



PLANNING AND BUILDING SERVICES
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November 14, 2013

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2013-59

TO: Committee of the Whole

SUBJECT: Application for Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan and Zoning Bylaw Amendment
19TN 2013 002
Part of Lot 89, Concession 1, E.Y.S.,
292145 Ontario Limited
Files: D7, D9, D12 & D14-NP13 16

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning and Building Services Report 2013-59 dated November 14, 2013 regarding Application for Official Plan Amendment, zoning by-law amendment, Draft Plan of Condominium and Draft Plan of Subdivision be received and the following recommendation(s) be adopted:

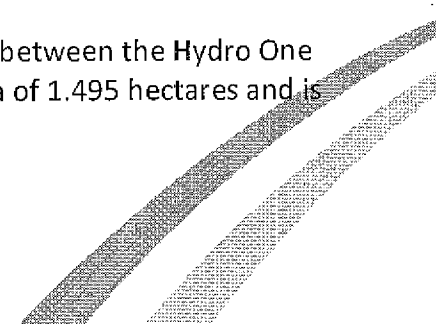
1. THAT the Application for Official Plan Amendment, zoning by-law amendment, Draft Plan of Condominium and Draft Plan of Subdivision, as submitted by 292145 Ontario Limited for lands being composed of part of Lot 89, Concession 1 E.Y.S. be referred to a public meeting.
2. AND THAT following the public meeting, issues identified in this Report, together with comments of the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required.
3. AND THAT Gary Templeton, Templeton Planning Ltd, 71 Tyler Street, Aurora, ON, L4G 2N1 be notified of this action.

COMMENTS

Location and Surrounding Land Uses

The Subject Lands are located at the westerly terminus of Silken Laumann Drive between the Hydro One Corridor and the rail line. (See Location Map attached). The property has an area of 1.495 hectares and is more particularly described as Parts 7, 9 and 13, Plan 65R-33844.

The subject property is currently vacant with the following adjacent land uses.



North: Employment Uses (Industrial)

South: Vacant Open Space/Natural Heritage

East: Hydro Corridor/low density residential

West: Railway Line/Open Space/Natural Heritage

Proposal

The applicant is proposing to redesignate the subject lands from The Natural Heritage System (Meadows) to Emerging Residential. The application also proposes to rezone the subject lands from the Environmental Protection Open Space (OS-EP) zone to the Residential Townhouse Dwelling 3 (R4-R) zone to permit a common element condominium consisting of 28 at grade townhomes on the subject lands.

Preliminary Review

Official Plan Considerations

The subject property is designated Natural Heritage System on Schedule "A" Land Use plan and shown as Meadow on Schedule B detailing the Natural Heritage System, in the 2006 Official Plan. The applicant is applying to redesignate the subject lands to the Emerging Residential designation to permit ground related townhomes.

The Natural Heritage System, which includes woodlots, meadows, watercourses and wetlands are to be protected and enhanced where possible. The Official Plan states that there are two types of Meadows designated in the plan – Meadow 1 and Meadow 2. Meadow 1 represents lands that are completely within the existing floodplain and Meadow 2 lands are outside of the floodplain. Development and site alteration are not permitted in any Meadow 1, however, Meadow 2 designation would permit limited development and site alteration provided it can be demonstrated through an Environmental Impact Statement that there will be no negative impacts on the feature or no loss of function.

This application would see the removal of the Natural Heritage designation which necessarily needs to be appropriately justified. An Environmental Impact Statement has been submitted as part of the application and concludes that the development, as proposed, will not result in a negative impact on existing natural heritage features and functions.

The submitted report has been peer reviewed by Northsouth Environmental who have a number of comments requiring further information to be submitted to ensure the EIS provides a complete characterization of natural heritage features and functions to permit assessment of environmental impacts to ensure appropriate protection and mitigation strategies and conformity with the policy requirements of the Town, Region and Province.

Zoning Bylaw Consideration

The Subject Property is currently zoned Environmental Protection, Open Space Zone (OS-EP) by Bylaw Number 2010-40, as amended. The Applicant wishes to rezone the Subject Property to the Residential Townhouse Dwelling 3 (R4-R) and Open Space (OS) zones to implement the plan. As this development proposal does not have servicing allocation, the Holding (H) provisions of the Planning Act will be required in the event the property is rezoned.

Roads and Traffic

Further comments are required from Hydro One relating to the proposal to construct a permanent turning circle in the existing Hydro One Corridor with a private access road for the condominium townhouses constructed off the new cul de sac. There are opportunities for Active Transportation linkages through these lands.

Engineering Services have reviewed the letter report from Mark Engineering and agree with the conclusions that no adverse effects on Silken Laumann Drive are expected as a result of the traffic that will be generated from this proposed development and no specific improvements will be required to the existing road network.

Sanitary Sewage

Sanitary sewage from the proposed development will discharge to the existing sanitary pumping station on Sydor Court. Engineering services have noted some errors with the number of units used in the calculations and the population figures and require the report to be updated. However, they are satisfied that even with the corrected expected flows, adequate capacity will be available in the existing sanitary pumping station.

The applicant is proposing a sanitary sewer across the Hydro One Corridor from the proposed development to the pumping station on Sydor Court. Hydro One comments are required regarding any required easements.

Water Distribution

It is proposed to supply water to this development by extending the existing watermain on Sydor Court through the Hydro One Corridor and connect to the new proposed cul de sac. Approval from Hydro One will be required. The water distribution system modelling to date had not been to Town standards. The water distribution system is to be remodelled based on Town Standards.

Storm Drainage

An extended detention wetland pond is proposed to control storm flows from this development and to provide “enhanced” quality control. It is proposed that this facility will ultimately be owned by the condo corporation. Engineering Services have reviewed the storm water design and have a number of technical comments that will have to be addressed in a resubmission.

Noise and Vibration analysis

The noise and vibration report is currently out for peer review. Comprehensive comments will be provided in a future report to Committee.

Servicing Allocation

Servicing allocation has not been granted for this proposed draft plan of subdivision.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for the citizens of Ontario.

Planning decisions shall be consistent with the Provincial Policy Statement. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

Departmental and Agency Comments

Engineering Services have provided comments on the submitted reports outlined above.

Agency Comments

The Town has also received comments from various agencies that will be addressed throughout the planning process.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This application has linkages to the Community Strategic Plan as follows:

Well-equipped and Managed: by providing opportunities for varied housing types, affordability and densities

COMMUNITY CONSULTATION POLICY

The recommendations of this report refer the applications to the statutory public meeting as required by the Planning Act.

BUDGET IMPACT

Operating Budget (Current and Future)

The appropriate planning application fees have been received for Official Plan amendment, zoning bylaw amendment, draft plan of condominium and draft plan of subdivision. The Town will also receive revenue

from development charges and assessment revenue with the development of this subdivision in the event the applications are approved.

Capital Budget

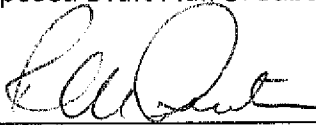
There is no direct capital budget impact as a result of this report.

CONTACT

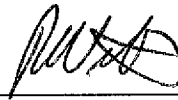
For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca

Attachments

- 1 - Location Map
- 2 - Proposed Draft Plan of Subdivision



Commissioner Development and Infrastructure
Services

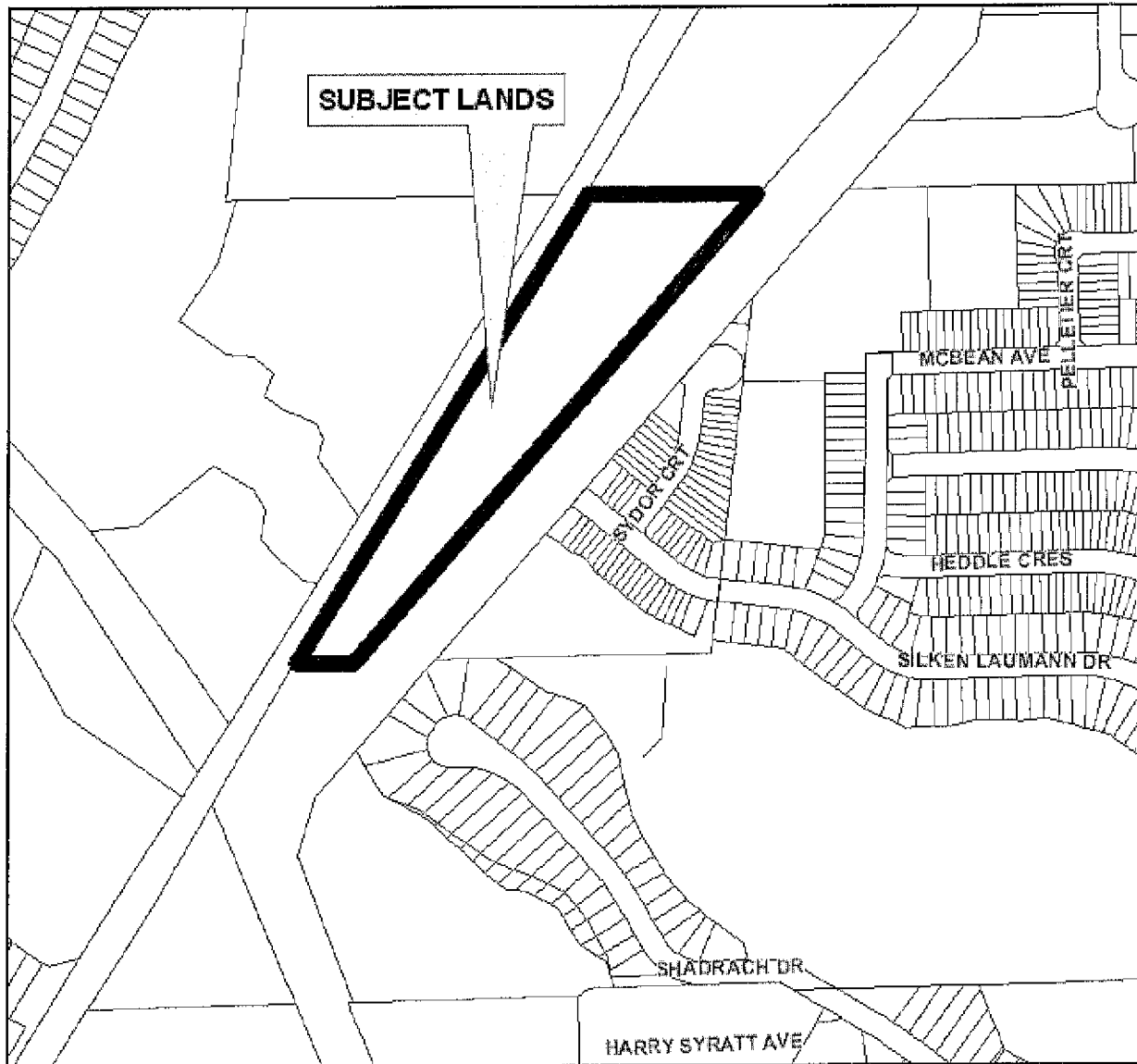


Director of Planning and Building Services



Senior Planner – Community Planning

LOCATION MAP WEST TERMINUS OF SILKEN LAUMANN DRIVE PART OF LOT 89, CON 1 EYS



TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by: Information Technology - GIS Sources: 2007 Geomatics Image / © J.D. Barnes Limited, 2007 Orthophotography; Land Parcel Boundaries - © The City and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2009; Municipal Boundary - Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2009.
DISCLAIMER: This mapping is based on the POLARIS parcel file to be produced using Land Registry System records and recent survey and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for legal survey.

