

To: Mayor & Members of Council
From: Jim Baird, Commissioner of Development Services
Prepared by: Gary Sellars, Senior Planner – West District
Reviewed by: Dave Miller, Manager – West District
Date: June 27, 2017



Re: 1659139 Ontario Inc. (HBNG Holborn Group)
Blocks 299, 300 and 301, Plan 65M-4026
North of Elgin Mills Road, west of Woodbine Avenue
Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval
File No.'s: OP 13 116651 and ZA/SU 15 116651
(Ward 2)

RECOMMENDATION:

- 1) That the memorandum dated June 27, 2017 titled, "1659139 Ontario Inc. (HBNG Holborn Group), Blocks 299, 300 and 301, Plan 65M-4026, North of Elgin Mills Road, west of Woodbine Avenue, Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval", be received;
- 2) That the attached Official Plan Amendment be adopted and the attached Zoning By-law Amendments be enacted;
- 3) And That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the Zoning By-law within two years of its approval by Council.

BACKGROUND

On November 14, 2016, Council granted Draft Plan of Subdivision approval for the above noted application and authorized staff to finalize the required Official Plan and Zoning By-law amendments for enactment by Council (see attached resolution). The Official Plan amendment will redesignate the subject employment lands to allow for a residential townhouse development comprised of 178 units. The Zoning By-law amendment will implement the draft approved plan of subdivision.

When Development Services Committee considered this application, it expressed concern with respect to the ability of future residents to store snow removed from their driveways on their properties due to the tight design and layout of the townhouse units in this lane based community. As a result, the applicant provided a Snow Storage Plan for review by the Operations Department. The Operations Department advised that the areas indicated for private snow storage may not be adequate in the event of multiple or severe snow events; however, it is rare that any snow storage is provided in laneways. Operations is satisfied with the plan, and that notice will be provided to purchasers that snow storage on private property is their responsibility and not that of the municipality.

Staff will ensure that appropriate warning clauses are included in agreements of purchase and sale between the developer/builder and purchasers through provisions in the subdivision agreement between the City and the developer.

CONCLUSION

Staff recommend that the attached Official Plan Amendment be adopted and the attached Zoning By-law Amendment be enacted, and that the owner be permitted to apply to the Committee of Adjustment for a variance from the provisions of the Zoning By-law within two years of its approval by Council.