

SUBJECT: PRELIMINARY REPORT
10616389 Canada Limited and Weycliffe International Development Inc.
Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 76 townhouse units at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8)
File No. PLAN 21 129900

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Senior Planner II, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
Acting Senior Development Manager

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, 10616389 Canada Limited and Weycliffe International Development Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit 76 townhouse units at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), File No. PLAN 21 129900”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Draft Plan of Subdivision and Zoning By-law Amendment (the “Applications”) submitted by 10616389 Canada Limited and Weycliffe International Development Inc. (the “Owners”). 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 Applications.

Process to date

Staff deemed the Applications complete on October 6, 2021. The 120 day period set out in the *Planning Act* before the Owners can appeal the Draft Plan of Subdivision application to Ontario Land Tribunal (the “OLT”) for a non-decision ended on February 3, 2022. The 90 day period set out in the *Planning Act* before the Owners can appeal the Zoning By-law Amendment application for a non-decision ended on January 4, 2022. Accordingly, the Owners are in a position to appeal the Applications to the OLT.

Next Steps

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)
- In the event of an approval, issuance of Draft Plan Approval and enactment of the site-specific Zoning By-law Amendment

BACKGROUND:

Location and Area Context

The 2.13 ha (5.27 ac) subject property is comprised of four contiguous properties municipally known as 7810, 7822, 7834, and 7846 McCowan Road (the “Subject Lands”) with a frontage of approximately 163 m (535 ft) along McCowan Road, as shown on Figure 1. The Subject Lands contain three existing residential dwellings with detached garages and a number of mature trees. Figure 3 shows the surrounding uses.

History of Development Lands to the South

Immediately south of the Subject Lands are seven contiguous properties, municipally known as 7768, 7778, 7788, and 7798 McCowan Road, and 5112, 5122, and 5248 14th Avenue, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14th Avenue. These lands were formerly owned by Valleymede Building AMA Corporation (the “Valleymede Lands”) and subject to a 2018 settlement hearing at the Local Planning Appeal Tribunal (the “LPAT”) that allowed for a 96-unit residential townhouse development and a new 0.323 ha (0.79 ac) public park.

Staff endorsed the Site Plan Application for the Valleymede Lands on November 22, 2021 (File No. SPC 20 122127), around the same time Stateview Homes (Nao Towns) Inc. (“Stateview Homes”) acquired the Valleymede Lands. Stateview Homes now intends to acquire the Subject Lands from the Owners to propose a comprehensive and orderly development with the former Valleymede Lands, under one ownership (Figure 3).

The Proposed Development

The Owners propose redevelopment of the Subject Lands (the “Proposed Development”) with 14 blocks of traditional townhouse units, a future public park, public road, and an internal private street network, as shown on Figure 4, with the site statistics summarized in Table 1:

TABLE 1: The Proposed Development (Draft Plan of Subdivision Statistics)			
Land Use	Block No.	Area (ha)	Units
Condominium Townhouses	1	1.858	76
Partial Park Block	2	0.195	
Street ‘A’ - Partial Public Road		0.049	
TOTAL		2.10	76

Block 1: Condominium Townhouses

Figure 5 shows the Owners’ Proposed Development for 76, three-storey, townhouse units arranged in 14 blocks. Blocks 1, 2, and 3 are designed as front loaded units (Type A) with private rear yards and both the main and garage entrances located at the front of the dwelling. Blocks 4 to 14 are designed as rear loaded units (Type B) with main front yard entrances and rear yard parking. Rooftop terraces are proposed for the Type B units.

The dwelling units will be accessed via an internal private street network. The proposed full moves intersection on McCowan Road will be the primary vehicular access to the Subject Lands. The proposed right-in/right-out access on 14th Avenue via the lands to the south owned by Stateview Homes will function as the secondary vehicular access.

The Owners propose on-site parking, specifically one space in the internal garage for the Type A units and two spaces in the internal garage for the Type B units. The Type A units will also have a surface driveway designed to accommodate an additional vehicle and the Type B units will have a surface driveway wide enough to accommodate up to two additional vehicles. Figure 5 shows the proposed 20 on-site visitor parking spaces.

Block 2: Partial Park Block

The Owners propose to convey a 0.195 ha (0.482 ac) portion of a park block (Block 2) that, when combined with the 0.302 ha (0.747 ac) public park on the Stateview Homes lands, will have an ultimate area of 0.497 ha (1.229 ac), as shown on Figure 5.

Street 'A': Partial Public Road

As noted above, the Owners propose the primary vehicular access to the Subject Lands via a new east-west public road (Street 'A') that connects to the full moves intersection at McCowan Road. The Owners propose a 0.049 ha (0.121 ac) partial public road, which will be combined with the 0.054 ha (0.133 ac) partial public road on the Stateview Homes lands and ultimately conveyed to the City, as shown on Figure 5.

Provincial and Regional 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.

Markham Official Plan, 2014 (the "City's Official Plan")

The City's Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) designates the Subject Lands "Residential Low Rise", which permits townhouses at a maximum height of 3-storeys.

Zoning

By-law 90-81, as amended (see Figure 2), zones the Subject lands "Residential Development" (RD), which permits one single-family detached dwelling per lot.

The Owners' draft Zoning By-law Amendment propose to delete the Subject Lands from By-law 90-81, as amended, and incorporate them in Zoning By-law 177-96, as amended, facilitate the rezoning to "Open Space" (OS1) and "Residential Two" (R2), and incorporate site-specific development standards to facilitate the Proposed Development.

OPTIONS/ DISCUSSION:

The following summarizes the issues raised to date. These matters, among others, will be addressed in a final Recommendation Report to DSC:

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- 1) Review the submitted Planning Justification Report and draft Zoning By-law Amendment prepared by Bousfields Inc.
 - 2) Review the Proposed Development in the context of the existing surrounding area.
 - 3) Review the appropriateness of the Proposed Development with regard to the following:
 - a) Affordable housing, purpose-built rental, secondary suites, age-friendly housing, and family-friendly units
 - b) Block layout/orientation, elevation design, and setbacks
 - c) Landscape, sustainability measures, tree preservation/new tree planting opportunities, private and shared amenity areas, and pedestrian linkages/connectivity
 - d) Traffic impacts, road widening requirements, access, location of visitor parking locations, and transportation demand management
 - e) Snow storage/removal, service connections, municipal servicing, and the location of utilities
 - 4) Further to the above, Staff recommend revisions to the proposed site plan, including reducing the amount of private roads by redistributing visitor parking spaces throughout the Subject Lands, introducing one larger central amenity area, and reorienting the townhouse blocks fronting onto the proposed public park to create positive and active frontages.
 - 5) The Owners currently propose a 0.195 ha (0.482 ac) public park as part of the Proposed Development. Staff recommend the area of the public park be increased to reflect full parkland dedication requirements, and that the Owners provide a regularized and rectangular-shaped park block to maximize visibility, accessibility, and provide flexibility with future programming.
 - 6) Staff seek clarification regarding the proposed public east-west road (Street 'A'), coordination amongst the affected property owners, the cost-sharing agreement for its design and construction, and the signalization at McCowan Road.
 - 7) McCowan Road and 14th Avenue are roads under York Region's jurisdiction. Accordingly, the City circulated the Applications for York Region's review.
 - 8) Review of all the technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Urban Design Brief
 - b) Functional Servicing and Stormwater Management Report
 - c) Noise and Vibration Study
 - d) Transportation Mobility Plan Study
 - e) Tree Inventory and Preservation Plan
 - f) Phase 1 and Phase 2 Environmental Site Assessments
 - g) Geotechnical Investigation

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- h) Hydrogeological Investigation
- 9) Review of financial obligations including, but not limited to, cash-in-lieu of parkland and Public Art (Section 37).
- 10) The City circulated the Applications to the applicable external agencies, including the York Catholic District School Board, York Region, and CN Rail. The Owner must satisfy the requirements of the applicable external agencies.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of City's strategic priorities, including safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future recommendation report.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and 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
Figure 4: Proposed Draft Plan of Subdivision
Figure 5: Context Site Plan

AGENT:

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