



Report to: Development Services Committee

Report Date: May10, 2011

**SUBJECT:** Preliminary Report  
King David Inc. and Monarch Developments – Garden Court  
Applications for Zoning By-law Amendment and Site Plan  
Approval for the development of an 88 unit condominium  
townhouse development and future 4 storey residential  
condominium building  
10350 Woodbine Avenue  
File No's: ZA 10 130576 & SC 11 110282

**PREPARED BY:** Geoff Day – Senior Planner, West Development District

---

### **RECOMMENDATION**

1. THAT the report dated May 10, 2011, entitled “Preliminary Report, King David Inc. and Monarch Developments – Garden Court, Applications for Zoning By-law Amendment and Site Plan Approval for the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building, 10350 Woodbine Avenue, File No's: ZA 10 130576 & SC 11 110282”, be received;
2. AND THAT a Public Meeting be held to consider the applications for Zoning By-law Amendment and Site Plan Approval to permit the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building on the subject lands;
3. AND FURTHER 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 regarding applications for Zoning By-law Amendment and Site Plan Approval. The proposal is to rezone the subject lands from Agricultural to an appropriate Residential zone to permit a two phase residential development containing 88 townhouse units (Phase I) and a 186 unit 4 storey condominium building (Phase II). It is recommended that a statutory Public Meeting be held to consider these applications.

This report contains general information in regarding applicable Official Plan and Zoning policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

---

## **BACKGROUND**

### **Location**

The subject lands are bounded on the north by a linear open space block that accommodates a stream and further to the north is Betty Roman Boulevard and an existing low density residential subdivision. To the east is the currently un-built Prince Regent Street and open space lands containing a stormwater management pond. To the south is the Cathedral of the Transfiguration and surrounding the Cathedral are lands designated for medium and high density residential and mixed uses. To the west is a parcel of land that was recently conveyed to Crown of Markham Inc., to be incorporated into a low density residential subdivision (Figures 1-3).

### **Existing Official Plan and Zoning By-law**

The subject lands are designated Urban Residential Medium Density in the Cathedral Secondary Plan. The housing types provided for within these designations include townhouses and garden court apartments at a net site density of 37.1 to 79.9 units per hectare (13 to 25 units per acre). Densities are calculated by taking the average net density of all units in the Medium Density Housing Category within the Secondary Plan. Section 5.2.1 h) of the Cathedral Secondary Plan states that each individual plan shall generally comply with the net site densities as indicated above. The proposed Phase I complies with these density targets, however, the future phase II exceeds the density as discussed later in this report.

The lands are currently zoned Agricultural One [A1] by By-law 304-87. Amendments are required to delete these lands from By-law 304-87 and incorporate them into appropriate zones in By-law 177-96 (Figure 2).

## **OPTIONS/DISCUSSION:**

### **Severance of lands**

In October of 2010, an application by King David Inc., to sever and convey the subject lands to Monarch Developments was submitted to the Committee of Adjustment for consideration. The severance was approved by the Committee of Adjustment in November 2010 subject to King David Inc. entering into a Development Agreement with the Town regarding the timing and construction of two key roads abutting the subject lands. On April 12, 2011, the Mayor and Clerk were authorized by Council to enter into said agreement.

### **Proposed Development**

In addition to the zoning by-law amendment application to accommodate Phases 1 & 2, which is the subject of this preliminary report, Monarch Developments have submitted an application for Site Plan Approval for a Phase I development consisting of 88 three storey condominium townhouse units accessed by a private lane (Figures 4&5). The townhouse designs are in a contemporary Georgian style. Twenty-six (26) visitor parking spaces are proposed around the perimeter of the private lane. Staff will be working with the applicant on the built form and are also reviewing the configuration of the lanes and associated visitor parking to present a more urban condition.

A linear water feature containing pedestrian linkages, bridges, fountains, and soft landscaped areas is proposed to bisect the townhouse development. This open space area will function as private passive and active amenity area for the condominium residents.

A site plan application for Phase II will be submitted in the near future. Phase II will comprise of a 4 storey 186 unit condominium building with structured parking below grade. As per Council's mandate of March 25, 2008, this 4 storey building would be a LEED silver development (at the minimum).

The following chart provides a statistical summary of the Phase I and Phase II development:

	<b>PHASE I</b>		<b>PHASE II</b>		<b>TOTAL</b>	
<b>Site Area:</b>	2.21ha	5.46ac	0.97ha	2.4ac	<b>3.18ha</b>	<b>7.86ac</b>
<b>Units</b>						
<b>Townhouse Units:</b>	88		0			<b>88</b>
<b>Apartment Units:</b>	0		186			<b>186</b>
<b>Total Residential Units:</b>						<b>274</b>
<b>Equivalent Population:</b>	248.16		422.22			<b>670.38</b>
<b>Net Residential Density Target range from Secondary Plan (expressed as units per hectare):</b>	37.1-79.9		37.1-79.9			
<b>Net Residential Density: (expressed as units per hectare)</b>	39.82		191.75			<b>AVG. 86.16</b>

#### **Allocation is available**

The proposed 88 townhouses units and 186 apartment units with a total population of 670.38 have been assigned sufficient servicing allocation by the Trustee for the West Cathedral Landowners Group. The Town has confirmed this allocation through the report entitled, "Servicing Allocation Update", approved by Council on January 25, 2011.

#### **ISSUES/CONCERNS TO BE RESOLVED:**

As indicated earlier in this report and outlined in the table above, Phase I complies with the Medium Density target range of 37.1 to 79.9 units per hectare however; Phase II exceeds the maximum target density. The overall net density of Phases I and II combined exceeds the maximum density by 6.26 units per hectare (2.53 units per acre). This matter, 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 Committee at a later date.

---

**CONCLUSION:**

Staff recommend that a statutory Public Meeting be held to consider these applications and obtain public input.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

There are no financial matters to be considered in this report.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

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

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the preparation of the Zoning By-law amendment and Site Plan Approval.

**RECOMMENDED BY:**

---

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

---

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

**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Area Context and Zoning By-law  
Figure 3: Air Photo  
Figure 4: Conceptual Site Plan (Phases I & II)  
Figure 5: Conceptual Elevations

**APPLICANT / AGENT:**

Owner/Agent:

Mark Resnick  
Manager, Land Development  
Monarch Corporation  
2550 Victoria Park Avenue, Suite 200  
Toronto, Ontario  
M2J 5A9  
Phone: 416-495-3541  
Fax: 416-640-1574

Helen Roman-Barber  
  
King David Developments Corporation  
212 King Street West, Suite 204  
Toronto, Ontario  
M5H 1K5  
Phone: 416-971-3323  
Fax: 416-971-9181