



Report to: Development Services Committee

Report Date: October 23, 2012

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**SUBJECT:** Preliminary Report  
Upper Unionville Inc.  
Future Development Block 992, Plan 19TM – 10003  
Northeast corner of 16<sup>th</sup> Avenue and Kennedy Road  
Applications for Official Plan/Secondary Plan and Zoning  
By-law amendments and Draft Plan of Subdivision  
File No.: OP/ZA/SU 12 110185

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

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**RECOMMENDATION:**

- 1) That the report entitled “Preliminary Report, Upper Unionville Inc., Future Development Block 992, Plan 19TM – 10003, Northeast corner of 16<sup>th</sup> Avenue and Kennedy Road, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: SU 12 110185, dated October 23, 2012”, be received;
- 2) That a Public Meeting be held to consider the applications submitted by Upper Unionville Inc. for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, for lands at the northeast corner of 16<sup>th</sup> Avenue and Kennedy Road.
- 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 6.7 ha. (17 acres) at the northeast corner of 16<sup>th</sup> Avenue and Kennedy Road, within the Berczy Village Secondary Plan area (Figure 1). The lands are identified as a Future Development Block on draft plan of subdivision 19TM-10003 which was draft approved by Council on May 11, 2011. The block was created with the intent that the applicant would eventually prepare a mixed commercial and residential development proposal for the block.

A temporary tree nursery is located at the northwest corner of the lands adjacent to the historic Beckett Farm bur oak tree. These trees will eventually be transplanted in the surrounding subdivision currently under development by the applicant. There are no buildings on the lands.

The surrounding context is as follows

- To the north and east, are lands that are currently under development by the applicant
- To the west, across Kennedy Road, is a private school and single detached dwellings
- To the south, across 16<sup>th</sup> Avenue, are single detached dwellings and a medical building and pharmacy at the corner of 16<sup>th</sup> Avenue and Kennedy Road

### **Official Plan and Zoning**

The Official Plan designates the subject lands Urban Residential. The Berczy Village Secondary Plan designates the lands Urban Residential - Low Density. This 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 of the entire Upper Unionville (Beckett Farm) development is approximately 35 units per hectare (13.9 units per acre).

The subject lands are currently zoned Agricultural One (A1) by By-law 304-87, as amended (Figure 2).

Amendments to the Official Plan and Berczy Village Secondary Plan would be required to accommodate a mixed use development. Draft plan of subdivision approval and implementing zoning by-law amendments would also be required to permit development of the subject lands.

### **Proposal**

The applicant has applied for draft plan of subdivision approval and implementing amendments to Zoning By-laws 304-87 and 177-96, as amended. The proposed plan of subdivision consists of 11 single detached, 14 semi-detached, 132 townhouse units and 18 mixed commercial and residential (live/work) units in the form of townhouses (total units - 175), two parkettes and a stormwater management pond. An application for amendments to the Official Plan and Berczy Village Secondary Plan has also been submitted to permit the proposed mixed commercial and residential (live/work) units. The applicant is proposing the Community Amenity Area – Arterial land use designation in the Secondary Plan for the mixed use blocks.

The proposed mixed use units would consist of ground floor commercial and retail uses with residential uses on the upper floors. The mixed use units are located opposite the pond and a proposed public square/piazza overlooking the pond (Figure 4). It is intended that the streetscape for this area will reflect that of a small village main street.

The historic Beckett Farm bur oak tree will be retained and incorporated into a parkette.

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| Land Use                    | Units | Hectares | Acres |
|-----------------------------|-------|----------|-------|
| Single Detached Residential | 11    |          |       |
| Semi-detached Residential   | 14    |          |       |
| Townhouses                  | 132   |          |       |
| Mixed Use (Live/Work)       | 18    |          |       |
| Total Residential           | 175   | 3.67     | 9.08  |
| Parkettes (2)               |       | 0.30     | 0.75  |
| Stormwater Management Pond  |       | 0.96     | 2.38  |
| Total Area of Subdivision   |       | 6.7      | 16.7  |

**DISCUSSION:****The proposed development is an integral component of the community**

The proposed plan of subdivision is integrated with the adjacent draft approved plan of subdivision (Figure 5) and is an integral component of the community. The proposal is generally in compliance with the Upper Unionville Community Design Plan.

The combination of the pond, public square/piazza and mixed commercial and residential units will create a main street focal point for the community and help serve some of its commercial needs.

The historic Beckett Farm bur oak tree located on the northwest portion of the lands will be retained and incorporated into a parkette.

**The project is designed to have regard for major arterial roads in the vicinity**

Lane based townhouse units are proposed adjacent to the arterial roads to enhance the streetscape. Also, the Region has advised that Streets "1" and "2" will be restricted to right in and right out movements at Kennedy Road and 16<sup>th</sup> Avenue respectively (Figure 4).

**FINANCIAL CONSIDERATIONS:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

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**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

- The urban fabric of the Berczy Village community will be completed at its southern boundary.

**ISSUES TO BE RESOLVED:**

The following is a brief summary of 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 be presented to Committee at a later date.

**Road and lane network and on street parking proposals are under review.**

Road and lane network and on street parking proposals are currently being reviewed with the applicant in consultation with the Operations Department to ensure that they comply with current standards and will operate efficiently.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

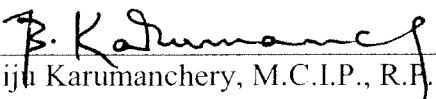
Growth Management

The proposed plan of subdivision will be built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Berczy Village Secondary Plan and Community Design Plan, as amended.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

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

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

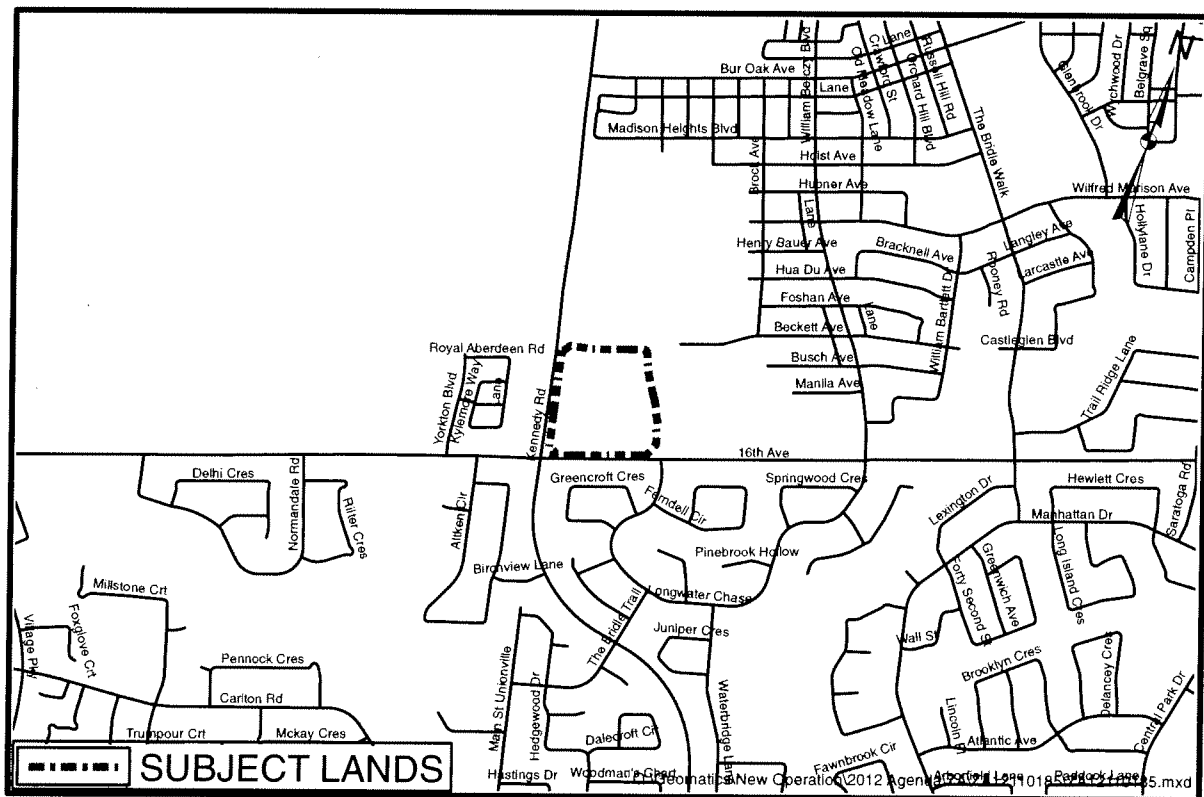
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision
- Figure 5 – Draft Plan Context

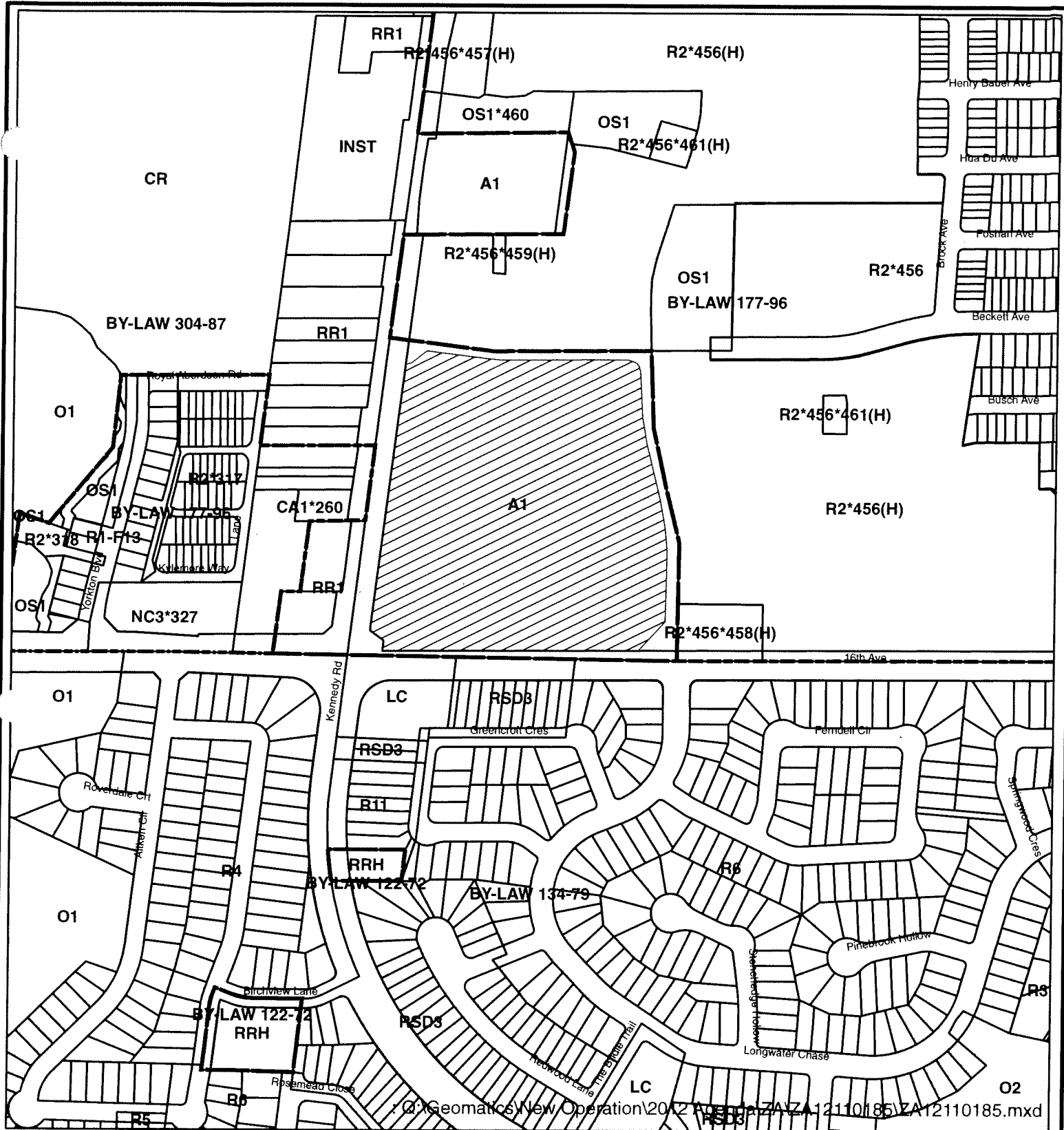
**APPLICANT / AGENT:**

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# AREA CONTEXT

APPLICANT: UPPER UNIONVILLE INC.  
N/E CORNER 16th.AVE. AND KENNEDY ROAD

FILE No.ZA12110185(GS)

 SUBJECT LANDS

DATE: 09/20/12



# AIR PHOTO 2011

APPLICANT: UPPER UNIONVILLE INC.  
N/E CORNER 16th.AVE. AND KENNEDY ROAD

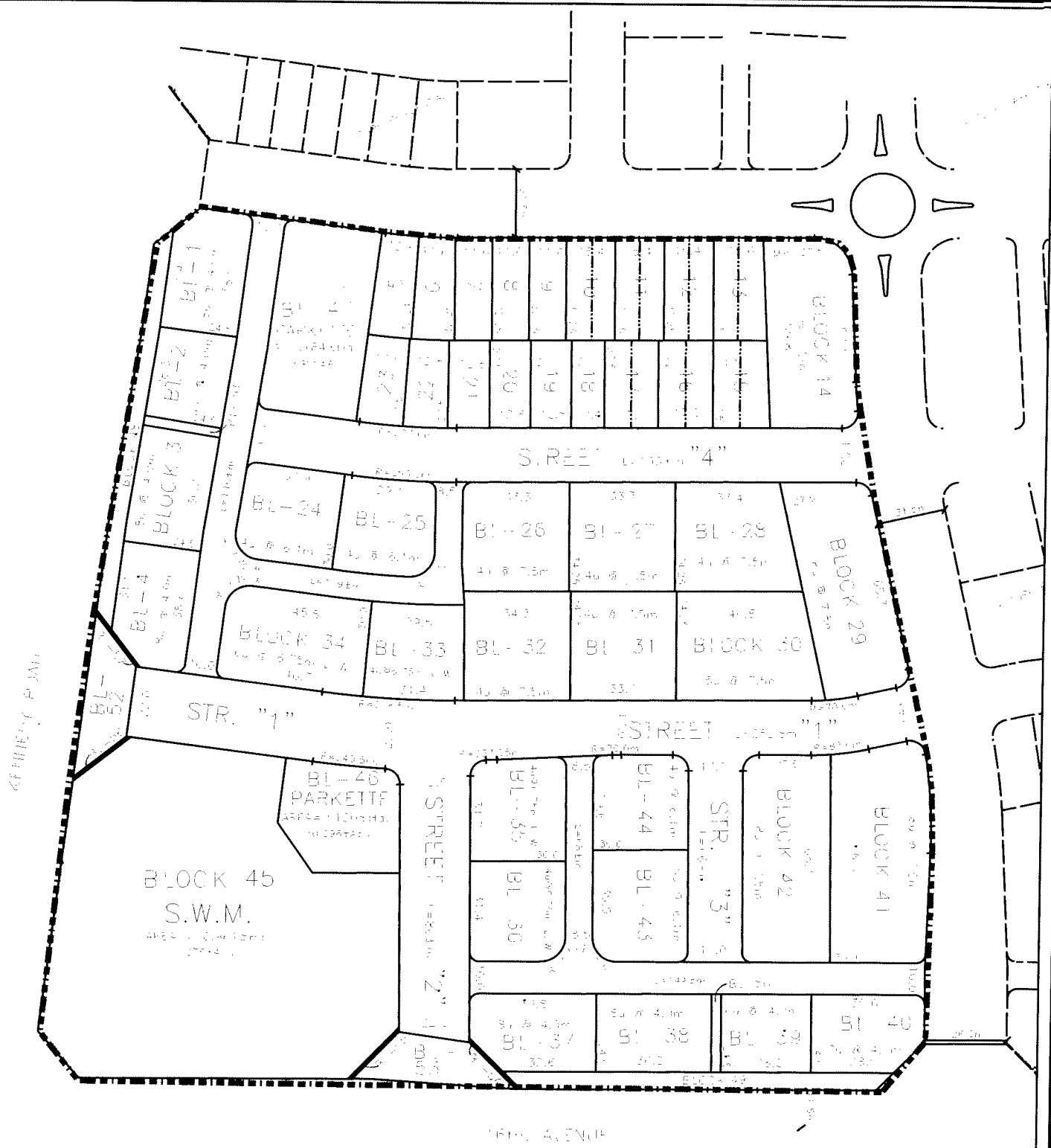
FILE No.ZA12110185(GS)

 SUBJECT LANDS

DATE: 09/20/12







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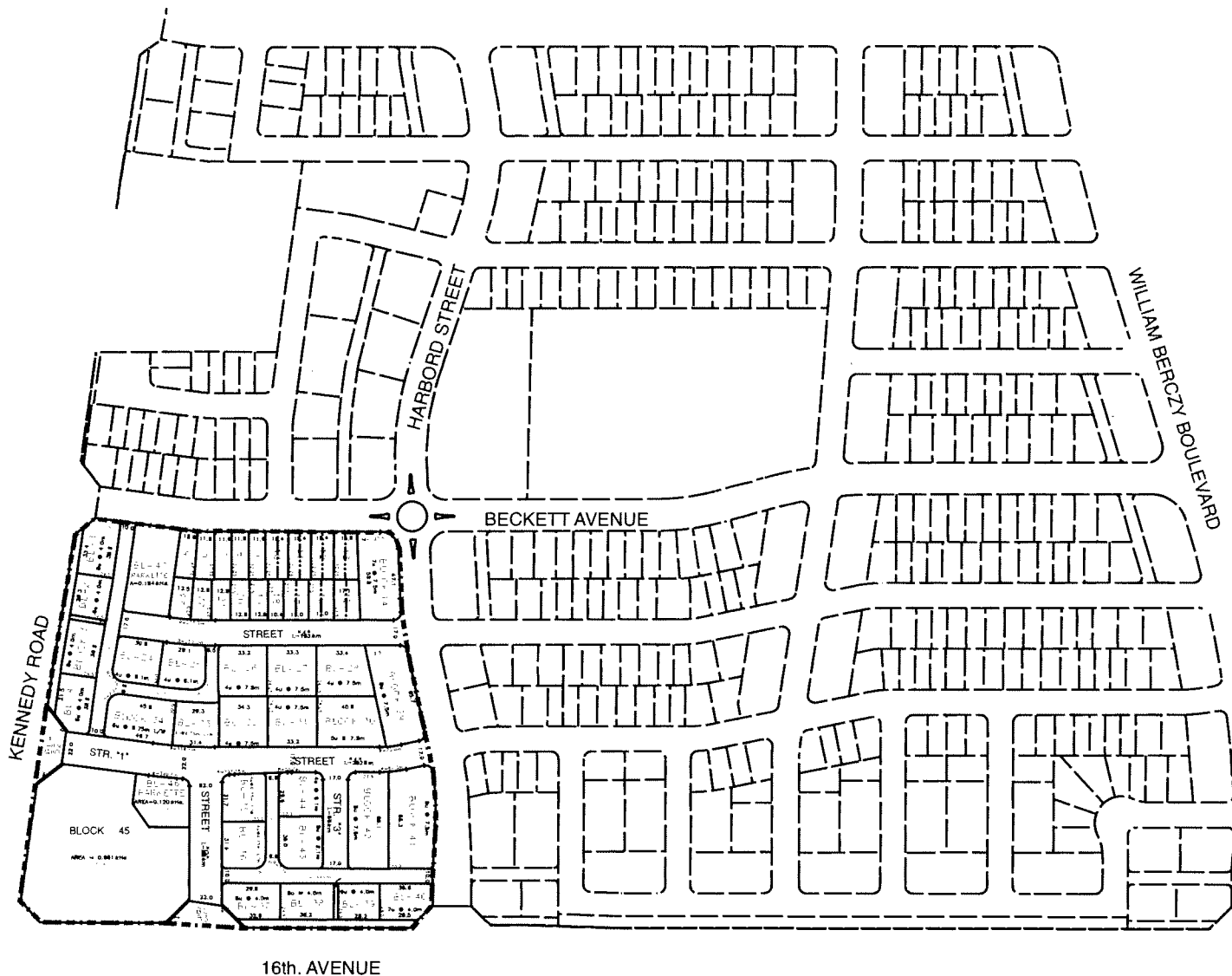
# PROPOSED PLAN OF SUBDIVISION

APPLICANT: UPPER UNIONVILLE INC.  
N/E CORNER 16th.AVE. AND KENNEDY ROAD

FILE No.ZA12110185(GS)

 SUBJECT LANDS

DATE: 09/20/12



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# DRAFT PLAN CONTEXT

APPLICANT: UPPER UNIONVILLE INC.  
N/E CORNER 16th.AVE. AND KENNEDY ROAD

FILE No.ZA12110185(GS)

 SUBJECT LANDS

DATE: 09/20/12