



Report to: Development Services Committee

Report Date: October 9, 2012

SUBJECT: PRELIMINARY REPORT
Mackenzie Builders and Developers Ltd.
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
Southwest corner of Mingay Avenue and Major Mackenzie Drive
File Numbers: SU.12-130894 and ZA.12-130894

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated October 9, 2012, entitled "Preliminary Report, Mackenzie Builders and Developers Ltd., Applications for Draft Plan of Subdivision and Zoning By-law Amendment, Southwest corner of Mingay Avenue and Major Mackenzie Drive, File Numbers: SU.12-130894 and ZA.12-130894" be received.
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment.
- 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 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:

The applications were received on May 2, 2012, and deemed complete on May 14, 2012.

Property and Area Context

The property is located on the south side of Major Mackenzie Drive, west of Mingay Avenue in the Wismer Commons Community, and has an area of 1.22 ha (3.01 acres).(See Figure 3).

Surrounding uses are as follows:

- To the west is a draft plan of subdivision by Arrowdale Developments and Bonnydon Ltd. The plan is draft approved, but not yet registered.
- To the east is a registered plan of subdivision which has not yet been constructed.
- To the south is an existing residential plan of subdivision.
- To the north, across Major Mackenzie Drive, are lands designated Agriculture in the Official Plan.

Official Plan and Zoning Context

The Wismer Commons Community is subject to the policies of the Town of Markham Official Plan (Revised 1987) and the Wismer Commons Secondary Plan (OPA 37). The Official Plan designates the lands Urban Residential and the Wismer Commons Secondary Plan designates the draft plan north of Hammersly Blvd. as Medium Density Residential. The lands south of Hammersly Blvd are designated Low Density Residential. The lands are zoned Rural Residential by By-law 304-87, as amended. An amendment to the by-law is required to permit the proposed plan of subdivision.

Proposal

The draft plan has 45.5 units distributed by unit types as follows (Figure 4):

Unit Type	Frontage (metres)	Number of units
Single detached units	13.3 m	1.5 units (2 part lots)
Single detached units	12.2 m	3 units (2 lots, 2 part lots)
Single detached units	11.0 m	2 units (4 part lots)
Single detached units	10.7 m	3 units (1 lot, 4 part lots)
Semi-detached units	17.4 m	7 units (1 lot, 5 part lots)
Semi-detached units	15.3 m	2 units (1 lot)
Townhouse units	6.0 m	27 units (4 blocks)
Total Units		45.5 units

The part lots will be combined with the adjacent lands to create building lots that are in compliance with the by-law.

OPTIONS/ DISCUSSION:

Road pattern is consistent with the Wismer Commons Secondary Plan

The road pattern and land use is consistent with the Wismer Commons Secondary Plan.

Servicing allocation

In the January 2011 report, Council approved in principle the distribution of exchanged allocation from high density developments to low density developments subject to the Region providing a release. After the Town received this release from the Region for complex high density buildings, Council approved a staff recommendation in October 2011, authorizing the exchange of servicing allocation from high density developments to low density for 51.9% of the low density developments receiving 2013 allocation. In January 2012, Staff received an additional release from the Region for all high density developments thereby permitting the remaining 48.1% of the low density developments to proceed to building permit. This has ensured all developments with 2013 conditional allocation, whether they are high or low density, have no further servicing restrictions.

The draft plan for Mackenzie Builders and Developers, has sufficient current servicing allocation as confirmed in the City's June 26, 2012 DSC report on servicing allocation through which servicing allocation was transferred from high to low density developments.

The Wismer Developer's Group has indicated that the draft plan of subdivision has 45.5 units of real/current servicing allocation (9.5 singles, 9 semi-detached and 29 townhouses/population 144.11).

CONCERNS AND 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 Development Services Committee at a later date:

1. Review of the proposed lotting, townhouse lot frontages, block pattern, densities and mix of housing types.
2. Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, and environmental site assessment report.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

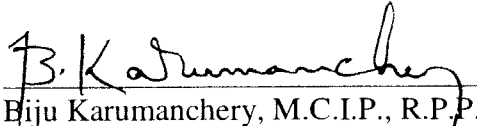
ALIGNMENT WITH STRATEGIC PRIORITIES:

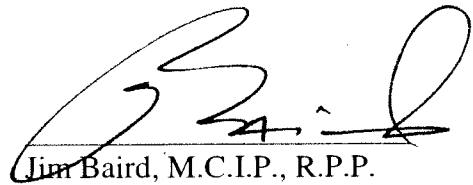
The proposed applications will align with the Town's strategic priority of Growth Management. The Wismer Commons Community has been built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Wismer Commons Secondary Plan and Community Design Plan.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the Town and 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

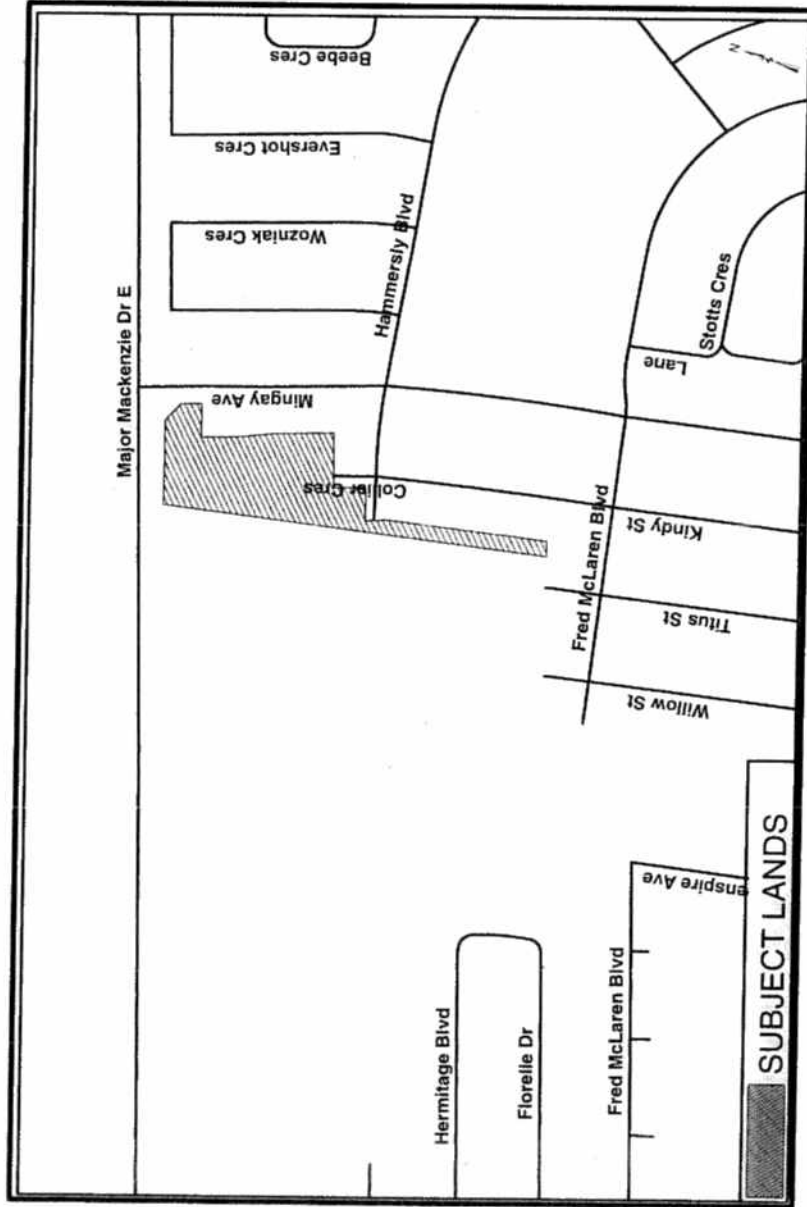
ATTACHMENTS:

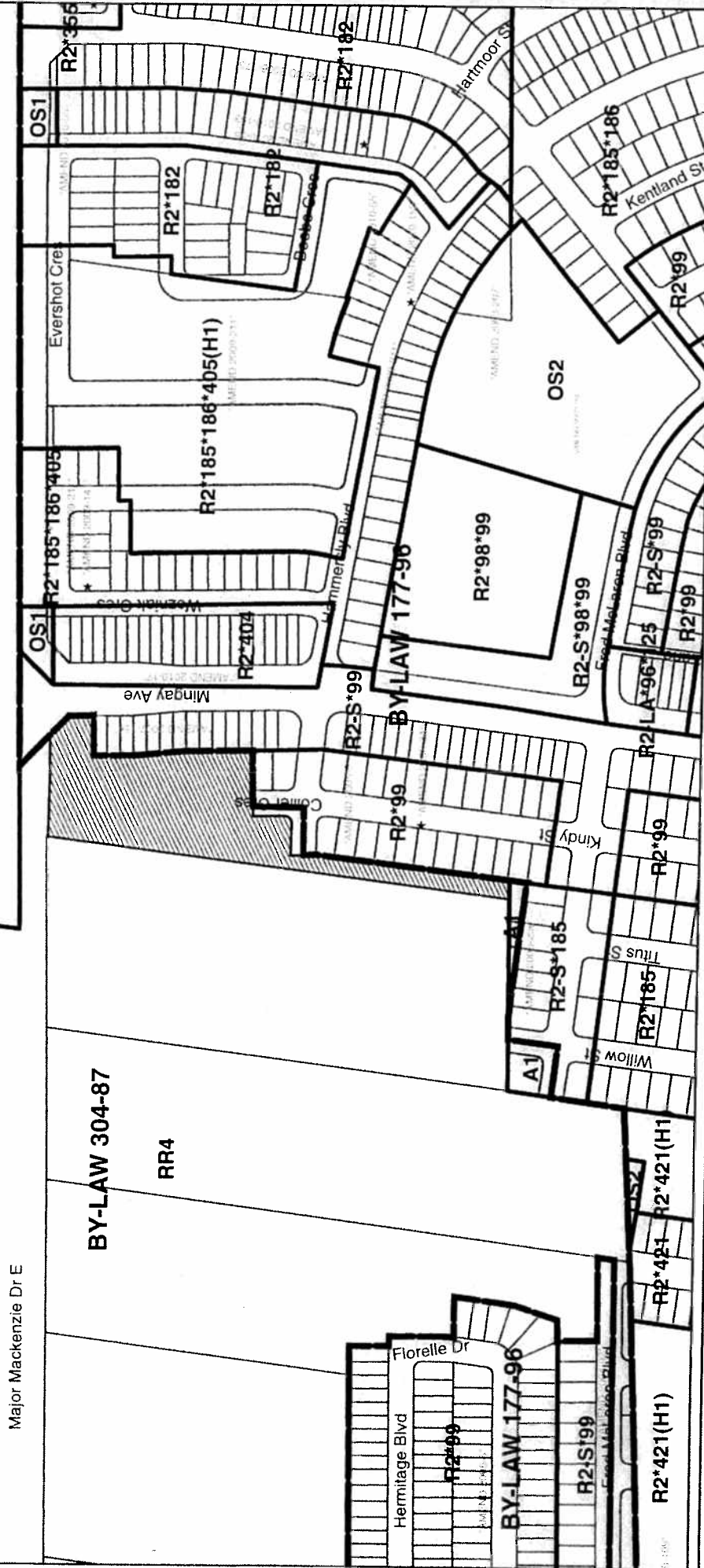
- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision

APPLICANT: Mackenzie Builders and Developers
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Attn: Sandra Wiles
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Concord, ON
L4K 3P3
Tel: 905-669-4055
Email: wilesplan@rogers.com

File path: Amanda\File 12 130894\Documents\Recommendation Report





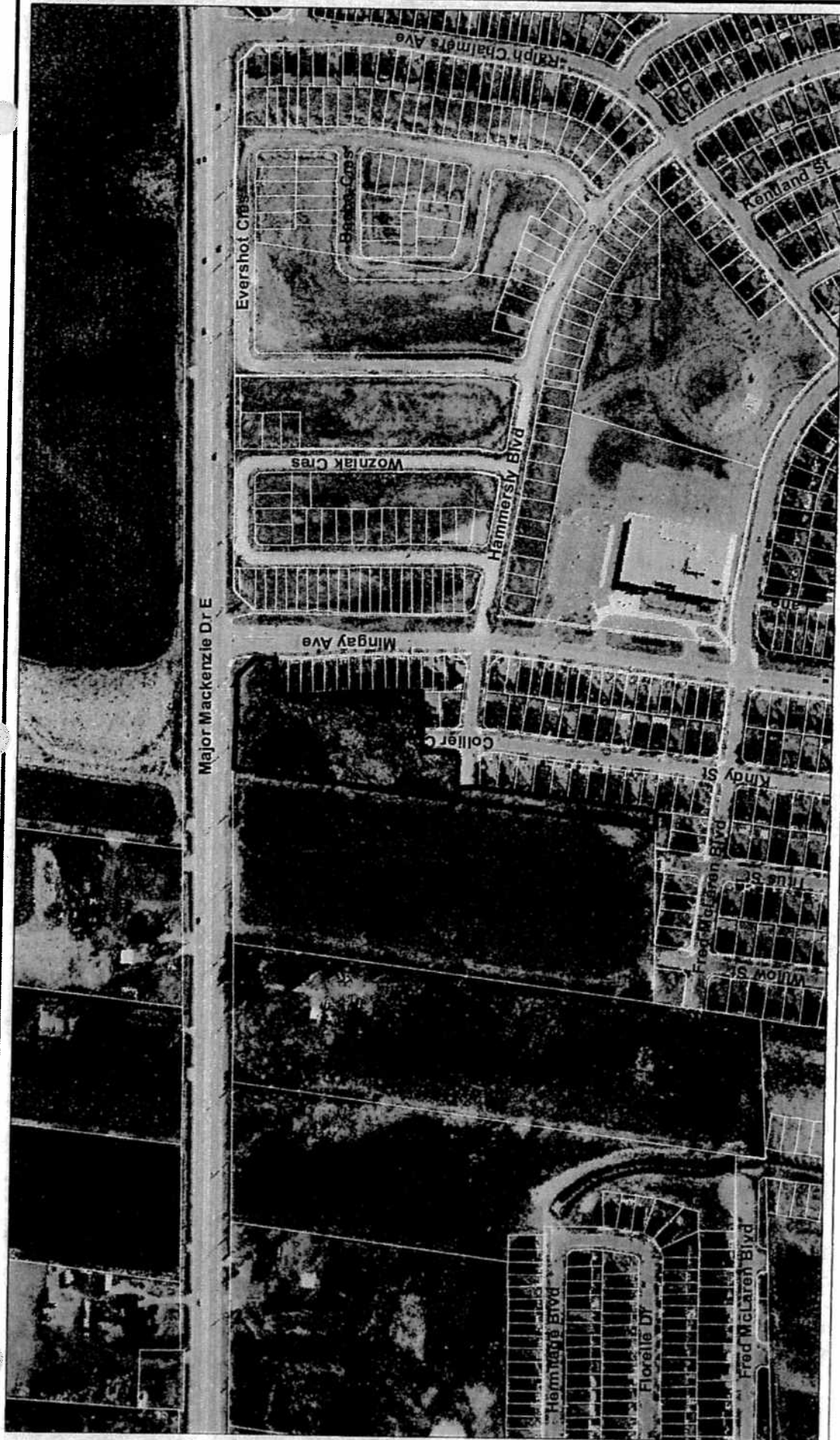
WEST OF MINGAY AVE. SOUTH OF MAJOR MACKENZIE DRIVE EAST

 SUBJECT LANDS

MARKHAM DEVELOPMENT SERVICES COMMISSION

DATE: 06/21/2012

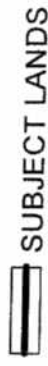
FIGURE No. 2



AIR PHOTO (2011)

APPLICANT: MACKENZIE BUILDERS & DEVELOPERS LTD.

WEST OF MINGAY AVE. SOUTH OF MAJOR MACKENZIE DRIVE EAST



SUBJECT LANDS

FILE No. SU.12130894 (SK)

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Drawn By: CPW

Checked By: SK

DATE: 06/21/2012

FIGURE No. 3



PROPOSED DRAFT PLAN

APPLICANT: MACKENZIE BUILDERS & DEVELOPERS LTD.
WEST OF MINGAY AVE. SOUTH OF MAJOR MACKENZIE DRIVE EAST

FILE No. SU. 12130894 (SK)

 SUBJECT LANDS

DATE: 06/25/2012