



Report to: Development Services Committee

Report Date: June 12, 2012

SUBJECT: PRELIMINARY REPORT
2303484 Ontario Inc.
103 Helen Avenue
Zoning By-Law Amendment and Draft Plan of
Subdivision to Permit 6 Detached Dwelling Units
File Nos. ZA and SU 12 130682

PREPARED BY: Michael Fry, Planner, Central District, ext. 2331

REVIEWED BY: Richard Kendall, Manager, Central District, ext. 6588

RECOMMENDATION:

- 1) That the report titled "Preliminary Report, 2303484 Ontario Inc., 103 Helen Avenue, Zoning By-law Amendment and Draft Plan of Subdivision to Permit 6 Detached Dwelling Units, File Nos. ZA and SU 12 130682", dated June 12, 2012, be received;
- 2) That a Public Meeting be held to consider the applications submitted by 2303484 Ontario Inc., for zoning by-law amendment and draft plan of subdivision to permit 6 detached dwelling units and future park lands at 103 Helen Avenue; and,
- 3) 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 zoning by-law amendment and draft plan of subdivision applications submitted for 103 Helen Avenue (the "subject land") 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. The report should not be taken as Staff's opinion or recommendation on the applications.

The applications have been deemed complete

The zoning by-law amendment and draft plan of subdivision applications submitted by 2303484 Ontario Inc. to permit 6 detached dwelling units, and to include street and park blocks, were deemed complete on May 2, 2012.

BACKGROUND:

Subject lands and area context

The subject property has 30.5m (100.0 ft.) of frontage on the south side of Helen Avenue and a lot depth of approximately 105m (344 ft.). The lot has an area of approximately 3192m² (0.79 acres) (Figure 1). On the east side the subject property flanks Greenberg

Gate. To the west of the subject property is a draft-approved plan of subdivision, two lots of which have been recently developed for detached dwellings. (Figure 2)

The subject property is located within the South Unionville neighbourhood. The areas to the north and east of the subject property are generally built up with newer detached, semi-detached and townhouse dwelling units with several remnant rural residential lots interspersed in the neighbourhood. The lands to the northwest and further to the west include several automobile dealerships and several older detached dwellings on rural residential lots. The lands to the south are vacant.

Official Plan and Zoning

The lands are designated Urban Residential in the Official Plan and Urban Residential – Low Density in the South Unionville Secondary Plan. These land use designations permit detached dwelling units.

The subject property is zoned Rural Residential One (RR1) under Zoning By-law 304-87 (Figure 3). The RR1 Zone permits detached dwellings on lots no smaller than 0.4ha in area (Figure 5). The applicant is proposing to rezone the lands to Residential Two (R2) and Open Space One (OS1) under zoning by-law no. 177-96. The Residential Two (R2) zone would permit detached dwellings on lots with a minimum frontage of 9m. The Open Space One (OS1) zone would permit park uses on the southernmost portion of the subject property.

Detached dwelling units and public park are proposed

The draft plan proposes to subdivide the subject lands for the development of 6 detached dwelling units (Figure 4). The draft plan also proposes to convey two blocks to the Town; one for a new municipal road opposite Peshawar Avenue, the second to make up part of a future public park. Three of the proposed detached dwelling units will front onto Helen Avenue and the remaining three will front onto the new public road.

The subject draft plan of subdivision will integrate with the draft plan of subdivision to the west, such that the public road and future public park will be contiguous to the road and park blocks, respectively, on the draft approved plan (Figure 5).

The southernmost block of the proposed subdivision, in combination with the southernmost block of the adjacent draft subdivision to the west, make up the first component of the land assembly needed for a future community park. The other components required to assemble the park lands will be secured by the Town through future development proposals by the adjoining landowners.

As the consolidation of the park lands and the continuation of the road pattern are dependent on the development of neighbouring lands, the applicant is proposing to use a portion of the park block as a temporary turning circle in the interim.

Servicing allocation

Servicing Allocation has not been assigned to these lands but the Trustee for the South Unionville Developers Group has sufficient allocation to accommodate the proposed lots. Prior to registration of the subject draft plan, the applicant will need to confirm with the Trustee the allocation and that their landowners group obligations have been met.

OPTIONS/ DISCUSSION:

The proposed lotting, block and road patterns appear consistent with the community design plan for South Unionville and tie into the draft-approved subdivision to the west. The following matters, and others identified through the circulation and detailed review of the proposal, will need to be reviewed prior to a staff recommendation report to Committee:

1. Any issues resulting from the review of technical studies including stormwater management and servicing reports, grading and drainage plans, and environmental site assessment report;
2. Conformity with the South Unionville Urban Design Guidelines, and
3. The conveyance of lands for a future community park and the use of part of the park block for a proposed temporary turning circle as an interim condition.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

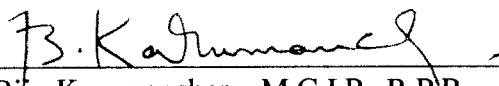
ALIGNMENT WITH STRATEGIC PRIORITIES:

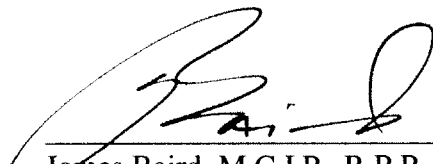
The Draft Plan application will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation, and provide components of a road and a future public park.

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

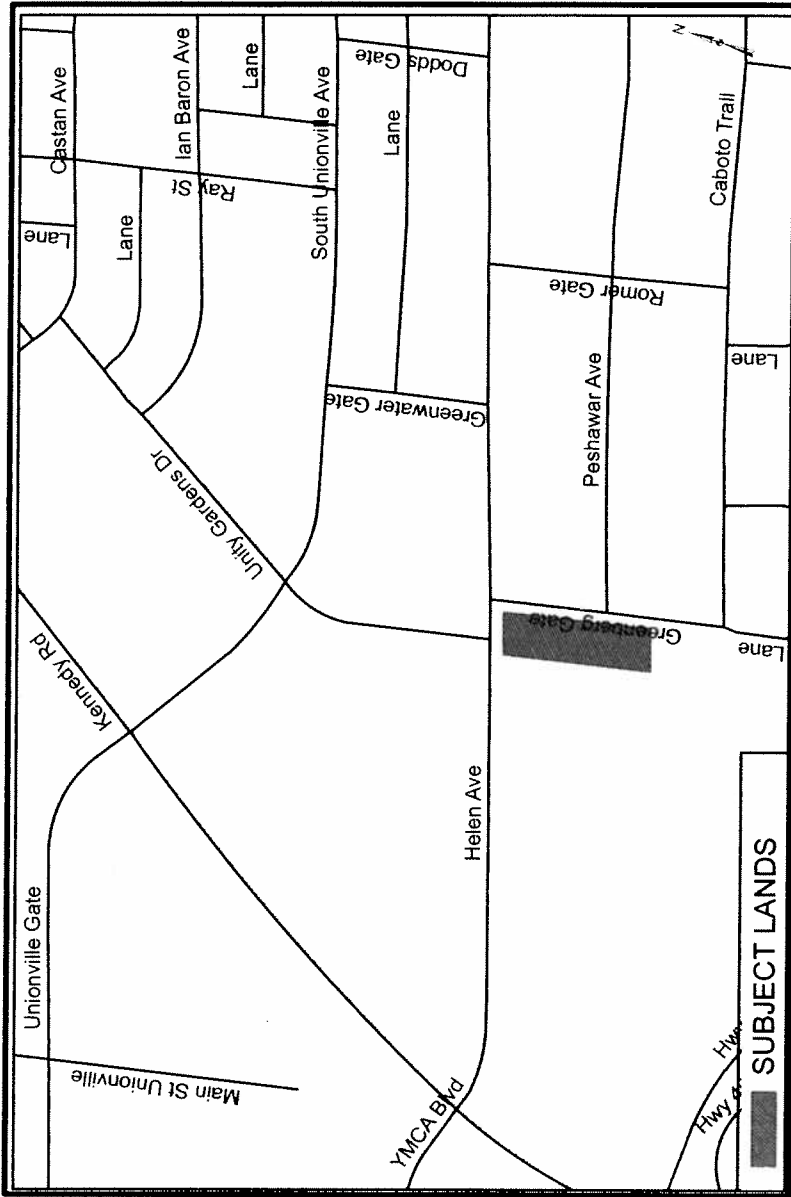

James Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context/ Zoning
- Figure 4: Proposed Draft Plan of Subdivision
- Figure 5: Proposed Street and Block Pattern

AGENT/CONTACT INFORMATION

Shakir Rehmatullah
Flato Management Inc.
3601 Highway 7 East, Unit 309
Markham ON L3R 0M3






AIR PHOTO (2011)

APPLICANT: 2303484 ONTARIO INC.
103 HELEN AVENUE

FILE No. ZA. 12130682 (MF)

 SUBJECT LANDS



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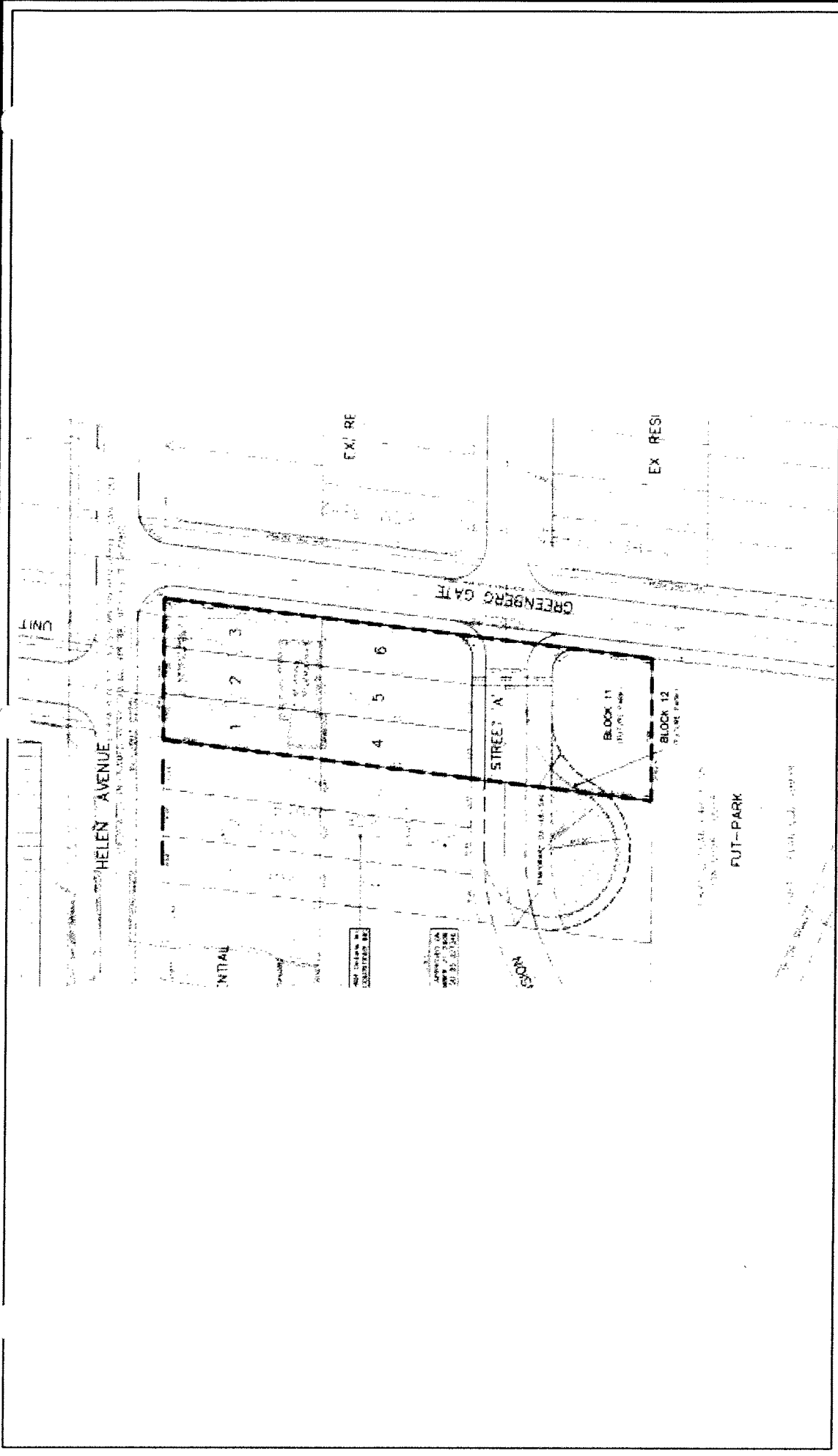


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FIGURE No. 2

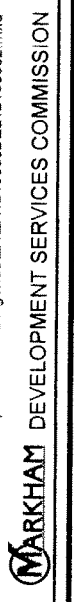


PROPOSED PLAN OF SUBDIVISION

APPLICANT: 2303484 ONTARIO INC.
 103 HELEN AVENUE

FILE No. ZA. 12130682 (MF)

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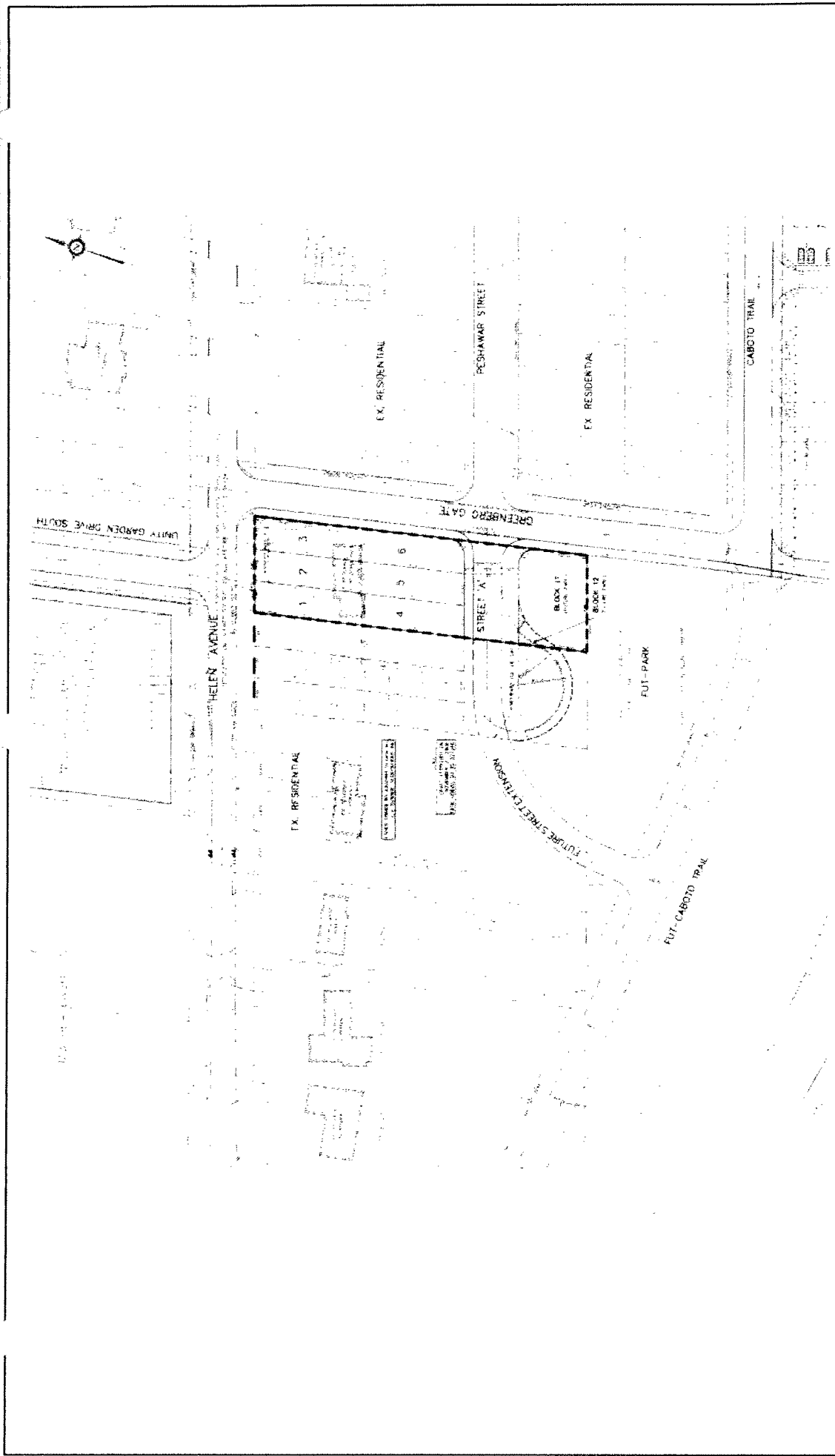


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FIGURE No. 4



PROPOSED STREET AND BLOCK PATTERN

APPLICANT: 2303484 ONTARIO INC.
 103 HELEN AVENUE

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FIGURE No. 5

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