



Report to: Development Services Committee

Report Date: May 8, 2012

SUBJECT: PRELIMINARY REPORT
Wismer Commons Developers Group Inc.
117 Mingay Avenue
Draft Plan of Subdivision to permit single detached, semi-detached and townhouse units
File No. SU 11 131035

PREPARED BY: Rick Cefaratti, Planner II, East District, ext. 3675

REVIEWED BY: David Miller, Manager, East District, ext. 4960

RECOMMENDATION:

- 1) That the report titled “ Preliminary Report, Wismer Commons Developers Group Inc., 117 Mingay Avenue, Draft Plan of Subdivision to permit single detached, semi-detached and townhouse units, File No. SU 11 131035 ”, dated May 8, 2012, be received;
- 2) That a Public Meeting be held to consider the application submitted by Wismer Commons Developers Group Inc., for a Draft Plan of Subdivision to permit single detached, semi-detached and townhouse units at 117 Mingay Avenue; and,
- 3) 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 application submitted for 117 Mingay Avenue (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 application submitted by Wismer Commons Developers Group Inc. to permit single detached, semi-detached and townhouse units, was deemed complete on January 23, 2012.

BACKGROUND:

Subject lands and area context

117 Mingay Avenue is located on the east side of Mingay Avenue, north of Hawksbury Road in the Wismer Commons community (Figure 1). The subject land is approximately 2 hectares (4.9 acres), and is currently vacant. Donald Mingay Park abuts the subject lands to the north. Wismer Public School and a stormwater management pond are also

located further north on the east and west sides of Mingay Avenue, respectively. Low Density residential development exists to the south on Hawksbury Road and to the west across Mingay Avenue on Raspberry Ridge Drive and Mimosa Street. Future residential developments with similar density to the current proposal are planned on the lands abutting the property to the east (Wynberry Developments Inc.), on Prebble Drive.

York District Separate School Board Does Not Require Subject Lands

The YDSSB, through an Agreement of Purchase and Sale dating back to April of 2001, had the opportunity to acquire the subject lands to develop an elementary school. More recently, the YDSSB determined that the subject lands were surplus to their needs and were approved for release by the Board of Trustees on April 12, 2011. The Wismer Commons Developers Group subsequently granted a release to the YDSSBB from their obligations relating to these lands. The Town of Markham further determined that no alternative community or public use was required for these lands in October of 2011. Consequently, in accordance with the current residential subdivision agreement that applies to these lands, the former school block was returned to the owner to be used for residential purposes.

Single Detached, Semi-Detached and Townhouse units are proposed

The Draft Plan proposes to subdivide the subject lands for the development of 59 dwelling units as described in the land use schedule below:

Dwelling Type & Frontage	Blocks	Lots	Units
Single Detached 11.24m		4	4
Semi-Detached 17.4m		2	4
Townhouses 7.5m	9		51
Total	9	6	59
Total Site Area	2 ha (5 ac)		

Official Plan and Zoning

The lands are designated Urban Residential in the Official Plan and Urban Residential – Low Density in the Secondary Plan for the Wismer Commons District. This designation permits detached, semi-detached, linked, duplex and street townhouse units.

Approximately one third of the lands are zoned R2-S*98*99 Residential Two Special (Wide-Shallow Lots) and the remainder are zoned R2*98*99 Residential Two Zone (Conventional Lots) under Zoning By-law 177-96, as amended. The R2-S*98*99 Zone category permits single detached, semi-detached and townhouse units on wide-shallow

lots, whereas the R2*98*99 Zone category permits single detached, semi-detached and townhouse units on conventional lots. Both zone categories also permit a school.

Servicing allocation

Servicing Allocation has not yet been assigned to these lands. Prior to Registration of the subject Draft Plan, the applicant will have to receive servicing allocation from the Town.

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. Review of the proposed lotting, block and road patterns, densities and mix of housing types;
2. Any issues resulting from the review of technical studies including stormwater management and servicing reports, grading and drainage plans, and environmental site assessment report; and,
3. Conformity with the Wismer Commons Community Design Plan.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

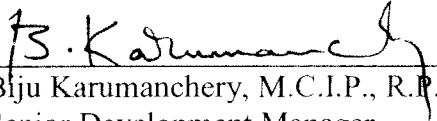
ALIGNMENT WITH STRATEGIC PRIORITIES:

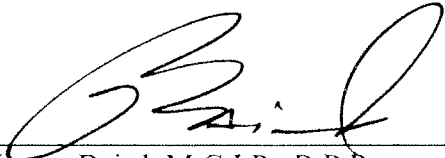
The Draft Plan application will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review. Requirements of the Town and external agencies will be reflected in a future recommendation 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: Proposed Draft Plan of Subdivision

Figure 4: Aerial Photo

AGENT/CONTACT INFORMATION

Sal Crimi, P.Eng.

S.C. Land Management Corporation

40 Vogell Road, Unit 14

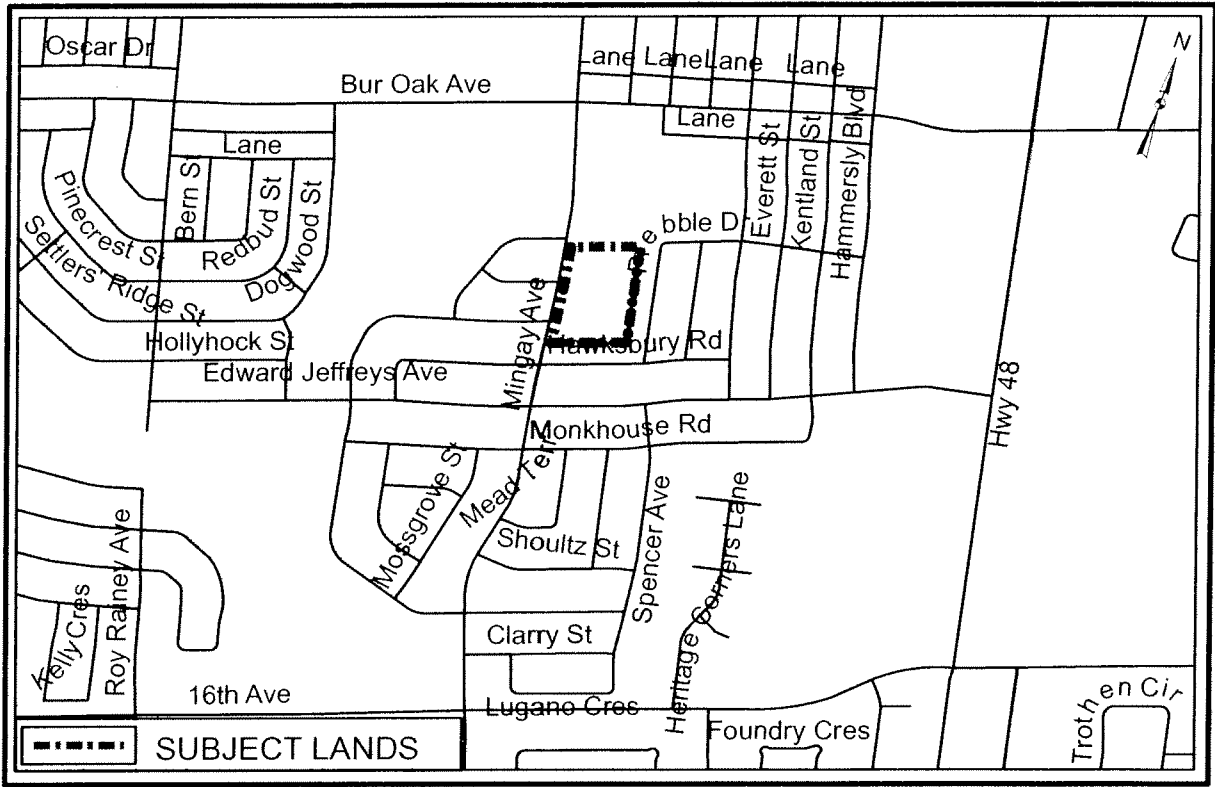
Richmond Hill, ON L4B 3N6

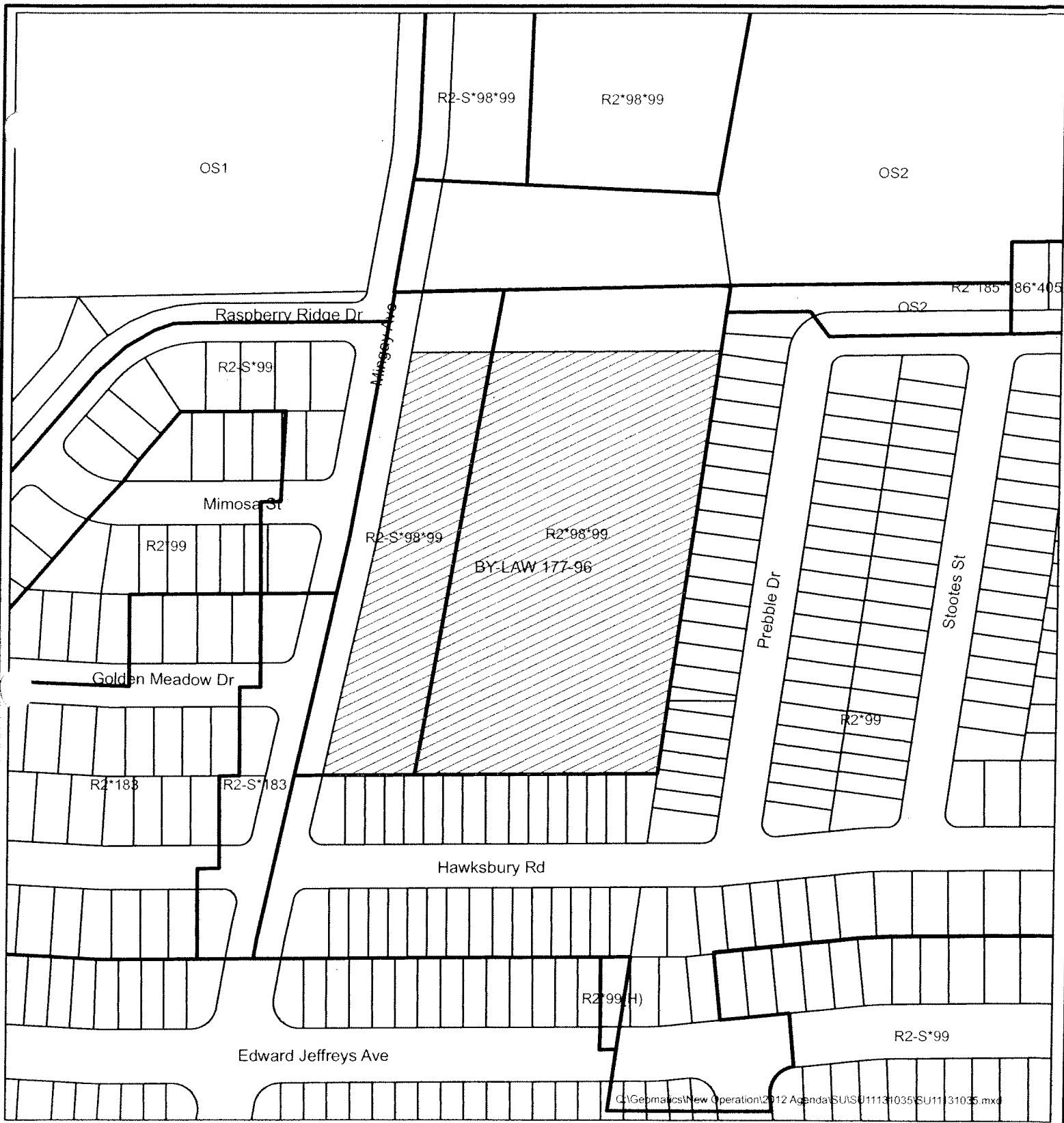
Tel: (905) 787-1542

Mobile: (416) 833-7374

Email: scland@rogers.com

File path: Amanda\File 11 131035\Documents\Recommendation Report





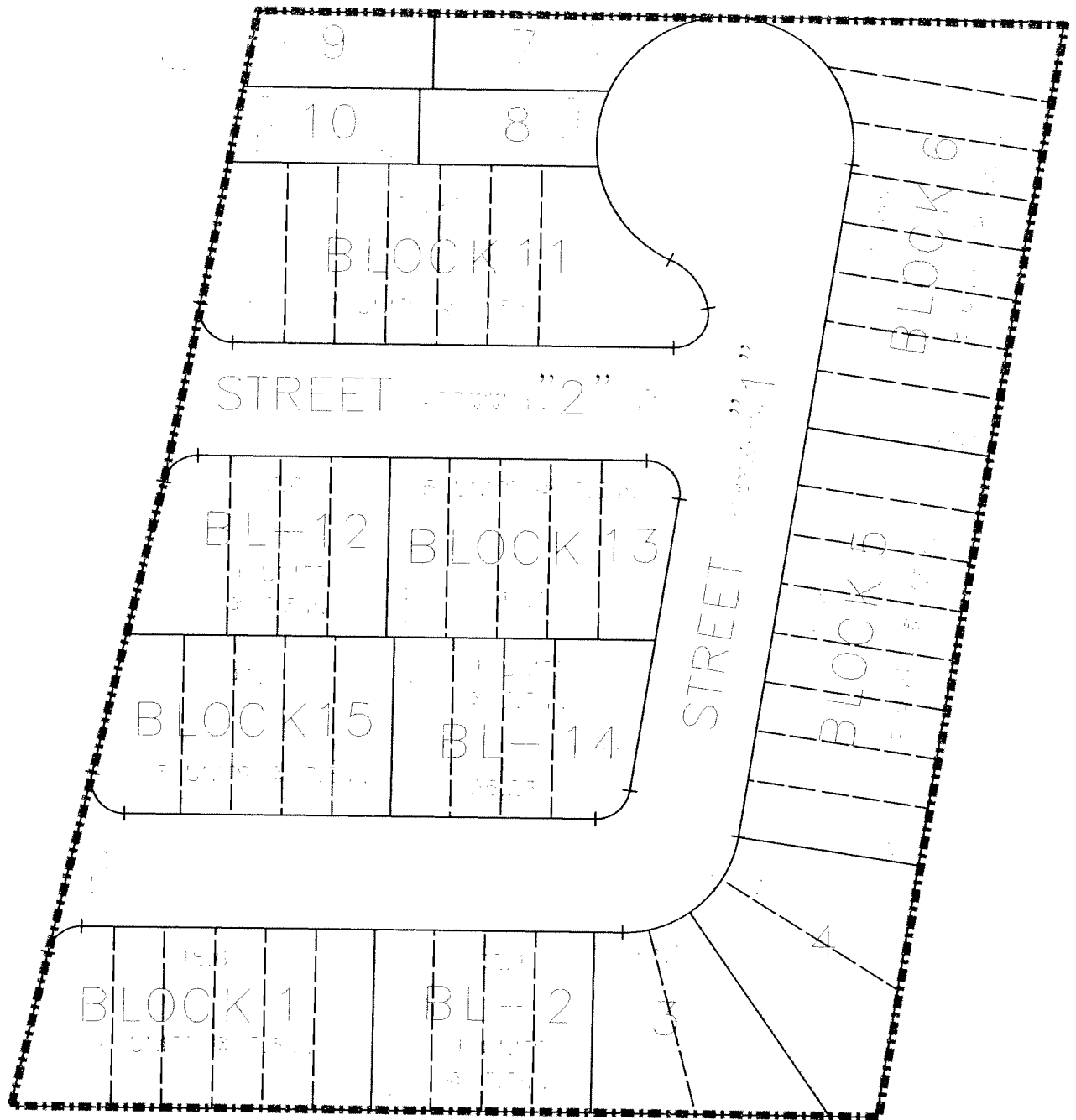
AREA CONTEXT / ZONING

APPLICANT: WISMER COMMONS DEVELOPERS GROUP INC.
 117 MINGAY AVENUE

 SUBJECT LANDS

FILE No. SU11131035 (RC)

DATE: 03/16/12



Q:\Geomatics\New Operation\2012 Agenda\SU\SU11131035\SU11131035.mxd

PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: WISMER COMMONS DEVELOPERS GROUP INC.
 117 MINGAY AVENUE

 SUBJECT LANDS

FILE No. SU11131035 (RC)

DATE: 03/16/12



AIR PHOTO 2011

APPLICANT: WISMER COMMONS DEVELOPERS GROUP INC.
 117 MINGAY AVENUE

FILE No. SU11131035 (RC)

 SUBJECT LANDS



DATE: 03/16/12

FIGURE No. 4