



Report to: Development Services Committee

Report Date: October 23, 2012

SUBJECT: Preliminary Report
Upper Unionville Inc.
School Block 593 and Lots 259 to 264, inclusive, Plan 65M-4325
North of Wilfred Murison Avenue, west of The Bridle Walk
Application for Draft Plan of Subdivision Approval
File No.: SU 10 118874

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

RECOMMENDATION:

- 1) That the report entitled "Preliminary Report, Upper Unionville Inc., School Block 593 and Lots 259 to 264, inclusive, Plan 65M- 4325, North of Wilfred Murison Avenue, west of The Bridle Walk, Application for Draft Plan of Subdivision Approval, File No.: SU 10 118874, dated October 23, 2012", be received;
- 2) That a Public Meeting be held to consider the application submitted by Upper Unionville Inc. for Draft Plan of Subdivision Approval, for lands north of Wilfred Murison Avenue, west of The Bridle Walk;
- 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 application 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 application.

BACKGROUND:

Property and Area Context

The subject lands consist of 2.6 ha. (6.3 acres) north of Wilfred Murison Avenue, west of The Bridle Walk, within the Berczy Village Secondary Plan area (Figure 1). The lands are identified as Block 593 and Lots 259 to 264, inclusive, on plan of subdivision 65M-4325 which was registered on June 22, 2012. Block 593 was intended to be reserved for use by the York Region Catholic School Board as a site for an elementary school; however, the Board has advised Markham that the school block is surplus to their needs.

The York Region District School Board has advised that they have no interest in this block as they are proceeding with plans to construct an elementary school on another block that was reserved for them within the plan of subdivision.

The lands are currently vacant. The surrounding context is as follows:

- To the north, south and west are lands that are currently under development by the applicant
- To the east is a vacant parcel at the corner of Wilfred Murison Avenue and The Bridle Walk within the adjoining plan of subdivision that was intended to be combined with the subject lands to form the school site

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 and Elementary School. The Secondary Plan provides that in the event all or part of a school site is not required by a School Board, alternate uses shall be permitted including open space, other institutional uses and uses permitted in the Urban Residential – Low Density designation. The Urban Residential – Low Density 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 Residential Two*456 Hold by By-law 177-96, as amended (Figure 2). This zoning permits a school in addition to residential uses.

Proposal

The applicant has applied for draft plan of subdivision approval. The proposed plan of subdivision consists of 34 single detached and 12 semi-detached units (total units - 46), and a 0.27 ha. parkette. The current residential zoning of the lands would implement the proposed plan.

Land Use	Units	Hectares	Acres
Single Detached Residential	34		
Semi-detached Residential	12		
Total Residential	46	1.88	4.64
Parkette		0.27	0.67
Total Area of Subdivision		2.6 ha.	6.3 acres

DISCUSSION:

Additional parkland for the community will be provided

Staff, in consultation with Council, have reviewed the City's interest in the surplus school block and have negotiated the provision of an additional 0.27 ha. of parkland from the applicant for the community. The remainder of the block may now be developed for residential purposes. Adjoining Lots 259 to 264, inclusive, to the west have been reconfigured to facilitate the proposed development of the surplus school block.

The proposed development will facilitate the development of the adjoining vacant parcel to the east

The applicant has acquired the adjoining parcel to the east at the corner of Wilfred Murison Avenue and the Bridle Walk. The proposed development will facilitate the development of the adjoining parcel.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

- The urban fabric of the Berczy Village community will be completed on a block that potentially could have remained vacant for a number of years until declared surplus to the needs of the School Board.

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.

Revisions to the lotting pattern may be required

The proposed lotting pattern will require further review by staff.

ALIGNMENT WITH STRATEGIC PRIORITIES:

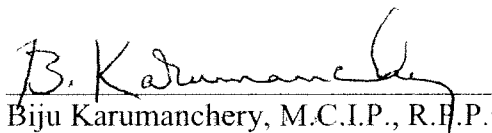
Growth Management

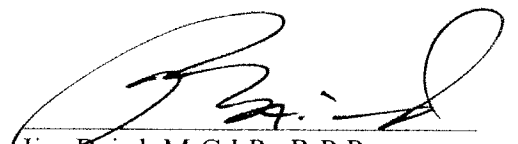
The Upper Unionville plan of subdivision will be built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Berczy Village Secondary Plan and Community Design Plan, as amended.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various Town departments and external agencies and is currently under review. Requirements of the Town and external agencies will be reflected in the conditions of draft plan of subdivision approval.

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

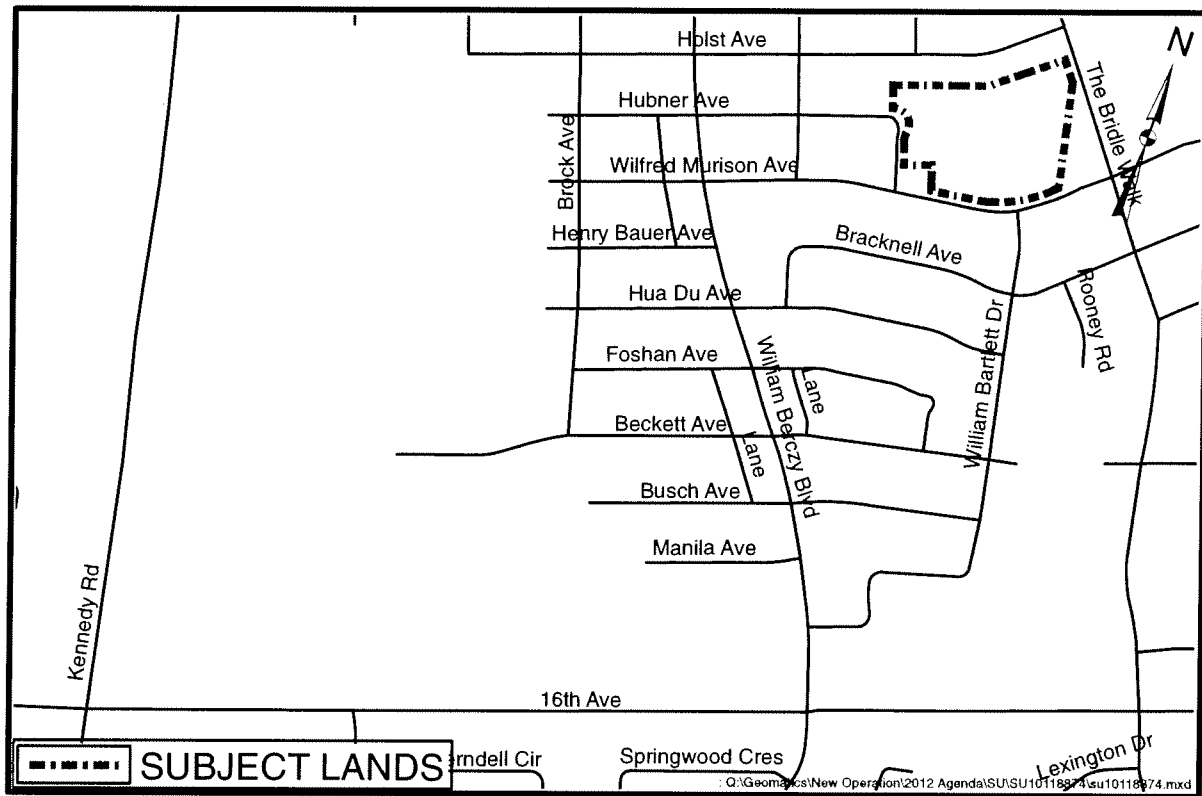
ATTACHMENTS:

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

APPLICANT / AGENT:

TACC Developments
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KLM Planning Partners Inc.
Attention: Roy Mason
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Fax: (905) 669-0097





AIR PHOTO 2012

APPLICANT: UPPER UNIONVILLE INC
NORTH OF WILFRED MURISON AVENUE
WEST OF THE BRIDLE WALK

FILE No. SU10118874(GS)

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DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

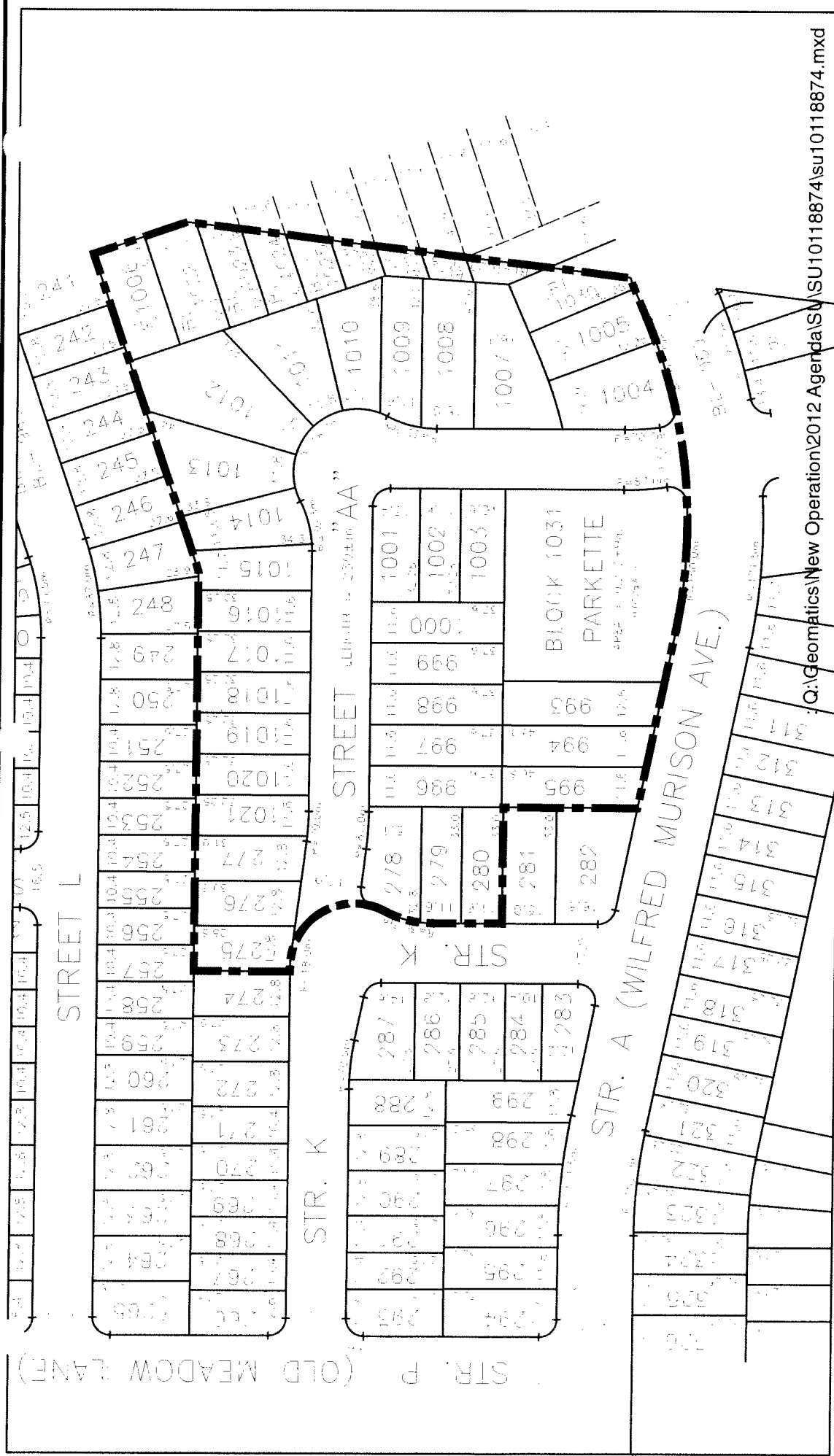


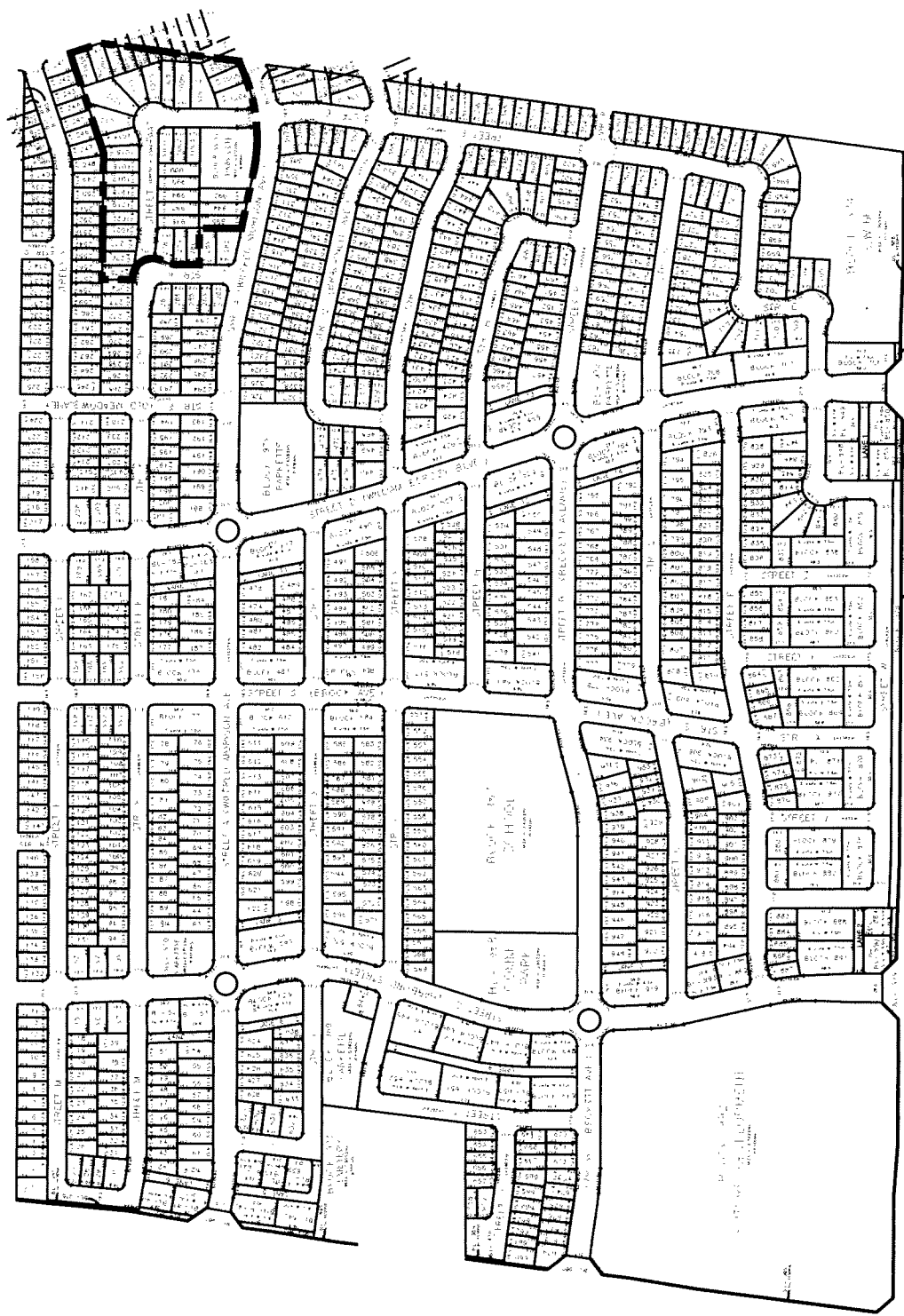
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FIGURE No. 3

Drawn By:DD

Checked By:GS





DRAFT PLAN CONTEXT

APPLICANT: UPPER UNIONVILLE INC
NORTH OF WILFRED MURISON AVENUE
WEST OF THE BRIDLE WALK

SUBJECT LANDS

FILE No. SU10118874(GS)

MARKHAM
DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 5