



SUBJECT: PRELIMINARY REPORT
Great Eldin Developments Ltd.
9560 Highway 48
Draft plan of subdivision and rezoning applications to permit high density mixed-use residential development and townhouses.

File Nos: SU 11 109000 & ZA 11 108999

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

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Great Eldin Developments Ltd., 9560 Highway 48, Draft plan of subdivision and rezoning applications to permit high density mixed-use residential development and townhouses. File Nos. SU 11 109000 & ZA 11 10899,” dated April 12, 2011, be received;
- 2) That a Public Meeting be held to consider the applications submitted by Great Eldin Developments Ltd. For draft plan of subdivision and rezoning to permit high density mixed-use residential development and townhouses at 9560 Highway 48;
- 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 draft plan of subdivision and rezoning applications submitted for 9560 Highway 48 (the “subject land”) 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. The report should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete

The draft plan of subdivision and rezoning applications submitted by Great Eldin Developments Ltd. to permit high density mixed-use residential development and townhouses, were deemed complete on February 17, 2011.

BACKGROUND:**Subject lands and area context**

9560 Highway 48 is located on the west side of Highway 48, north of Edward Jeffreys Avenue, in the Wismer Commons community (Figure 1). The subject land is comprised of approximately 2.5 hectares (6 acres), and is currently vacant. There is a woodlot, referred to as the Matrundola woodlot, on the westerly portion of the site. Low density residential development is located to the west. Similar high density mixed use residential development and townhouses are proposed for the properties immediately to the north and south of the subject land. To the east, across Highway 48, are industrial/commercial uses and the Mount Joy GO station (Figure 3).

High density mixed use residential development and townhouses are proposed

The applicant is proposing to subdivide the subject land to create a high density mixed-use residential block abutting Highway 48, townhouse blocks to the west of the high density residential block, a park block at the west end where the woodlot is located, and public roads (Figure 4). 48 freehold lane-based townhouses and an apartment building consisting of 302 apartment units with grade-related commercial/retail uses are proposed to be developed on the site.

Official Plan and Zoning

The subject land is designated “Major Commercial Area” in the Wismer Commons Secondary Plan which provides for medium and high density mixed-use development in addition to the permitted commercial and retail uses. The land is zoned “Agriculture One (A1)”. A draft plan of subdivision to create the development blocks and public roads, and rezoning of the lands are required to permit the proposed development.

Highway 48 Corridor

The Highway 48 Urban Design Study (endorsed by Council in 2005) establishes the Town’s vision and key design principles for redevelopment of the Highway 48 corridor (between 16th Avenue and Major Mackenzie Drive). The study identifies the subject land as part of a “Transition and Intensification” area. This area is intended to perform a transitional function between north and south through a mix of residential and grade related uses. Initially, as part of this Urban Design Study, medium density development in a built form ranging from 2-8 storeys in height was envisioned.

In 2008, a revised concept plan was presented to Committee for the lands north of Edward Jeffreys Avenue to Bur Oak Avenue. 18-20 storey buildings at the intersections of Highway 48, Edward Jeffreys Avenue and Bur Oak Avenue, with 16-18 storey buildings located between these intersections were presented by Staff. The towers were envisioned to be on top of 6-8 storey podiums. A concept site plan and building elevations will be presented at the statutory public meeting.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters and others identified through the circulation and detailed review of the proposal, will need to be addressed prior to a staff recommendation report to Committee:

1. The proposed development is being evaluated to ensure conformity with the Highway 48 Urban Design Study (endorsed by Council in 2005) and the revised concept plan for the Highway 48 corridor lands on the west side of Highway 48 between Edward Jeffreys Avenue and Bur Oak Avenue (presented to Committee in 2008).
2. The proposed development is being reviewed to ensure that it is appropriately integrated with the proposed development to the immediate north and south. Block configurations for the residential development and park, and contiguous roads will be aligned and designed comprehensively, along with a possible shared access on Highway 48 at the north and south ends. The appropriateness of the proposed density and height is also being evaluated as part of the staff review.
3. The applicant is required to submit a tree inventory and preservation plan for the subject land, ensure that the proposed road alignment does not impact preservation of the woodlot, and work with the Town to convey the park block in a satisfactory condition to the Town (eg. provide an adequate “no touch” buffer zone from the preservation areas to the proposed roads and curbs, provide information regarding the treatment of the park edge and woodlot etc.).
4. Servicing allocation remains to be assigned to the proposed development.
5. Sustainable initiatives including LEED silver for the high density mixed-use residential development and bird friendly design etc. will have to be incorporated into the proposed development.
6. The Owner/applicant will be required to participate in a developers’ group agreement if required, and provide their share for the dedication of lands and the construction of public access roads, municipal infrastructure and parkland dedications, and other applicable group obligations.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is consistent with the growth management and parks and recreation strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The 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

James 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 Draft Plan of Subdivision

AGENT/CONTACT INFORMATION

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