



Report to: Development Services Committee

Meeting Date: January 27, 2020

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| SUBJECT: | Preliminary Report-Kianik Home Development Inc. Applications for an Official Plan and Zoning By-law Amendment to permit a Condominium Townhouse Development 347 Main Street North, Markham Village File No. PLAN 19 123553 |
| PREPARED BY: | Peter Wokral, Senior Heritage Planner ext. 7955 |
| REVIEWED BY: | Regan Hutcheson, MCIP, RPP, Manager of Heritage Planning ext. 2080 |

RECOMMENDATION:

- 1) That the report titled “Preliminary Report-Kianik Home Development Inc., Applications for an Official Plan Amendment and Zoning By-law Amendment to permit a Condominium Townhouse Development, 347 Main Street North, Markham Village, File No. PLAN 19 123553”, dated January 27, 2020, be received;

PURPOSE:

The purpose of this report is to provide preliminary information on the requested Official Plan and Zoning By-law Amendments in support of a proposed condominium townhouse development at 347 Main Street North, Markham Village. This report contains general information regarding applicable Official Plan policies, zoning, and identifies issues, but does not represent Staff’s opinion or recommendation on the applications.

The Applications have been deemed complete

The Official Plan and Zoning By-law Amendment applications were submitted on June 10, 2019 and deemed complete on October 17, 2019.

BACKGROUND:

The subject property is located at the south east corner of Markham Main Street North and Deer Park Lane, in the Mount Joy community of the Markham Village Heritage Conservation District. (See Figures 1 and 2- Location Map and Aerial Map). The corner lot is 0.26 ha (0.65 acres) in area and has a frontage of 58.1m (190.6 ft.) on Main Street North and a 45.53m (149.4 ft.) frontage on Deer Park Lane.

The property is currently occupied by a one storey commercial building constructed in the 1960’s operating as a used car dealership.

Surrounding Land Uses

Surrounding land uses include 1 to 2 ½ storey, single detached, dwellings and mixed use apartments in a house form on the west side of Main Street North and 1 ½ to 2 ½ storey single and semi-detached dwellings to the north, east and south. A large 3 storey

townhouse development constructed in the 1970's and located to the southeast fronting Wales Avenue is outside of the Heritage District boundaries. (See Figure 2 Aerial Map).

PROPOSAL:

The applicant proposes to construct two blocks of 3 storey townhouses with an internal private road accessed from Deer Park Lane. A total of 19 townhouses are proposed, with a 10 unit block fronting Main Street North, and a 9 unit block fronting the internal private road (See Figure 3 -Site Plan)

Parking for the proposed townhouses is to be accommodated in both the driveway and garage of each unit. The townhouses are generally designed in the historic 19th century Second Empire architectural style which is characterized by a Mansard roof (See Figure 4-Elevations).

OFFICIAL PLAN AND ZONING*Official Plan 2014*

The City's Official Plan 2014 designates the property as "Residential Low Rise" which provides for a variety of lower-scale residential buildings including single and semi-detached dwellings, duplexes, small multiplex buildings of 3 to 6 units and townhouse dwellings, excluding back to back townhouses, all with direct frontage on a public street.

According to the Official Plan, zoning by-law amendments to permit the above building types without direct frontage on a public street may be considered for properties designated "Residential Low Rise", at appropriate locations, where a development block has frontage on an Arterial Road or Major Collector Road. However, the portion of Main Street North between Highway 7 E. and 16th Avenue that the subject property fronts, is designated as a Minor Collector Road.

There are also area specific land use objectives for the Heritage Centre-Markham Village Heritage Conservation District which include the desire to provide a variety of residential housing forms, tenures and densities, while recognizing and protecting the distinct character of the Markham Village Heritage Conservation District.

The intent of these policies is to ensure compatible infill development having regard for building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character and complement the area's village-like, human scale of development.

Of particular note is the objective of preserving the predominantly residential area north of the Mixed Use Heritage Main Street lands by providing for infill development only in a new house form building typology that is compatible with surrounding historic features and character.

Other area specific Official Plan policies include a maximum building height of 2 ½ storeys and to only permit townhouses through a zoning by-law amendment subject to the following criteria:

- i. The protection of any heritage buildings existing on-site;

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- ii. Restricted vehicular access points to public streets;
 - iii. Adequate off-street parking; and
 - iv. The number of linked townhouse units not exceeding 8, except where permitted by Council in consideration of special or significant design features.

The proposed Official Plan Amendment is therefore required to address the following:

- To permit an increase to the maximum building height from 2 ½ to 3 storeys;
- To permit a block of townhouses with more than 8 units (proposal is for 9 and 10 units per block); and
- To permit townhouses not having direct frontage on a public street, that are located on a lot that does not front on a street classified as an Arterial Road or Major Collector Road.

Zoning

The subject property is designated C3 Commercial under By-law 1229, which permits a wide variety of commercial uses including the existing used car dealership (See Figure 5-Zoning).

The proposed Zoning By-law amendment is required to permit townhouses and related site specific development standards.

Markham Village Heritage Conservation District Plan

The Markham Village Heritage Conservation District Plan contains policies and guidelines intended to foster new buildings that are compatible with the heritage character of the district in terms of form, massing, scale proportions, and materials. Although this area of the Markham Village Heritage Conservation District is primarily composed of larger, single detached dwellings, other parts of the District contain a few examples of both new and historic townhouse dwellings.

There are no cultural heritage resources on the property or immediately adjacent to the property.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues raised to date.

Pattern of Development

- Currently, there are no residential townhouse developments fronting onto Main Street Markham. However, the Official Plan contemplates the possibility of townhouses in this specific area of Main Street subject to certain criteria such as compatibility with the character of the area in the form of lot layout and design elements
- The pattern of residential development in this area reflects predominantly single detached dwelling units with rear yard amenity spaces and garages, and it was anticipated that this pattern of development would continue even in a townhouse format (i.e. units fronting the street with amenity areas behind and parking/garage spaces at the rear) accessed by a internal shared driveway off of Deer Park Lane.

Number of Townhouse Units

- The Official Plan provides direction as to where the City may consider amendments to permit townhouses not fronting a public street. A second row of internal townhouses was not contemplated in this heritage environment and from a planning perspective would usually be considered for parcels on larger streets, not on a Minor Collector Road (Main Street North). This location would not appear to support this type of development concept.
- The proposed number of townhouse units limits the amount of space available for tree preservation, visitor parking, snow storage, vehicular circulation and amenity space for the residents.
- The 2014 Official Plan intentionally does not recommend maximum densities for townhouse developments, and instead relies on the ability of a proposed townhouse development to meet certain criteria to determine if they are appropriate for a specific area. However, it is noteworthy that the policies of the Markham Main Street Area Secondary Plan OPA 108, which were replaced by the 2014 Official Plan, previously recommended that townhouses not exceed a density of 31 units per hectare. The proposed 19 townhouses represent a density of 73 units per hectare. A density of 31 units per hectare would only permit a maximum of 8 townhouse units on the subject property.

Building Height/ Architectural Style

- The Official Plan policies support a building form of 2 ½ storeys with the ½ storey within the roof structure (anticipating a historic gable roof form common to the immediate area). When considering a mansard roof form at 3 storeys, the roof structure becomes a usable third floor having a greater visual impact.
- The proposed 3 storey building height is generally compatible with adjacent 2-1/2 storey dwellings on Main Street North and Deer Park Lane, but there are one storey dwellings located directly to the south. Care will need to be taken to ensure an appropriate transition to, or buffer between these dwellings, and attention will need to be given to the interior room heights and proportions of the townhouses to ensure they do not overwhelm adjacent structures and accurately reflect the authentic proportions of the 19th century Second Empire architectural style.

Tree Preservation

- The existing trees on the property are all found along the boundaries of the property and are either located on the subject property, adjacent properties, or shared between properties. These existing trees contribute to the heritage character of the district and provide a valuable privacy buffer. Retention of existing, healthy significant trees and new plantings are important in maintaining the heritage character of the property.

Waste Management

- The City's Waste Management Department requires a minimum pavement width of 6.0m, turning radii of 12.0m, a maximum reverse distance of 18.0 m for waste collection vehicles, at least 2m² per unit of space to set out waste materials at the curb, and collection by the City. Common waste collection points are not permitted.

The proposed site plan would require a waste collection vehicle to reverse a distance greater than 18.0m as there is no turn around feature provided.

Parking/ Snow Storage

- The proposed development provides the number of parking spaces required by the By-law for each residential unit, but any visitors would have to rely on nearby street parking, as there are no dedicated visitor parking spaces. There are some street parking spaces available on Deer Park Lane and Wales Avenue, but not on Main Street North. An area of green space at the southeast corner of the property indicates that it is to be used for the storage of snow.

Amenity Space/Access to Parks

- Outdoor amenity space for residents is proposed to be provided by third storey balconies coming out of the mansard roof overlooking the internal condo road (which would be out of character with the area), and in the green space in the south east corner of the property when it is not being used for snow storage. Nearby parkland is not easily accessed from the property as it is separated by a railway corridor, and heavily travelled Main Street North and 16th Avenue.

Heritage Markham

- The application was to be reviewed by Heritage Markham's at their November 13, 2019 meeting, but was deferred at the request of the applicant to allow further discussions with staff, and to allow the ward councillor to hold a community meeting prior to the scheduling of a Statutory Public Meeting.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application will be considered with the context of the City's growth management and strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies, as well as the Heritage Markham Committee. The applicants have agreed to participate in a Community Information Meeting held prior to the Statutory Public Meeting.

RECOMMENDED BY:

Biju Karumanchery, RCP, MCIP
Director, Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development
Services

ATTACHMENTS:

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| Figure 1 | Location Map |
| Figure 2 | Aerial Map |
| Figure 3 | Site Plan |
| Figure 4 | Elevations |
| Figure 5 | Zoning |