



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Rick Cefaratti, Planner II, Planning and Urban Design Department

Date: June 25, 2019

Re: Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications to permit 33 townhouses at 9064 to 9110 Woodbine Avenue File Nos. OP/ZA 17 153653 (Ward 2)

RECOMMENDATION:

1. THAT the memorandum dated June 25, 2019 and titled “Gemterra (Woodbine) Inc., Official Plan and Zoning By-law Amendment Applications to permit 33 townhouses at 9064 to 9110 Woodbine Avenue File Nos. OP/ZA 17 153653 (Ward 2)” be received
2. THAT the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved;
3. THAT the amendments to Zoning By-laws 19-94 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice;
4. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Development Services Committee (DSC) received a Recommendation Report on April 1, 2019, recommending approval of a proposed 33 unit common element condominium townhouse development at 9064, 9074, 9084, 9100 and 9110 Woodbine Avenue. At the meeting, residents of the adjacent condominium townhouse development to the north expressed their concerns with respect to the height of the proposed townhouses (3 storeys, 13.5 m or 44.29 ft.). In addition, DSC members requested that the applicant consider the following matters:

- enhancing connectivity between the subject property and adjacent townhouse complexes through the construction of a walkway connection between the proposed development and Melissa Way;
- the possibility of relocating the proposed on-site visitor parking spaces away from the amenity area to provide for additional buffering and separation between the proposed development and the adjacent townhouses to the north;

- ensuring a dedicated space for on-site snow storage that meets environmental requirements and does not obstruct visitor parking;
- restricting the maximum height of the proposed units immediately adjacent to the abutting townhouse complex to the north to ensure appropriate transitioning;

To provide the applicant an opportunity to consult with the adjacent condominium board, and to work with Staff to revise the proposal, DSC resolved that the proposal go to the April 30, 2019 Council meeting. At the Council meeting, residents of the adjacent two storey condominium townhouse development to the north expressed their concerns with respect to the height of the proposed townhouses (3 storeys, 13.5 metres). The applicant advised Council that matters including providing connectivity between subject property and adjacent townhouses as well as the relocation of proposed onsite visitor parking could not be addressed in a practical manner. In addition, the applicant provided renderings to demonstrate the height relationship between the existing townhouses to the north and the proposed townhouses on the subject lands. Council directed the applicant to continue to work with staff to explore the opportunity to reduce building height for units 32 and 33.

The applicant met with Staff and representatives of the adjacent townhouse development to the north on June 3, 2019 to discuss the proposal. At the meeting, the applicant agreed to lower the height for Unit 33 from 3 to 2 storeys (Unit 33 is located closest to the adjacent townhouses to the north). The applicant has indicated that a great deal of effort has been made to address the concerns noted above and has requested that all the implementing documents be referred to the Council meeting on June 25, 2019, for approval. At the meeting, the residents' group, of the above noted townhouse development, indicated they are generally satisfied with the proposed height, but have requested a copy of the site plan drawings, including building elevations, prior to final site plan approval.

CONCLUSION

Planning staff recommend that the Official Plan and the Zoning By-law amendment documents attached as Appendix 'A' and Appendix 'B' be approved.