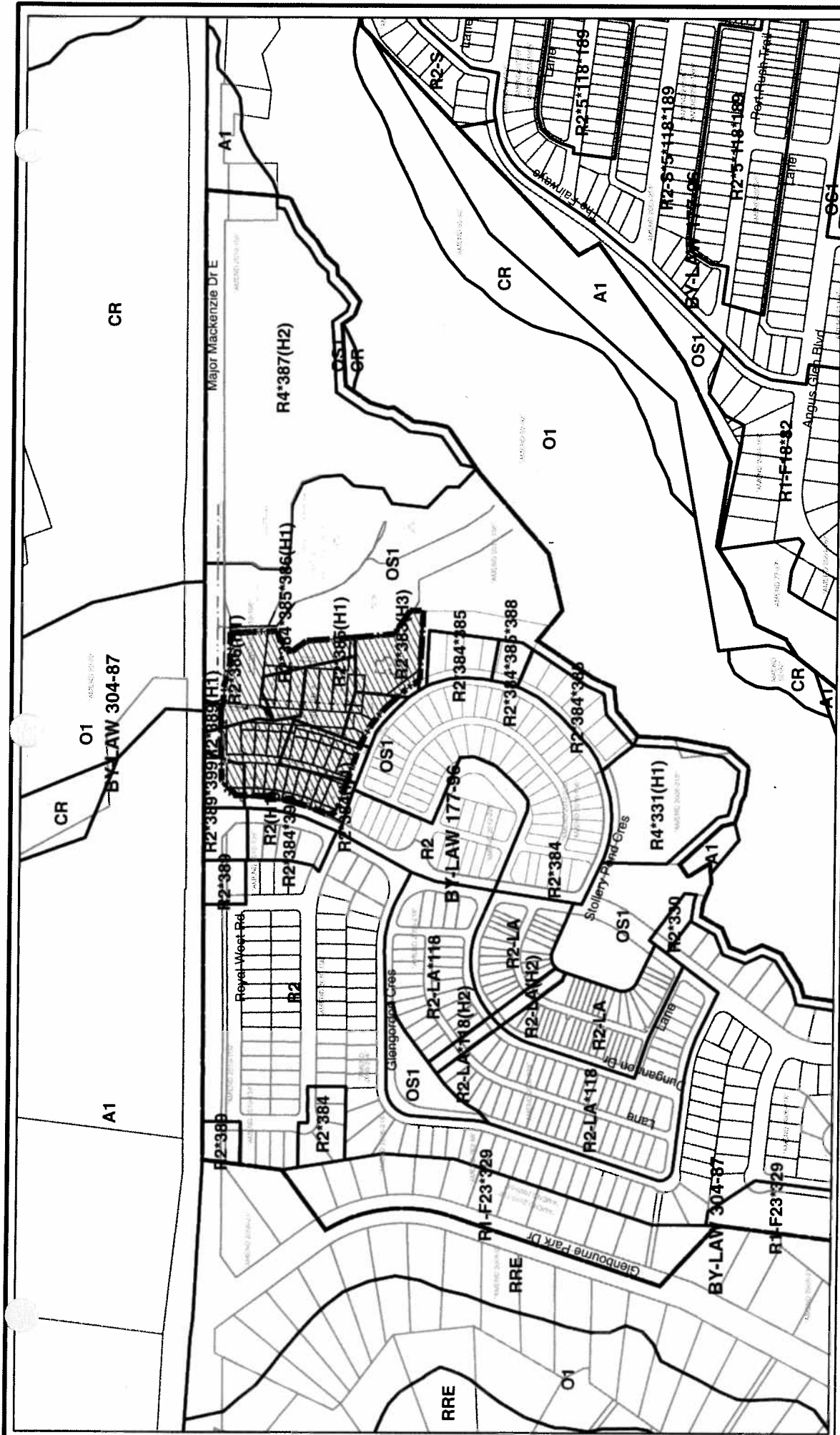
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Draft Approved Plan of Subdivision
- Figure 5 – Proposed Revised Draft Plan of Subdivision

APPLICANT / AGENT:

Mike Montgomery
Kylmore Communities (West Village) Ltd.
10080 Kennedy Rd.
Markham, ON
L6C 1N9
Phone: (905) 887- 0090, ext. 409
Fax: (905) 887-5197
mmontgomery@angusglen.com

File path: Amanda\File 12 130341\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 MAJOR MACKENZIE DRIVE EAST

FILE No. SU.12130341 & ZA.12130341 (GS)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

DATE: 11/05/2012

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FIGURE No. 2



AIR PHOTO

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 MAJOR MACKENZIE DRIVE EAST

FILE No. SU.12130341 & ZA.12130341 (GS)

 SUBJECT LANDS



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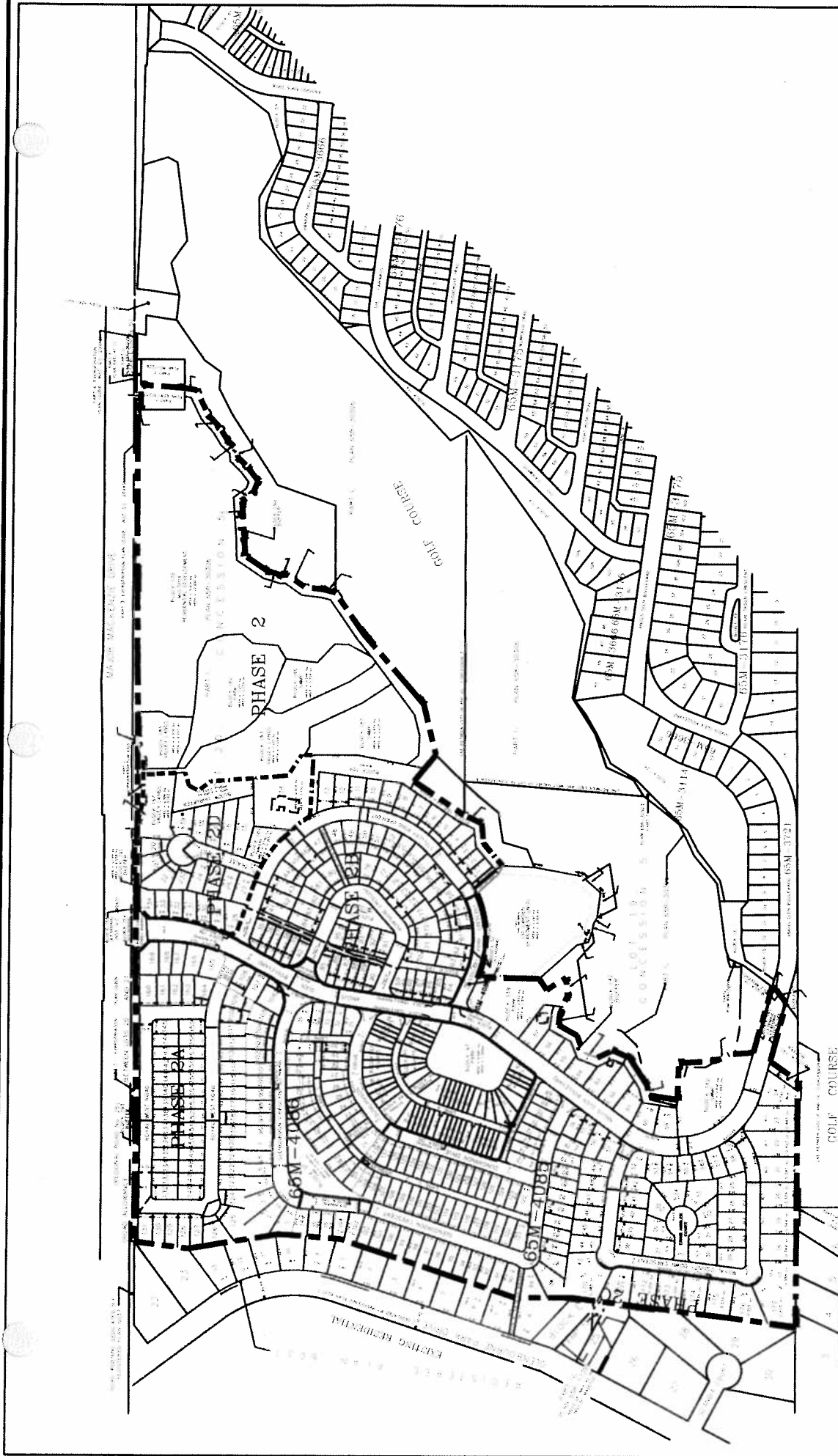
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FIGURE No. 3



DRAFT APPROVED PLAN OF SUBDIVISION 19TM-03004

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 MAJOR MacKENZIE DRIVE EAST

FILE No. SU.12130341 & ZA.12130341 (GS)

--- DRAFT APPROVED PLAN
... SUBJECT LANDS

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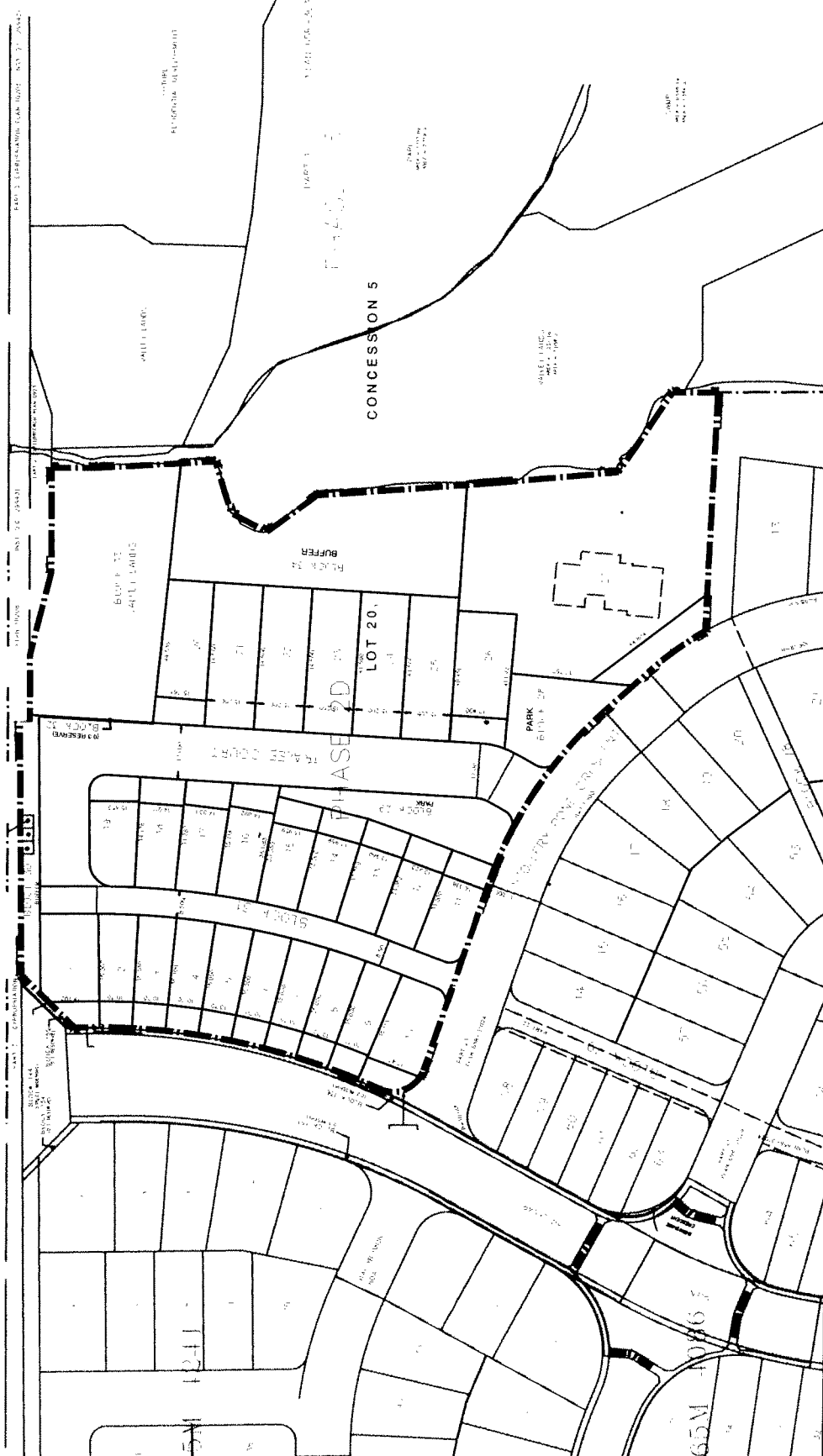
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FIGURE No.4


MAJOR MACKENZIE DRIVE



PROPOSED REVISED DRAFT PLAN OF SUBDIVISION


APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 MAJOR MACKENZIE DRIVE EAST

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FIGURE No.5