



Memo to: Development Services Committee

Memo Date: May 3, 2011

TO: Mayor and Members of Council

FROM: Jim Baird - Commissioner of Development Services

SUBJECT: Request for authorization to call Statutory Public Meetings
File Number's:

A handwritten signature in black ink, appearing to read 'Jim Baird', written over a horizontal line.

- i. ZA 11 109 848 – Woodbine MacKenzie Developments – East Cathedral Community
- ii. ZA 11 111796 – Crown of Markham Phase II – West Cathedral Community
- iii. ZA 10 130576 – King David Inc. – West Cathedral Community
- iv. ZA 10 131180 – Wooden Spire Estates Inc. – The Shoppes of Boxgrove – 6899 14th Ave

RECOMMENDATION:

1. THAT the Staff memorandum dated May 3, 2011, entitled “Request for authorization to call Statutory Public Meetings”, Files ZA 11 109 848, ZA 11 111796, ZA 10 130576 and ZA 10 131180”, be received;
2. That Staff be authorized to schedule statutory Public Meeting's for the following applications:
 - i. ZA 11 109 848 – Woodbine MacKenzie Developments – East Cathedral Community
 - ii. ZA 11 111796 – Crown of Markham Phase II – West Cathedral Community
 - iii. ZA 10 130576 – King David Inc. – West Cathedral Community
 - iv. ZA 10 131180 – Wooden Spire Estates Inc. – The Shoppes of Boxgrove – 6899 14th Ave
3. AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Preliminary Reports for the four (4) applications identified above have been included in the 'Part B' agenda of the May 10, 2011 Development Services Committee meeting. Staff have requested authorization to call statutory Public Meeting's in all four of these preliminary reports. Brief synopses of the four applications are provided below:

i) ZA 11 109 848 – Woodbine MacKenzie Developments – East Cathedral Community

The purpose of this application by Woodbine MacKenzie Developments Limited is to rezone the subject lands from Agricultural under By-law 304-87, as amended to Residential under By-law 177-96, as amended. When the plan of subdivision in which the subject blocks are located was registered in 2003, allocation was not available to include the lands subject to this application and these blocks were not zoned for residential uses. On January 25, 2011, Council approved the most recent Staff report on Servicing Allocation. The Owner is now proposing to rezone the lands identified on Figure 1, from Agricultural to Residential to allow for these lands to be developed for 24 single detached residences.

ii) ZA 11 111796 – Crown of Markham Phase II – West Cathedral Community

The purpose of this application by Crown of Markham Inc. is to rezone the subject lands from Agricultural to Medium Density Residential and Red-line revisions to Draft Plan of Subdivision 19TM-09002, to permit the future development of residential/mixed use blocks containing 48 units (Figure 2). The proposed Stage II subdivision is an eastward extension of the Stage I Draft Plan of Subdivision to the west which was approved by Council on December 14, 2010. The extension is comprised of two medium density mixed use live-work blocks containing 48 three storey units.

iii) ZA 10 130576 – King David Inc. – West Cathedral Community

The purpose of this application by King David Inc. is to rezone the subject lands (Figure 3) from Agricultural to an appropriate Residential zone to permit a two phase residential development containing 88 private lane based townhouse units (Phase I) and a 186 unit 4 storey condominium building (Phase II). In addition to the zoning by-law amendment application to accommodate Phases 1 & 2, which is the subject of this application, Monarch Developments have submitted an application for the 88 unit townhouse component.

iv) ZA 10 131180 – Wooden Spire Estates Inc. – The Shoppes of Boxgrove – 6899 14th Ave

In 2010, the Committee of Adjustment granted a minor variance application to permit a medical office use on the property, subject to a maximum gross floor area of 127 m² (1,367 sq. ft.).

The purpose of the application by Wooden Spire Estates Inc. is to allow medical offices to occupy up to a maximum of 50 percent (435 m² or 4,682 sq. ft.) of the total gross floor area of the existing multi unit commercial building.

DISCUSSION:

There presently remains two available Public Meeting dates (May 31st and June 21st) before Council adjourns for the Summer recess in which these four applications can be presented to the Development Services Committee, and to obtain public input. Staff have been advised that due to scheduling conflicts, the May 31, 2011 Development Services Committee meeting may be rescheduled for May 24, 2011.

The Planning Act requires Public Meetings to be held no earlier than 20 days after the requirement for giving notice has been complied with. In order to schedule a Public Meeting for May 24th and meet the required 20 day notice period, the notice would have to be mailed out on May 4th. Council authorization of the scheduling of these Public Meeting's in advance of their associated Preliminary Reports scheduled for May 10, 2011, will allow the Public Meeting's for these items to take place on May 24th and avoid a potentially lengthy agenda for the June 21st Development Services Committee public meeting where five or six additional items are already anticipated.

Figure 1 – Area Context - Woodbine MacKenzie Developments

Figure 2 – Area Context - Crown of Markham Phase II

Figure 3 – Area Context - King David Inc.

Figure 4 – Area Context - Wooden Spire Estates Inc.

FIGURE 1

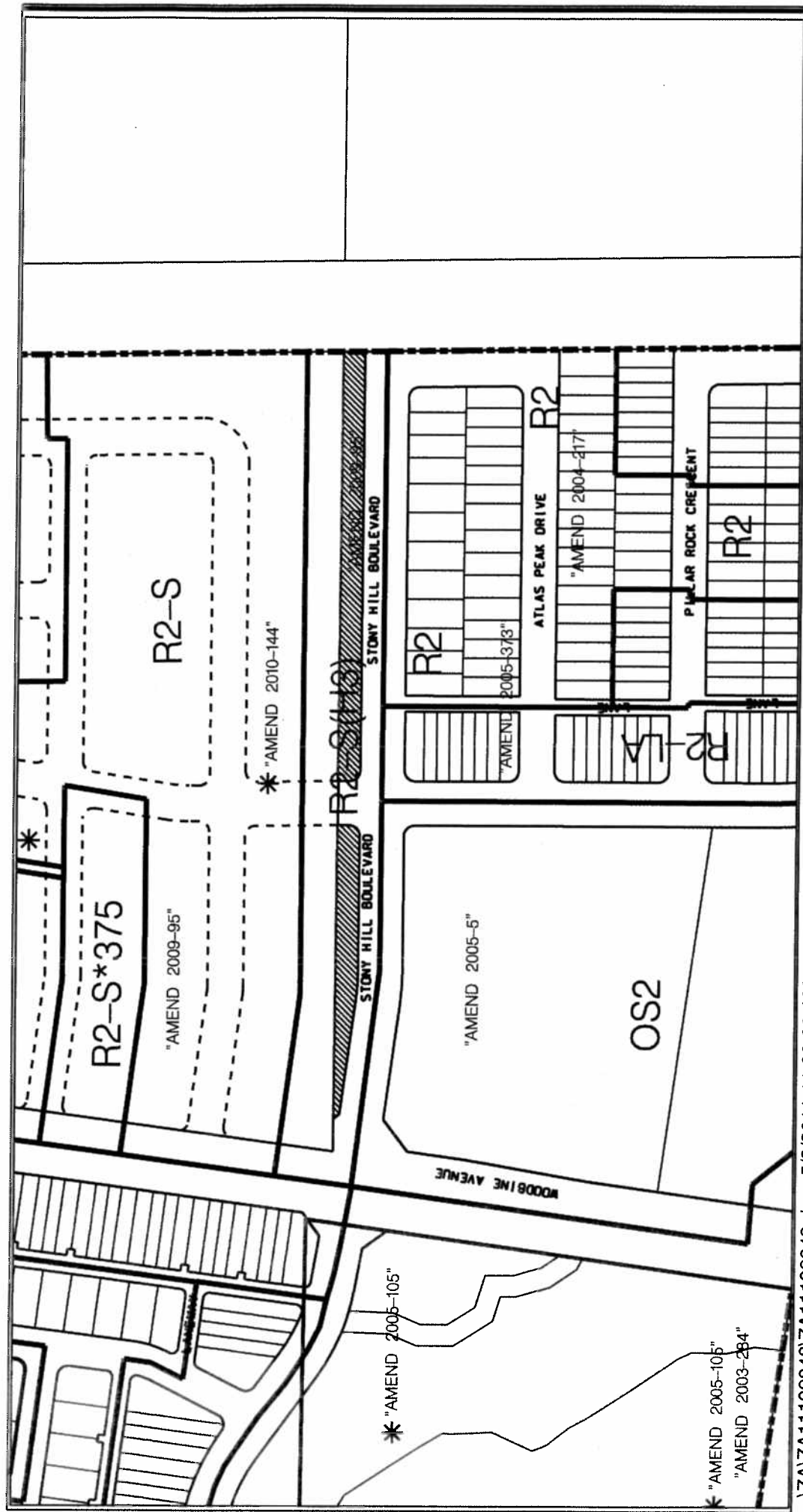


FIGURE 2

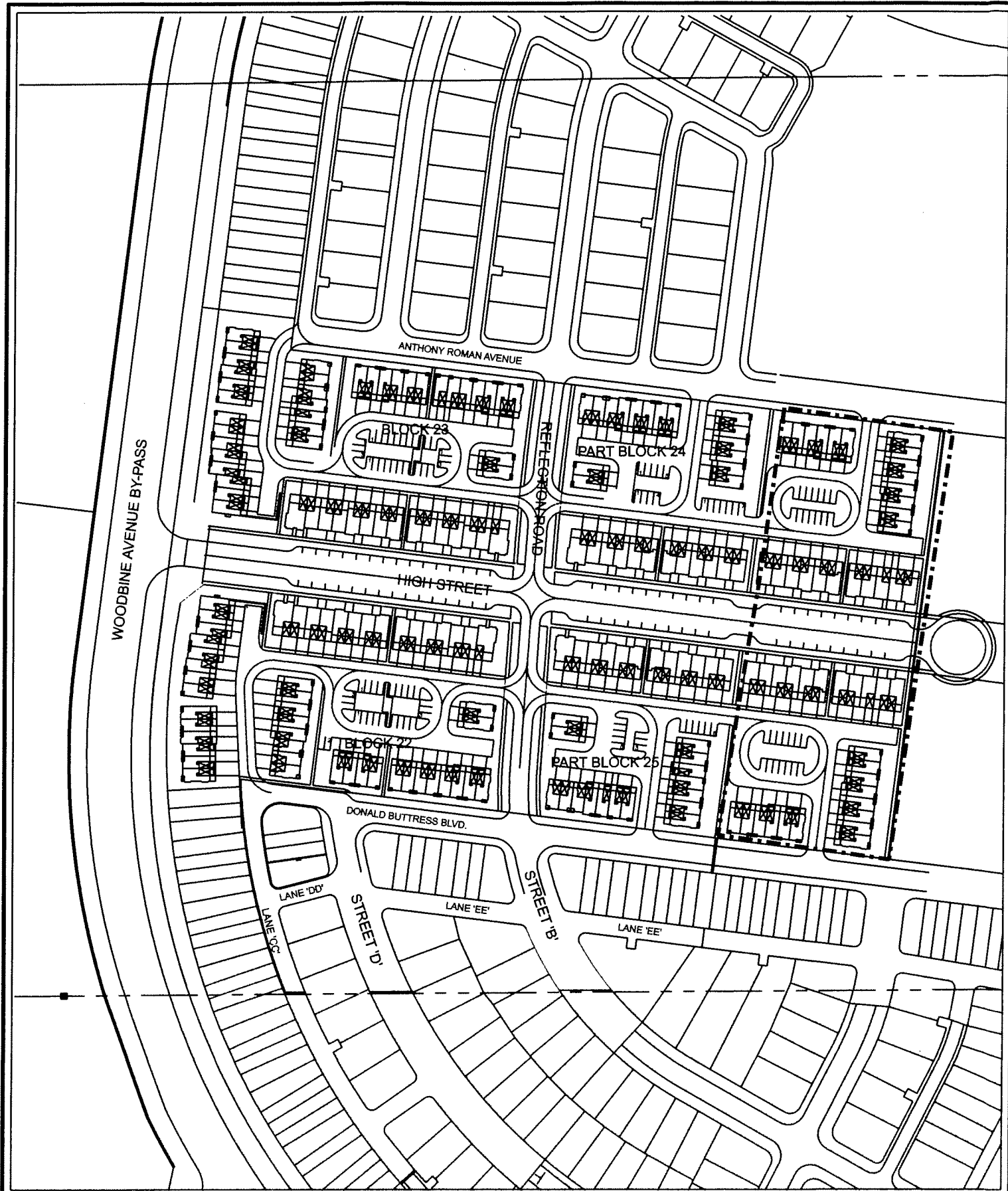
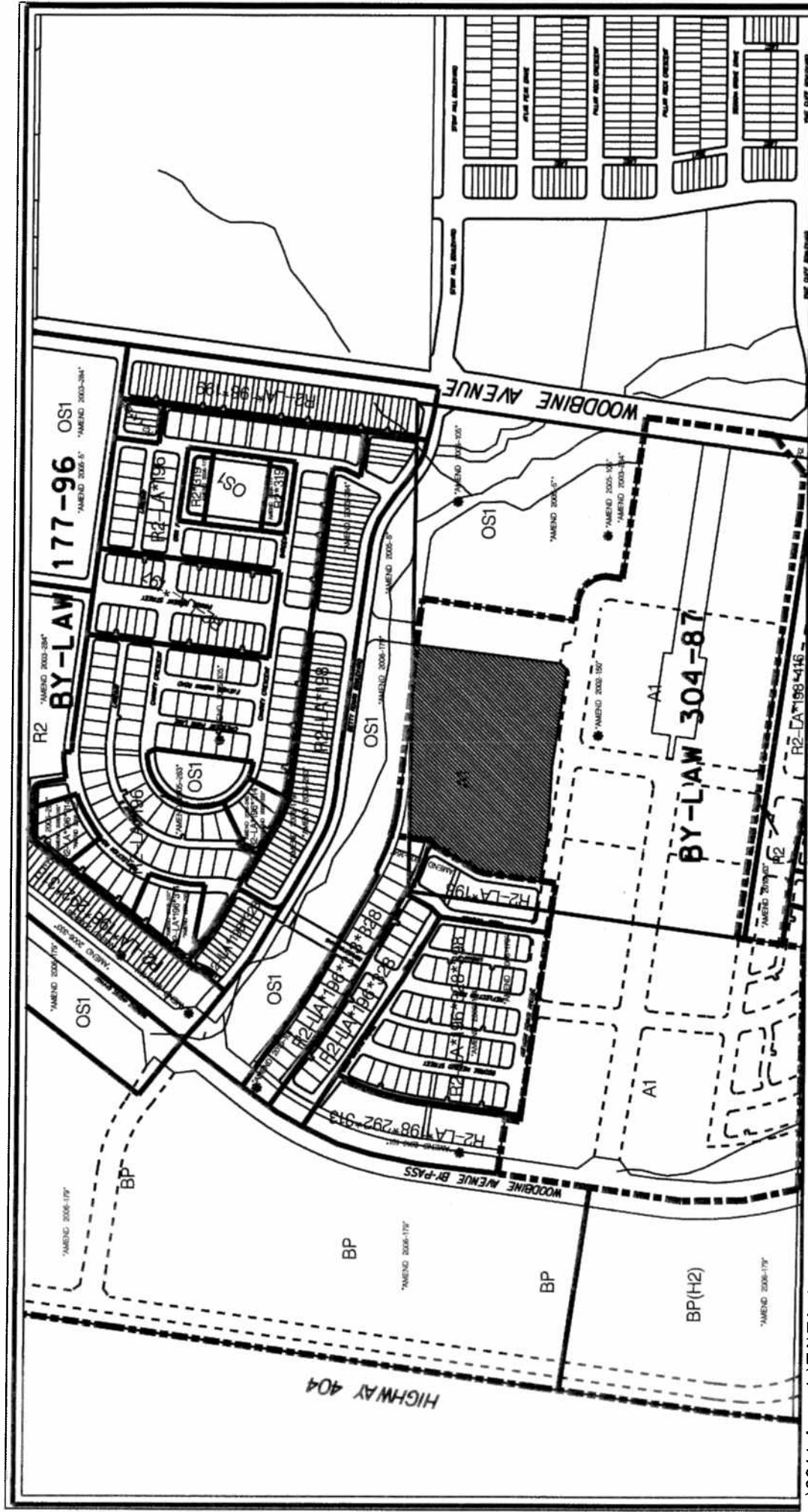


FIGURE 3



[illegible]