



Report to: Development Services Committee

Report Date: May 31, 2011

SUBJECT: PRELIMINARY REPORT
Lasseter Developments Inc.
Blocks 1-18 and 33-36, Draft Plan 19TM-09001
Berczy Village
Zoning By-law Amendment Application to amend
minimum lot frontage and maximum height standards
Southwest corner of Major Mackenzie Drive and McCowan
Road
File No.: ZA 11 115270

PREPARED BY: Gary Sellars, Senior Planner, West District, ext. 2960

RECOMMENDATION:

That the staff report entitled “Preliminary Report, Lasseter Developments Inc., Blocks 1-18 and 33-36, Draft Plan 19TM-09001, Berczy Village, Zoning By-law Amendment Application to amend minimum lot frontage and maximum height standards, Southwest corner of Major Mackenzie Drive and McCowan Road, File No.: ZA 11 115270”, be received;

That a Public Meeting be held to consider the Zoning By-law Amendment Application submitted by Lasseter Developments Inc.;

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on the zoning by-law amendment application 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.

BACKGROUND:

Property

The subject lands consist of 6.1 ha. (15 acres) at the southwest corner of Major Mackenzie Drive and McCowan Road, within the Berczy Village Secondary Plan Area (Figure 1). Draft approval for a plan of subdivision comprised of 86 street townhouses and 165 lane based townhouses was granted and implementing zoning was approved for these lands in 2010. The plan is not yet registered.

Official Plan and Zoning

The subject lands are designated “Urban Residential” in the Official Plan and “Urban Residential – Medium Density” in the Berczy Village Secondary Plan and are currently zoned Residential Two (R2) and Open Space (01) by By-law 177-96, as amended (Figure 2).

Proposal

The implementing zoning for the plan of subdivision established a minimum 4m lot frontage and a maximum 11m height for the lane based townhouses (Figure 4). The applicant has advised that a minimum 3.9m lot frontage and a maximum 12m height is required by their builder for these townhouse units. The builder is constructing the same type of townhouse units in this subdivision as they have constructed in the Cornell community.

DISCUSSION:

The application fee that would be assessed for processing the variances being sought through Committee of Adjustment far exceeds the application fee that would be assessed for processing them through a zoning by-law amendment. This is due to the Committee of Adjustment application fee being based on the number of townhouse units involved (165), whereas a zoning by-law amendment application fee is a flat rate. The applicant has therefore chosen to submit a zoning by-law amendment application.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to other departments for comment.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P, R.P.P
Senior Development Manger

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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 - Draft Approved Plan of Subdivision

APPLICANT/AGENT:

Warren Melbourne

1473092 Ontario Limited

METRUS DEVELOPMENT INC

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