



PLANNING AND BUILDING SERVICES
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February 13, 2014

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES
REPORT 2014-06**

TO: Committee of the Whole

SUBJECT: **Application for Zoning Bylaw Amendment and
Draft Plan of Subdivision 19TN 2013-003
North side of Davis Drive between Yonge Street and Bathurst Street (Toth Farm)
Part of Lot 96, Concession 1, WYS
Planning File: D12 13 22 & D14 13 22
Sundial Homes (Davis) Limited**

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning and Building Services Report 2014-06 dated February 13, 2014 regarding Application for zoning bylaw Amendment and Draft Plan of Subdivision be received and the following recommendation(s) be adopted:

- 1. THAT the Application for zoning bylaw amendment and draft plan of subdivision, as submitted by Sundial Homes (Davis) Limited for lands being composed of Part of Lot 96, Concession 1, WYS 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 Chris Matson, Matson, McConnell Ltd., 2430A Bloor Street West, Toronto, Ontario M6S 1P9 be notified of this action.**

COMMENTS

Location

Lands located on the east side of Bathurst Street, south of Davis Drive. (See Location Map attached)

Proposal

An application for draft plan approval and zoning bylaw amendment has been submitted by Sundial Homes (Davis) Limited to rezone the 20.99 hectare subject lands from the Transitional (TR) zone to the Open Space (OS-1), Residential Detached Dwelling (R1), Residential Semi-Detached Dwelling (R2), Residential Townhouse Dwelling (R4) and a Residential 'Back to Back' townhouse Dwelling zone to permit a draft plan of subdivision containing 662 residential units consisting of single detached, semi-detached, on street townhouses, back to back townhouses on the subject lands. A location for a potential elementary school site has also been provided in the northeast corner of the proposed plan.

Preliminary Review

Official Plan Considerations

2006 Official Plan

The subject property is designated Emerging Residential in the 2006 Official Plan. Single and Semi-detached dwellings and townhomes are permitted uses in the emerging residential designation subject to the proper justification reports to the Town's satisfaction. The Official Plan indicates that the Emerging Residential designation may develop at low densities similar to the Stable Residential Areas while providing for a range of innovative and affordable housing types, zoning standards and subdivision designs. There are 212 on street townhouse dwelling units and 324 back to back townhouse dwelling units proposed within the draft plan of subdivision which represents 80% of the total unit yield providing a significantly higher townhouse ratio than elsewhere in the Quadrant. The proposed density of this draft plan of subdivision is 31.5 units per net hectare which is above the typical 22-25 units per hectare for the existing developments in the area. While the proposed density is higher, the development has direct access to the regional road system and is in close proximity to the Town's urban centre where significantly denser development is anticipated.

The Official Plan also identifies the frontage the subject lands have on Davis Drive as well as along the mutual boundary with the Upper Canada Mall as a special Study area requiring the analysis of the interface of these boundary conditions. A potential location for combination of road access and pedestrian access to Upper Canada Mall has been provided for at the terminus of Street "C". This is consistent with the current direction of the Urban Centres Secondary Plan and is important for connecting communities. The interface along the Davis Drive frontage is proposed to be developed in a similar fashion as the Mattamy Subdivision further to the west.

The proposed rezoning and draft plan of subdivision application conforms with the purpose and intent of the Official Plan.

Zoning Bylaw Consideration

The Subject Property is currently zoned Transitional by Bylaw Number 2010-40, as amended. The Applicant wishes to rezone the Subject Property to the Open Space (OS-1), Residential Detached Dwelling (R1), Residential Semi-Detached Dwelling (R2), Residential Townhouse Dwelling (R4) and a Residential 'Back to Back' townhouse Dwelling zone with special provisions as they relate to lot, siting and building specifications similar to other zoning bylaws approved for the northwest quadrant.

Servicing Allocation

Servicing allocation has not been granted for this proposal.

Provincial Policy Statement

The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters "shall be consistent" with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The proposed draft plan of subdivision is consistent with the PPS by providing a mix of housing types within the settlement area of the Town of Newmarket that has been identified in the Official Plan for residential development.

This proposal appears to be consistent with the relevant provisions the Provincial Policy Statement (2005).

Parkland

In 2003, Committee of Adjustment application for Consent to Sever the Toth farm was approved to facilitate the Mattamy subdivision on the west half of the former Toth farm. At this time, 2.4 hectares of park land were dedicated to the Town to address the Planning Act parkland dedication requirements for the entirety of the Toth farm anticipating the redevelopment of the entire parcel. To that end, appropriate parkland dedication has been provided for this proposed subdivision.

Departmental and Agency Comments

The Town has received comments from various department and agencies that will be addressed throughout the planning process. Comments to date do not identify any major issues with the proposed draft plan.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The development of this parcel of land is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows: This application for Zoning By-Law Amendment and Draft Plan of Subdivision supports the Community Strategic Plan by being *Well*-balanced through the encouragement of an appropriate mix of lands uses and amenities, such as parks, to develop a sense of community within this subdivision; being *Well*-equipped by encouraging a variation of housing types and densities; being *Well*-planning & connected by controlling growth through a comprehensive Official Plan

CONSULTATION

The application has been circulated for comment to internal departments and external agencies. This report recommends the applications be referred to a statutory public meeting.

BUDGET IMPACT

Operating Budget (Current and Future)

The appropriate planning application fees have been received for zoning bylaw amendment and draft plan of subdivision. The Town will also receive revenue from development charges and assessment revenue with the development of this subdivision.

Capital Budget

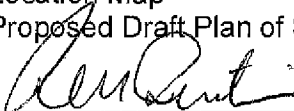
There is no direct capital budget impact as a result of this report.

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

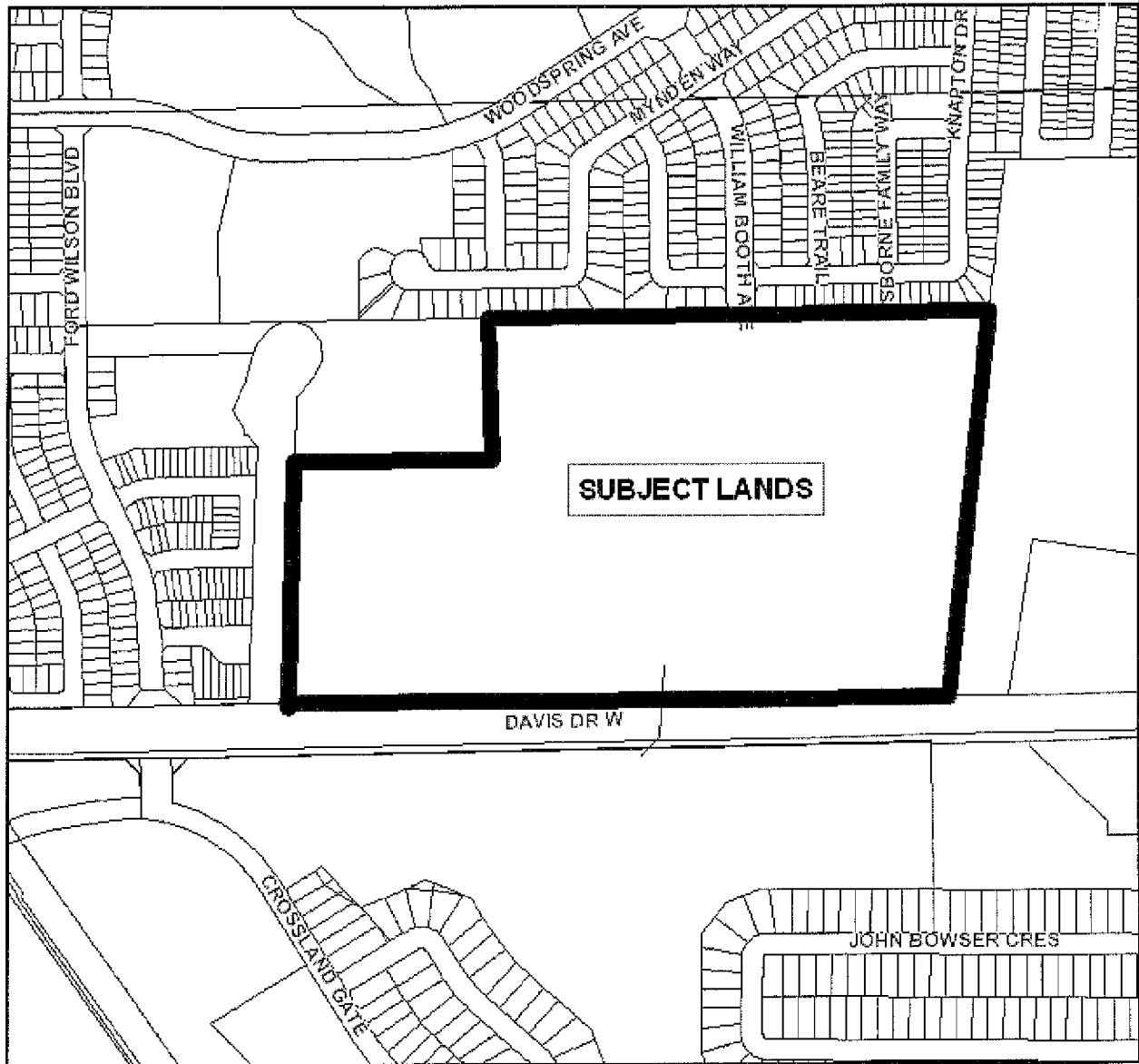


Director of Planning & Building Services



Senior Planner - Community Planning

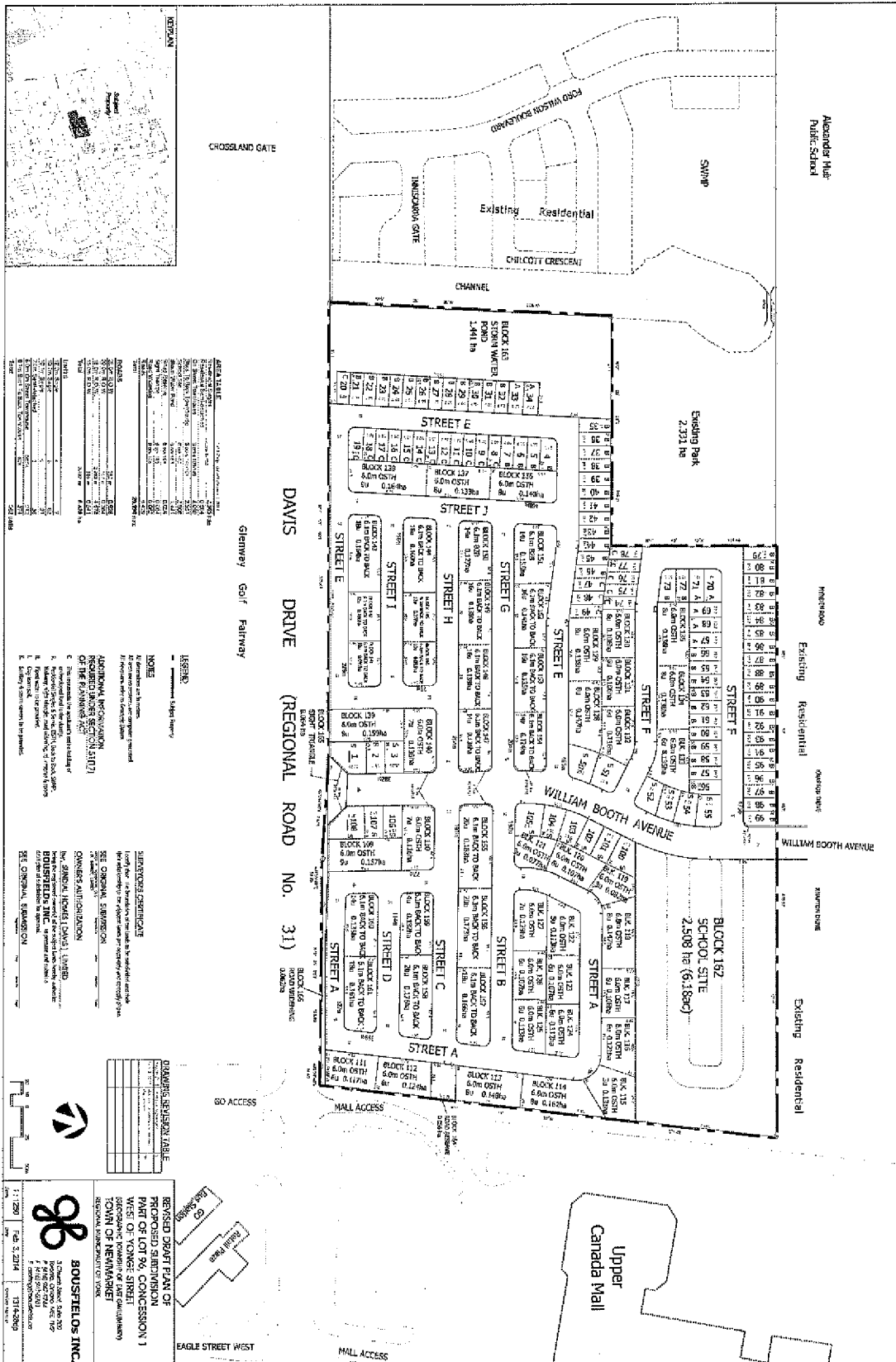
LOCATION MAP
North side of Davis Drive
West of Yonge Street & East of Ford Wilson Blvd.
Sundial Homes (Davis) Limited (Toth Farm)



TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by: Irdinatrix Technology - GIS Software: 2007 Cobit OrthoImage 7 - © J.D. Evans Limited, 2007. Orthophotography: Land Page Images - © Tomlinson and its
 suppliers. All rights reserved. DRAFT PLAN OF SUBDIVISION, 2009. The City of Newmarket - Geomatics, Planning and Development Services Department. © The Regional Municipality of York, 2009.
 DISCLAIMER: This mapping is based on the PCLAR file parcel data produced using Land Registry System records and recent surveys and control points where available. This mapping is a
 representation of the earth's surface and it does not illustrate errors and distances. It is not a substitute for a legal survey.



AREA STATEMENT

LOT TOTAL AREA: 1,000,000 sq. ft.

RESERVED AREA: 1,000,000 sq. ft.

NET AREA: 1,000,000 sq. ft.

NET AREA PER LOT: 1,000,000 sq. ft.

NET AREA PER BLOCK: 1,000,000 sq. ft.

NET AREA PER STREET: 1,000,000 sq. ft.

NET AREA PER AVENUE: 1,000,000 sq. ft.

NET AREA PER PARKWAY: 1,000,000 sq. ft.

NET AREA PER DRIVEWAY: 1,000,000 sq. ft.

NET AREA PER WALKWAY: 1,000,000 sq. ft.

NET AREA PER BIKEWAY: 1,000,000 sq. ft.

NET AREA PER TRAIL: 1,000,000 sq. ft.

NET AREA PER OTHER: 1,000,000 sq. ft.

LEGEND

RESERVED AREA: Shaded area

NET AREA: Solid area

RESERVED UNDER SECTION 1(2) OF THE PAVING ACT: Dotted area

RESERVED UNDER SECTION 1(3) OF THE PAVING ACT: Cross-hatched area

RESERVED UNDER SECTION 1(4) OF THE PAVING ACT: Stippled area

RESERVED UNDER SECTION 1(5) OF THE PAVING ACT: Horizontal lines

RESERVED UNDER SECTION 1(6) OF THE PAVING ACT: Vertical lines

RESERVED UNDER SECTION 1(7) OF THE PAVING ACT: Diagonal lines

RESERVED UNDER SECTION 1(8) OF THE PAVING ACT: Wavy lines

RESERVED UNDER SECTION 1(9) OF THE PAVING ACT: Zigzag lines

RESERVED UNDER SECTION 1(10) OF THE PAVING ACT: Checkered area

RESERVED UNDER SECTION 1(11) OF THE PAVING ACT: Diamond pattern

RESERVED UNDER SECTION 1(12) OF THE PAVING ACT: Square pattern

RESERVED UNDER SECTION 1(13) OF THE PAVING ACT: Circle pattern

RESERVED UNDER SECTION 1(14) OF THE PAVING ACT: Triangle pattern

RESERVED UNDER SECTION 1(15) OF THE PAVING ACT: Star pattern

DIMENSIONS SCHEDULE TABLE

NO.	DESCRIPTION	LENGTH	BREADTH	AREA
1	STREET A	100.00	100.00	10,000.00
2	STREET B	100.00	100.00	10,000.00
3	STREET C	100.00	100.00	10,000.00
4	STREET D	100.00	100.00	10,000.00
5	STREET E	100.00	100.00	10,000.00
6	STREET F	100.00	100.00	10,000.00
7	STREET G	100.00	100.00	10,000.00
8	STREET H	100.00	100.00	10,000.00
9	STREET I	100.00	100.00	10,000.00
10	WILLIAM BOOTH AVENUE	100.00	100.00	10,000.00
11	DAVIS DRIVE	100.00	100.00	10,000.00
12	INDUSTRIAL GATE	100.00	100.00	10,000.00
13	CROSSLAND GATE	100.00	100.00	10,000.00
14	SWAMP	100.00	100.00	10,000.00
15	CHANNEL	100.00	100.00	10,000.00
16	PUBLIC SCHOOL	100.00	100.00	10,000.00

RESERVED UNDER SECTION 1(2) OF THE PAVING ACT

RESERVED UNDER SECTION 1(3) OF THE PAVING ACT

RESERVED UNDER SECTION 1(4) OF THE PAVING ACT

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BOUSFIELD'S INC.

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PROPOSED DRAFT PLAN OF SUBDIVISION

PART OF LOT 96, CONCESSION 1

WEST OF YONGE STREET

SUBDIVISION OF 19TN 2013-003

TOWN OF BERRINGTON