



Report to: Development Services Committee

Report Date: November 15, 2011

SUBJECT: PRELIMINARY REPORT
Amber Plain Investments Ltd., 5443, 5521 and 5565 Major Mackenzie Drive, File Numbers: SU.11-120547 and ZA.11-120546;
Arrowdale Developments Ltd. and Bonnydon Ltd, 5601 Major Mackenzie Drive, File Numbers: SU.11-118808 and ZA.118807

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated November 8, 2011, entitled, Preliminary Report,
 - “Amber Plain Investments Ltd., 5443, 5521 and 5565 Major Mackenzie Drive, File Numbers: SU.11-120547 and ZA.11-120546
 - Arrowdale Developments and Bonnydon Ltd., 5601 Major Mackenzie Drive, File Numbers: SU.11-118808 and ZA.11-118807,”be received.
- 2) That Staff be authorized to schedule statutory Public Meetings to consider the proposed Draft Plan of Subdivisions and Zoning By-law Amendments.
- 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 statutory Public Meetings. This report contains general information in regards to applicable OP 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 by Amber Plain Investments Ltd were received June 6, 2011 and deemed complete on June 29, 2011. The applications by Arrowdale Developments and Bonnydon Ltd were received June 2, 2011 and deemed complete on June 30, 2011.

Site location and area context

The two properties addressed in this preliminary report are located adjacent to each other on the south side of Major Mackenzie Drive, east of Roy Rainey Avenue in the Wismer Commons Community. The Amber Plain Investments site is 2.4 ha (5.9 ac) and the Arrowdale Developments and Bonnydon Ltd. site is 7.9 ha (19.5 ac) (See Figure 1).

Surrounding uses are as follows:

- To the west and south are single detached dwellings and future residential development.
- To the east are vacant future low density residential lands.
- To the north, across Major Mackenzie Drive, is a golf driving range and 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 lands Medium Density Residential, Low Density Residential and Open Space.

Proposal

The Amber Plain Investments draft plan has 67.5 units and the Arrowdale Developments Ltd. and Bonnydon Ltd. draft plan has 179 units distributed as follows (Figures 4 and 7):

	Amber Plains Investments Ltd	Arrowdale Developments Ltd. and Bonnydon Ltd
Gross Site Area	2.4 ha	7.9 ha
Parkette	n/a	0.27 ha
Single detached 13.3 m	4	38.5
Single detached 12.2 m	0.5	4.5
Single detached 11 m	9	n/a
Single detached 10.7	4	81
Single detached blocks	n/a	n/a
Semi-detached 17.4 m	32	49
Semi-detached 15.0	18	n/a
Semi-detached blocks	n/a	n/a
Townhouses 7.5 m	n/a	6
Townhouse blocks	n/a	n/a
Total Units	67.5	179

OPTIONS/ DISCUSSION:

The land use distribution for the proposed plans of subdivision is generally consistent with the Wismer Commons Secondary Plan

The land use and dwelling type distribution within the two proposed plan of subdivisions are generally consistent with the Wismer Commons Secondary Plan land use designations.

Servicing allocation

The Wismer Developer's Group has indicated that the Draft Plan of Subdivision for Arrowdale Developments Ltd and Bonnydon Ltd. has 37 units (22 singles, 9 semi-detached and 6 townhouses/population 125.5) of 2013 allocation. The Draft Plan of Subdivision for Amber Plain Investments does not currently have any allocation.

CONCERNS AND ISSUES TO BE RESOLVED

The following is a brief summary of issues raised to date for both draft plans 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 and 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.
3. Confirmation of available servicing allocation.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

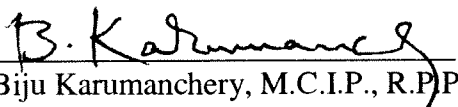
ALIGNMENT WITH STRATEGIC PRIORITIES:

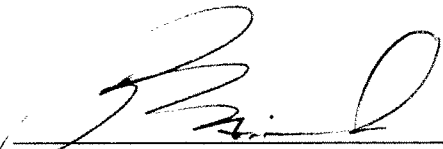
The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in phases in coordination with available servicing allocation.

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


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

ATTACHMENTS:

Figure 1 – Location Maps

Figure 2 – Area Context (Amber Plain Investments Ltd.)

Figure 3 – Air Photo (Amber Plain Investments Ltd.)

Figure 4 – Proposed Draft Plan of Subdivision (Amber Plain Investments Ltd.)

Figure 5 – Area Context (Arrowdale Developments Ltd. and Bonnydon Ltd.)

Figure 6 – Air Photo (Arrowdale Developments Ltd. and Bonnydon Ltd.)

Figure 7 – Proposed Draft Plan of Subdivision (Arrowdale Developments Ltd. and Bonnydon Ltd.)

APPLICANTS:

Owner: Amber Plain Investments Limited

Attn: Phillip Rubinoff

150 Connie Cres.

Concord, ON

L4K 1L9

Agent: S.C. Land Management Corporation

Attn: Sal Crimi

40 Vogell Road, Unit 14

Richmond Hill, ON

L4B 3N6

Ph: 905-669-4055

Email: scland@rogers.com

Owner: Arrowdale Developments Limited and Bonnydon Ltd.

Attn: Michael Freedman

398 Old Orchard Grove

North York, ON

M5M 2E9

Agent: KLM Planning Partners Inc.

Attn: Rade Mikijelj

64 Jardin Drive, Unit 1B

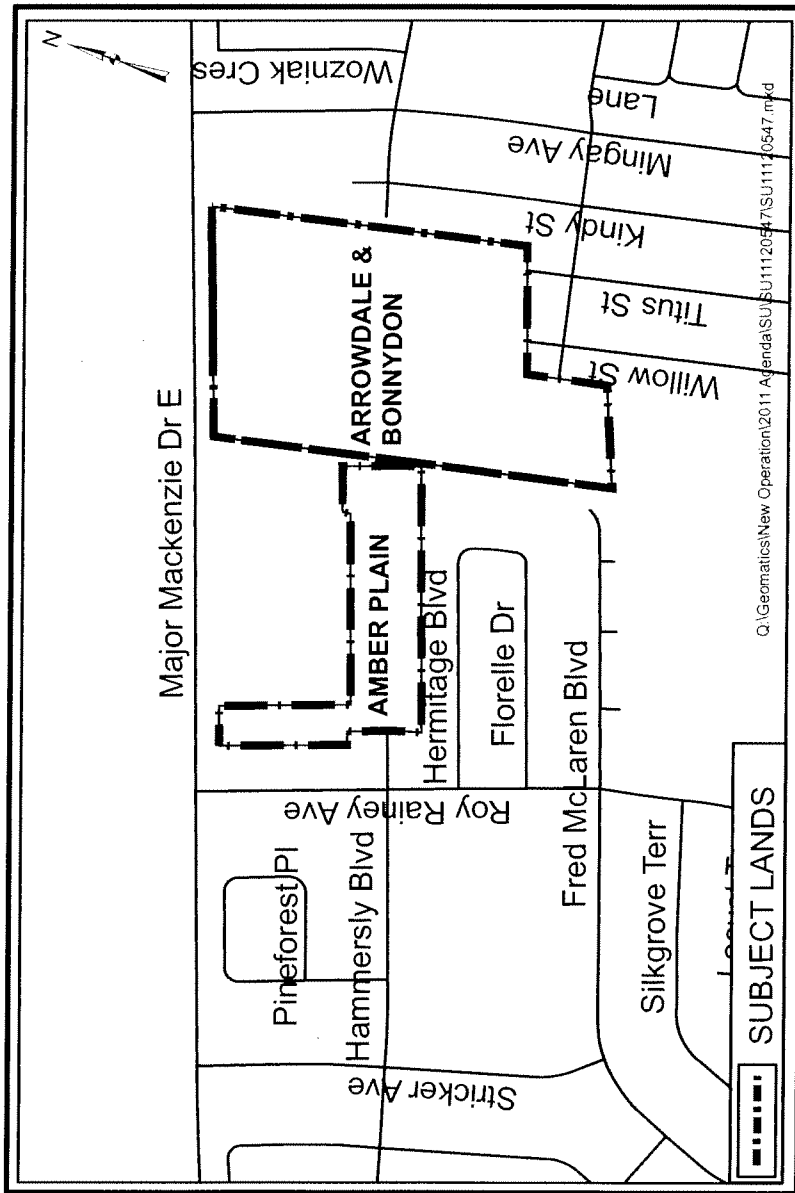
Concord, ON

L4K 3P3

Ph: 905-669-4055

Email: RMikijelj@KLMplanning.com

File path: Amanda\File 11 120547\Documents\Recommendation Report





AREA CONTEXT / ZONING

APPLICANT: AMBER PLAIN INVESTMENTS LTD
 SOUTH OF MAJOR MacKENZIE DR.
 EAST OF ROY RAINEY
 FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11

FIGURE No. 2



AIR PHOTO (2009)

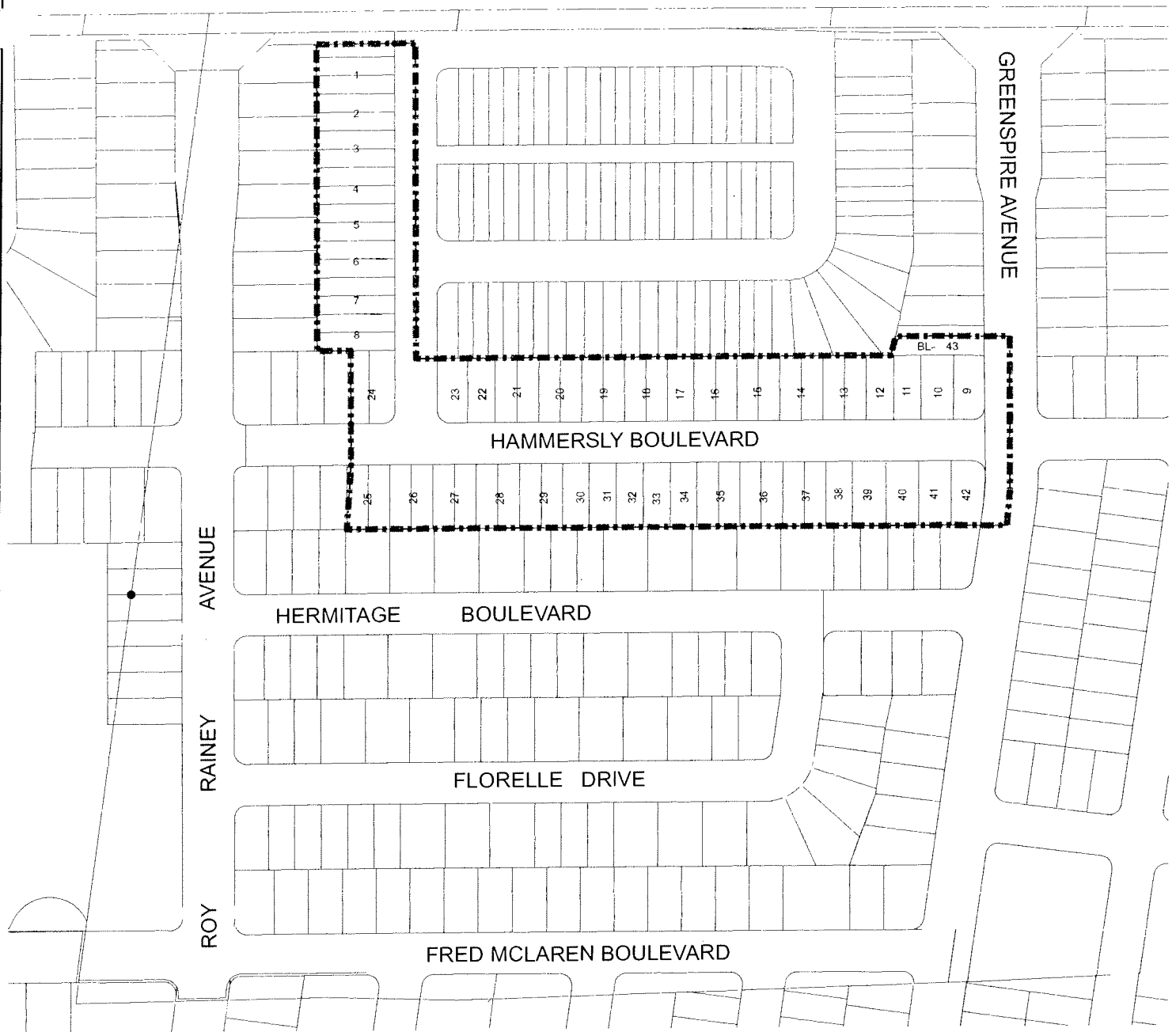
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 SUBJECT LANDS



DATE:09/19/11

FIGURE No. 3



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PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: AMBER PLAIN INVESTMENTS LTD
SOUTH OF MAJOR MacKENZIE DR.
EAST OF ROY RAINEY
FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11



AREA CONTEXT / ZONING

APPLICANT: ARROWDALE DEVELOPMENTS LTD/BONNYDON LTD

SOUTH OF MAJOR MACKENZIE DR.

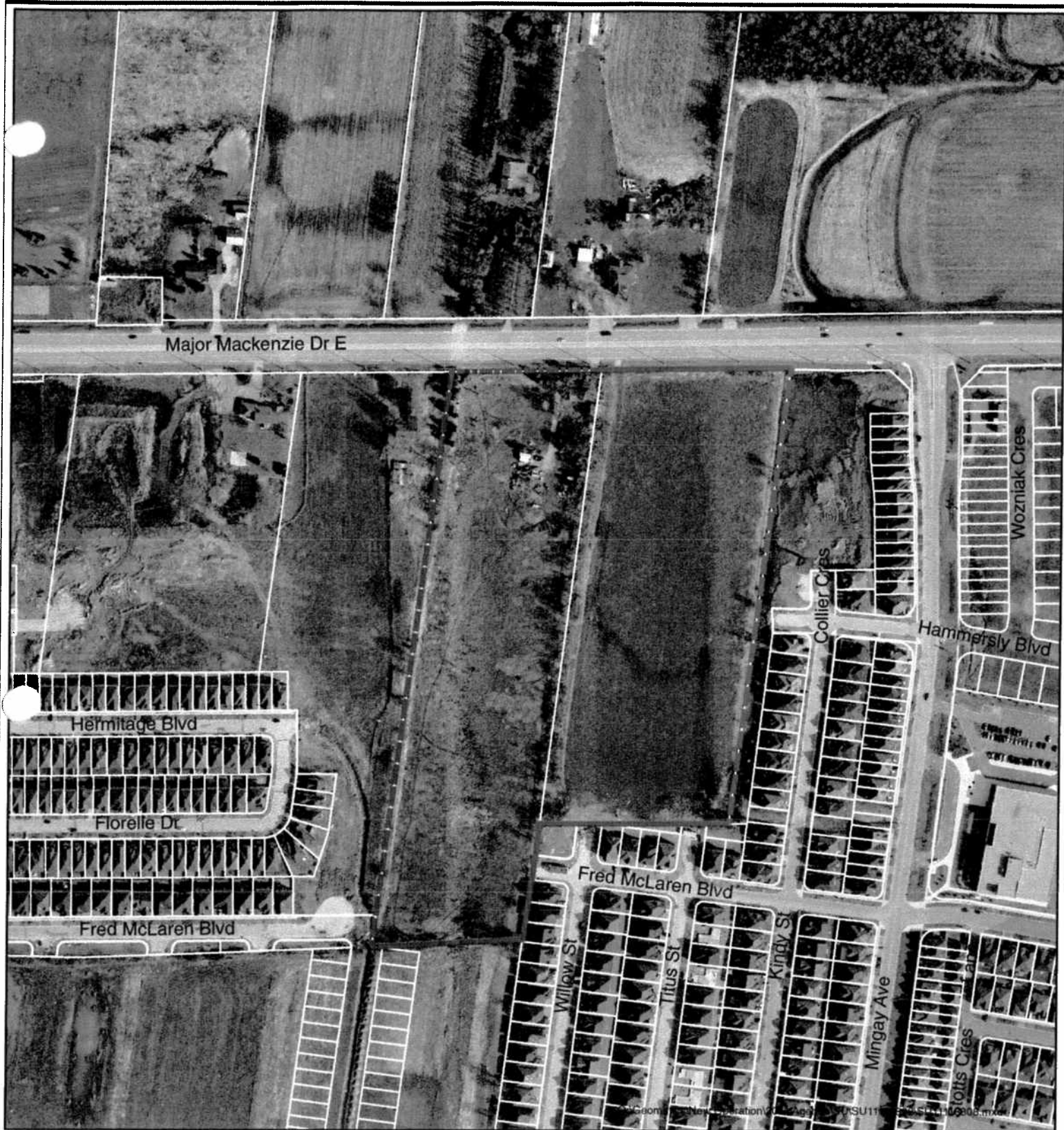
EAST OF ROY RAINEY

FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE: 09/19/11

FIGURE No. 5



AIR PHOTO (2009)

APPLICANT: ARROWDALE DEVELOPMENTS LTD/BONNYDON LTD

SOUTH OF MAJOR MacKENZIE DR.

EAST OF ROY RAINEY

FILE No. SU02116539(SK)

 SUBJECT LANDS

DATE:09/19/11

FIGURE No. 6



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By:SK



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PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: ARROWDALE DEVELOPMENTS LTD / BONNYDON LTD

SOUTH OF MAJOR MacKENZIE DR.

EAST OF ROY RAINEY

SUBJECT LANDS

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FIGURE No. 7