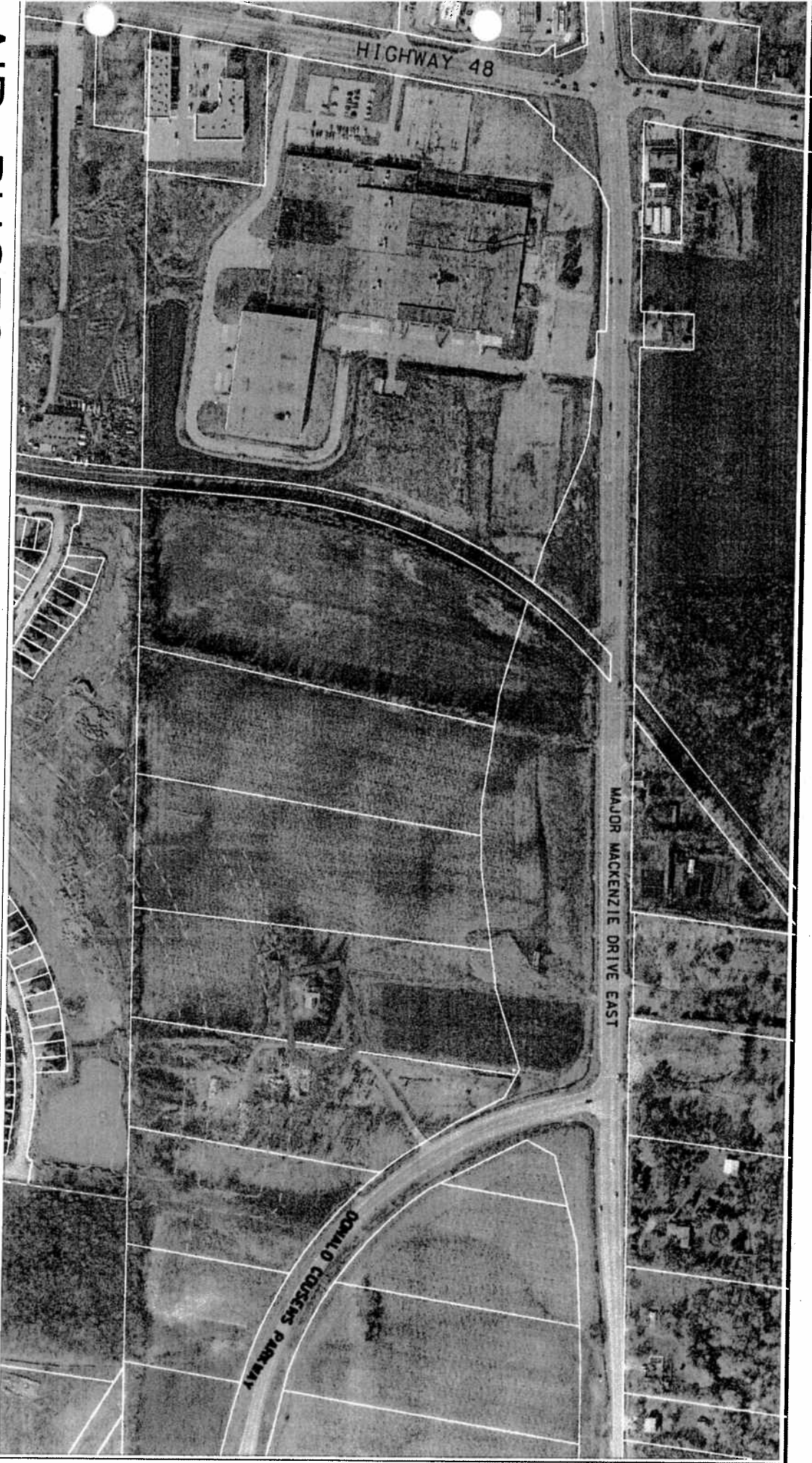


[illegible]

DATE: 130810



AIR PHOTO (2009)

APPLICANT: DIGRAM DEVELOPMENTS LTD.

SOUTH OF MAJOR MACKENZIE DRIVE EAST
WEST OF DONALD COUSENS PARKWAY

FILE No: ZA.10121906 (SK)



DEVELOPMENT SERVICES COMMISSION

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SUBJECT LANDS

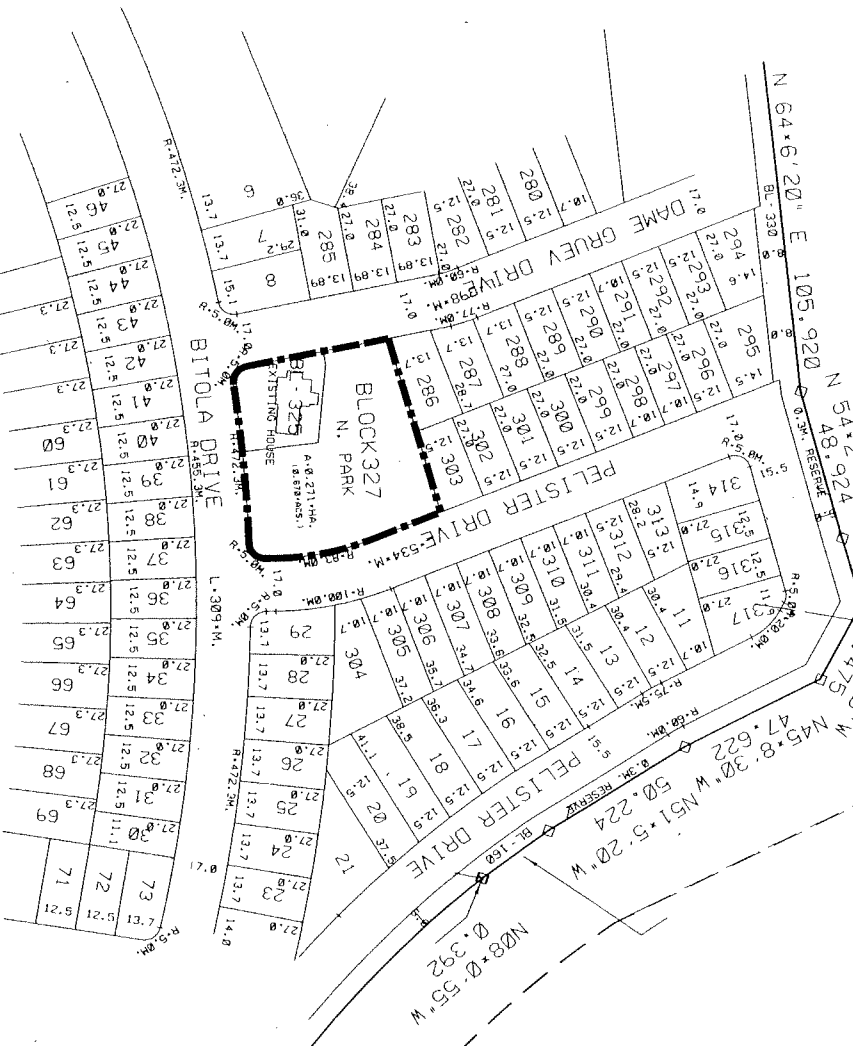
DATE: 13/08/10



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FIGURE No.3

FUTURE MAJOR MACKENZIE DRIVE EAST



DRAFT APPROVED LOTTING

APPLICANT: DIGRAM DEVELOPMENTS LTD.
SOUTH OF MAJOR MACKENZIE DRIVE EAST
WEST OF DONALD COUSENS PARKWAY

FILE NO: ZA. 10121906 (SK)



DEVELOPMENT SERVICES COMMISSION

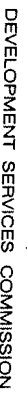
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DATE: 130810

FIGURE NO. 4

FILE No: ZA.10121906 (SK)



DRAWN BY: CPW CHECKED BY: SK SCALE 1:

DATE: 130810

FIGURE No.5



MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Marg Wouters, Manager of Development, East District

DATE: August 20, 2010

SUBJECT: Delegation of Authority to CAO to call a Public Meeting for a zoning amendment application to permit limited retail and service uses at 135 Anderson Avenue
H. Roy Gray Limited
File Number: ZA 10-122713

*Proceed
Thanks
MW*

RECOMMENDATION:

- 1) That the CAO authorize staff to schedule a statutory Public Meeting for H. Roy Gray Limited for a zoning amendment application to permit limited retail and service uses at 135 Anderson Avenue.
- 2) 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 background information regarding an application for a zoning by-law amendment at 135 Anderson Avenue. This report contains general information in regards to applicable Official Plan and 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 and Area Context

The 0.42 ha (1.03 ac) subject lands are located on the east side of Anderson Avenue, north of Bur Oak Avenue. The lands are currently occupied by a 1,424 m² (15,327 sf) industrial building. To the north and south of the property are industrial buildings, and to the west across Anderson Avenue, are industrial/retail buildings fronting Markham Road (Hwy 48). To the east across the GO rail line is low density residential development within the Greensborough Community (Figures 1 to 3).

Proposal

The proposal is to permit limited retail and service uses in addition to the industrial uses already permitted on the property. The retail and service uses are related to a lawn and garden equipment business which intends to occupy the existing building on the property.

Official Plan and Zoning

The lands are designated Major Commercial Area in the Town's Official Plan, and zoned Select Industrial & Warehousing (M.I.) in By-law 88-76. The zoning permits manufacturing, assembly and warehousing of goods, but does not permit retail and service uses.

OPTIONS/DISCUSSION:

The requested permissions for limited retail uses and service uses are generally consistent with the Major Commercial Area designation of the Official Plan. No issues have been identified to date. Any issues identified will be addressed in the recommendation report, if required.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed application will align with Town's strategic priorities of Growth Management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to various Town departments and external agencies and is currently under review.

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context

Figure 3 – Air Photo

APPLICANT:

Anthony Gray, President

H. Roy Gray Limited

135 Anderson Avenue

Markham ON

Tel: 905-294-4833

Email: tony@higher-fidelity.com

AGENT:

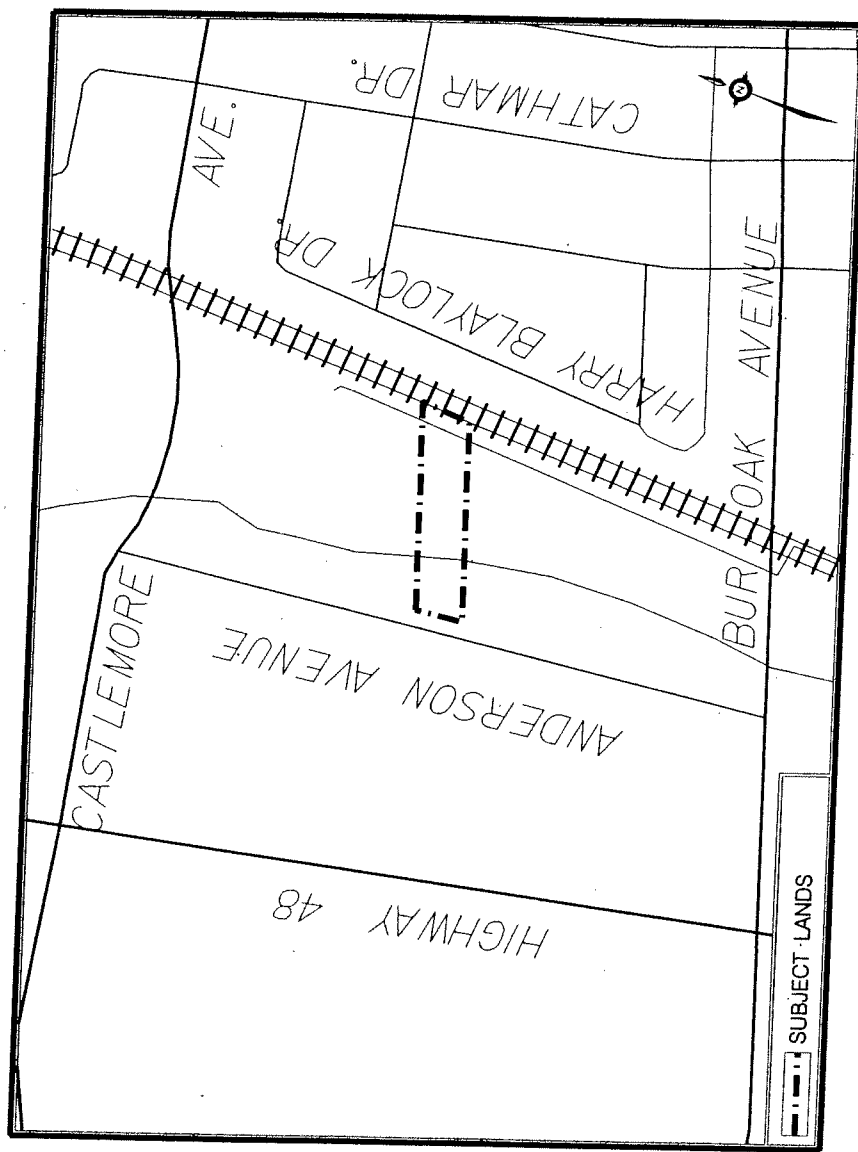
Andrew Paterson, President
Markham Mower
625 Cochrane Drive, Unit 200
Markham ON L3R 9R9

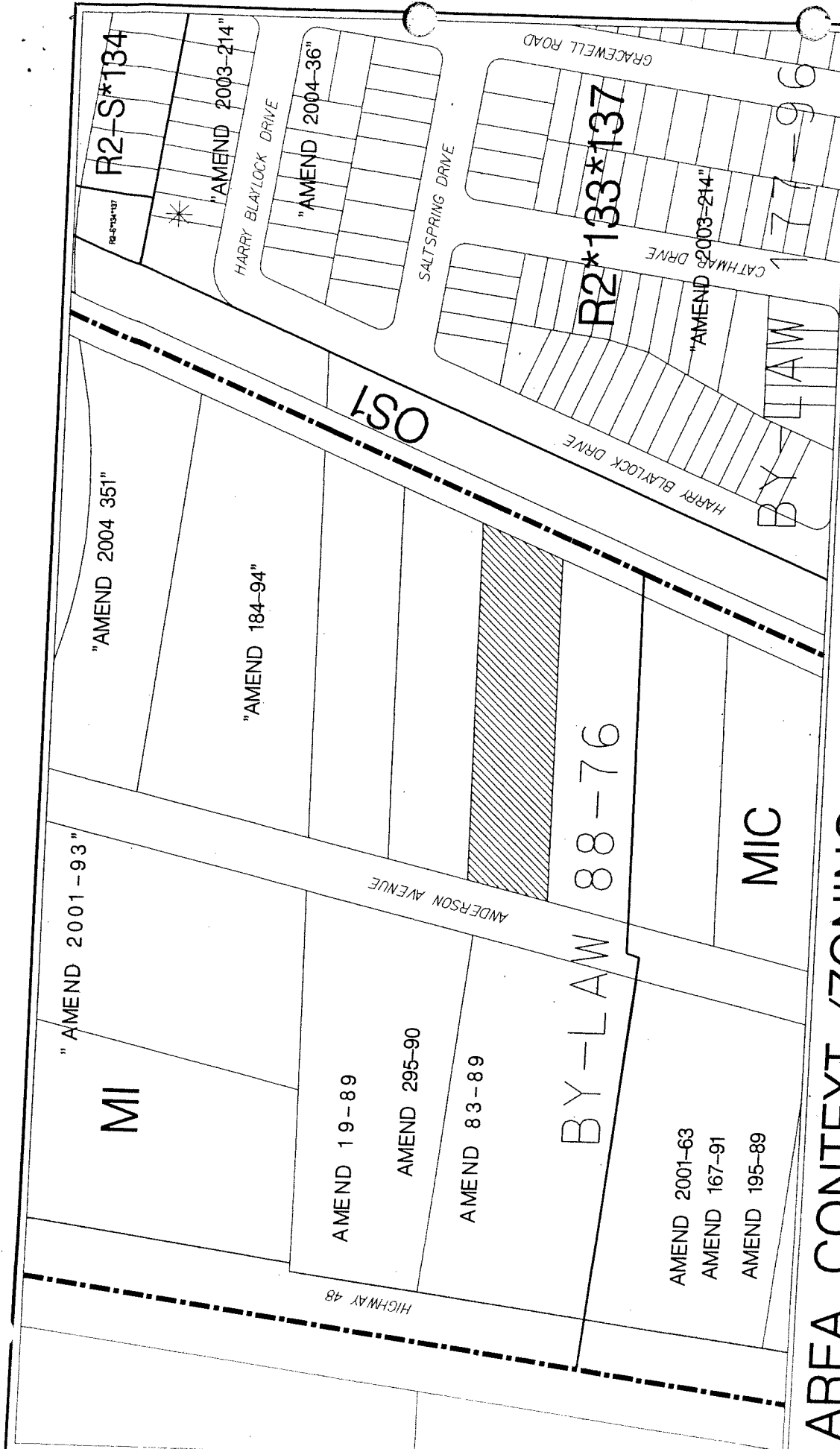
Tel: 905-470-5103

Fax: 905-470-0503

Email: info@markhammower.com

Figure 1 – Location Map





AREA CONTEXT /ZONING

APPLICANT: H. ROY GRAY LTD.
135 ANDERSON AVENUE

FILE No: ZA10122713(MW)



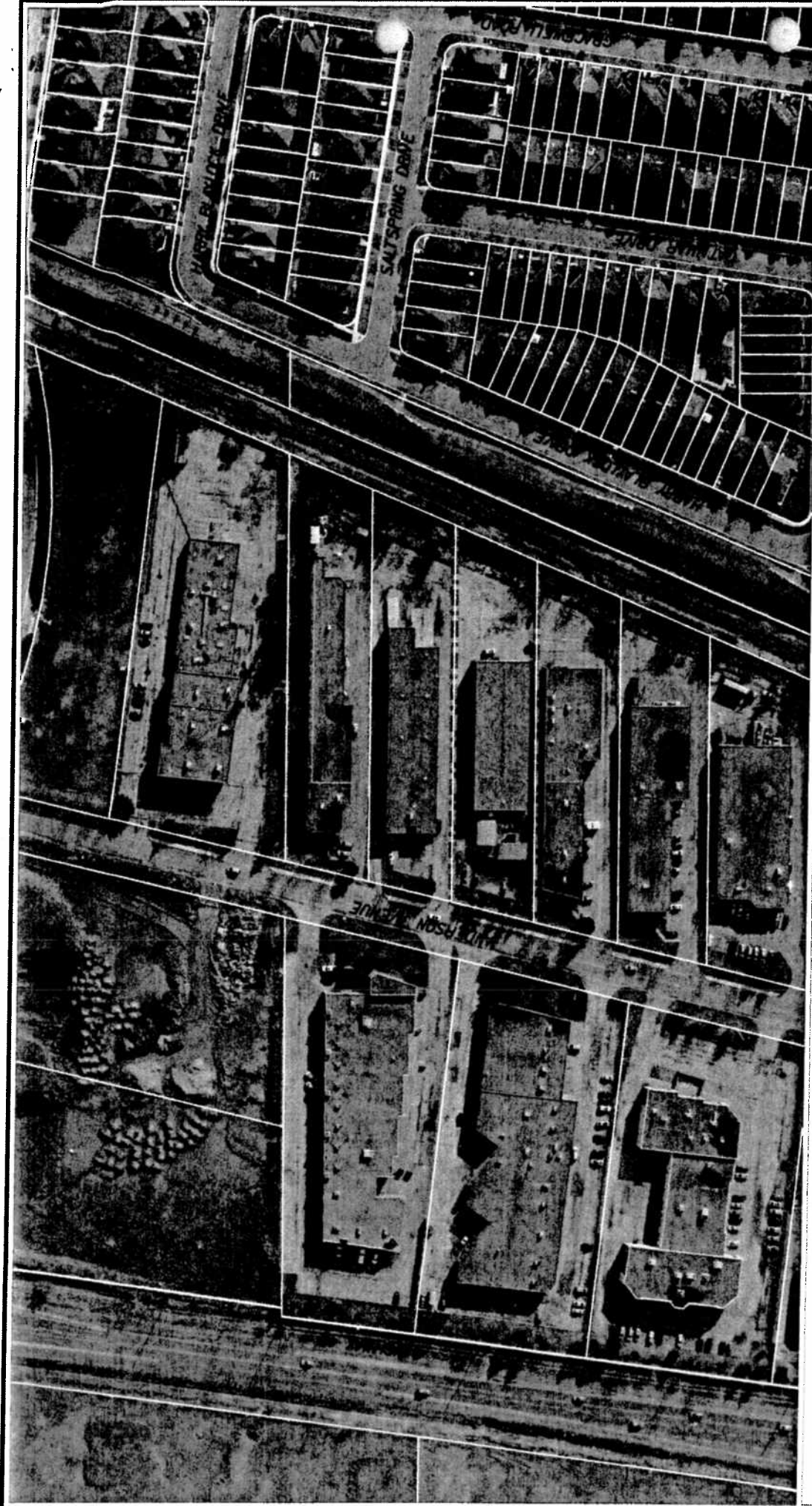
DEVELOPMENT SERVICES COMMISSION

DATE: 08/17/10

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FIGURE No.2



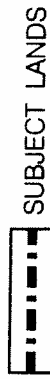
AIR PHOTO 2009

APPLICANT: H. ROY GRAY LTD
135 ANDERSON AVENUE

FILE No: ZA10122713(MW)



DEVELOPMENT SERVICES COMMISSION



DATE: 08/17/10

FIGURE No.3

DRAWN BY: DD CHECKED BY: MW SCALE 1:



TO: John Livey, Chief Administrative Officer

FROM: Ron Blake, Acting Senior Development Manager

PREPARED BY: Peter Wokral, Heritage Planner

DATE: August 13, 2010

SUBJECT: Request to schedule a Public Meeting
Rocco Sciotti
Application for a Zoning By-law Amendment to re-zone a
portion of 56 Main Street Unionville from Open Space to
Residential to permit the construction of a new single
detached dwelling
File No. ZA 10 118042

The purpose of this memorandum is to request authorization to schedule a statutory Public Meeting. The draft information report scheduled for the September 14, 2010 Development Services Committee meeting regarding the above-noted applications is attached for further information.

RECOMMENDATIONS:

1. THAT the report dated September 14, 2010 entitled "Information Report, Rocco Sciotti, application for a Zoning By-law Amendment to permit portions of the property located at 56 Main Street Unionville to be re-zoned from Open Space to Residential, File No. ZA 10 118042" be received;
2. THAT the CAO provide staff with the authorization to schedule a statutory Public Meeting for Rocco Sciotti for the proposed Zoning By-law Amendment to permit portions of the property located at 56 Main Street Unionville to be re-zoned from Open Space to Residential;
3. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.



Report to: Development Services Committee

Report Date: September 14, 2010

SUBJECT: INFORMATION REPORT
Rocco Sciotti
Zoning Application to re-zone a portion of 56 Main Street
Unionville from Open Space to Residential
File No. ZA 10 118042

PREPARED BY: Peter Wokral Heritage Planner ext. 7955

RECOMMENDATION:

- 1) That the report dated September 14, 2010 entitled "Zoning application to re-zone a portion of 56 Main Street Unionville from Open Space to Residential" be received as background to the Public Meeting scheduled for September 14, 2010;

PURPOSE:

The purpose of this report is to provide preliminary information on the application. This report contains general information in regards to applicable OP, zoning and other policies as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The application was received on May 19, 2010 and was deemed to be complete on the same day.

Authorization to hold a statutory public meeting with respect to the applications was granted by the CAO over the 2010 summer recess.

Property is located within the Unionville Heritage Conservation District

The subject property, 56 Main Street Unionville is a 0.368 ha (0.909 acres) vacant lot located on the west side Main St. Unionville south of Highway 7. This is the southernmost property on Main Street to be included in the Unionville Heritage Conservation District, so it acts as a gateway property immediately north of the bridge over the Rouge River. The property contains wooded valley lands, a portion of the Rouge River, and a relatively small area of table land located on the north east corner of the lot.

The property is zoned Open Space (O1)

The subject property is currently zoned O1 (Open Space) which does not permit any buildings. The applicant wishes to rezone the entire property, or a portion thereof, to R3 (Single Family Residential) to permit the construction of a new single detached house.

The subject property is contained within the Markham Centre Secondary Plan (OPA 21)

The Markham Centre Secondary Plan designates the northern portion of the subject property for Medium Density Housing but the southern portion is designated as Hazard Lands due to the valley and stream.

A residence was formerly located on the subject property

The property was formerly occupied by single detached mid 20th century dwelling that was demolished in the year 2000. The Town requested the current owner to demolish the house because it had become a safety risk after being left vacant and derelict.

The former residence on the property was a legal non-conforming use

The subject property has been zoned as Open Space (O1) since at least 1972. The residence that existed on the property at that time gained legal non-conforming status as it was constructed prior to the change in the zoning from Residential to Open Space. When the house was demolished in 2000, the legal non-conforming status of the property ended. Since the O1 zoning does not permit single family residences, the owner must now apply to re-zone the property to Single Family Residential to permit the construction of the proposed single detached dwelling.

The northern portion of the property is within the Town's Special Policy Area

The Town's Special Policy Areas are lands within the regulatory flood plain which may be approved for limited development subject to the policies of the Town's Official Plan and the Toronto and Region Conservation Authority's (TRCA) approval. In the past, both the Town and TRCA have approved development in Special Policy Areas where it has historically occurred. The northern portion of the subject property which includes the table lands is included in the Town's Special Policy Area. (See Figure 2)

Site Plan Approval will be required

The property is located within a Site Plan Control Area and the applicant has also submitted a Site Plan application. If the zoning amendment application is approved, the applicant will be required to enter into a Site Plan agreement, prior to any development.

The Re-zoning and Site Plan application requires TRCA approval

The subject property is located within the TRCA screening zone and the Re-zoning and Site Plan application has also been circulated to the TRCA for review and comments. In general, the TRCA regulations and policies allow for limited small scale development in flood plains where it has historically existed. New development is also subject to adequate flood proofing measures, dedication of identified Hazard and valley lands to the Town of Markham or the TRCA and maintaining the O1 and Hazard Land designations of the dedicated lands. As part of the application process, the TRCA will work with the applicant to establish the stable Top of Bank, limit of significant vegetation, and meander belt through geo-technical surveys, in order to establish appropriate setbacks for the proposed new development. The applicant will have to obtain a TRCA permit prior to commencing any work on the property.

OPTIONS/ DISCUSSION:**Potential benefits of the approval of the proposal:**

Approval of the Zoning By-law Amendment will facilitate the acquisition of the associated valley/hazard lands for public use and enjoyment as part of a larger natural public corridor while restoring this property to its historical residential use. Also, the site plan process and Unionville Heritage Conservation District Plan will work in concert to preserve significant vegetation and foster the construction of an attractive new dwelling that will complement the newly renovated bridge over the Rouge, and provide an architectural gateway to the southern limit of the Unionville Heritage Conservation District.

Concerns/issues to be resolved:

Flood protection measures in this Special Policy Area will be dealt with through the TRCA permit process and the Site Plan agreement. Staff and the TRCA will ensure the preservation of significant vegetation and Heritage Section Staff will work with the applicant's designer to achieve a house design that is complementary to the character of the Unionville Heritage Conservation Area.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

There are no financial considerations for the Town at this time.

ENVIRONMENTAL CONSIDERATIONS:

The preservation of the significant vegetation, valley lands, and the Rouge River will be achieved by dedicating the Hazard Lands portions of the property to the Town or TRCA, and by maintaining the existing Open Space designation on these portions of the property. The applicant will also be required to submit a tree inventory and preservation plan, prepared by a certified arbourist, to ensure that significant vegetation will be retained, or compensated for, as part of the re-development of the property.

HUMAN RESOURCES CONSIDERATIONS

There are no Human Resources considerations at this time.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Permitting the proposed re-zoning and restoring the previous single detached dwelling use of the property will strengthen the historical character of the Unionville Heritage Conservation District through implementation of the District Plan, and facilitate the dedication of the sensitive environmental lands to the Town.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to the internal departments, Heritage Markham and the TRCA. The Town's Legal Department will be involved in the dedication of the Hazard Land portions of the property to the Town.

RECOMMENDED BY:

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

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

DOCUMENT:

Q:\Development\Heritage\PROPERTY\MAINSTU\56vacantlot\Information Report to DSC Spet 14 2010.doc

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context
Figure 3 – Air Photo
Figure 4 – Proposed Site Plan
Figure 5 – Proposed Elevations

APPLICANT/AGENT:

Applicant:
Rocco Sciotti
2 Gormely Court
Richmond Hill, ON
L4E 1A2
Tel. (905) 887-9022
Tel. 905-619-9500

Agent:
Joseph Battaglia
9631 Yonge St. Unit B1
Richmond Hill, ON
L4C 0M5
Tel. (905) 508-2168
Fax (905) 508-5802
joebat@fcibroadband.com

FIGURE 1

LOCATION MAP



TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Ron Blake, Development Manager West District

DATE: July 27, 2010

SUBJECT: Request to schedule a Public Meeting
Times Group Corp (Eden Park Phase 2)
Applications for Official Plan and Zoning By-law Amendments
to permit 103 additional apartment units and reduced parking
Block 50 Plan 65M-3226, Leitchcroft Community
South side of South Park Road
File Nos. OP 10 120306 and ZA 10 120307

The purpose of this memorandum is to request authorization to schedule a statutory Public Meeting. The draft information report scheduled for the September 14, 2010 Development Services Committee meeting regarding the above-noted applications is attached for further information.

RECOMMENDATIONS:

1. THAT the report dated September 14, 2010 entitled "Information Report, Times Group Corp (Eden Park Phase 2), applications for Official Plan and Zoning By-law Amendments to permit 103 additional apartment units and reduced parking on Block 50 Plan 65M-3226, south side of South Park Road east of Times Avenue, File Nos. OP 10 120306 and ZA 10 120307" be received;
2. THAT the CAO provide staff with the authorization to schedule a statutory Public Meeting for Times Group Corp (Eden Park Phase 2) for proposed Official Plan and Zoning By-law Amendments to permit 103 additional apartment units and reduced parking on Block 50, Plan 65M-3226 in the Leitchcroft Community;
3. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.



Report to: Development Services Committee

Report Date: September 14, 2010

SUBJECT: INFORMATION REPORT
Times Group Corp (Eden Park Phase 2)
Applications for Official Plan and Zoning By-law
Amendments to permit 103 additional apartment units and
reduced parking on Block 50, Plan 65M-3226, south side of
South Park Road, east of Times Avenue in the Leitchcroft
Community, file nos. OP 10 120306 and ZA 10 120307.

PREPARED BY: Ron Blake, Development Manager West District, Ext. 2600

RECOMMENDATION:

THAT the report dated September 14, 2010 entitled "Times Group Corp (Eden Park Phase 2), applications for Official Plan and Zoning By-law Amendments to permit 103 additional apartment units and reduced parking on Block 50, Plan 65M-3226, south side of South Park Road, east of Times Avenue in the Leitchcroft Community, file nos. OP 10 120306 and ZA 10 120307" be received as background to the Public Meeting scheduled for September 14, 2010.

EXECUTIVE SUMMARY:

Not applicable

PURPOSE:

The purpose of this report is to provide preliminary information on the applications. This report contains general information in regards to applicable OP, zoning and other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The applications by Times Group Corp were received on July 7, 2010 and were deemed complete on July 13, 2010.

Authorization to hold a statutory public meeting with respect to the applications was granted by the CAO over the 2010 summer recess.

Property and area context

The subject lands comprise 1.07 ha (2.65 acres), located on the south side of South Park Road east of Times Avenue in the Leitchcroft Community (see Figure 1). These lands represent the final stage of the Leitchcroft Phase II development (located between Times Avenue and Saddlecreek Road), approved by the Ontario Municipal Board in December 2004.

The subject lands are currently vacant and contain no vegetation or natural features (see Figure 2). To the north are townhouses, built during the initial development phases of the Leitchcroft Community. Staybridge Suites, a long-term stay hotel, is located immediately east of the subject lands. The Eden Park Phase 1 development is currently under construction immediately to the west. Highway 407 borders the southern boundary of the property.

Current Official Plan and Zoning

The subject lands are designated Commercial and Community Amenity Area by the Official Plan (Revised 1987), and Community Amenity Area – Mixed Use by the Leitchcroft Secondary Plan (OPA 41), as amended by OPA 127. The lands are zoned Community Amenity Area One *38 (Hold 2) [CA1*38 (H2)] by By-law 177-96, as amended. Medium and High Density residential uses are permitted.

OPA 127, approved by the OMB in December 2004, specifically caps the combined number of residential units on Blocks 41, 42, 43 (the blocks bounded by Galleria Parkway, Times Avenue, South Park Road, and Saddlecreek Drive) and part of Block 49 and Block 50, located south of South Park Road (comprising the subject site and adjoining property to the west) at 1,205 units (see Figure 4).

In June 2009, Council approved Zoning By-law Amendment 2009-83, which permits a maximum of 1800 residential units in the *38 zone. Although the number of units permitted by the zoning by-law is greater than OPA 127, the *38 zone covers a larger area than OPA 127, and the unit caps established by the Zoning By-law are consistent with those established by OPA 127, as discussed in more detail below. This Zoning By-law amendment also establishes a holding provision (H2) on the site, which is not to be lifted until the Town is satisfied that sufficient servicing allocation is available and has adopted a resolution granting additional servicing allocation to provide for the number of dwelling units permitted.

Development to date

In the summer of 2005, site plan approval was granted for 413 unit residential units on Blocks 41, 42 and 43 consisting of 357 apartments and 56 townhouses (see Figure 3).

In the spring of 2010, site plan approval was granted for 457 units on part of Block 49 (Eden Park Phase 1) immediately west of the subject lands, consisting of 430 apartment units in three 13-storey buildings and 27 townhouse units fronting the south side of South Park road (see Figure 3). This development is currently under construction.

The combined unit count of these two developments is 870 units, leaving 335 units available for development on the subject site, based on the 1,205 unit cap established by OPA 127.

From the standpoint of the *38 zone, as amended by By-law 2009-83, which not only covers Blocks 41, 42, 43, 49 and 50, but also lands further north to Highway 7, a total of

1,465 units have been built or are under construction within this zone. This also leaves 335 units available for development on the subject lands based on the combined cap of 1,800 units established for this zone by By-law 2009-83.

Proposed Development

The proposed development on the subject lands consists of two 13-storey apartment buildings linked by a 2-storey lobby, aligned along the southern boundary of the site adjacent to Highway 407. In addition, townhouse units are proposed fronting on the south side of South Park Road (see Figures 5, 6 and 7). In total 438 residential units (416 apartments and 22 townhouses) are proposed, which exceeds the number of units permitted in both OPA 127 and By-law 2009-83 by 103 units.

OPTIONS/ DISCUSSION:

Official Plan and Zoning By-law Amendments required

The applicant is proposing a total 438 residential units on the subject lands, whereas OPA 127 and By-law 2009-83 provide for only 335 units. Amendments to both documents are required to permit the proposed number of units.

A reduction in parking standards also requested

By-law 28-97 establishes a parking standard of 1.5 parking spaces per apartment dwelling unit and 2 spaces per townhouse unit. The applicant is proposing an alternative standard of 1.3 spaces per apartment unit. The applicant has submitted a Parking Demand/Supply Review in support of this proposal.

Site Plan application not yet submitted

The applicant is preparing a site plan application for the proposed development which will be filed shortly.

Additional studies submitted and required

The applicant has submitted a geotechnical study and parking supply/demand study in support of the application.

In addition, Staff have advised the applicant that a servicing study to address provision and/or extension of sanitary sewer, storm sewer, watermain services and stormwater management facilities to accommodate the proposed increase in units, and a traffic study to address the issues of trips generated by the proposed units must be submitted to the Town's satisfaction.

A noise study will be required as part of the supporting documentation for a future site plan submission.

Conditional servicing allocation is required for the proposed development

Sufficient 2013 conditional allocation, including the 35% Regional LEED Silver allocation credit, will be required to accommodate the proposed development.

Consideration should be given to a Section 37 contribution

The additional 103 units proposed on the site represent an increase of approximately 30% over the 335 units currently permitted by the Leitchcroft Secondary Plan and Zoning By-law 177-96. In these circumstances it would be appropriate to consider a potential Section 37 contribution for community benefits, should Council approve the application.

POTENTIAL BENEFITS OF THE PROPOSED DEVELOPMENT

The proposed development will complete the final stage of the Leitchcroft Phase II development.

CONCERNS TO BE RESOLVED:

No concerns/issues have been identified to date. Any concerns/issues identified through the circulation and detailed review of the proposed development will be addressed in a final staff report to be presented to Committee at a later date.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation and anticipated transit improvements along Highway 7.

BUSINESS UNITS CONSULTED AND AFFECTED:

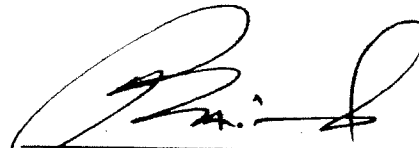
The application has been circulated to relevant Town departments and outside agencies and is currently under review. All conditions and requirements received will be addressed and incorporated in the final draft plan and conditions of draft approval.

RECOMMENDED

BY:



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



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

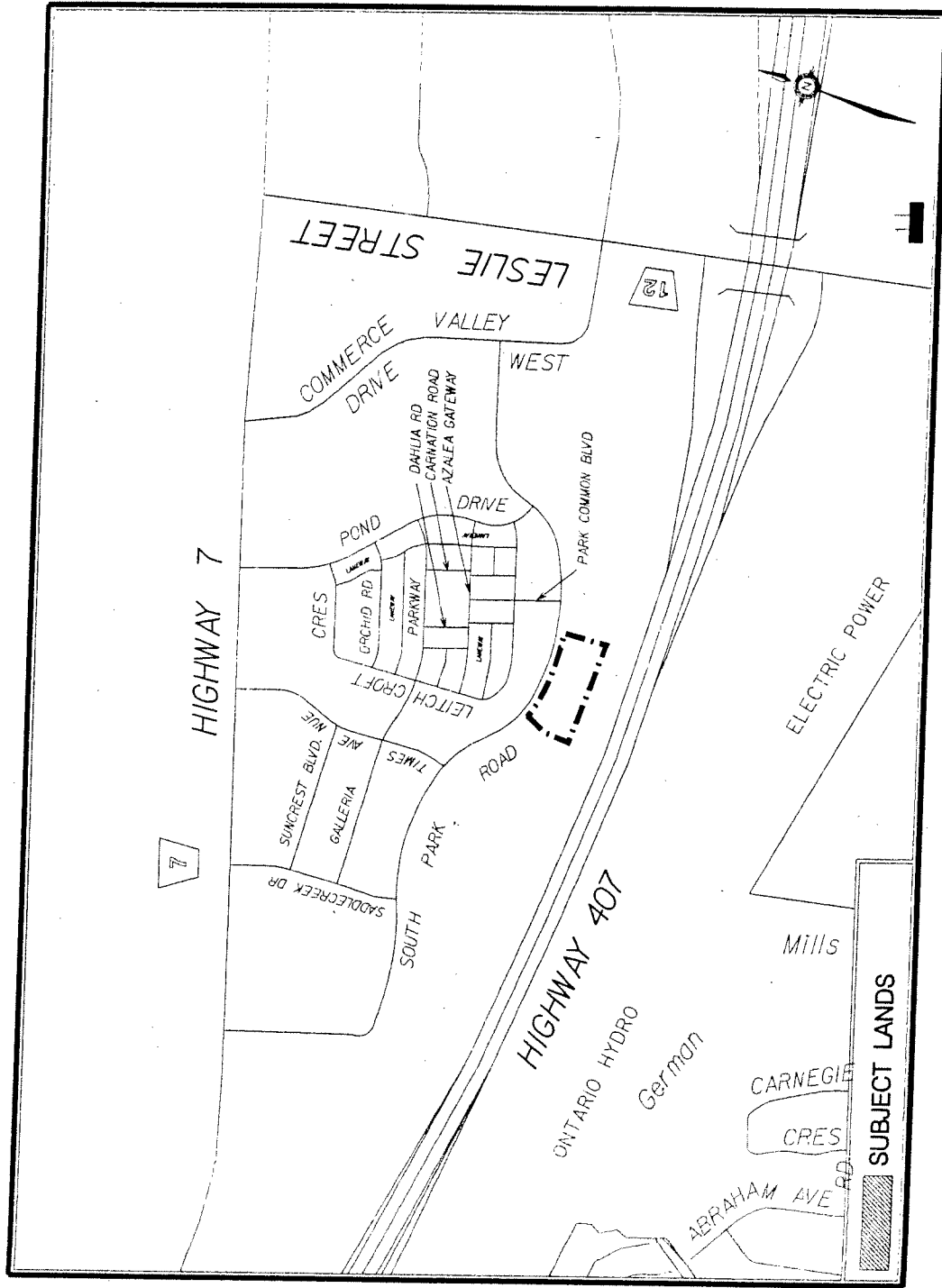
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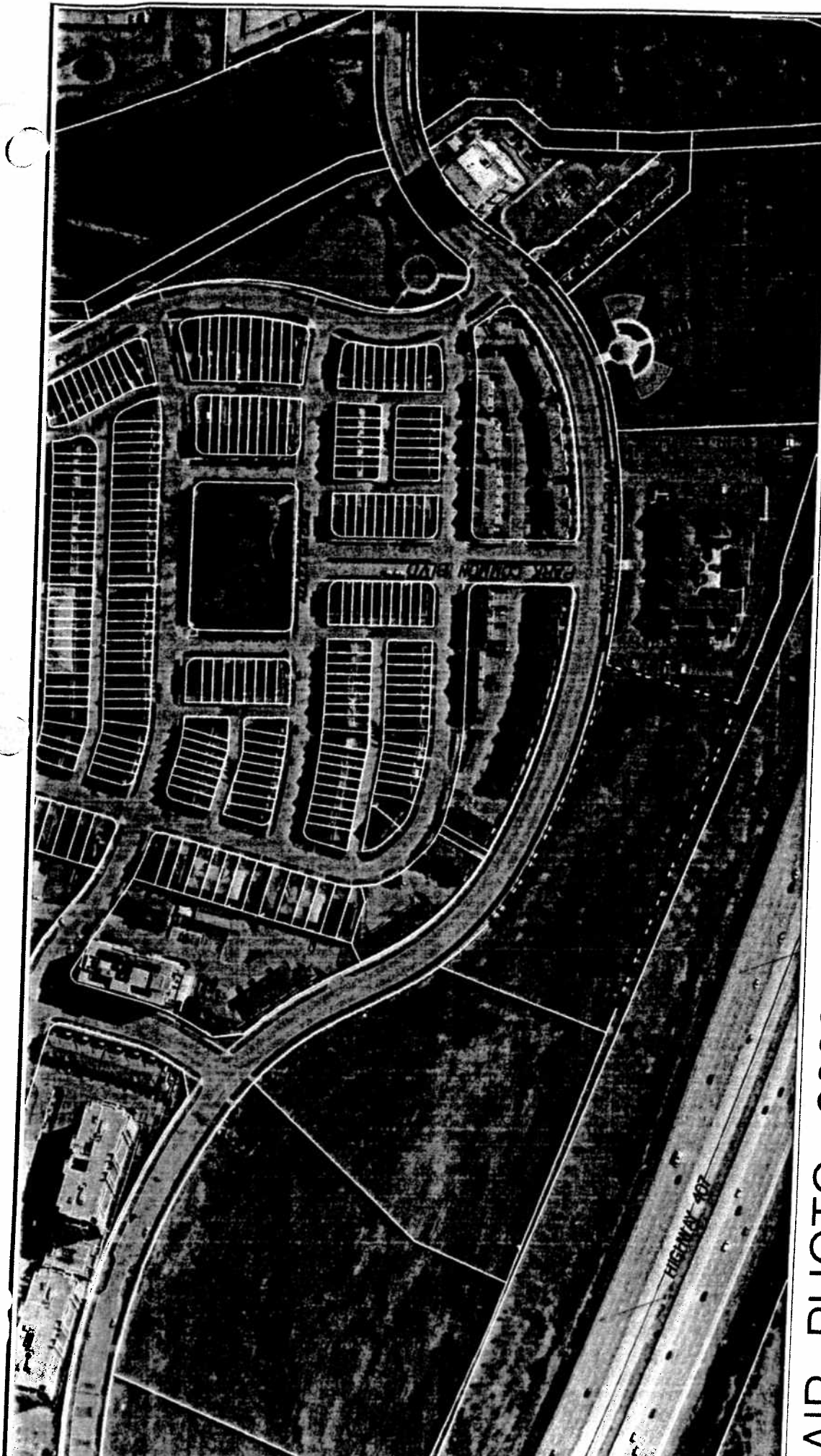
- Figure 1 – Location Map
- Figure 2 – Air Photo
- Figure 3 – Area Context and Zoning
- Figure 4 – Proposed Site plan
- Figure 5 – Proposed Elevations
- Figure 6 – Proposed Elevations

OWNER/AGENT

OWNER: Times Group Corporation
c/o Hashem Ghadaki
President
330 Highway 7 PH 3
Richmond Hill ON L4B 3P8
P: 905-882-6826
F: 905-882-1573
Email: hashem@timesgroupcorp.com

AGENT: Malone Given Parsons Ltd.
Nick Pileggi
140 Renfrew Drive
Markham ON L3R 6B3
P: 905-513-0170
F: 905-513-0177
Email: npileggi@mgp.ca





AIR PHOTO 2009

APPLICANT: TIMES GROUP CORP.
PART 2 65R-31766 AND
PART OF BLOCK 50 PLAN 65M-3226
FILE No: OP10120306;ZA10120307(RB)



DEVELOPMENT SERVICES COMMISSION

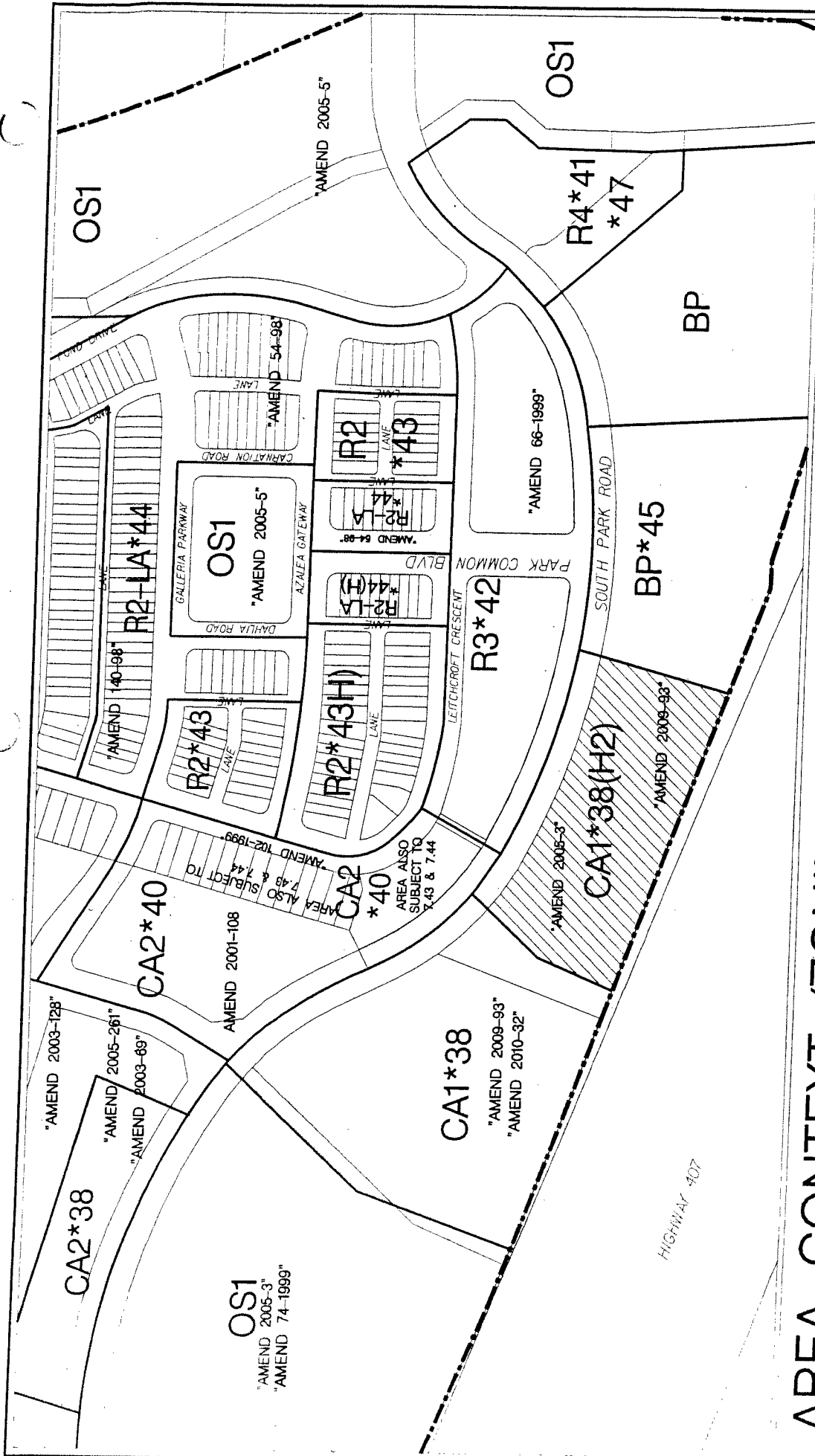
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DATE: 08/03/10

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FIGURE No.2



AREA CONTEXT / ZONING

APPLICANT: TIMES GROUP CORP.
 PART 2 65R-31766 AND
 PART OF BLOCK 50 PLAN 65M-3226
 FILE NO: OP10120306;ZA10120307(RB)



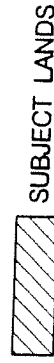
DEVELOPMENT SERVICES COMMISSION

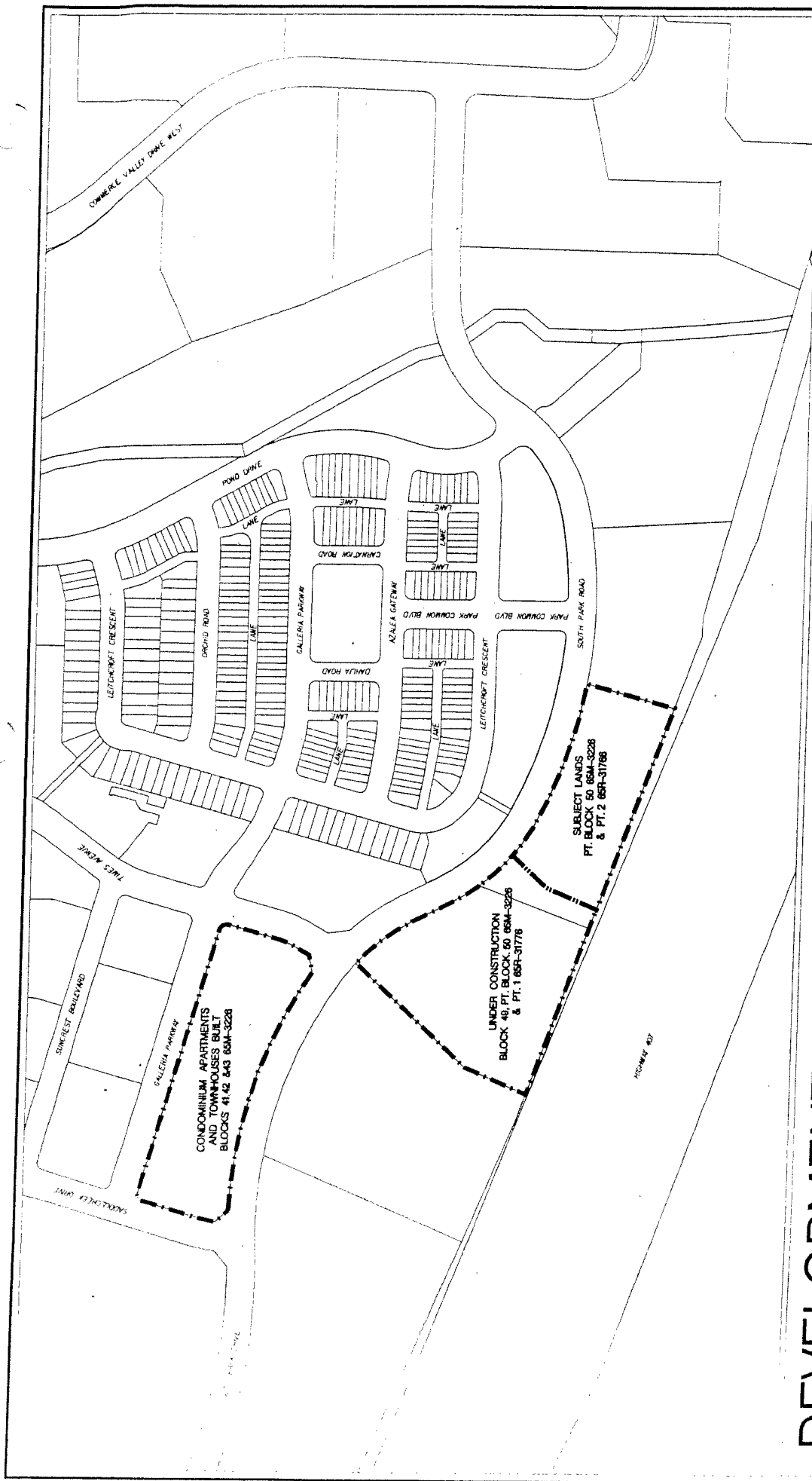
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DATE: 08/03/10

FIGURE No.3





DEVELOPMENT BLOCKS

APPLICANT: TIMES GROUP CORP.
 PART 2 65R-31766 AND
 PART OF BLOCK 50 PLAN 65M-3226
 FILE No: OP10120306;ZA10120307(RB)



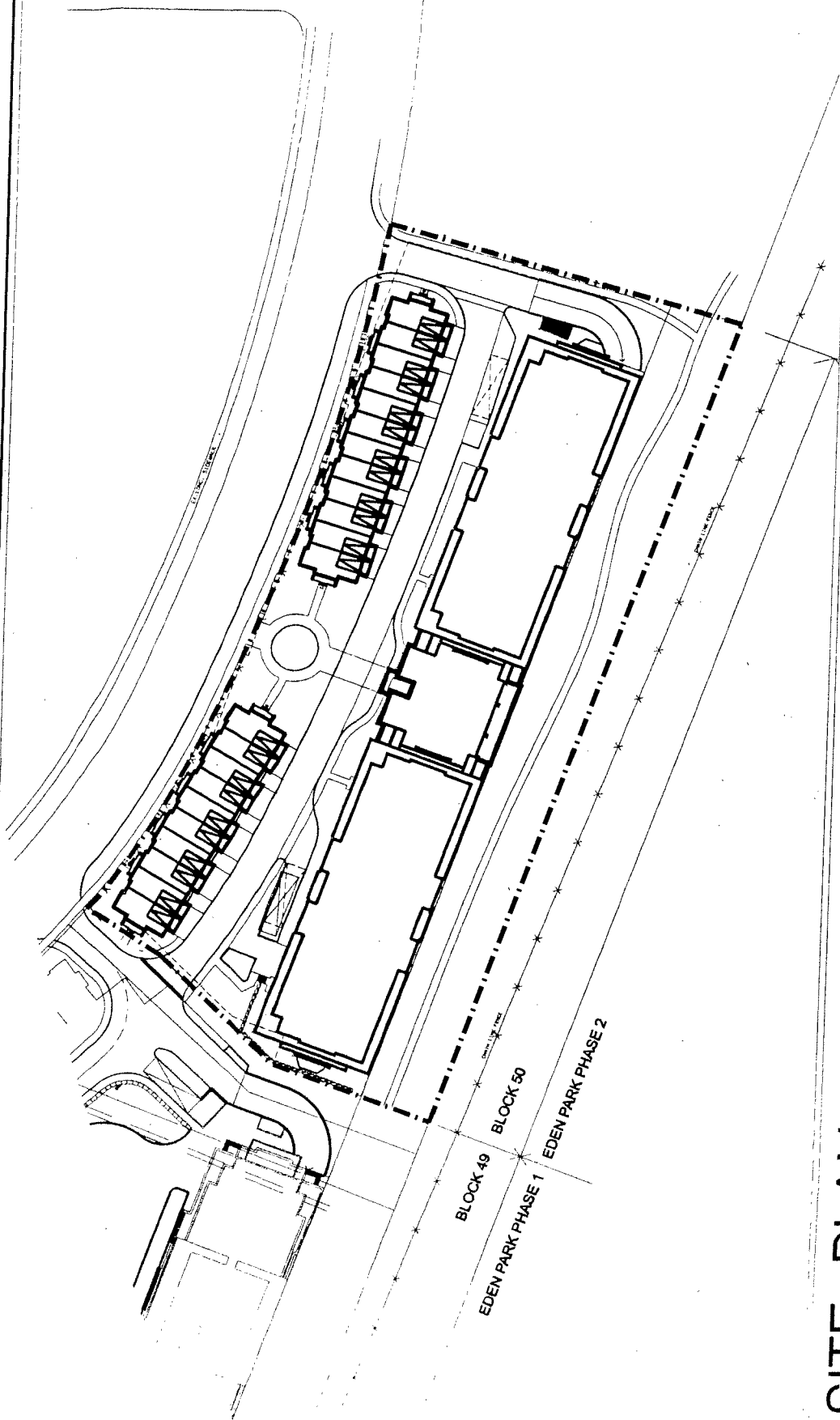
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SUBJECT LANDS

DATE: 080310
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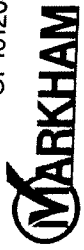
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 SCALE 1:

PARK COMMON BOULEVARD



SITE PLAN

APPLICANT: TIMES GROUP CORP.
PART 2 65R-31766 AND
PART OF BLOCK 50 PLAN 65M-3226
FILE No: OP10120306;ZA10120307(RB)



DEVELOPMENT SERVICES COMMISSION

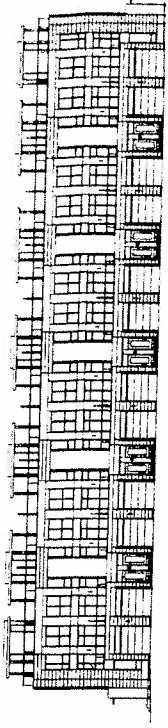
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DATE: 08/03/10

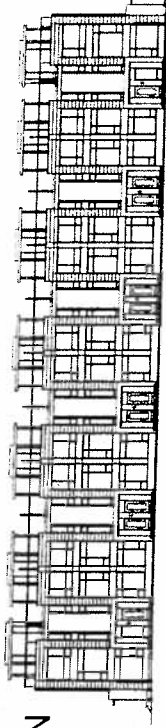
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FIGURE No.5

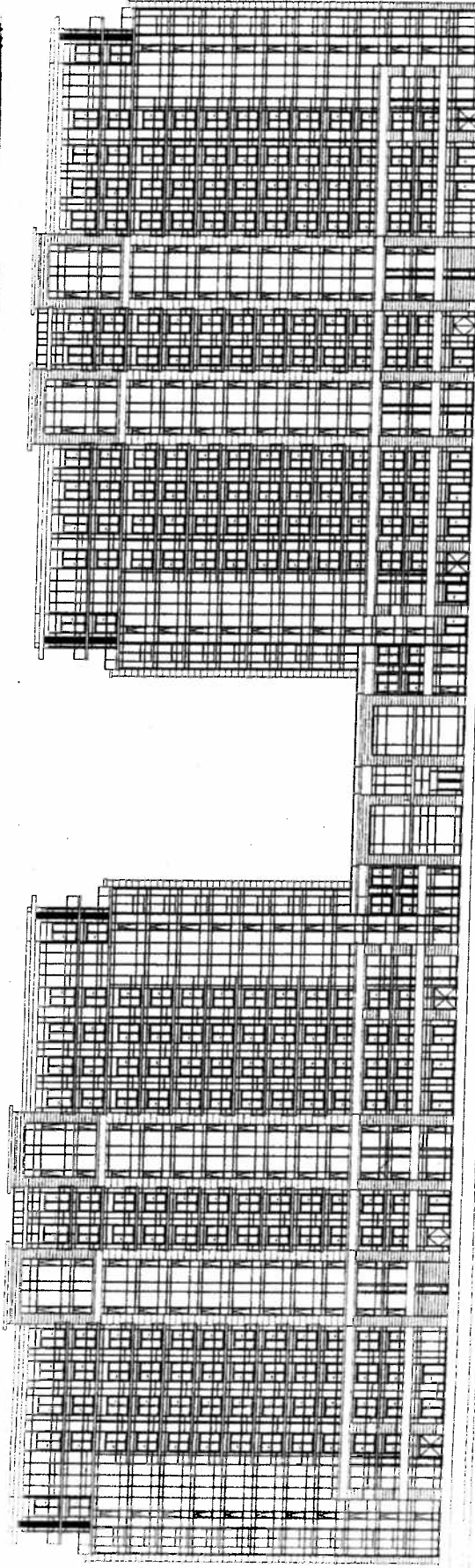
TOWN HOUSE REAR ELEVATION



TOWN HOUSE FRONT ELEVATION



BUILDING G&H NORTH ELEVATION



ELEVATION

APPLICANT: TIMES GROUP CORP.
PART 2 65R-31766 AND
PART OF BLOCK 50 PLAN 65M-3226
FILE No: OP10120306;ZA10120307(RB)



DEVELOPMENT SERVICES COMMISSION

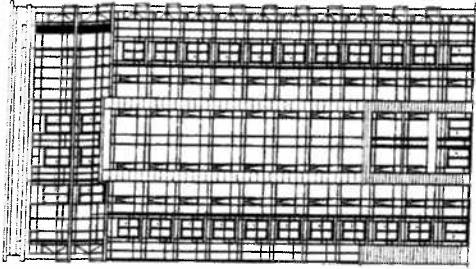
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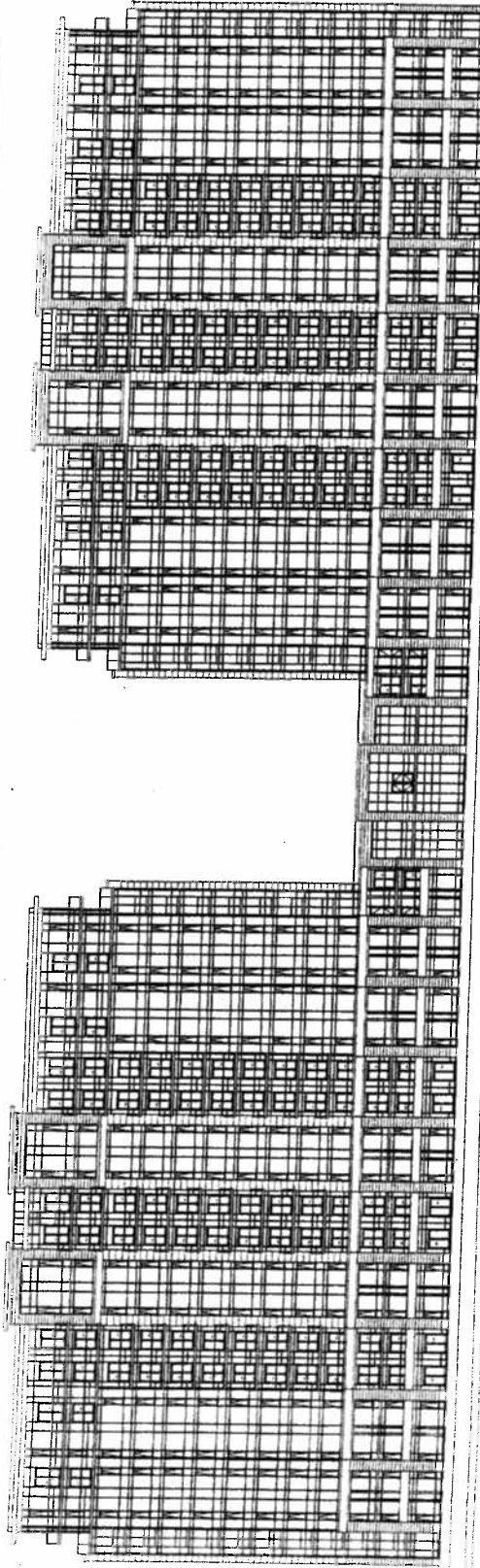
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FIGURE No.6

BUILDING G&H EAST & WEST ELEVATION



BUILDING G&H SOUTH ELEVATION



ELEVATION

APPLICANT: TIMES GROUP CORP.
PART 2 65R-31766 AND
PART OF BLOCK 50 PLAN 65M-3226
FILE No: OP10120306;ZA10120307(RB)



DEVELOPMENT SERVICES COMMISSION

DATE: 08/03/10

DRAWN BY: DD CHECKED BY: RB

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FIGURE No.7



TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager

PREPARED BY: Anna Henriques, Planner, Central District

DATE: August 24, 2010

SUBJECT: Request to schedule a Public Meeting
Milliken Development Corporation – Milliken Phase 2
Applications for Official Plan and Zoning By-law Amendments to permit
4 seniors' buildings ranging in height from 6 -12 storeys with a total of
approximately 509 residential units for the Mon Sheong Organization
31, 67 & 73 Old Kennedy Rd and 4550 & 4576 Steeles Avenue
File Nos. OP 10 120215 and ZA 10 120216

The purpose of this memorandum is to request authorization to schedule a statutory Public Meeting for September 14, 2010, in consideration of the above applications. A preliminary report is expected to be available for the September 14, 2010 Development Services Committee meeting.

Background

The subject lands are comprised of 5 properties municipally known as 31, 67 and 73 Old Kennedy Road and 4550 and 4576 Steeles Avenue, located in the Milliken community, near the northeast corner of Old Kennedy Road and Steeles Avenue. The subject lands have an area of approximately 2.7 hectares (6.7 acres) and are mostly vacant. The eastern portion of the subject lands, 4550 Steeles Avenue, contains an existing building known as the Milliken Flea Market. The northern portion of the subject lands are designated 'Urban Residential – Medium Density Residential' and the southern portion of the subject lands are designated 'Commercial – Community Amenity Area (Steeles Avenue)' in the Official Plan and Milliken Main Street Secondary Plan. The subject properties are zoned 'Residential Two, exception 276 - HOLD' [R2*276(H)] and 'Community Amenity Area Four, exception 285 - HOLD' [CA4*285(H)] in By-law 177-96, as amended.

Proposal

The applicant is proposing four (4) seniors' buildings ranging in height from 6 to 12 storeys with a total floor area of approximately 55,188 sq.m (594,062 sq. ft), including approximately 10,618 sq.m (114,293 sq.ft), of amenity space. A total of approximately 509 residential units are proposed. The project is being developed in conjunction with the Mon Sheong Organization and is intended to accommodate a range of uses for the needs of seniors in the community.

The extension of Thelma Avenue is proposed through approximately the centre of the subject lands and the extension of Midland Ave is proposed along the eastern edge of the subject lands. The lands north of the extension of Thelma Avenue are proposed to include approximately 37 units (approximately 8-10 beds per unit) in a long term care facility and 120 units in a 6 storey assisted living building. The lands south of the extension of Thelma Ave are proposed to include 2 buildings with a height of 8-12 storeys and approximately 352 independent living units. Approximately 324 parking spaces (mostly underground) are proposed with approximately 176 spaces north of Thelma Avenue and approximately 148 spaces south of Thelma Avenue.

An Official Plan amendment to the Milliken Secondary Plan is required to permit an increase in the proposed height from 5 storeys to 12 storeys and an increase in the Floor Space Index (FSI) from 1.5 to 4.75 for the portion of the proposal within the 'Commercial – Community Amenity Area (Steeles Ave) designation. An Official Plan amendment to the Secondary Plan is also required to permit a building height of 6 storeys and to permit a FSI of 2.8 for the portion of the proposal within the 'Urban Residential – Medium Density' designation (north of Thelma Avenue), in order to accommodate the proposed seniors' buildings. An Official Plan amendment to the Secondary Plan may also be required to permit the proposed seniors' long term care and assisted living buildings. A zoning by-law amendment is required to implement the proposal.

RECOMMENDATIONS:

1. THAT the CAO provide staff with the authorization to schedule a statutory Public Meeting for Milliken Development Corporation (Milliken Phase 2) for proposed Official Plan and Zoning By-law Amendments to permit 4 (four) seniors' buildings ranging in height from 6 -12 storeys and with approximately 509 units in the Milliken community;
2. AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Biju Karumanchery, Senior Development Manager
Jim Baird, Commissioner of Development Services

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

DATE: July 29, 2010

SUBJECT: Lasseter Development Inc.,
Application for Draft Plan of Subdivision Approval
Southwest corner of Major Mackenzie Drive and McCowan Road
Berczy Village
File: SU 09 115161 (19TM-09001)

RECOMMENDATION:

That draft plan of subdivision 19TM-09001 (SU 09 115161) submitted by Lasseter Development Inc. for lands located at the southwest corner of Major Mackenzie Drive and McCowan Road within the Berczy Village Secondary Plan Area, be draft approved by the CAO subject to the conditions outlined in Appendix 'A', in accordance with the Council resolution dated June 23, 2009 (Appendix 'B') and delegation By-law 4-2000, as amended;

That the applicant provide to the Town the 30% payment of the required subdivision processing fees in accordance with the Town's Fee By-law (By-law 211-83, as amended by By-law 2009-159);

And that Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

PURPOSE:

The purpose of this report is to provide background information and recommend draft approval of a proposed plan of subdivision in Berczy Village.

BACKGROUND:

Property and Area Context

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). The subject lands are relatively flat and do not contain any buildings/structures or vegetation.

The surrounding context is as follows

- To the north, across Major MacKenzie Drive, are agricultural lands;

- To the east, across McCowan Road are single detached dwellings, a gas station and a park block;
- To the south is a condominium townhouse complex
- To the west are valleylands and single detached dwellings on the west side of Stonebridge Drive.

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. This designation provides for detached and semi-detached dwellings, townhouses, street townhouses, stacked townhouses, apartments and other forms of multiple unit housing. As per the policies provided for in the “Urban Residential – Medium Density” designation, the net density of all development is required to be within the range of 37.1 to 79.9 units per hectare (15 to 32 units per acre). The net density of the proposed townhouse development is 70.8 units per hectare (28.7 units per acre).

The subject lands are currently zoned “Agricultural One” (A1) by By-law 304-87, as amended (Figure 2). A Zoning By-law Amendment is required to permit the proposed development.

Adjacent valleylands were previously conveyed to the Town by the applicant.

In November 2005, Council granted draft approval for a plan of subdivision and approved an implementing zoning by-law amendment to permit 27 single detached lots west of the subject lands, on the west side of Stonebridge Drive (Plan 19T-98020) (Figure 3). These approvals included the rezoning of the valleylands west of the subject lands to Open Space One (OS1) and the required dedication of the valleylands to the Town (Figures 2 and 3). The west limit of development on the subject lands was established through these previous approvals.

The TRCA has indicated that there is an appropriate buffered area with a wide shallow floodplain that creates a natural buffer from the tributary and, therefore, no additional buffer is required for the proposed development.

A previous application proposed 277 common element condominium townhouse units on the subject lands.

A previous application submitted by the applicant proposed 277 common element condominium townhouse units on the subject lands (Figure 4), with one access from McCowan Road and an emergency access to an existing townhouse development to the south. Staff had concerns with the limited road access into the site, unit sizes, built form and that the lack of any public access to the valleylands.

The applicant is now proposing 251 freehold townhouse units within a plan of subdivision.

Following discussions with staff, the applicant agreed to abandon the condominium concept and redesign the project as freehold townhouses within a plan of subdivision. The revised plan proposes two road accesses into the site (one from Major Mackenzie

Drive and one from McCowan Road) and a road running adjacent to the valleylands to provide views and public access to the valleylands. The proposed plan is comprised of 4.0 m lane based townhouse units fronting Major Mackenzie Drive, McCowan Road and some of the local roads, and 6.0 m front load townhouse units fronting the remainder of the local roads. The plan also includes a stormwater management pond block (Figure 4).

Unit Distribution			
Unit Type	Frontage		No. of Units
	Metres	Feet	
Townhouse	4.0	13.1	165
Townhouse	6.0	19.6	86
TOTAL			251
		Hectares	Acres
Total Area		6.072	15.003
Net Area		3.545	8.76
Net Density		70.8 uph (28.7 upa)	

DISCUSSION:

Public Meetings were held in June 2008 and June 2009.

A Public Meeting was held on June 17, 2008 to consider the proposed zoning by-law amendment application required to implement the earlier condominium plan. At this Public Meeting, the Committee expressed concerns with the proposal only showing one access into the site and the proposed built form. A letter was also received from a resident concerned with the traffic and congestion that may be generated by the proposed townhouse development. These issues have been addressed by the proposed plan of subdivision as follows:

Additional access has been provided into the site

The applicant has revised the plan to provide an additional access into the site. The proposal now includes two accesses, one from Major Mackenzie Drive and one from McCowan Road. The access from Major Mackenzie Drive may be restricted to a right-in/right-out by the Region.

Townhouse unit size has been revised

The applicant was originally proposing 4.0 m (lane based) and 5.5 m front load townhouse units. As requested by staff, the applicant has revised the plan and is now proposing 4.0 m lane based and 6.0 m front load townhouse units. The proposed 4.0 m townhouse units will be similar to the product constructed along Bur Oak Avenue in the Cornell Community. The proposed unit sizes are appropriate to the location and Medium Density designation on the subject lands.

A traffic study is required for the proposed plan

A condition of draft plan approval requires the applicant to undertake a traffic study to the satisfaction of the Town and the Region of York.

A second public meeting was held on June 16, 2009 to consider the current proposed draft plan of subdivision and implementing zoning by-law amendment applications. No concerns/issues were identified by area residents at the Public Meeting. One written submission was received with a request for the provision of a sidewalk on the west side of McCowan Road from Bur Oak Avenue to Major Mackenzie Drive. The Committee requested that staff ensure that the interface between the proposed development and the existing residential condominium to the south is compatible, and recommended that the draft plan of subdivision approval be delegated to the CAO, if there are no outstanding issues.

A block has been provided at the south end of the plan for landscaping and grading to ensure a proper transition between the road and laneway in the proposed development and the existing road in the residential condominium to the south. The provision of sidewalks on McCowan Road and Major Mackenzie Drive will be reviewed by staff prior to final approval of the plan.

2011 servicing allocation is available for the proposed 251 townhouse units.

In 2008, Council granted 277 units (781.1 population) of conditional 2011 servicing allocation for the proposed development of the subject lands. The applicant is now proposing to develop the lands with 251 units, and therefore 26 units will be returned to the Town's 2011 servicing allocation reserve.

Parkland Requirements

As part of the review of the proposed plan of subdivision, careful consideration has been given to the amount and location of planned parkland within the Berczy Village Secondary Plan area.

The Berczy Village Landowners Group entered into the School Sites / Parkland Agreement with the Town in 1997. This agreement established that a total of 26.3 hectares (65 acres) of parkland was to be conveyed to the Town within the Berczy Village Community. To date, 60 acres of parkland have been dedicated within the built-up areas of the Community, and the remaining 5 acres of parkland are to be conveyed within the Beckett Subdivision. The Berczy Village Community Design Plan (approved in 1997) did not anticipate parkland dedications on the subject property.

However, staff consider that there is a need for a small open space area within the subject lands, as it is anticipated that the development will attract a significant number of families with children, and existing parks in this quadrant of Berczy are difficult for children to walk to, as they are located over half a kilometre away across Robinson Creek and associated valley lands to the west and south, Castlemore Avenue to the south and McCowan Road to the east.

In recent discussions with staff, the applicant has agreed to look at opportunities to provide a small open space area on table land adjacent to the valley lands, including the

re-design of the proposed SWM pond at the south west corner of the site. This open space area would be conveyed to the Town free of charge.

The stream in the valleylands adjacent to the proposed plan of subdivision is a potential Redside Dace (endangered fish) habitat.

The Town's Environmental Planners have advised that the stream in the valleylands adjacent to the proposed plan of subdivision is a potential Redside Dace (endangered fish) habitat that may be impacted by the proposed development. In accordance with Ministry of Natural Resources policy, the applicant is required to contact the MNR with respect to this issue. The applicant has been advised of this issue and the requirement for them to contact MNR.

A condition of draft approval will require a clearance from MNR with respect to the Redside Dace potential impact, prior to final approval and clearance of the plan for registration.

Zoning By-law Amendment

The implementing zoning by-law amendment for the proposed plan of subdivision will be sent to Council for approval and enactment following draft plan approval.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

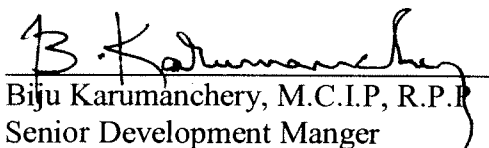
ALIGNMENT WITH STRATEGIC INITIATIVES:

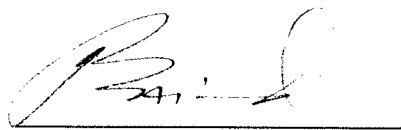
The proposed development aligns with Council's strategic priorities of Growth Management, Transportation and Environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The requirements of other Town Departments and external agencies have been incorporated into the draft plan and recommended conditions of draft 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/Zoning

Figure 3 – Air Photo

Figure 4 – Previously proposed Plan of Condominium

Figure 5 - Draft Plan of Subdivision

APPENDICIES:

Appendix 'A' – Recommended Conditions of Draft Approval

Appendix 'B' – Council resolution dated June 23, 2009

APPLICANT/AGENT:

Nik Mracic

1473092 Ontario Limited

METRUS DEVELOPMENT INC

30 FLORAL PARKWAY, SUITE 300

Concord, ON L4K 4R1

Tel: 905-669-5571

Fax: 905-669-2134

Agent:

Billy Tung

KLM Planning Partners Inc

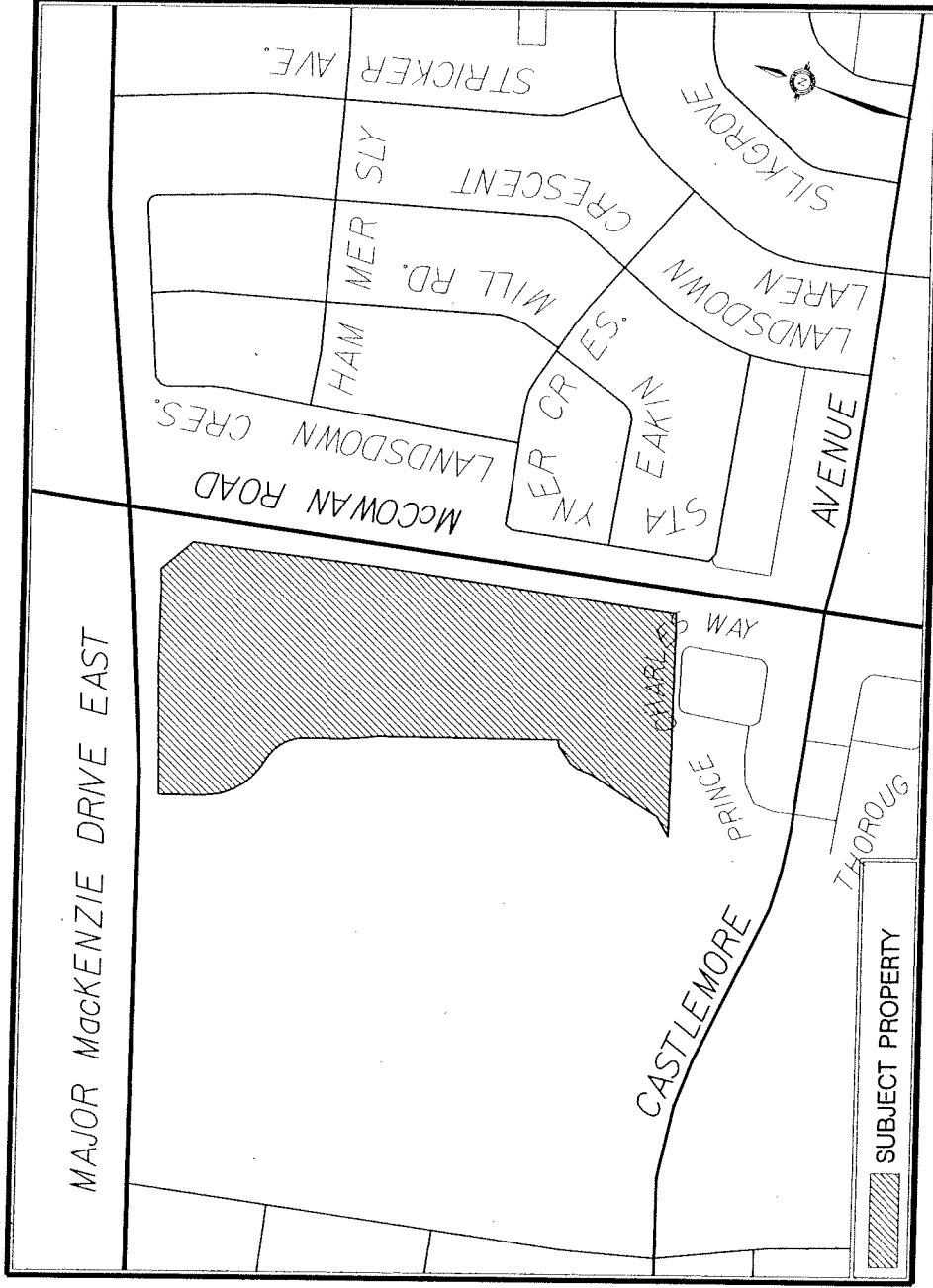
64 Jardin Drive, Unit 1B

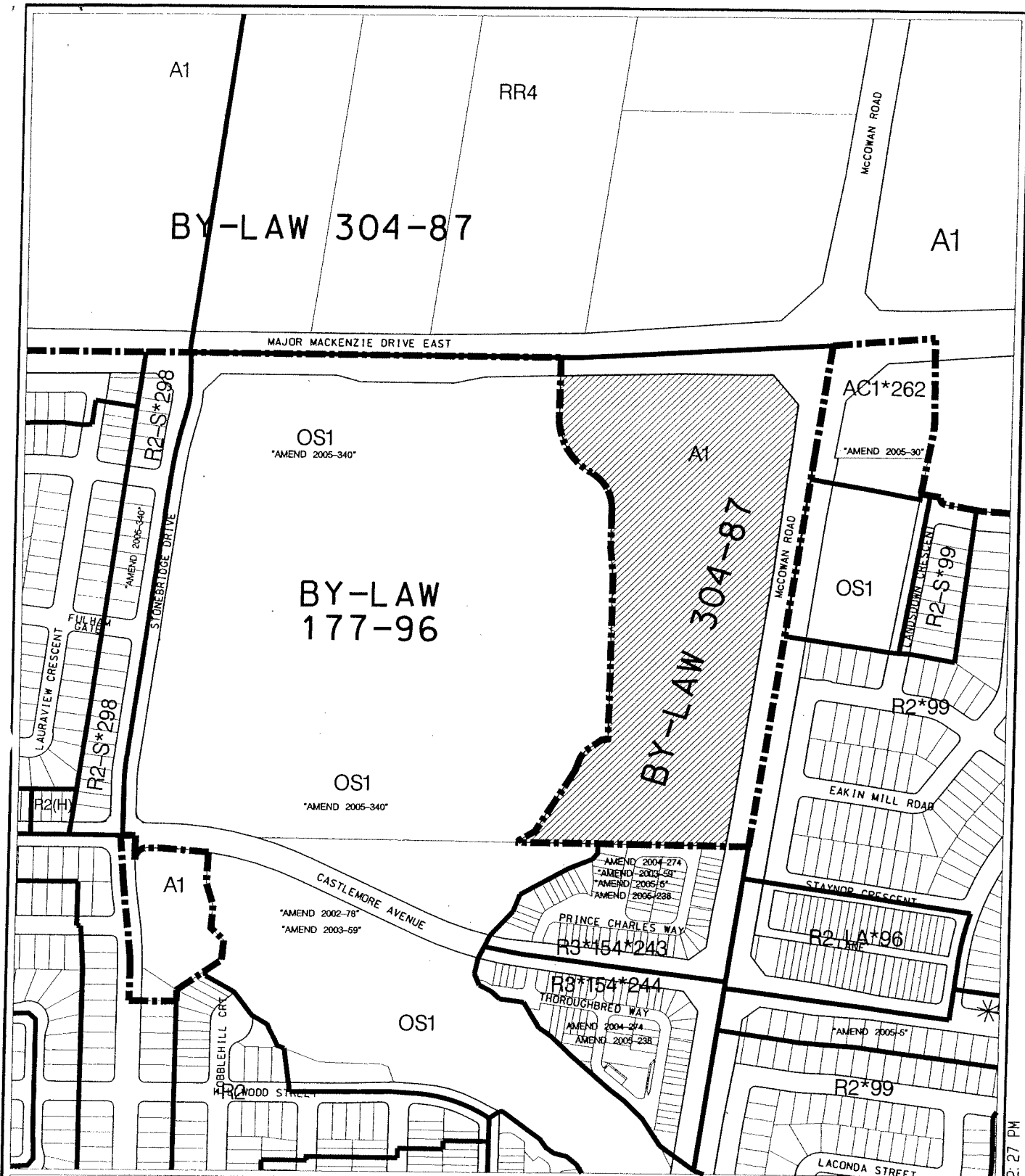
Concord, ON L4K 3P3

Tel: 905-669-4055

Fax: 905-669-0097

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AREA CONTEXT /ZONING

APPLICANT: LASSETER DEVELOPMENT INC.

SW CORNER OF McCOWAN ROAD & MAJOR MacKENZIE DRIVE EAST

FILE No: SU. 09115161 & ZA.08107108 (GS)

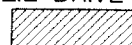


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GS

SCALE 1:



SUBJECT PROPERTY

DATE: 28/07/10

FIGURE No.2

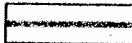
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AIR PHOTO (2009)

APPLICANT: LASSETER DEVELOPMENT INC.
SW CORNER OF McCOWAN ROAD & MAJOR MacKENZIE DRIVE EAST

FILE No: SU. 09115161 & ZA. 08107108 (GS)

 SUBJECT PROPERTY

DATE: 28/07/10

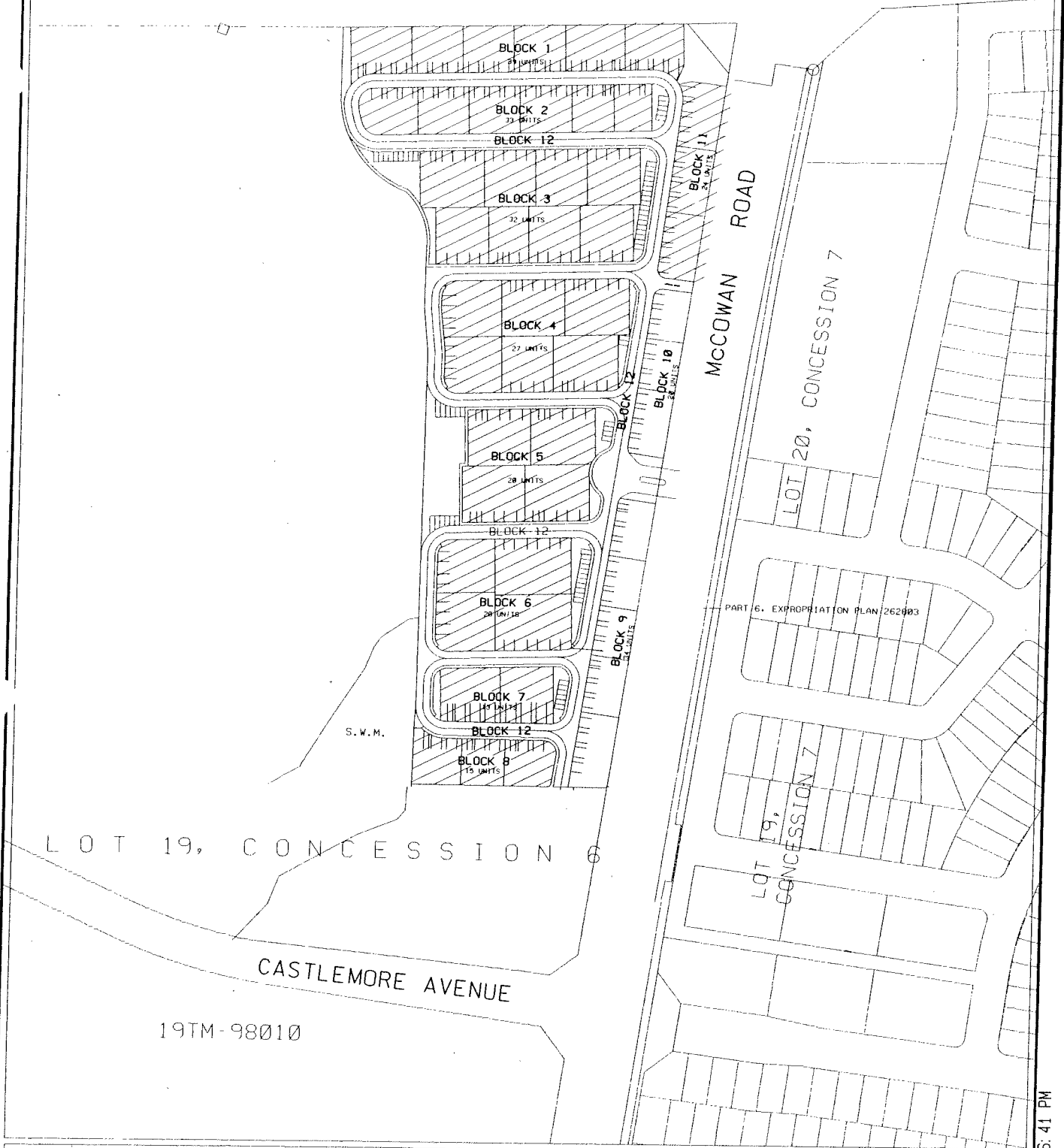


DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: GS SCALE 1:

FIGURE No.3

MAJOR MacKENZIE DRIVE



DRAFT PLAN OF CONDOMINIUM

APPLICANT: LASSETER DEVELOPMENT INC.

SW CORNER OF McCOWAN ROAD & MAJOR MacKENZIE DRIVE EAST

FILE No: SU.09115161 & ZA.08107108 (GS)

MARKHAM DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: GS SCALE 1:

DATE: 28/07/10

FIGURE No.4

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MAJOR MACKENZIE DRIVE

OTHER LANDS OWNED BY
APPLICANT NOT PART OF
THIS APPLICATION

AREA= 14.380*HA.
(35.533*ACS.)

VALLEY LAND

MCCOWAN ROAD

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

19TM-98010

DRAFT PLAN OF SUBDIVISION

APPLICANT: LASSETER DEVELOPMENT INC.

S/W CORNER OF MCCOWAN ROAD & MAJOR MacKENZIE DRIVE EAST

FILE No: SU.09115161 & ZA.08107108 (GS)

DATE: 28/07/10



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GS

SCALE 1:

FIGURE No.5

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