



Report to: Development Services Committee

Report Date: September 13, 2011

SUBJECT: PRELIMINARY REPORT
Stargrande Custom Homes Corp.
Rezoning and site plan applications to permit a townhouse development at 6330 16th Avenue (north-east corner of 16th Avenue and Williamson Road).
File Nos: ZA 11 119446 & SC 11 119447

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

REVIEWED BY: Dave Miller, Ext. 4960
Manager, East District

RECOMMENDATION:

- 1) That the report dated September 13, 2011 titled "PRELIMINARY REPORT, Stargrande Custom Homes Corp., Rezoning and site plan applications to permit a townhouse development at 6330 16th Avenue (north-east corner of 16th Avenue and Williamson Road), File Nos: ZA 11 119446 & SC 11 119447", be received;
- 2) That a Public Meeting be held to consider the applications submitted by Stargrande Custom Homes Corp. for rezoning and site plan approval to permit a townhouse development at 6330 16th Avenue;
- 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 rezoning and site plan applications submitted by Stargrande Custom Homes Corp. to permit a townhouse development at 6330 16th Avenue, 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 and the report should not be taken as Staff's opinion or recommendation on the application.

The applications have been deemed complete

The applications submitted by Stargrande Custom Homes Corp. were deemed complete on July 5, 2011.

BACKGROUND:**Subject land and area context**

6330 16th Avenue (the subject land) is located at the north-east corner of 16th Avenue and Williamson Road and abuts Swan Lake. A small portion of the lake area is located on the subject land (Figure 1). The site is approximately 4 hectares (10 acres) and contains a heritage house (the John Reesor House) as well as trees along the north property edge and the easterly portion of the site. There are vacant lands and Swan Lake located to the north of the subject land, the existing Amica retirement development, with a second phase proposed to the east, a residential subdivision and proposed place of worship on the west side of Williamson Road, and residential development on the south side of 16th Avenue (Figure 3).

Proposed townhouse development

The applicant is proposing a townhouse development consisting of a total of 160 townhouse units. A mix of dual frontage, back to back and standard townhouse units are proposed. The applicant is also proposing to preserve and incorporate the existing John Reesor House in the development. The heritage house will be converted into a semi-detached unit (Figure 4).

The proponent is proposing that approximately 0.23 hectares (0.58 acres) of the site which is comprised of a portion of Swan Lake will be conveyed to the Town. A pathway will be designed to connect to the existing pathway around Swan Lake. The total parkland amount to be dedicated to the Town is to be determined through the application review process.

Official Plan and Zoning

The subject land is designated “Urban Residential”, “Open Space” and “Environmental Protection Area” in the Town’s Official Plan. The site is designated “Urban Residential - Medium Density Housing (Area 1)” and “Open Space- Environmentally Significant Area” in the Swan Lake Secondary Plan (OPA 17). Swan Lake is also identified as a Locally Significant Area Complex in the Official Plan. The “Urban Residential” and “Urban Residential – Medium Density Housing (Area 1)” designations provide for townhouse development. The Secondary Plan specifies a net site density of all units within the range of 37.1 to 79.9 units per hectare (15 to 39 units per acre). The net site density of the proposed development is approximately 45 units per hectare (18.4 units per acre).

Predominant uses within the “Open Space” designation include conservation and outdoor recreation uses, pedestrian walkways and links. Lands designated “Environmental Protection Area” are intended to be secured for long term protection and include lands and water bodies containing natural and/or ecological functions of significance to the Town. The Secondary Plan describes the “Environmentally Significant Area” as an area which includes the water feature within the former gravel pit, related adjacent stormwater facilities and a buffer area surrounding the water feature.

The subject land is zoned “Rural Residential Four (RR4)” which allows one single family detached dwelling. Rezoning of the land is required to permit the proposed development and to the zone the “Environmentally Significant Area” appropriately.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. These matters, and any other additional matters identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to Committee:

1. The owner is working with Town staff to determine the boundary of the Environmentally Significant Area and features, including the environmental buffer, and to ensure that the design of the pathway and sufficient buffer areas, and the dedication of the environmentally significant area are appropriately addressed.
2. The owner is working with Town staff to ensure that any potential environmental impacts, which the proposed development may have on the environmentally significant area, are evaluated and appropriately addressed through the site layout, grading, underground services, stormwater management facilities, tree preservation and landscaping.
3. The owner will also work with Town staff to identify and evaluate natural features such as vegetation, wildlife, and groundwater, which may be affected directly or indirectly, by the proposed development. The owner will also work with Town staff to assess the impacts of the proposed development on the natural features and mitigate any negative impacts.
4. The existing two-storey brick farmhouse (The John Reesor House) has been identified as a structure of historical and architectural significance. The owner is working with the Town’s Heritage planning staff to ensure that the proposed townhouse development is compatible with, and complementary to, the distinctive and historic character of the house by having regard for the scale, massing, setback, building design and architectural treatment of the proposed townhouse development. The owner is also required to provide a restoration plan for the heritage dwelling, to the satisfaction of Town staff.
5. In January 2011, the Town assigned 2013 servicing allocation for 160 townhouses for the proposed development to the Trustee of the Developers Group. The Trustee of the Developers Group will assign these units accordingly.
6. 16th Avenue is under the jurisdiction of the Region of York. The owner is required to convey to the Region a road widening along 16th Avenue and a daylight triangle at the corner of Williamson Road and 16th Avenue, and to satisfy any other requirements of the Region as part of the application review process.
7. Outdoor amenity space and parkland dedication or cash-in-lieu of parkland is to be addressed to the satisfaction of the Town.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

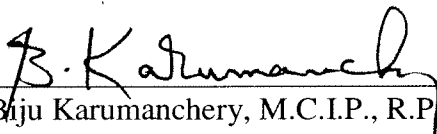
ALIGNMENT WITH STRATEGIC PRIORITIES:

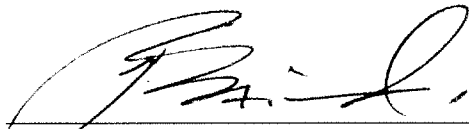
The proposed development aligns with the Town's strategic priorities to manage growth and to protect and enhance the Town's environmental features.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various Town departments and external agencies and their requirements will be addressed in the final staff 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 Site Plan

APPLICANT CONTACT INFORMATION:

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