

SUBJECT: PRELIMINARY REPORT
Forest Hill Homes (Cornell Rouge) Ltd.
Zoning By-law Amendment and Site Plan Applications to
permit Medium Density housing and Open Space.
South of Rustle Woods Ave., west of Cornell Rouge Blvd.
File Numbers: ZA.12-111705 and SC.12-111705

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated October 23, 2012, entitled "Preliminary Report, Forest Hill Homes (Cornell Rouge) Ltd., Zoning By-law Amendment and Site Plan Applications to permit Medium Density housing and Open Space, South of Rustle Woods Ave., west of Cornell Rouge Blvd., File Numbers: ZA.12-111705 and SC.12-111705," be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Zoning By-law Amendment application;
- 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 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 applications.

BACKGROUND:

Property and area context

The 5.9 ha (14.57 ac) subject lands consist of 4 blocks and are located north of Highway 7, west of Cornell Rouge Blvd and south of Rustle Woods Ave. (Figure 1).

The surrounding context is as follows (Figures 2 and 3):

- To the north is existing single detached dwellings
- To the west, across Cornell Centre Blvd., south and east are agricultural lands.

Proposal

Forest Hill Homes (Cornell Rouge) Ltd. has submitted a by-law amendment and site plan application to rezone the subject lands that consist of 4 blocks. The applicant proposes to rezone:

- Blocks 1 and 3 for parkland
- Block 2 to permit 202 stacked townhouses
- Block 4 for a woodlot.

A site plan application has been submitted with the rezoning application to permit 202 stacked townhouse units on 9 blocks. Each block has a range of 4 to 8 modules and each module has 4 dwelling units except for Building J which is proposed to have 2 units per module. The buildings are 3 to 4 stories and have 10 to 32 units (Figures 5 and 6). The lower and the first floors are through units (occupying the whole floor) and the second and third floor units are back to back.

The applicant is proposing a 1,207 m² tot lot/amenity space centrally located within the condominium block.

A 3.97 ha (9.8 ac) woodlot and two park blocks (0.26 ha/0.64 ac and 0.17 ha/0.42 ac) will be zoned and incorporated into the City's Parks and Open Space system, (Figure 7) as part of this applications.

Lot/Block	Proposed Land Use	Area
Block 1	Park	0.26 ha/0.64 ac
Block 2	Stacked townhouse	1.20 ha/2.96 ac
Block 3	Park	0.17 ha/0.42 ac
Block 4	Woodlot	3.97 ha/9.80 ac
Cornell Rouge Blvd.	Road/Reserves	0.3 ha/0.74 ac
TOTAL		5.9 ha/14.57 ac

Official Plan and Zoning

The City's Official Plan designates the lands proposed for the stacked townhouses and parkland as Urban Residential and the woodlot as Environmental Protection Area. The Cornell Secondary Plan designates the lands Residential Neighbourhood – Cornell Centre (stacked townhouse block and park blocks) and Environmental Protection Area (woodlot). The lands are currently zoned Rural Residential Four (RR4) and Open Space and Institutional (O2) by by-law 304-87, as amended. A by-law amendment is required to permit the proposal.

OPTIONS/ DISCUSSION:

Servicing Allocation

Although a site plan application has been submitted, there is no servicing allocation for the 202 stacked townhouses. Conditions to remove the Holding provision will require confirmation that sufficient allocation is available.

Master Environmental Servicing Plan

A Master Environmental Servicing Plan (MESP) is required for the area that includes these lands. The MESP has not yet been approved. The TRCA has been asked to provide comments and will need to provide a clearance letter prior to development occurring.

The Cornell Centre Precinct Plan

Work on the Cornell Centre Precinct Plan was initiated by the City of Markham in spring 2011. The purpose of the study is to provide greater planning and design direction for the growth and evolution of Cornell Centre. The project is intended to confirm and refine the directions of the Secondary Plan and provide guidance for development proposals. In addition, detailed design guidelines will be produced to ensure a high quality built form and public realm and the approach to building heights and densities will be confirmed.

With the completion of the Cornell Secondary Plan in 2008, many of Cornell Centre's landowners have begun to explore new development opportunities. Many of the concepts and ideas proposed by the landowners are consistent with the Secondary Plan and will be brought forward in the Precinct Plan. However, some changes may occur as the Precinct Plan is finalized in order to ensure the Secondary Plan's planning principles are upheld and the objectives for this planning process are met.

Although the Cornell Centre Precinct Plan is not yet finalized, the proposed stacked townhouse units proposed by Forest Hill Homes (Cornell) Ltd. do not appear to contradict the draft Precinct Plan. The stacked townhouses are provided for in the Cornell Secondary Plan.

CONCERNS AND ISSUES TO BE RESOLVED

The following is a brief summary of concerns/issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal will be addressed in a final staff report to Committee at a later date.

1. The building elevations, siting, grading, technical studies including an Urban Design Brief, Environmental Site Assessment, Master Environmental Servicing Plan, Transportation Impact Assessment and Internal Functional Traffic Design Study, Tree Inventory and Preservation Plan, Preliminary Environmental Noise Report and Geotechnical Investigation study all require staff review and approval.
2. The Waste Management Department has indicated that the garbage enclosure is not appropriate. The applicant must address their requirements and concerns.
3. The Fire Department will be reviewing details of the design with the applicant, regarding fire protection and access.

4. Confirmation of servicing allocation will be required.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

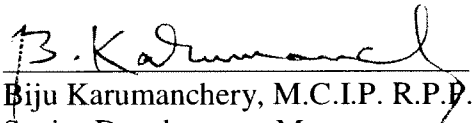
ALIGNMENT WITH STRATEGIC PRIORITIES:

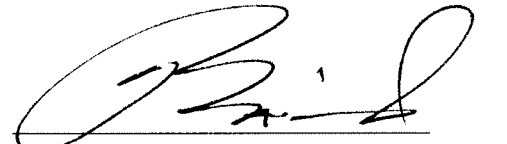
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services through intensification of Cornell Centre and by implementing the proposed development in phases in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications submitted by Forest Hill Homes (Cornell Rouge) Ltd. has been circulated to various Town departments and external agencies will be reflected in the preparation of the final 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, Development Services

APPLICANT/AGENT:

Forest Hill Homes (Cornell Rouge) Ltd.
Attn: Eddie Lee
2700 Dufferin Street
Unit 34
Toronto, ON
M6B 4J3

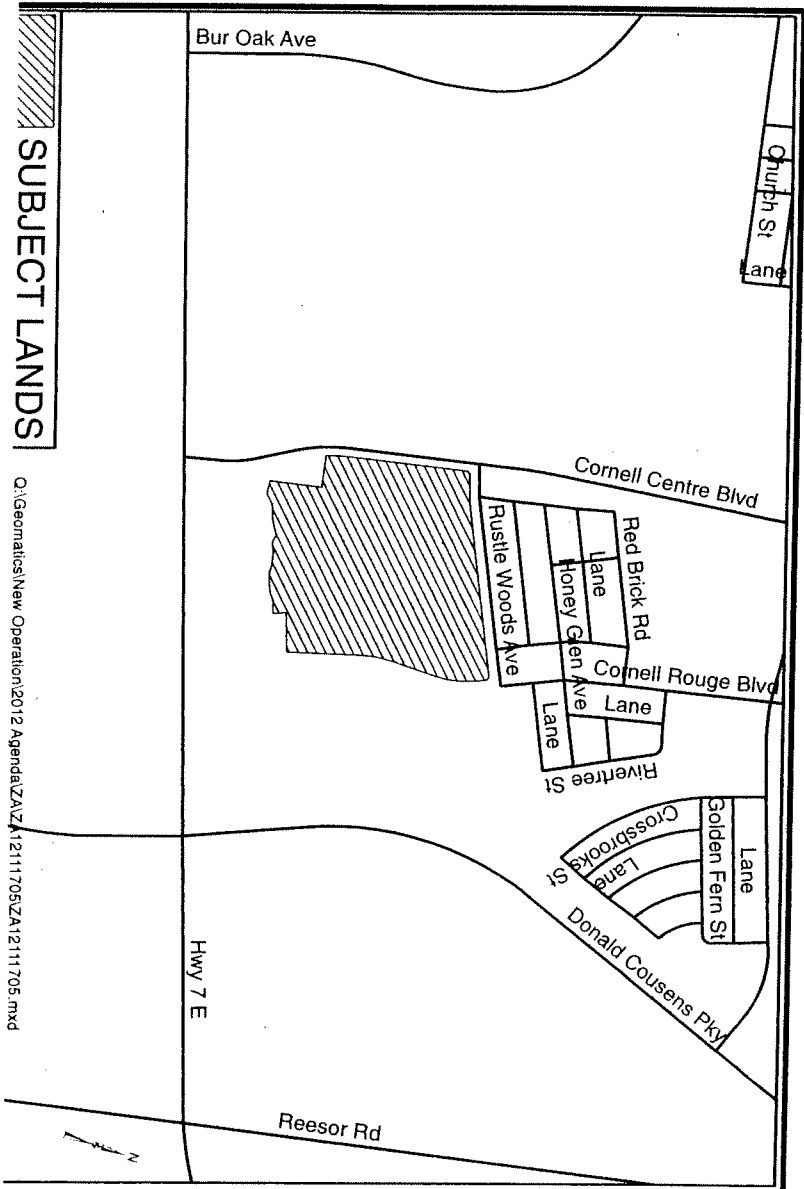
Tel: 416-787-0256
Email: elee@statebuildinggroup.com

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Air Photo

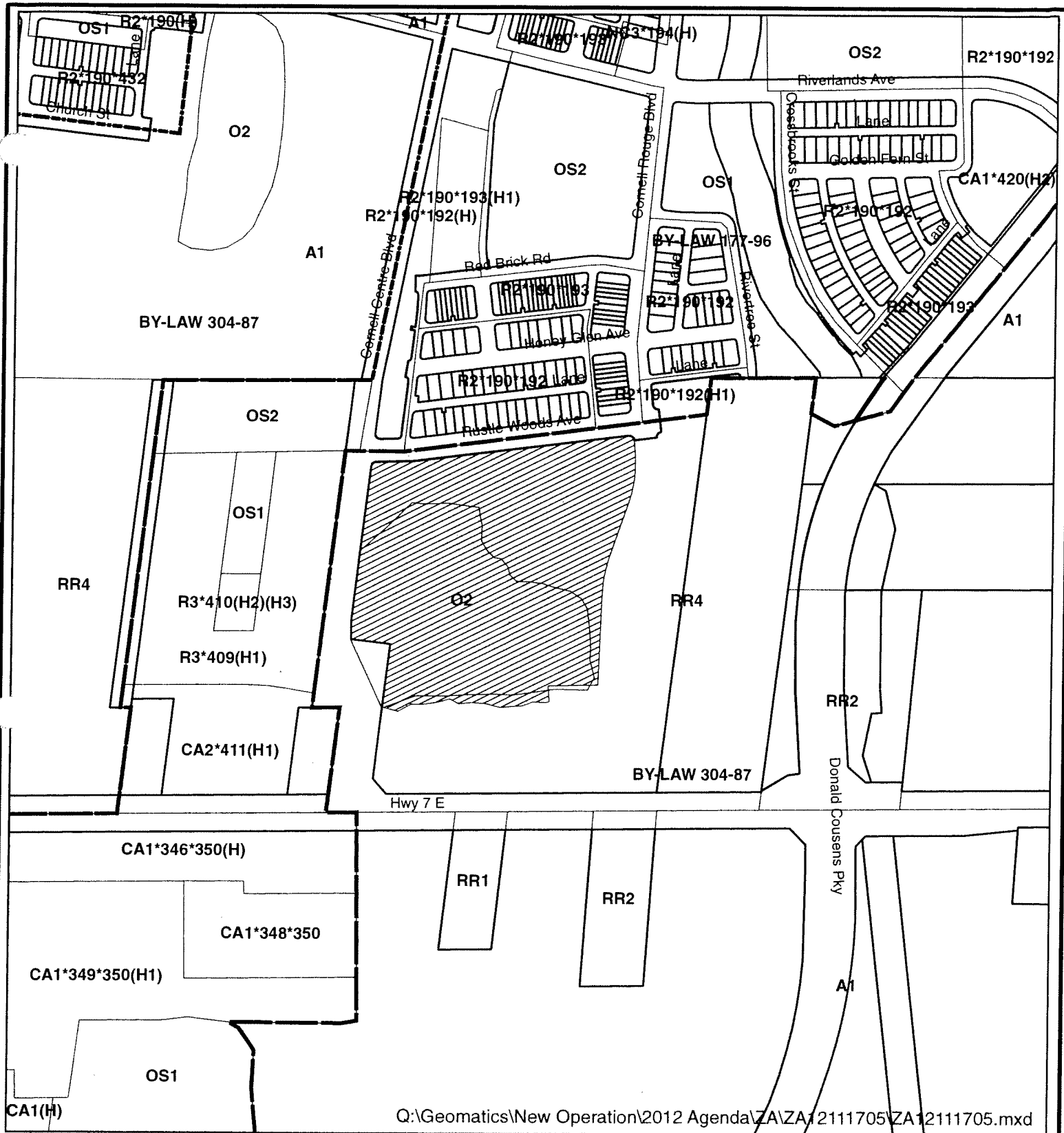
Figure 4: Site Plan for Stacked Townhouses
Figure 5: Typical Elevations Block A
Figure 6: Typical Elevations Block E
Figure 7: Block Plan

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SUBJECT LANDS

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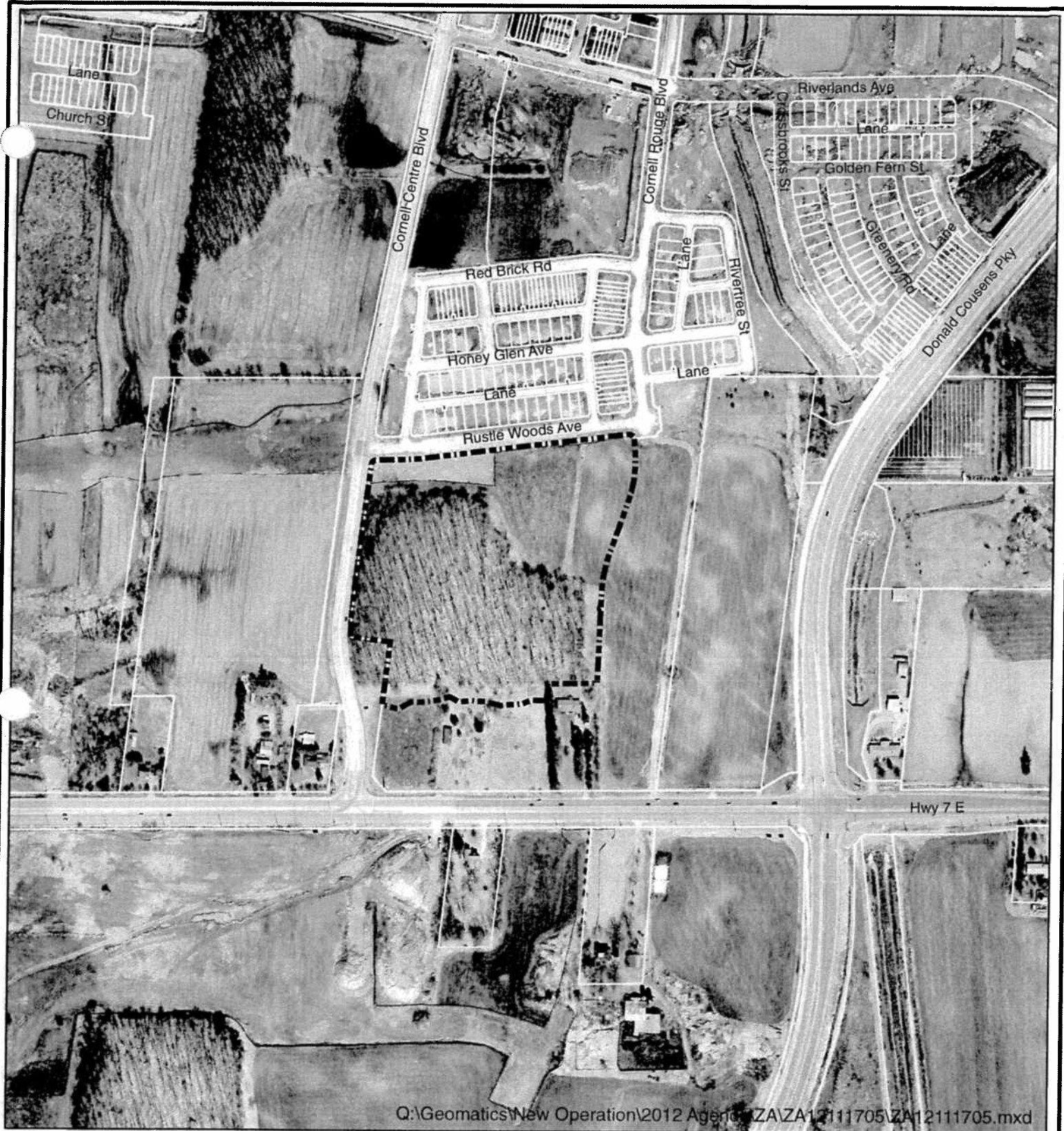
AREA CONTEXT / ZONING

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.
 CORNELL NORTH OF HWY 7 WEST OF
 CORNELL ROUGE BLVD.

 SUBJECT LANDS

FILE No. ZA12111705(SK)

DATE: 09/13/12



AIR PHOTO

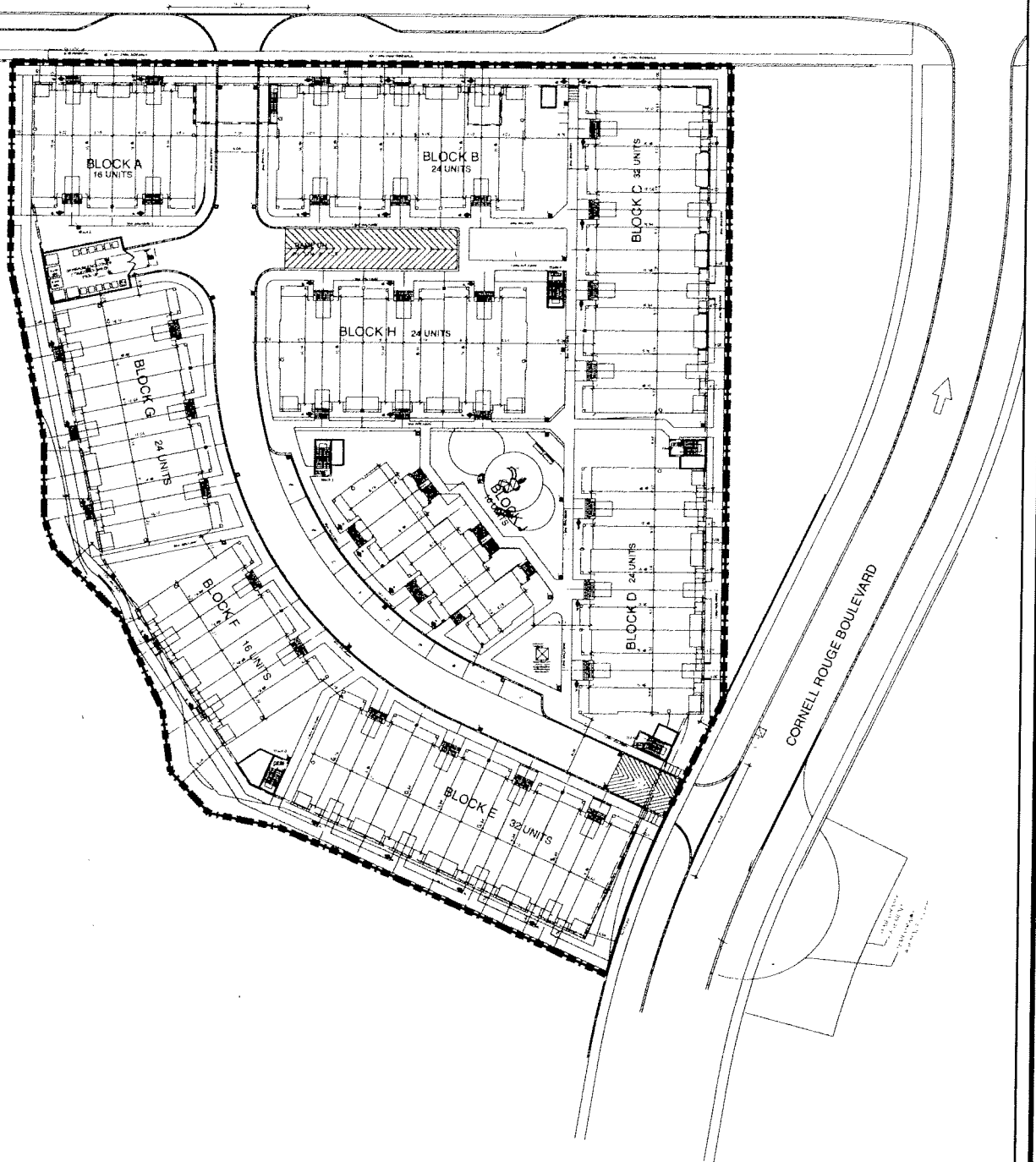
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DATE: 09/13/12

RUSTLE WOOD AVENUE
(DEDICATED BY REGISTERED PLAN 65M-4256)



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SITE PLAN

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.
CORNELL NORTH OF HWY 7 WEST OF
CORNELL ROUGE BLVD.

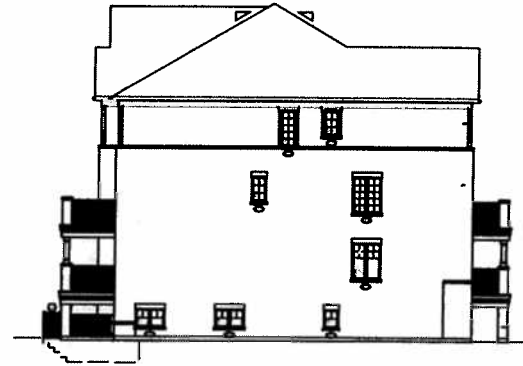
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 SUBJECT LANDS

DATE: 09/13/12



FRONT ELEVATION - BLOCK A



RIGHT SIDE ELEVATION - BLOCK A



REAR ELEVATION - BLOCK A



LEFT SIDE ELEVATION - BLOCK A

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ELEVATIONS BLK A

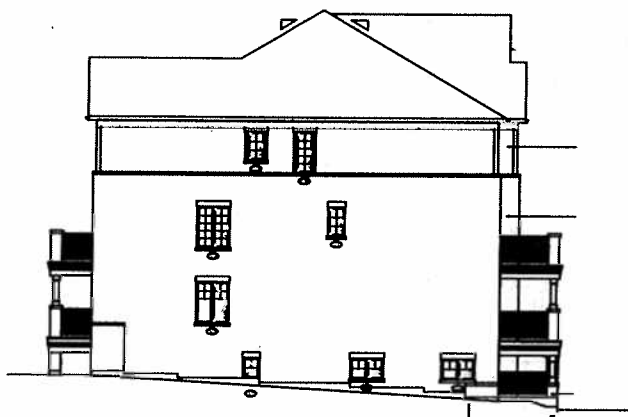
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FRONT ELEVATION - BLOCK E



LEFT SIDE ELEVATION - BLOCK E



RIGHT SIDE ELEVATION - BLOCK E



REAR ELEVATION - BLOCK E

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ELEVATIONS BLK E

APPLICANT: FOREST HILL HOMES (CORNELL ROUGE) LTD.
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DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SK

FIGURE No. 6

