

SUBJECT: PRELIMINARY REPORT
Glen Rouge Homes (Kennedy) Inc.
Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8)
File No. SPC/PLAN 20 136196

PREPARED BY: Melissa Leung, extension 2392
Planner I, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
Manager, Central District

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received.

PURPOSE:

This report provides preliminary information on the Zoning By-law Amendment and Site Plan Control applications (the “Applications”) submitted by Glen Rouge Homes (Kennedy) Inc. (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Application.

BACKGROUND:

Location and Area Context

The approximately 5,906.7 m² (63,579.19 ft²) subject lands are located on the east side of Kennedy Road, south of Lee Avenue (the “Subject Lands”), as shown on Figure 1, and have an approximate frontage of 76.2 m (250 ft) along Kennedy Road. An existing one-storey detached dwelling and dispersed mature trees and vegetation currently occupy the Subject Lands. Figures 2 and 3 shows the surrounding land uses.

Process to Date

Staff deemed the Application complete on February 5, 2021. The Owner submitted a Site Plan Control application that is being reviewed concurrently.

Next Steps in the Planning Process include the following:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)

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- In the event of an approval, adoption of the site-specific Zoning By-law Amendment by Council and approval of the Site Plan Control application
 - Future applications for Part Lot Control and Draft Plan of Condominium approval are required.

Proposed Development

The Owner proposes to construct a townhouse development (the “Proposed Development”) accessed from Kennedy Road as shown conceptually on Figure 4 that comprises the following:

- a) 31, three-storey freehold units with rear access onto a private driveway (future condominium common element road, accesses, and landscaping)
- b) six blocks, consisting of five to six units in each block
- c) nine visitor parking spaces with one accessible parking space to be shared by all residents

Provincial Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and conformity with the York Region 2010 Official Plan.

2014 Markham Official Plan (the “2014 Official Plan”)

The Subject Lands are designated “Residential Low Rise,” which represents established residential neighbourhoods with lower-scale buildings such as detached and semi-detached dwellings, duplexes, and townhouses.

The “Residential Low Rise” designation permits townhouses, excluding back-to-back townhouse buildings, and small multiplex building containing three to six units, all with direct frontage on a public street. Section 8.2.3.3 of the 2014 Official Plan further specifies that a Zoning By-law Amendment to permit a townhouse development without direct frontage on a public street would be considered where a development block has frontage on an arterial road or a major collector road (i.e. Kennedy Road). Unless specified in a secondary plan or site-specific policy, the “Residential Low Rise” designation also permits a maximum building height of three storeys.

Zoning

The Subject Lands are zoned “Suburban Residential Second Density” (SUR2) under Zoning By-law 193-81 (“By-law 193-81”), as shown on Figure 2. By-law 193-81 restricts the permitted uses on the Subject Lands to a single detached dwelling and home occupation.

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Application proposes to remove the Subject Lands from By-law 193-81 and incorporate it into the area of Zoning By-law 177-96 (“By-law 177-96”). Specifically, the Owner proposes to rezone the Subject Lands from the SUR2 Zone under By-law 193-81 to a “Residential Three” (R3) Zone under By-law 177-96. The R3 zoning under By-law

177-96 would permit the Proposed Development. The proposed development standards remain to be finalized with the applicant.

OPTIONS/DISCUSSIONS:

The following summarizes the issues raised to date. These matters, including other matters identified through the circulation and detailed review of the Application for the Proposed Development will be addressed in a final recommendation report to DSC:

- 1) Staff are reviewing the submitted Planning Justification Report, Urban Design Brief, and draft ZBLA, prepared by Corbett Land Strategies Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) Review of the appropriateness of the Proposed Development, through the concurrent Site Plan Control application, with regard for the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed buildings and site design
 - c) the appropriateness of the proposed building height and density
 - d) built form and massing, building location/orientation and transitions
 - e) traffic impacts, driveway access, parking and transportation demand management
 - f) internal traffic circulation and surrounding pedestrian and vehicular connectivity, including pedestrian and barrier-free accessibility
 - g) municipal servicing
 - h) amenity space areas and landscaped areas
 - i) sustainability features
- 3) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) *Endangered Species Act* Habitat Assessment
 - b) Arborist Report and Tree Assessment and Preservation Plan
 - c) Functional Servicing and Stormwater Management Report
 - d) Geotechnical Report
 - e) Hydrogeological Study
 - f) Phase I Environmental Site Assessment
 - g) Environmental Noise Assessment
 - h) Traffic Impact Assessment, including Parking Study
- 4) Consideration of secondary suite units and/or affordable housing units as well as features to accommodate aging in place into the Proposed Development.
- 5) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, York Region.

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- 6) Confirmation of any outstanding financial obligations including, but not limited to, cash-in-lieu of parkland dedication; tree replacement/compensation; public art as a consideration of community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application will be evaluated in the context of growth management, environmental considerations, and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application, including the Site Plan Control application, has been circulated to various departments and external agencies and their requirements, if appropriate, will be addressed as conditions of site plan approval and in a future staff recommendation report.

RECOMMENDED BY:

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

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 (2020)
Figure 4: Conceptual Site Plan

Agent:

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