



Development Services Public Meeting Agenda

Meeting Number 11

November 19, 2019, 7:00 PM - 10:00 PM

Council Chamber

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

- 4.1 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT TWO SEMI-DETACHED AND ONE SINGLE DETACHED DWELLING AT 12 & 16 DEER PARK LANE ON THE WEST SIDE OF ELIZABETH STREET. (WARD 4) FILE NO. ZA 19 128208 (10.5)

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A. Malik, ext. 2230

- 4.2 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY SV SISDIMZ CORP. AT 11087 VICTORIA SQUARE BOULEVARD (WARD 2) FILE NO. PLAN 19 161649 (10.3, 10.5, 10.7)

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M. Rokos, ext. 2980

5. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: September 23rd, 2019

SUBJECT: PRELIMINARY REPORT
 Application for Zoning By-law Amendment to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street. (Ward 4).
 File No. ZA 19 128208.

PREPARED BY: Aqsa Malik, Planner I, East District. Ext. 2230

REVIEWED BY: Sally Campbell, M.C.I.P., R.P.P., Manager, East District. Ext. 2645

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street. (Ward 4). File No. ZA 19 128208” be received.

PURPOSE:

This report provides preliminary information on the above noted Zoning By-law Amendment application submitted by Gil and Marina Shcolyar. This report contains general information in regards to applicable Official Plan or related policies as well as other outstanding issues identified by Staff to date. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Application deemed complete

The Zoning By-law Amendment application was deemed complete on August 14th, 2019.

Next Steps

- The Ward 4 Councillor has indicated that a Community Information Meeting will be arranged prior to the statutory public meeting;
- A Statutory Public Meeting will be planned for fall of 2019;
- A recommendation report will be provided at a future Development Services Committee meeting, if required; and
- An application to the Committee of Adjustment for consent to sever the subject land will be required in the future.

BACKGROUND:Property Description

The subject lands, municipally known as 12 and 16 Deer Park Lane are located in the Markham Village Community at the northwest corner of Deer Park Lane and Elizabeth Street (See Figure 1). The subject lands have a total area of approximately 0.17 ha (0.43 ac). The subject lands are currently developed with an existing one-storey detached dwelling. The balance of the subject lands (12 Deer Park Lane) includes a rear wooden garage and (16 Deer Park Lane) two sheds and

a deck in the rear yard. To the north of the subject lands are existing single-detached residential dwellings, to the south and east of the subject lands are existing townhouse and semi-detached residential dwellings and, to the west of the subject lands are a mix of retail/service commercial and single detached residential dwellings.

PROPOSAL:

12 & 16 Deer Park Lane

A zoning by-law amendment application has been submitted for the subject lands fronting onto Deer Park Lane. The applicant has requested the following on a portion of the lands to facilitate the development of two semi-detached dwellings fronting onto Deer Park Lane: rezone from R1 to R2, a reduction in minimum lot area, minimum lot frontage, minimum rear yard setback and an increase in maximum lot coverage.

The balance of the lands will remain R1 and to facilitate the development of one single detached dwelling fronting onto Elizabeth Street the applicant has requested the following site-specific development standards: a reduction in minimum lot area and minimum lot frontage and, an increase in minimum front yard setback and minimum rear yard setback. Both the rezoned R2 and existing R1 portion of the subject lands require site-specific development standards as shown in the chart below.

Zone Standards	Existing R1 Zone Standards	Proposed R1 Zone Standards	Existing R2 Zone Standards	Proposed R2 Zone Standards
Min. Lot Area	613 m ² (6,600 ft ²)	600 m ² * (6,458.35 ft ²)	762 m ² (8,202.1 ft ²)	550 ² * (5,920.15 ft ²)
Min. Lot Frontage	18.28 m (60 ft)	13.5 m* (44.3 ft)	22.86 m (75 ft)	20.0 m* (65.62 ft)
Min. Front Yard Setback	7.62 m (25 ft)	9.0 m* (29.53 ft)	7.62 m (25 ft)	5.0 m* (16.40 ft)
Min. Rear Yard Setback	7.62 m (25 ft)	15.0 m* (49.21 ft)	7.62 m (25 ft)	6.0 m* (19.7 ft)
Max. Lot Coverage	35%	35%	40%	50%*

*Special Provisions the applicant is seeking.

2014 Official Plan

The subject lands are designated as Residential Low Rise under the City of Markham Official Plan 2014 (partially approved on Nov 24/17, and further updated on April 9/18) which provides for low rise housing forms, including single detached and semi-detached dwellings.

Zoning

The subject lands are zoned 'Single Family Residential' (R1) under Zoning By-law 1229, as amended, which permits a single detached dwelling on a lot with a minimum lot area of 613 m²

(6,600 ft²) and frontage of 18.28 m (60 ft).

OPTIONS/ DISCUSSION:

The following is a brief summary of matters that have been identified and will be considered:

- Appropriateness of the proposed zoning amendment in terms of the resulting lot areas and frontages and the relationship with the existing lotting pattern in the immediate vicinity and neighbourhood character;
- The orientation and size of the new lots that the zoning by-law amendment would facilitate;
- Consistency of potential future lots with regard to front, rear and side yard setbacks in this area; and
- Removal or retention of existing mature trees and vegetation, as a result of the rezoning to facilitate the creation of future development lots.

Staff note that a by-law order was issued on July 3rd, 2018 for the illegal removal of trees on the subject lands. On March 4th, 2019 the applicant agreed to sign an undertaking which requires the replanting of thirty-seven (37) new trees. The applicant agreed that the cash-in-lieu value of thirty-seven (37) new trees would be kept as a letter of credit by the City and only released if the conditions of the by-law order were met.

No other issues have been raised to date. Any additional matters identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to the Committee.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The 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 application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P
Director, Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P
Commissioner of Development Planning

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Aerial Photo

Figure 4 – Site Plan

Adam Santos

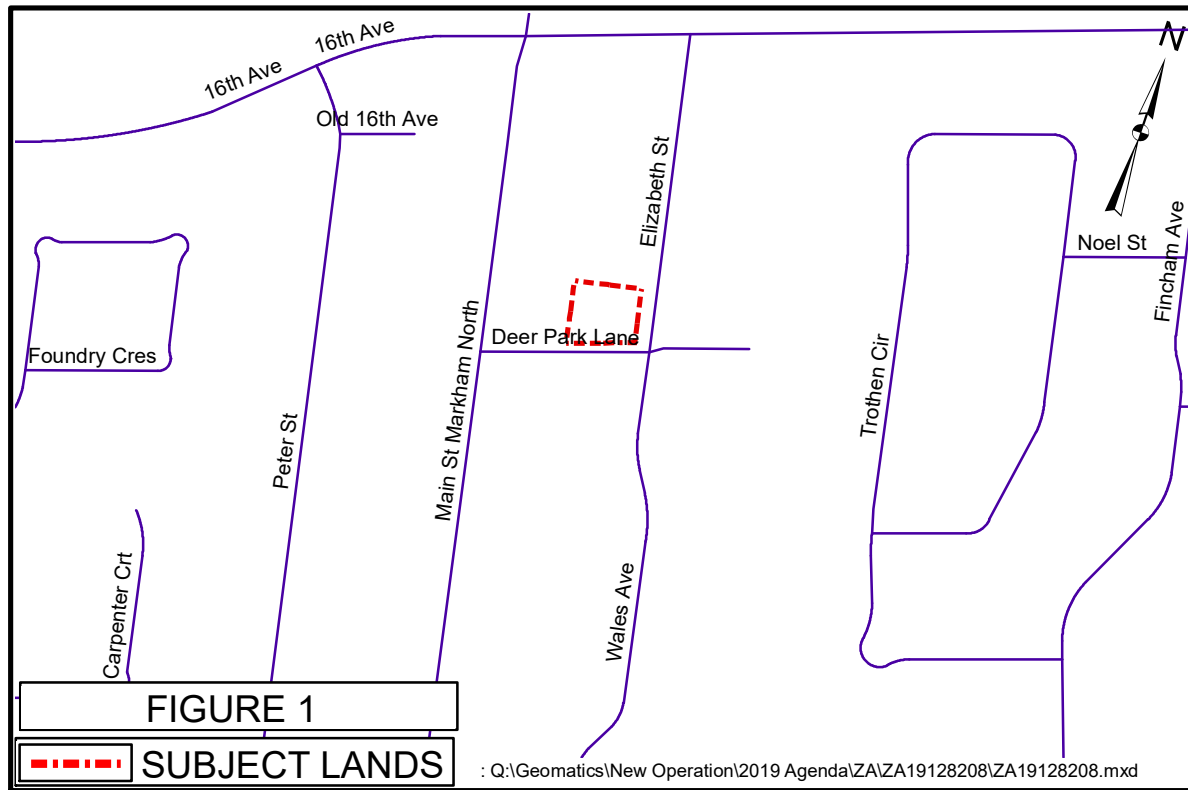
Evans Planning Inc.

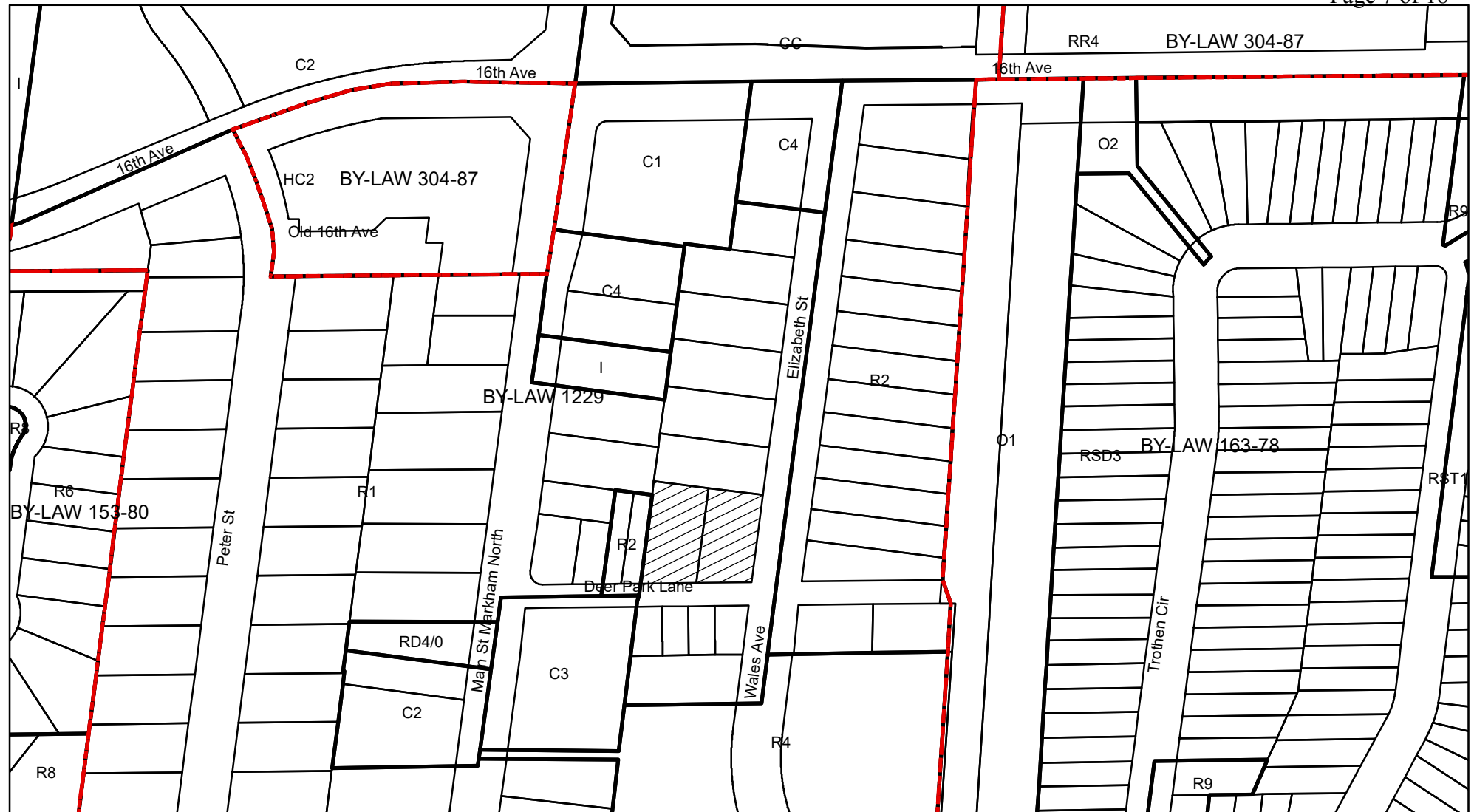
8481 Keele Street, Unit 12

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Email: asantos@evansplanning.com





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AREA CONTEXT/ZONING

APPLICANT: EVANS PLANNING INC. (ADAM SANTOS)
12 & 16 DEER PARK LANE

FILE No: ZA198208(AM)

 SUBJECT LANDS





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AERIAL PHOTO 2018

APPLICANT: EVANS PLANNING INC. (ADAM SANTOS)
12 & 16 DEER PARK LANE

FILE No: ZA198208(AM)

 SUBJECT LANDS



DATE:08/13/19

FIGURE No. 3

SITE PLAN

FILE No: ZA19128208(AM)

 MARKHAM DEVELOPMENT SERVICES COMMISSION

FIGURE No. 4



Report to: Development Services Committee

Meeting Date: October 28, 2019

SUBJECT: PRELIMINARY REPORT
Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, submitted by SV Sisdimz Corp. at 11087 Victoria Square Boulevard (Ward 2) File No. PLAN 19 161649

PREPARED BY: Marty Rokos, MCIP, RPP, ext. 2980, Senior Planner

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960, Manager, West District

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SV Sisdimz Corp., at 11087 Victoria Square Boulevard (Ward 2)”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. This report contains general information in regards to applicable Official Plan (OP) or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were deemed complete by the City on March 28, 2019.

Next Steps

- Statutory Public Meeting; and
- Recommendation Report.

BACKGROUND:

On March 28, 2019, the applicant submitted applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control. The property subject to the above applications is located on the east side of Victoria Square Boulevard at Vetmar Avenue. It has an area of approximately 6,049 m² (1.5 ac) with a frontage of approximately 71 m (233 ft) on Victoria Square Boulevard. A gas station, service centre and restaurant currently occupy the property.

The surrounding land uses are as follows:

North:	Vacant lands designated “Commercial – Community Amenity Area”
East:	Hydro corridor, and across the hydro corridor to the east are agricultural lands designated “Future Neighbourhood Area”
South:	Low density residential
West:	Vacant lands designated “Commercial – Community Amenity Area” and, farther west, low density residential.

Proposal

The applicant is proposing to develop twenty-six (26) 3-storey townhouse dwellings in four townhouse blocks. Block 1, which faces Victoria Square Boulevard, is proposed to have live/work units, with the “live” component above and connected to the ground floor commercial uses. The townhouse units have a typical frontage of 6.0 m (19.7 ft.) for interior units and 7.65 m (25.1 ft.) for end units.

The interior of the site is proposed to be accessed via a private road. Each proposed dwelling has two parking spaces. Each live/work unit contains two parking spaces for the combined residential and commercial component. Seven dedicated visitor parking spaces are proposed at the centre of the development, for a total of 59 parking spaces.

Official Plan 2014

The subject lands are designated “Mixed Use Low Rise” under the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). Section 9.10.4 of the 2014 OP states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the 1987 Official Plan (Revised 1987) and the Highway 404 North Planning District Secondary Plan (OPA 149) shall apply (see 1987 Official Plan section below).

Official Plan (Revised 1987)

The subject lands are designated “Commercial – Community Amenity Area” under the 1987 Official Plan (Revised 1987) and the Highway 404 north Planning District Secondary Plan (OPA 149).

The “Commercial - Community Amenity Area” designation under the 1987 Official Plan and Highway 404 north Planning District Secondary Plan provides for multi-use developments that seek to combine medium and high density residential housing with a diverse range of retail, service, community, institutional and recreational uses to serve nearby residents and/or business areas. Residential uses are required to be incorporated into mixed use developments above ground related commercial uses.

The applicant proposes to amend the policies of the “Commercial – Community Amenity Area” designation to permit at grade residential uses on the majority of the site in addition to permitted commercial uses.

The Secondary Plan states that in determining the uses for lands in the 'Community Amenity Area' designation, priority shall be given to the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential developments.

Zoning

The subject lands are zoned "Highway Commercial Two (HC2)" in By-law 304-82. The HC2 Zone permits an automobile service station, fast food restaurant, and take-out restaurant, and vegetable or fruit stand. The applicant proposes to incorporate the lands into By-law 177-96 (the New Urban Area By-law) and rezone the property to a site specific "Community Amenity One (CA1)" Zone. The proposed site specific CA1 Zone would permit, amongst other uses, townhouse dwellings, business offices, personal service shops, retail stores, and commercial schools.

Draft Plan of Subdivision and Condominium

The Draft Plan of Subdivision application proposes to create the development blocks. Future Common Elements condominium and Part Lot Control Exemption applications will create the Parcels of tied land (POTLs).

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 the Committee:

1. Suggested revisions to the site plan: increase pedestrian access points, reduce townhouse block length, re-orient townhouses and roads so that private road abuts the hydro corridor, townhouses rear yards back onto each other at the centre of the development, and townhouses back onto residential development to the south.
2. Incorporate private outdoor amenity space into the development.
3. Relocate the storm sewer along the east property line to allow for a 6 m easement in favour of the City.
4. Review of townhouse built form, including but not limited to building placement, height and setbacks.
5. Appropriateness of eliminating commercial uses on the majority of the ground floor at this location.
6. Resolve any issues resulting from the review of technical studies including the Transportation Impact Assessment, Environmental Site Assessment, Functional Servicing Report, Stormwater Management Report, Noise Report.
7. Confirm any outstanding financial obligation, including but not limited to cash in lieu of parkland dedication, tree replacement/compensation, and public art contribution.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental, and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

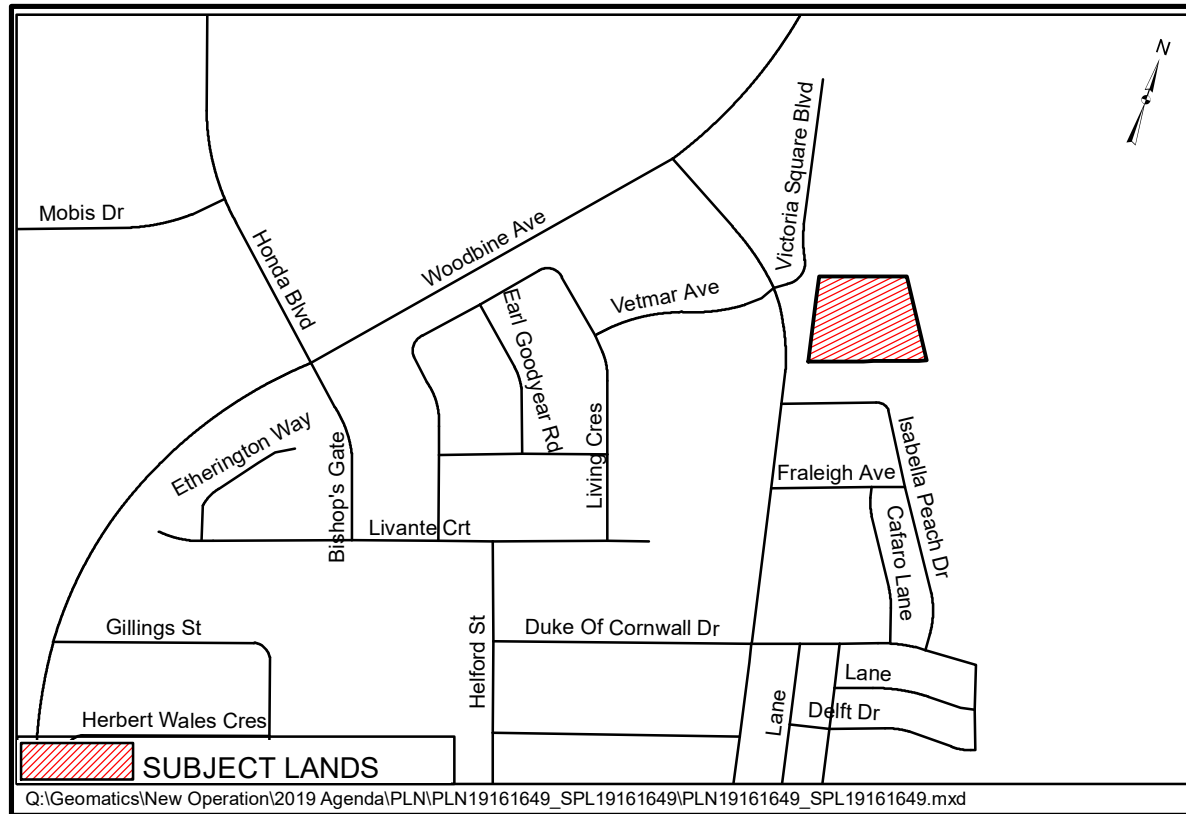
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

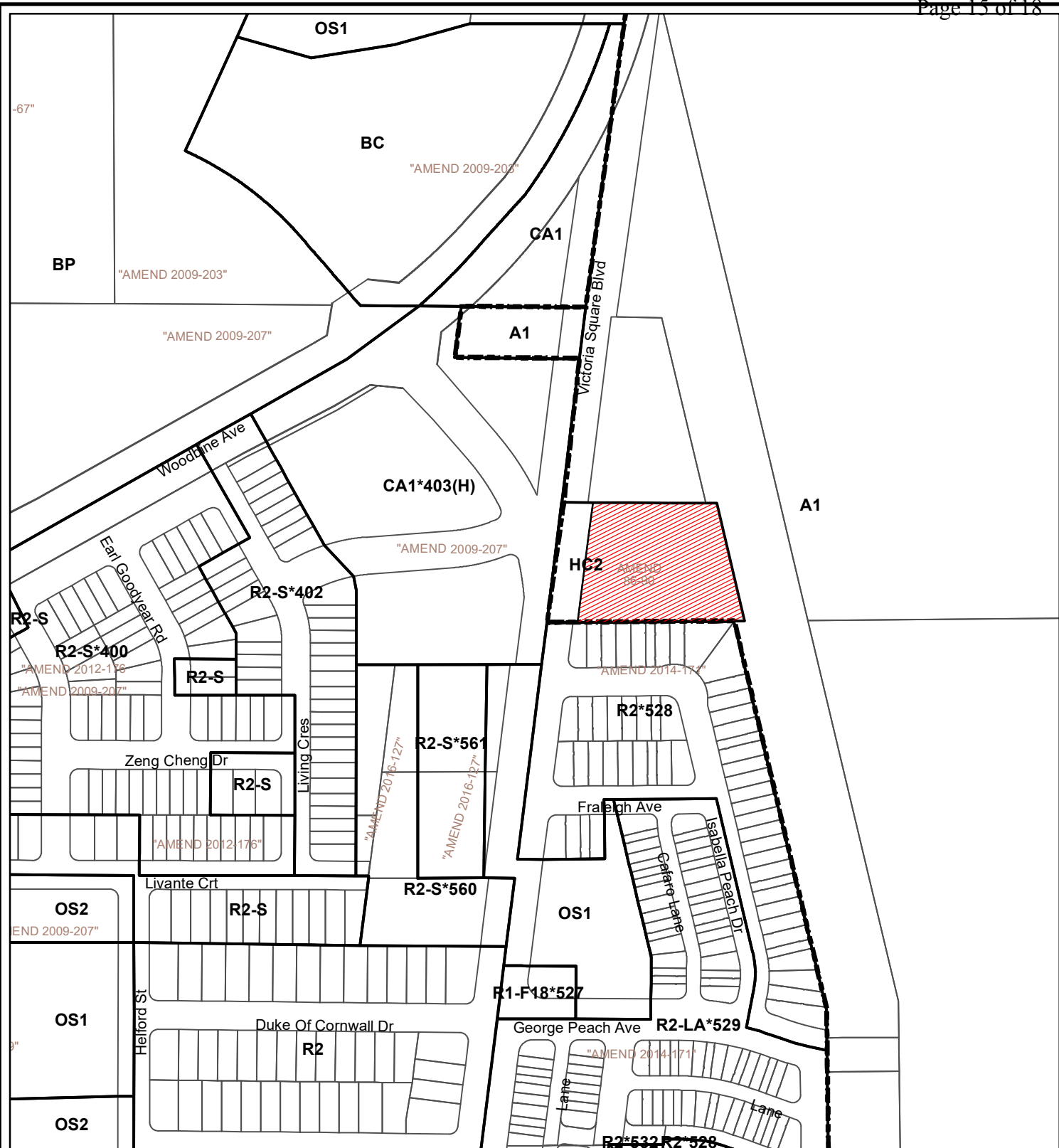
ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo (2018)
Figure 4 – Conceptual Site Plan
Figure 5 – Conceptual Elevations

AGENT:

Marshall Smith
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64 Jardin Drive Unit 1B
Concord, Ontario L4K 3P3
Tel: 905-669-4055 ext. 222
Email: msmith@klmplanning.com






AREA CONTEXT / ZONING

APPLICANT: SV Sisdimz Corp.
11087 Victoria Square Blvd.

FILE No. PLN 19161649 & SPL 19161649 (CT)

 Subject Lands

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Date: 15/04/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

FIGURE No. 2



AERIAL PHOTO (2018)

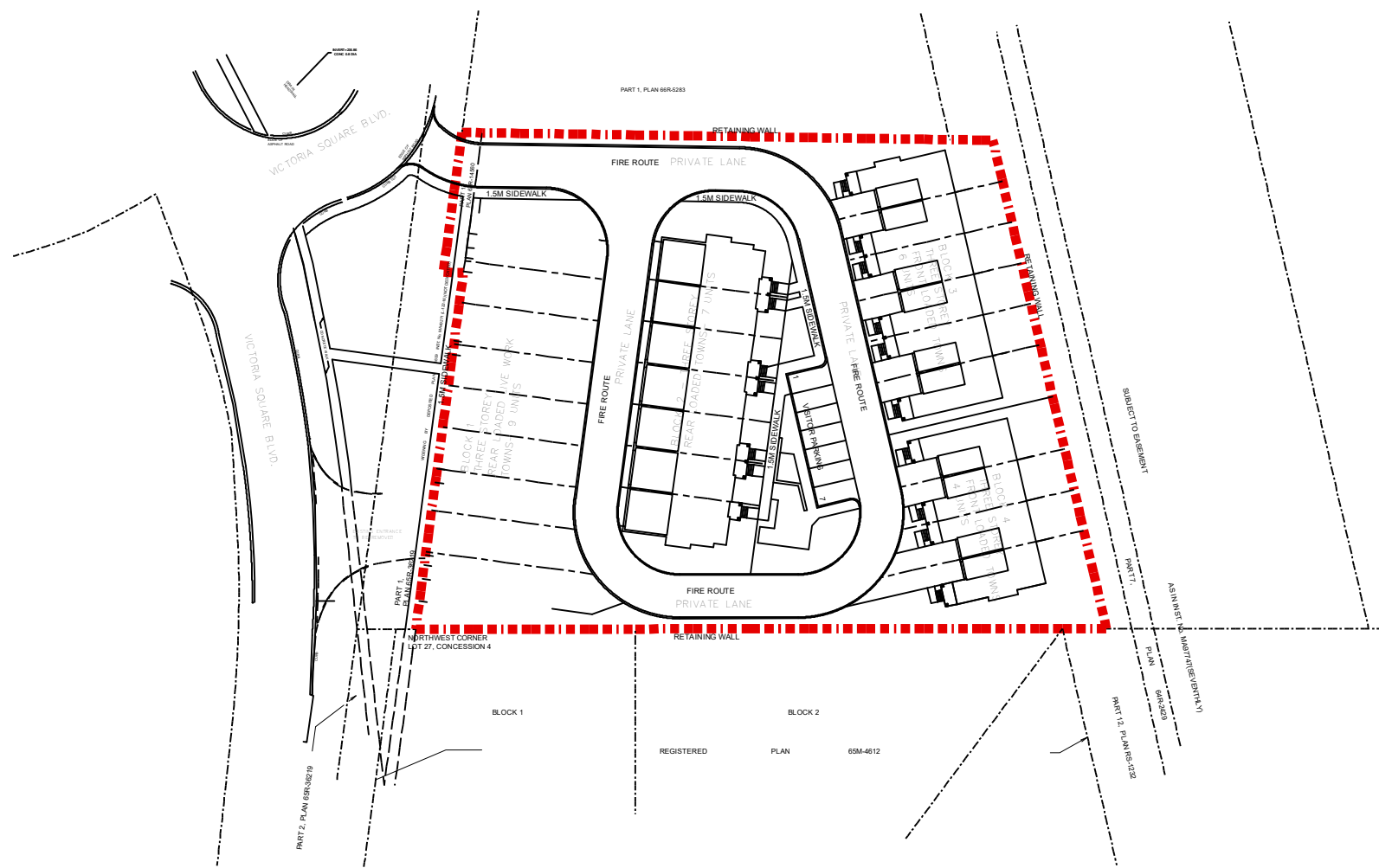
APPLICANT: SV Sisdimz Corp.
11087 Victoria Square Blvd.

FILE No. PLN 19161649 & SPL 19161649 (CT)

 Subject Lands

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Date: 15/04/2019



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SITE PLAN

APPLICANT: SV SISDIMZ CORP.

11087 VICTORIA SQUARE BLVD.

FILE No: PLN_SPC 19161649 (MR)

 SUBJECT LANDS

DATE: 10/07/19

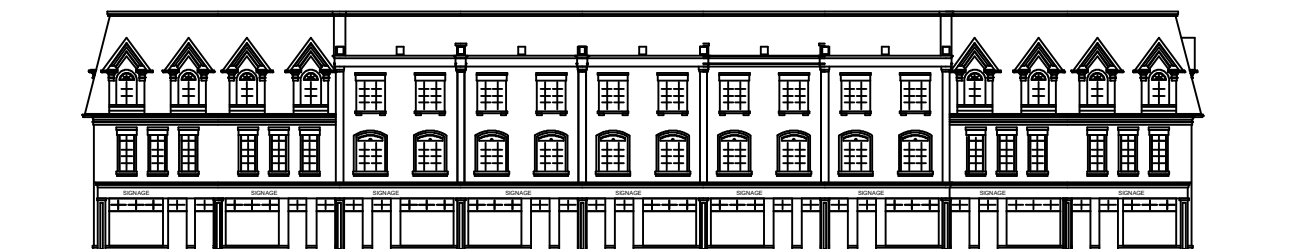
FIGURE No.4



TYPICAL REAR LOADED TOWNS



TYPICAL FRONT LOADED TOWNS



TYPICAL LIVE WORK TOWNS

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ELEVATIONS

APPLICANT: SV SISDIMZ CORP.
11087 VICTORIA SQUARE BLVD.

FILE No: PLN_SPC 19161649 (MR)

DATE: 10/07/19