

**SUBJECT:** PRELIMINARY REPORT  
Terra Gold (McCowan) Properties Inc. and Terra Gold  
(Wallasey) Properties Inc.  
Applications to amend the Official Plan and Zoning By-law  
to allow a townhouse development at 9329 & 9365 McCowan  
Rd and 5286 16<sup>th</sup> Ave (NE McCowan Rd and 16<sup>th</sup> Ave)

File Nos: OP/ZA 15 110451

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

**REVIEWED BY:** Sally Campbell, Acting Manager  
East District Team, Ext. 2645

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**RECOMMENDATION:**

- 1) That the report dated June 16, 2015 titled "PRELIMINARY REPORT, Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc., Applications to amend the Official Plan and Zoning By-law to allow a townhouse development at 9329 & 9365 McCowan Rd and 5286 16<sup>th</sup> Ave (NE McCowan and 16<sup>th</sup> Ave), File Nos: OP/ZA 15 110451", be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Official Plan and Zoning By-law Amendment applications;
- 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 applications to amend the Official Plan and Zoning By-law submitted by Terra Gold (McCowan) Properties Inc. and Terra Gold (Wallasey) Properties Inc. and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application. The Official Plan and Zoning By-law amendment applications were deemed complete for circulation purposes on March 19<sup>th</sup>, 2015.

## **BACKGROUND:**

### **Subject lands and area context**

The subject properties are located on the east side of McCowan Rd, north of 16<sup>th</sup> Avenue just behind the existing Region of York pumping station located right at the corner (Figure 1). The subject lands are approximately 3.4 hectares (8.4 acres) in area. A community church for the Salvation Army was previously located at 9329 McCowan Rd., but was demolished in 2014. Both 9365 McCowan Rd and 5286 16<sup>th</sup> Ave contained single family homes, also since demolished. There were previous applications submitted in 2010 to amend the Official Plan and Zoning By-law to allow a commercial building at 9365 McCowan Rd., but the applications were not pursued beyond the statutory Public Meeting. There is an existing row of mature Spruce trees along the east line of the subject lands abutting the existing residential subdivision to the east, and an existing telecommunications tower located on the south end of the subject lands. Existing residential development comprised of semi-detached and single family dwellings is located to the immediate east. A place of worship and associated day care facility have been approved for the lands abutting to the north. Existing residential development consisting of townhouses, semi-detached and single family dwellings, and a gas station are located on the west side of McCowan Rd (Figure 3).

### **Official Plan and Zoning**

The majority of the subject lands are currently designated “Institutional” in the Official Plan and the Wismer Commons Secondary Plan (OPA 37). The remainder of the lands (9365 McCowan Rd) are designated “Urban Residential” in the Official Plan and “Low Density Residential” in the Wismer Commons Secondary Plan. The subject lands are currently zoned for “Rural Residential” purposes under Zoning By-law 304-87, as amended. The subject lands are designated “Residential Low Rise” in the City’s new Official Plan 2014 which is not yet in force. The “Residential Low Rise” designation contemplates detached and semi-detached dwellings and townhouses, all of which must have direct frontage on a public street.

In light of this new Official Plan policy, the applicant has appealed the “Residential Low Rise” designation to the Ontario Municipal Board requesting a “Residential Mid Rise” designation, which would allow the proposed development. City staff are proposing modifications to the “Residential Low Rise” designation, which will be presented under a separate report to Committee, which would have the effect of allowing townhouses not fronting a public street subject to locational criteria.

The current applications are to redesignate and rezone the subject lands to allow residential townhouse development. A future site plan application is required to facilitate the proposed development.

### **Proposed townhouse development**

The applicant is proposing 133 freehold townhouses on common element condominium roads (Figure 4). The townhouses will be a combination of conventional townhomes with rear yards, and dual frontage townhomes which front onto McCowan Rd and will be three (3) storeys in height and range in width from 5.8 to 6m (19 to 20 ft) (Figure 5).

The dual frontage townhouse units will have double-car garages and driveway parking, accommodating a total of four (4) parking spaces per unit. The conventional townhouse units will have single car garages plus driveway and will be able to accommodate two (2) cars each. In addition to the parking spaces provided for each townhouse unit, 33 visitor parking spaces will be provided throughout the proposed development, which complies with the required visitor parking rate of 0.25 per townhouse unit. In total, there will be 391 parking spaces.

Two (2) private amenity spaces are proposed as shown on Figure 4. One, approximately 170 m<sup>2</sup> (1830 ft<sup>2</sup>), at the south end of the subject lands west of the existing telecommunication tower and the second amenity space, approximately 460 m<sup>2</sup> (4951 ft<sup>2</sup>) with a playground area is proposed somewhat central to the proposed development.

The proposed density is approximately 39 units per hectare (15.8 units per acre) which is at the low end of the medium density range of 37.1 to 79.9 units hectare. Vehicular accesses are proposed on McCowan Road and 16<sup>th</sup> Avenue.

**Community Information Meeting held on April 30<sup>th</sup>, 2015**

A community information meeting was held by the Ward Councillor on April 30<sup>th</sup>, 2015. Approximately 13 residents attended and expressed concerns including but not limited to the following:

1. Ensuring that the existing trees along the mutual property line between the subject lands and the abutting homes to the east are preserved;
2. Potential increase in traffic;
3. Potential implications of common element condominium roads vs. public roads;
4. Proposed height and potential over-shadowing;
5. Possible extension of West Bay Drive to McCowan Rd; and
6. Number of new residents in the proposed development.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns/issues raised to date. Other matters that are identified through the detailed review of the applications will be discussed in a future recommendation report.

1. When the residential subdivision to the east was developed, it was contemplated that West Bay Drive could potentially be extended through the subject lands to McCowan Rd. The subject lands are isolated from the Wismer Commons community and the extension of West Bay Drive has the potential to enhance connectivity with the adjacent community. At the same time residents attending the community information meeting expressed concerns about traffic impacts that may result from this extension. Staff are currently examining the issues associated with extending West Bay Drive to McCowan Rd.

2. Staff will work with the applicant to ensure that there is sufficient connectivity throughout the proposed development, as well as with the Wismer community where schools, parks, places of worship and other local amenities are located.
3. The subject lands have frontage on McCowan Rd and 16<sup>th</sup> Avenue and accesses are proposed on both streets which are under the jurisdiction of the Region of York. The proposed accesses, any potential road widening requirements as well as any possible future extension of West Bay Drive will require Regional approval. The proposed development will need to address and incorporate any comments from the Region of York.
4. Staff will work with the applicant to ensure that the design, amount, functionality and location of the proposed private amenity space areas are appropriate.
5. Staff will work with the applicant to ensure that there is sufficient space for tree planting and landscaping, especially along the internal private streets, which have limited boulevard space and are constrained by the driveways serving the dual frontage townhouses.
6. The block and lotting configuration requires further examination and refinement.
7. Staff will work with the applicant to ensure that the existing trees along the east property line are preserved.
8. The Owner will be required to satisfy any applicable obligations and requirements of the Wismer Commons Developers Group.
9. Staff will work with the applicant to ensure that the visitors parking areas are in appropriate locations throughout the proposed development.
10. Matters of urban design, building elevations and materials will be addressed through site plan approval.
11. The planning justification report in support of the proposed land use and proposed development is currently under review.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

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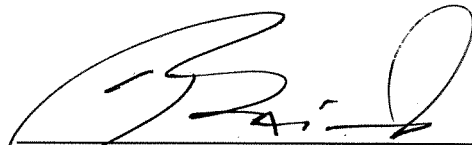
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate will be incorporated into the proposed amendments or future site plan conditions.

**RECOMMENDED BY:**



Ron Blake, M.C.I.P., R.P.P.  
Acting Senior Development Manager

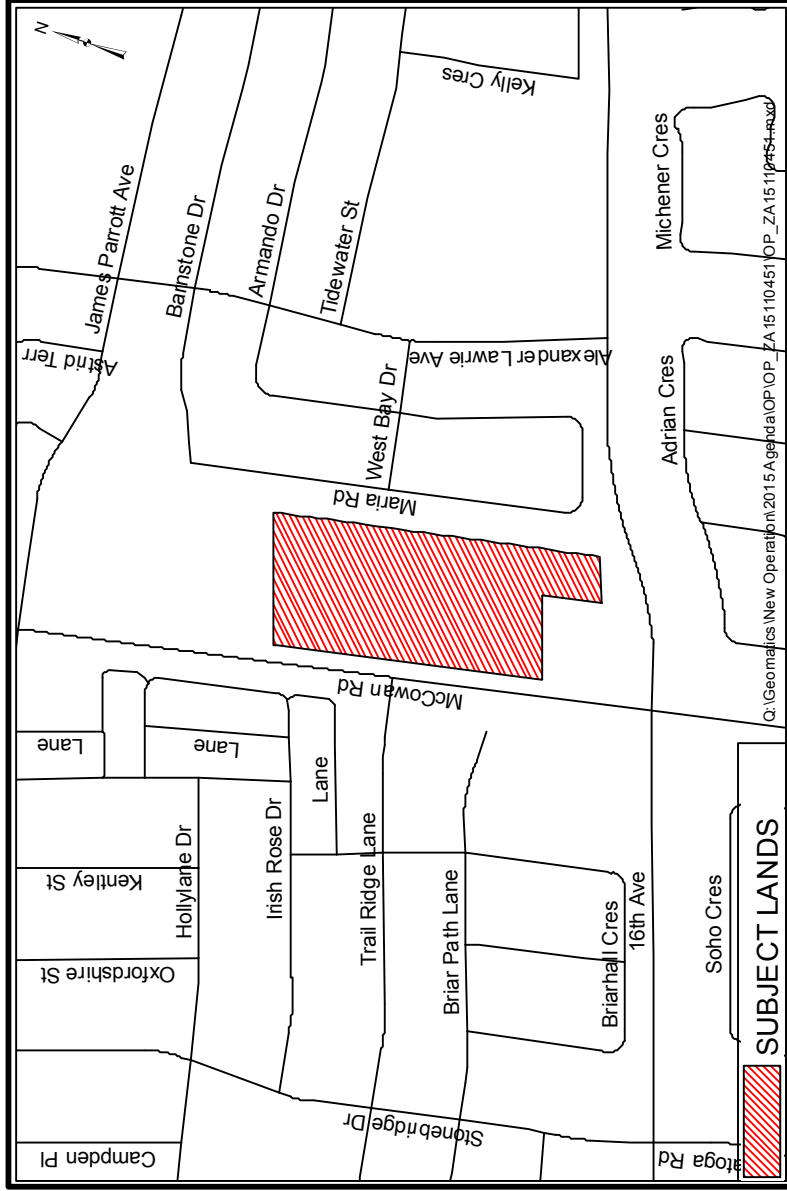


Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- |           |                       |
|-----------|-----------------------|
| Figure 1: | Location Map          |
| Figure 2: | Area Context/ Zoning  |
| Figure 3: | Air Photo             |
| Figure 4: | Proposed Site Plan    |
| Figure 5: | Conceptual Renderings |

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# AREA CONTEXT/ZONING

APPLICANT: TERRA GOLD (McCOWAN) PROPERTIES INC. AND TERRA GOLD (WALLASEY) PROPERTIES INC.  
9329 & 9365 McCOWAN ROAD AND 5286 16th. AVENUE

FILE No. OP/ZA15110451

 SUBJECT LANDS

DATE: 05/13/15



DEVELOPMENT SERVICES COMMISSION

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**FIGURE No. 2**





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# AIR PHOTO 2014

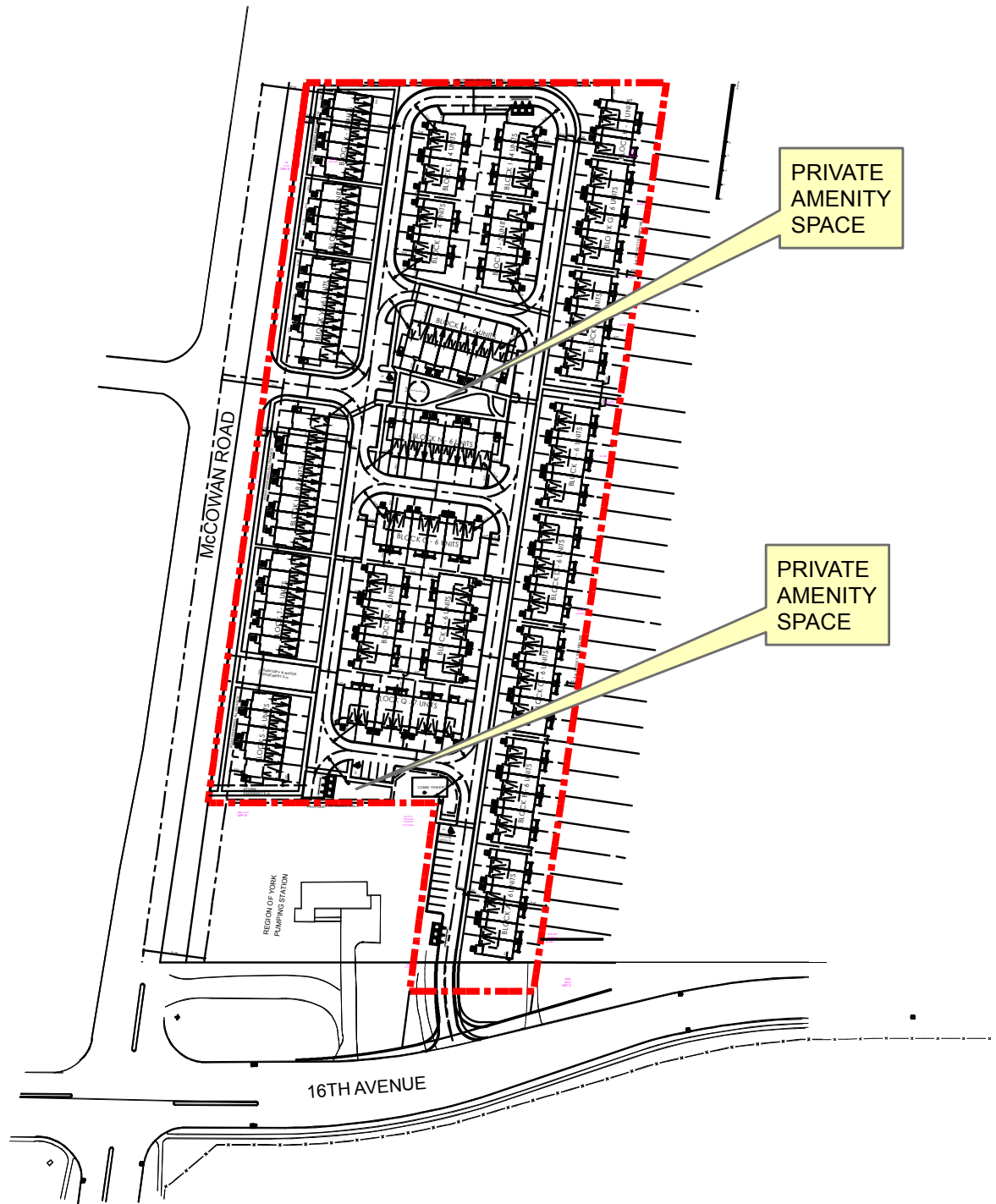
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# SITE PLAN

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FIGURE No. 4



20' TOWNHOUSES- STREETSCAPE

CONVENTIONAL TOWNHOUSES

TERRA GOLD (McCOWAN) PROPERTIES INC.



19' TOWNHOUSES- McCOWAN STREETSCAPE

DUAL FRONTAGE  
McCOWAN STREETSCAPE

TERRA GOLD (McCOWAN) PROPERTIES INC.



19' TOWNHOUSES- REAR STREETSCAPE

DUAL FRONTAGE  
REAR ELEVATION

TERRA GOLD (McCOWAN) PROPERTIES INC.

# ELEVATIONS(CONCEPTUAL RENDERING)

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FIGURE No. 5