

SUBJECT: **PRELIMINARY REPORT**
Caboto Meadows Inc.
Applications for Official Plan and Zoning By-law
Amendment to permit two single-detached dwellings on the
south side of Caboto Trail, east of Glenbar Gardens

Files Nos. OP/ZA 15 163422

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Caboto Meadows Inc., Applications for Official Plan and Zoning By-law Amendment to permit two single-detached dwellings on the south side of Caboto Trail, east of Glenbar Gardens, File Nos. OP/ZA 15 163422” be received;
- 2) That a Public Meeting be held to consider the 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 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 and the report should not be taken as Staff’s opinion or recommendation on the applications.

Applications deemed complete

The application for Zoning By-law Amendment was deemed complete on November 16, 2015. The application for Official Plan Amendment was deemed complete on January 14, 2016.

BACKGROUND:

Subject Property and Area Context

The subject lands are located on the south side of Caboto Trail, east of Glenbar Gardens in the South Unionville Secondary Plan Area (Figure 1). The subject lands consist of an

unopened road allowance that contains an existing drainage swale and an adjoining residential part lot to the east (Figure 1). The subject lands have been declared surplus to municipal purposes. The City is the owner of the subject lands and has authorized the Applicant to submit the subject applications.

Surrounding uses are as follows (see Figure 3):

- To the north are two public parks: the South Unionville Park (which is constructed) and the South Unionville Park West (which is under construction);
- To the west is a residential part lot (owned by the Applicant) that forms part of a recently approved draft plan of subdivision (19TM-13006) comprised of semi-detached dwellings;
- To the east is residential development comprised primarily of semi-detached dwellings; and,
- To the south is Highway 407.

NB: It should be noted that the extension of Caboto Trail was completed in Fall 2015 and is not captured in Figure 3: Aerial Photo, which was taken in April 2015.

Proposal is for residential development

The Applicant is proposing to re-designate and rezone the east and west portions of the unopened road allowance, and the adjoining part lot to the east, to permit them to be used for residential purposes. The effect of the proposed amendments would be to combine the east and west portions of the unopened road allowance with the adjoining part lots to create two full single-detached residential lots with frontage on Caboto Trail (Figure 4). The existing drainage swale on the remaining portion of the unopened road allowance will be re-engineered and upgraded by the Applicant.

Official Plan and Zoning

The subject lands are designated “Urban Residential” in the in-force Official Plan (1987 Revised) and “Residential Low Rise” in Markham’s new Official Plan 2014 (as partially approved on October 30, 2015). Both designations provide for a variety of grade related, low density housing types, including single-detached dwellings, as proposed.

The subject lands are designated “Open Space/Neighbourhood Park” in the South Unionville Secondary Plan (OPA No. 22). This designation provides for parks, recreational uses and municipal services and utilities. An amendment to the Secondary Plan is required to implement the proposal. The Applicant is proposing to re-designate the east and west portions of the unopened road allowance, as well as the adjoining part lot to east, to “Medium Density 1 Housing”, consistent with the adjacent lands to the east and the west. The portion of the unopened road allowance that will accommodate the re-engineered drainage swale will retain its “Open Space/Neighbourhood Park” designation. A site specific exception is also required to permit single-detached dwellings in the “Medium Density 1 Housing” designation.

The unopened road allowance is zoned "Rural Residential One" (RR1) by By-law 304-87, as amended, and the adjoining part lot to the east is zoned "Open Space One" (OS1) by By-law 177-96, as amended. The Applicant is proposing to rezone portions of the road allowance and the adjoining part lot to the east to "Residential Two" (R2*30) by By-law 177-96, as amended, consistent with other residential properties in the area. The remaining portion of the unopened allowance, which will accommodate the drainage swale, is proposed to be rezoned to "Open Space One" (OS1), also by By-law 177-96, as amended.

OPTIONS/ DISCUSSION:

The following is a brief summary of the issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Confirmation of available servicing allocation;
2. Technical studies including a Functional Servicing Report and Planning Justification Report, are currently under review; and,
3. Staff are of the opinion that the proposed Official Plan Amendment is considered to be of local significance and will not adversely impact Regional interest. Accordingly, staff have requested that the proposed amendment be exempt from Regional approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies are currently under review.

RECOMMENDED BY:


Ron Blake, M.C.I.P., R.P.P.
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: Aerial Photo

Figure 4: Proposed Building Siting Plan

AGENT:

Mr. Andrew Walker

Gagnon & Law Urban Planners Ltd.

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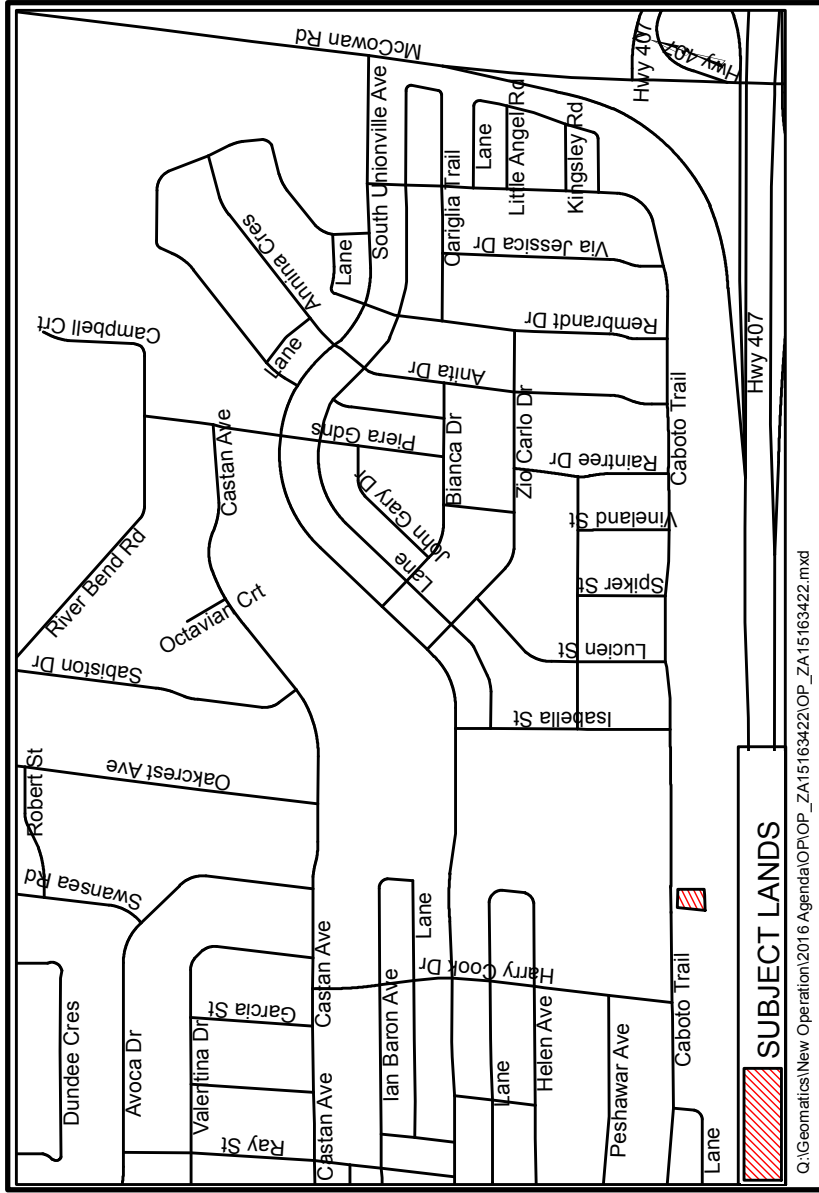
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File path: Amanda\File 15 163422\Documents\Recommendation Report



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AREA CONTEXT / ZONING

APPLICANT: CABOTO MEADOWS

FILE No. OP/ZA15163422(SB)

 SUBJECT LANDS

DATE: 02/18/16



--- SUBJECT LANDS

AIR PHOTO 2015

APPLICANT: CABOTO MEADOWS

FILE No. OP/ZA15153422(SB)

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PROPOSED BUILDING SITING PLAN

APPLICANT: CABOTO MEADOWS

FILE No. OP/ZA15153422(SB)

DATE: 02/18/16