

MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Valerie Shuttleworth, Director of Planning & Urban Design

PREPARED BY: Gary Sellars, Senior Planner, East Development District

DATE: August 21, 2006

SUBJECT: Delegation of authority to CAO to call a public meeting
Wismer Markham Dev. Inc.
Proposed plan of subdivision and implementing zoning by-law
amendment
Wismer Commons community
SU 02 113757 (19TM-02008) and ZO 02 113879

RECOMMENDATION:

That a public meeting be held to consider the applications submitted by Wismer Markham Dev. Inc. for draft plan of subdivision (19TM-02008) approval and an implementing zoning by-law amendment to permit a residential plan of subdivision within the Wismer Commons community.

PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-2000 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer, or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information to the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 19, 2006.

BACKGROUND:

Property and Area Context

The subject lands (Figures 1 and 2) comprise 6.1 ha. (15.1 acres), located northwest of Castlemore Avenue and Mingay Avenue, and southwest of Castlemore Avenue and Hammersly Boulevard within the Wismer Commons community. The lands comprise phases of a larger draft plan of subdivision that has been partially draft approved, zoned and registered based on the availability of servicing allocation.

Official Plan and Zoning By-law

The Town's Official Plan designates the lands Urban Residential. The Wismer Commons Secondary Plan designates the majority of the lands Urban Residential – Low Density. A portion of the lands adjacent to Castlemore Avenue, west of Mingay Avenue are designated Urban Residential – Medium Density. The lands are currently zoned Agriculture (A1) by By-law 304-87.

Servicing Allocation

On June 27, 2006 Council distributed servicing allocation to secondary plan areas and to specific projects, ready to proceed. The distribution was based on previously approved criteria and other considerations as outlined in the February 15, 2005 allocation report. Allocation was assigned to the Wismer Commons community for the purpose of filling in several of the holes in the fabric of this community.

Proposal

Applications for draft plan of subdivision approval and an implementing zoning by-law amendment have been submitted for the subject lands. The draft plan includes 96 single detached lots and 5 semi-detached lots. The majority of single detached lots have frontages of 13.7m (45 ft.) to 14.5m (47 ft.); those on Castlemore Avenue have frontages of 16m to 17m (52ft. to 56 ft.). The semi-detached lots have frontages of 18.3m (60 ft.).

Public Meetings

A Public meeting was previously held for the proposed plan of subdivision. However, as the public meeting was held more than 2 years ago, a new public meeting is required.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

The proposed plan of subdivision will fill in two of the several holes in the emerging fabric of the Wismer Commons community and will provide for construction of a further section of Castlemore Avenue.

CONCERNS/ISSUES TO BE RESOLVED:

The following is a brief summary of concerns/issues raised to date. These matters, 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 Development Services Committee at a later date.

Servicing allocation is currently available for a population of 363. The proposed plan of subdivision will create a population of 385. The applicant will be required to revise the proposed plan of subdivision to reflect the servicing allocation that is currently available.

FINANCIAL CONSIDERATIONS:

No financial implications are to be considered in this report.

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSABILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST. CONSIDERATIONS:Managed Growth

Approval of the proposed draft plan of subdivision is consistent with a key goal set out in “Engage 21st Century Markham” with respect to Managed Growth. The proposed development will complete the urban fabric of key parcels within the Wismer Commons community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal is currently in circulation to other Town Departments and agencies. All conditions and requirements received will be addressed and incorporated in the final report, if required.

DOCUMENT:

LivelyPublic Meeting.doc

Q:\Development\Planning\APPL\SUBDIV\02 113757 Wismer Markham Ph 2B\memoJohn

ATTACHMENTS:

Figure 1 – Location Map
 Figure 2 – Area Context/Zoning
 Figure 3 – Proposed Plan of Subdivision
 Figure 4 – Proposed Plan of Subdivision

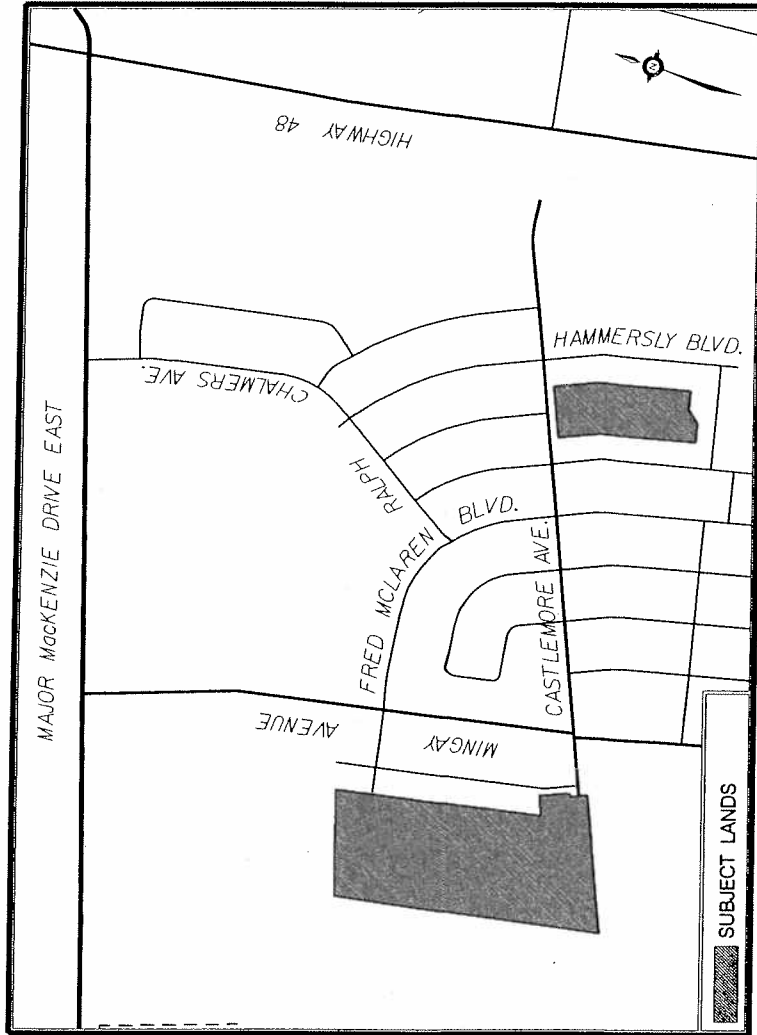
APPLICANT/AGENT:

Nik Mracic
 Metrus Developments Inc.
 1700 Langstaff Road
 Suite 2003
 Concord, Ontario
 L4K 3S3

Tel: 905-669-5571

Fax: 905-669-2134

FIGURE 1: LOCATION MAP





PROPOSED PLAN OF SUBDIVISION-19TM-02008

APPLICANT: WISMER MARKHAM DEV.INC.

FILE No: SU. 02113757 (GS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: GS

SCALE 1:

SUBDIVISION BOUNDARY

DATE: 060905

FIGURE No.3

su02113757.DGN 15/08/2006 3:32:09 PM



PROPOSED PLAN OF SUBDIVISION 19TM-02008

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.

FILE No: SU02113757(GS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: GS

SCALE 1: NA

--- SUBJECT LANDS

DATE: 08/16/06

FIGURE No.4

SU02113757.DGN 21/08/2006 9:03:21 AM