



Report to: Development Services Committee

Report Date: June 26, 2012

SUBJECT: PRELIMINARY REPORT
Angus Glen Boulevard (Angus Glen Developments Limited)
Proposed Draft Plan of Subdivision and Zoning By-law
Amendment to permit 35 lane based single detached units
File No. SU 12 129598 & 12 129598

PREPARED BY: Rosanna Punit, extension 2051
Planner, West District

RECOMMENDATION:

- 1) That the staff report entitled "PRELIMINARY REPORT, Angus Glen Boulevard (Angus Glen Developments Limited) Proposed Draft plan of Subdivision and Zoning By-law Amendment to permit 35 lane based single detached units, File No. SU 12 129598 & ZA 12 129598" be received;
- 2) That a Public Meeting be held to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU 12 129598 & ZA 12 129598) submitted by Angus Glen Developments;
- 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 submitted and to seek authorization to hold a statutory Public Meeting. This report contains general information in regard 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.

The applications have been deemed complete:

The draft plan of subdivision and zoning By-law amendment applications submitted by Angus Glen Developments Limited, to permit 35 single detached lane based units was deemed complete on May 2, 2012.

BACKGROUND:

Subject lands and Area Context

The subject lands are located on the south side of Angus Glen Boulevard, west of Prospector's Drive in the Angus Glen East Village Community (Figure 1). The subject land is approximately 2.2 hectares, and is currently vacant. Colty Corners Park abuts the subject lands to the west. York Downs Golf and Country Club abuts the subject property to the south. Low density residential development exists to the north and east of the property.

Proposal

The draft plan proposes to subdivide the 2.2 hectare subject lands for the development of 35 single detached lane based units. The draft plan includes two laneways, two streets and parkland merging with the adjacent Colty Corners Park (Figure 4). The chart below describes the draft plan of subdivision:

	Units	Hectares	Acres
Gross Site Area		2.2	5.436
Street 'A'		0.152	0.376
Street 'B'		0.223	0.553
0.3 Reserve		0.004	0.01
Park		0.229	0.739
Lane (Block 38)		0.077	0.191
Lane (Block 39)		0.064	0.158
Residential (Singles)	35	1.358	3.356
Net Residential Area		1.358	3.356
Net Density		25.77 Units per hectare	10.42 Units per acre

A portion of the subject land will be combined with existing parkland and will be conveyed to the Town through the subdivision process.

Official Plan and Zoning

The subject lands are designated "Urban Residential" in the Town's Official Plan. The proposal is consistent with the "Urban Residential" designation which provides for a variety of housing and related institutional and local commercial uses that are compatible with and serve the local residential uses.

The subject lands are designated "Public Elementary School" in the Angus Glen Secondary Plan (OPA 19). This designation provides for a Public Elementary School. In the event that all or part of the elementary school is not required, through the secondary plan policies the subject lands can be developed in accordance with the Low Density Housing Designation. In addition, the lots associated with such development are required to be compatible in size and frontage with typical lots on lands surrounding the school site and in conformity with all policies of the Angus Glen Secondary Plan.

The subject lands are zoned "Open Space Two" (OS2*32(H)) by By-law 177-96, as amended. A Zoning By-law amendment is required to implement the proposed Draft Plan of Subdivision. By-law 177-96 will be amended to include residential development standards for the property consistent with the surrounding area.

DISCUSSION:

The subject lands have been declared surplus to the York Region District School Board's needs. Angus Glen has obtained the lands for residential development. The following is a brief summary of concerns/issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff Recommendation Report to Committee:

circulation and detailed review of the proposal will need to be addressed prior to a staff Recommendation Report to Committee:

1. Any issues arising from the submitted technical studies including storm water management, servicing report, grading and drainage plans, noise and vibration report and geotechnical report;
2. Conformity of the proposed residential units to the Angus Glen Community Design Plan;
3. Conformity of the road and lane-way widths to the Engineering Department standard criteria
4. Availability of servicing allocation for the 35 residential units;
5. Parkland dedication requirements;

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

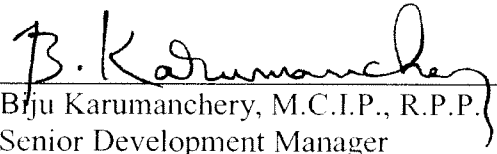
ALIGNMENT WITH STRATEGIC PRIORITIES:

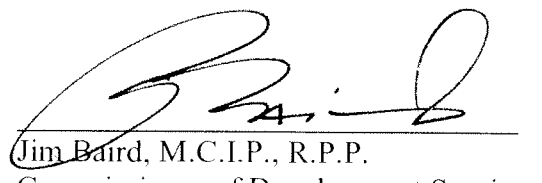
The Draft Plan of Subdivision and Zoning By-law Amendment align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review. Requirements of the Town and external agencies will be reflected in a future recommendation report.

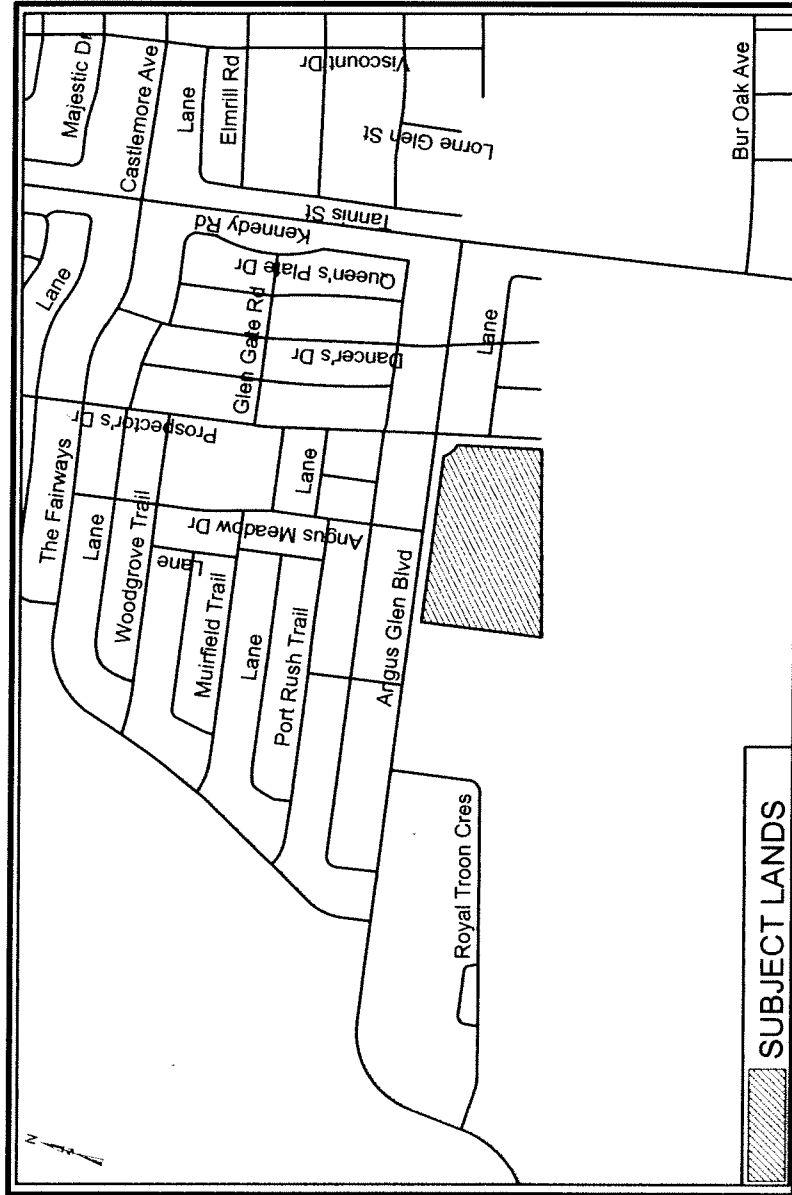
RECOMMENDED BY:


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: Aerial Photo
- Figure 4: Proposed Draft plan of Subdivision



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AIR PHOTO MAP

APPLICANT: ANGUS GLEN DEVELOPMENT LTD.

FILE No. ZA.12129598 & SU.12129598 (RP)

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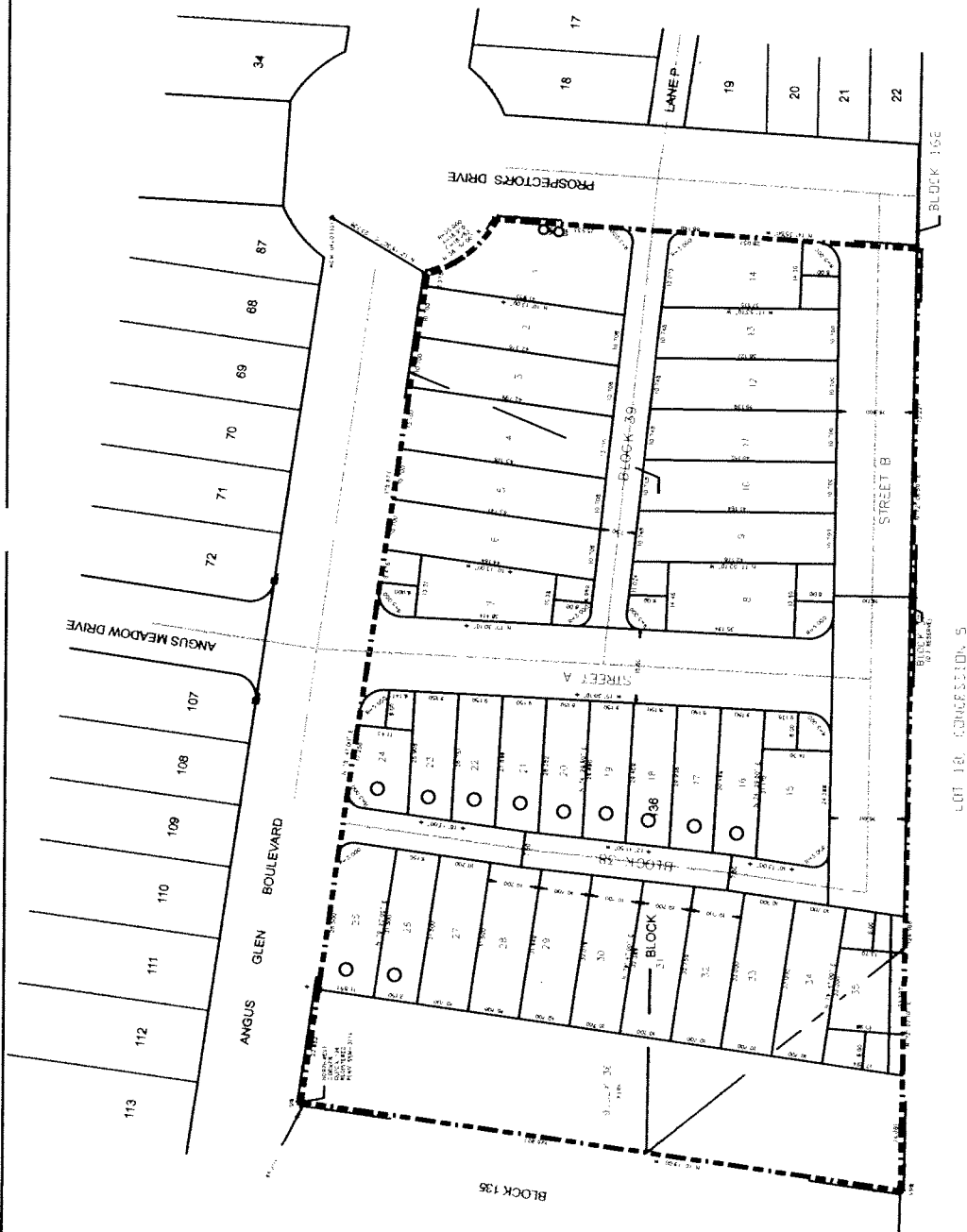
— SUBJECT LANDS

DATE: 04/30/2012

FIGURE No. 3

Drawn By: CPW

Checked By: RP

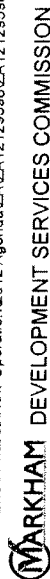


PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: ANGUS GLEN DEVELOPMENT LTD.

FILE No. ZA.12129598 & SU.12129598(RP)

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FIGURE No. 4

SUBJECT LANDS