



Report to: Development Services Committee

Report Date: January 17, 2012

SUBJECT: PRELIMINARY REPORT
Harry Cook Developments Inc.
Proposed Draft Plan of Subdivision and implementing
Secondary Plan and Zoning By-law amendments to facilitate
single-detached and townhouse dwellings, east of Harry Cook
Drive, between Helen Avenue and Castan Avenue, including
304, 312 & 322 Helen Avenue, within South Unionville

File Nos: OP, SU & ZA 11 129105

PREPARED BY: Sabrina Bordone, M.C.I. P., R.P.P., extension 8230
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I. P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the staff report titled "PRELIMINARY REPORT: Proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments to facilitate single-detached and townhouse dwellings, east of Harry Cook Drive, between Helen Avenue and Castan Avenue, including 304, 312 & 322 Helen Avenue, within South Unionville, File Nos: OP, SU & ZA 11 129105," be received;
- 2) That a Public Meeting be held to consider the applications submitted by Harry Cook Developments Inc. to permit single-detached and townhouse dwellings, east of Harry Cook Drive, between Helen Avenue and Castan Avenue, including 304, 312 & 322 Helen Avenue, within South Unionville.
- 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 regard to applicable Secondary Plan or other policies as well as other issues and the report should not be taken as staff's opinion or recommendation on these applications.

BACKGROUND:**The applications have been deemed complete**

The proposed applications for draft plan of subdivision and implementing Secondary Plan and Zoning By-law Amendments were deemed complete on October 3, 2011.

Subject lands and area context

The subject lands are situated east of Harry Cook Drive, extending between Helen Avenue and Castan Avenue (Figure 1). The subject lands comprise approximately 1.5 ha (3.8 ac) and are vacant, with the exception of the two existing dwellings situated at 304 & 312 Helen Avenue (Figure 3). The site contains a variety of mature vegetation, which is not significant. The subject lands are bisected by South Unionville Avenue, which has been recently opened.

Surrounding uses include:

- Single and semi-detached dwellings to the north (across Castan Avenue);
- A recently approved and registered draft plan of subdivision comprising single-detached, semi-detached and townhouse dwellings to the west (19TM-09005);
- Vacant lands, which are subject to development applications before the Town, proposed for single-detached and townhouse dwellings, the South Unionville Village Green Park and Unionville Meadows Public School, to the east; and,
- Single-detached dwellings to the south (across Helen Avenue).

Proposal for residential development (see Figure 4)

The applicant is proposing a draft plan of subdivision consisting of 10 single-detached units, 6 townhouse blocks comprising 33 units, and 7 part lots (3.5 units) for a total of 46.5 residential units.

Land Use	LOT/BLOCK No.	HECTARES	ACRES
Single-Detached	Lots 1-2 & Lots 3-10	0.416	1.02
Townhouses	Blocks 11-15 & Block 16	0.629	1.6
Part Lots	Blocks 17-23	0.124	0.3
Roads		0.37	0.9
TOTAL		1.539 ha	3.8 ac
Gross Site Area less:		1.539ha	
Roads & reserves		0.37	
Net site Area (ha)		1.169	
Single Detached		10	
Townhouses		33	
Part Lots (2 singe-detached units & 1.5 townhouse units)		3.5	
Total Residential units		46.5	
Net Res Density		39.7 upha	

The Draft Plan of Subdivision application proposes the easterly extension of Ian Baron Avenue, and the extension of Lanes 'A' and 'B'. The easterly extensions of Ian Baron Avenue and Lane 'A' will facilitate access to a residential development immediately to the east proposed by Aurelio Filice, which will be subject of a separate recommendation report scheduled to be brought forward in early 2012.

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 local residential uses.

The subject lands are designated "Open Space/Neighbourhood Park" in the South Unionville Secondary Plan (OPA 22). This designation provides for parks, recreational uses and municipal services and utilities. An Amendment to the Secondary Plan is required to implement the proposed Draft Plan of Subdivision. The applicant is proposing to redesignate the lands to "Medium Density Housing". The South Unionville Secondary Plan (OPA 22), stipulates that the net site density of all units in the Medium Density I Housing Category shall not exceed 35 units per acre. The net density of the proposed development is 39.7 units per hectare. Accordingly, a site specific provision may be required to permit an increase in density from 35 units per hectare to 39.7 units per hectare.

The subject lands are zoned "Rural Residential One" (RR1) by By-law 304 -87, as amended. A Zoning By-law Amendment is required to implement the proposed Draft Plan of Subdivision. The lands will be deleted from By-law 304-87, as amended, and incorporated within By-law 177-96, as amended, with similar development standards to those applied to newer development in the area.

OPTIONS/ DISCUSSION:

Proposed Secondary Plan amendment consistent with development in the area

The Secondary Plan proposes to redesignate the subject lands in the Secondary Plan from "Open Space/Neighbourhood Park" to "Medium Density Housing" and will facilitate residential development that is consistent with the recent pattern of development in the area. Staff will evaluate the appropriate land use designation as part of a recommendation report. Furthermore, the Official Plan states where lands are designated "Open Space" and under private ownership, the lands will not "...indefinitely remain open to the general public or purchased by the Town. At any particular time, if proposals to develop such lands that are in private ownership are made and the Town does not wish to purchase such lands in order to maintain the open space, then an application for redesignation of such lands for other purposes will be given due consideration" [Section 3.9.2 (d)].

South Unionville Parkland Working Group

On March 8, 2011, a Public Meeting was held to consider applications submitted by Castan Avenue (Aurelio Filice) for a proposed draft plan of subdivision and

implementing Secondary Plan and Zoning By-law Amendments to facilitate residential development immediately to the east of the subject lands. A number of area residents attended the Public Meeting and raised concerns with respect to the programming of existing parks in the South Unionville community, parkland calculations and the potential increase in the number of children in an area that is already perceived by the residents to be “parkland deficient”. Area residents also expressed concerns that the proposed development, if approved, would eliminate the opportunity to acquire parkland in the community. At the conclusion of the Public Meeting, a resolution was passed by Development Services Committee (DSC) that a Working Group be formed to address the parkland issue.

Shortly following the Castan Avenue (Aurelio Filice) Public Meeting, a Working Group, consisting of various area residents, a representative from the South Unionville Community Association (SUCA), Town Staff and the Ward Councillor was formed. At these meetings, the Group discussed the status of existing parks, the total anticipated parkland for South Unionville including sites that remain to be acquired, as well as recreational opportunities in the area. At the request of the residents who formed the Working Group, staff also discussed possible enhancements to existing parks.

In June 2011, staff reported back to DSC on the South Unionville parkland issue. In this report, staff outlined the Working Group’s concerns, the status of existing and future parks in South Unionville, outstanding parkland dedications and the efforts that are underway to acquire remaining parkland. Staff have continued to work through these issues with the Working Group and Ward Councillor and are targeting to report back to DSC with an update in early 2012. The findings contained in the updated parkland report will inform the review of these applications.

Issues and concerns to be addressed with proposal

The following is a brief summary of issues raised to date for the proposed amendments and draft plan of subdivision. 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 pattern, frontages, densities, mix of housing types, road/lane configurations, pedestrian crossings and signalization of intersections.
2. Any issues resulting from the review of technical studies.
3. Confirmation of available servicing allocation.
4. Staff are of the opinion that the proposed Official Plan amendment is considered to be of local significance and will not adversely impact Regional interest. Accordingly, staff have requested that the proposed amendment be exempt from Regional approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

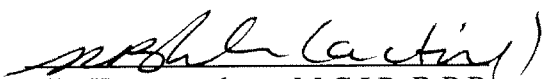
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will align with the Town's strategic priority of "Growth Management and Municipal Services" by implementing the proposed development in coordination with available servicing allocation.

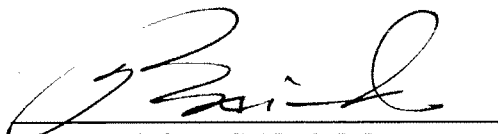
BUSINESS UNITS CONSULTED AND AFFECTED:

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



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

ATTACHMENTS:

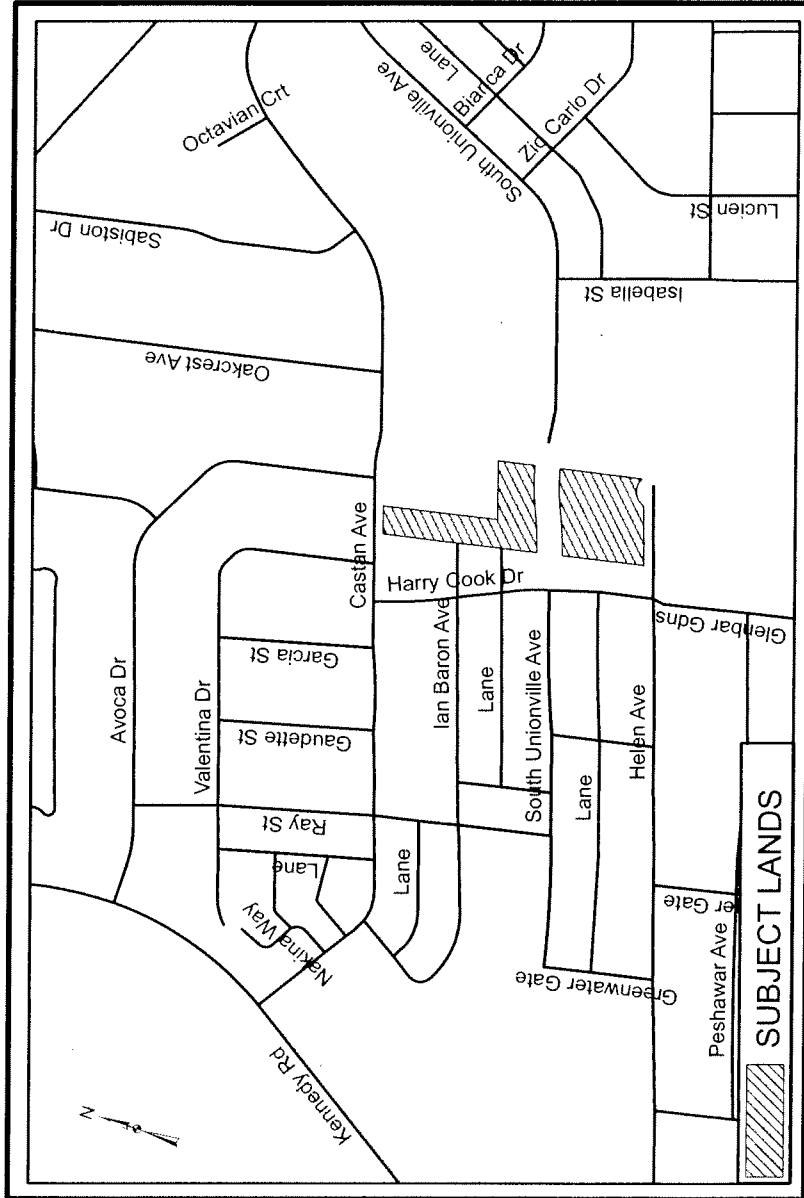
- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Draft Plan of Subdivision

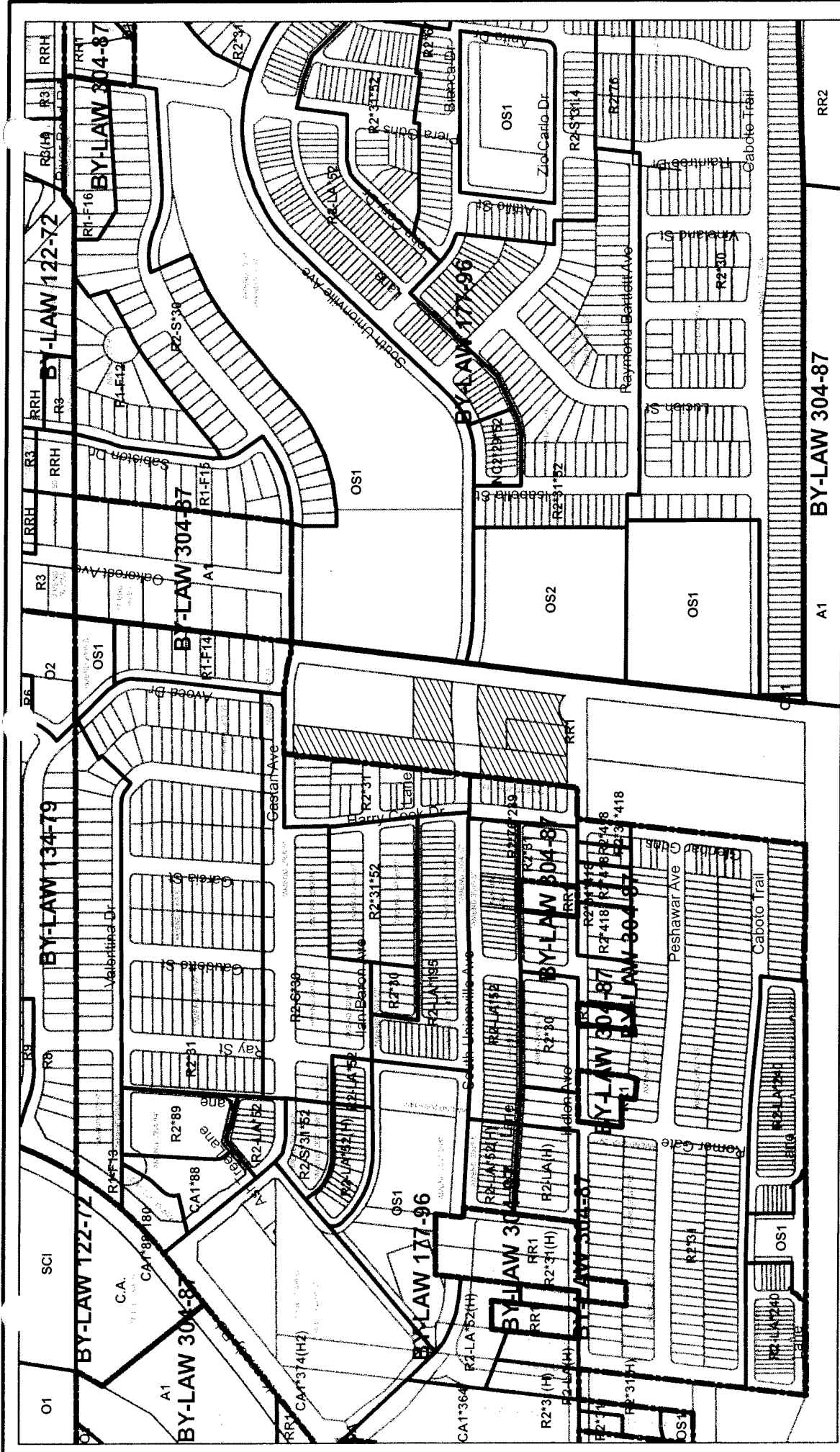
APPLICANT CONTACT INFORMATION:

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File path: Amanda\File ZA 11 129105\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: HARRY COOK DEVELOPMENTS INC.
 EAST OF HARRY COOK DRIVE, BETWEEN HELEN AVENUE
 & CASTAN AVENUE, INCLUDING 304, 312 & 322 HELEN AVENUE

SUBJECT LANDS

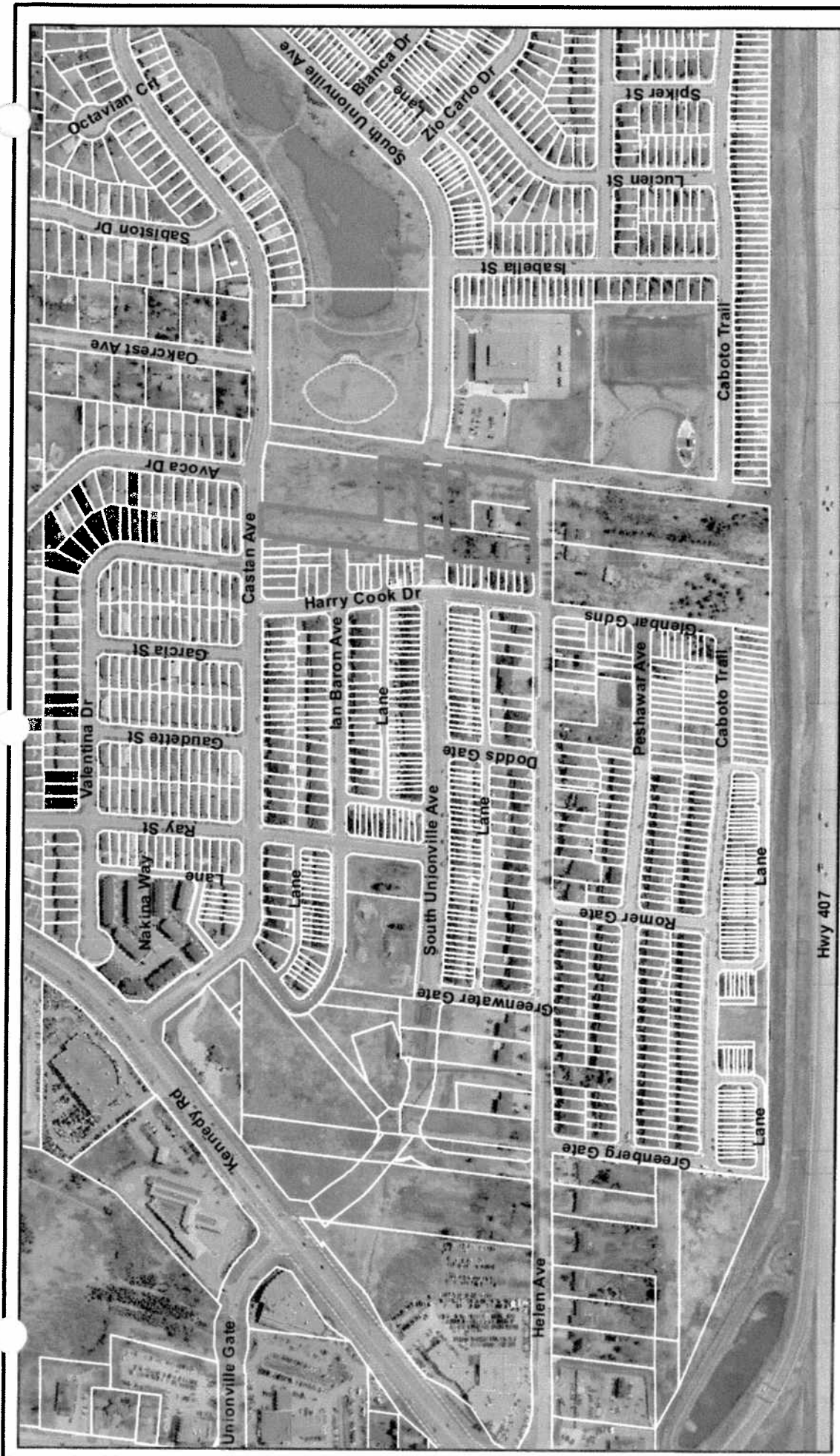
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DATE: 10/20/2011

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Checked By: SB



AIR PHOTO (2009)

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 EAST OF HARRY COOK DRIVE, BETWEEN HELEN AVENUE
 & CASTAN AVENUE, INCLUDING 304, 312 & 322 HELEN AVENUE

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 DEVELOPMENT SERVICES COMMISSION


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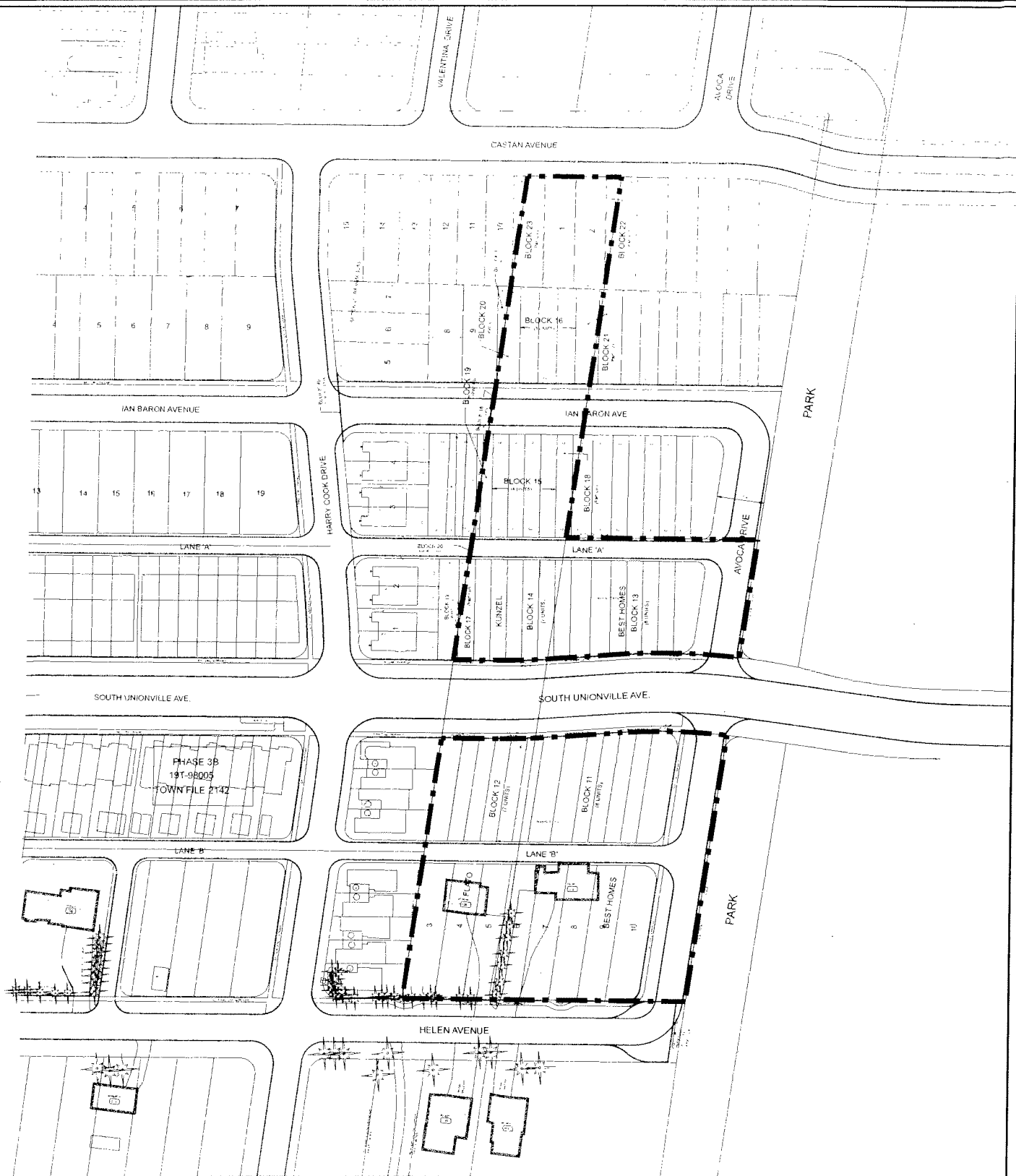
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FIGURE No. 3




 SUBJECT LANDS



PROPOSED PLAN OF SUBDIVISION

APPLICANT: HARRY COOK DEVELOPMENTS INC.

EAST OF HARRY COOK DRIVE, BETWEEN HELEN AVENUE
& CASTAN AVENUE, INCLUDING 304, 312 & 322 HELEN AVENUE

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 SUBJECT LANDS

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DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 4

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