

<b>Date:</b>	Thursday, December 22, 2022		
<b>Application Types:</b>	Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision (the "Applications")		
<b>Owner:</b>	Nicole Sampogna c/o Stateview Homes (Nao Towns) Inc. (the "Owner")		
<b>Agent:</b>	Kate Cooper c/o Bousfields Inc.		
<b>Proposal:</b>	Applications to permit 84 residential units comprised of a mix of three-storey and stacked back-to-back townhouse units, and a public park (the "Proposed Development")		
<b>Location:</b>	7810, 7822, 7834, and 7846 McCowan Road (the "Subject Lands")		
<b>File Numbers:</b>	PLAN 22 247284 (Official Plan Amendment) PLAN 21 129900 (Zoning By-law Amendment and Draft Plan of Subdivision)	<b>Ward:</b>	8
<b>Prepared By:</b>	Deanna Schlosser, MCIP, RPP, ext. 2157 Senior Planner, Central Planning District		
<b>Reviewed By:</b>	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

## PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

## PROCESS TO DATE

Staff deemed the Official Plan Amendment application complete on October 19, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal (the "OLT") for a non-decision ends on February 16, 2023. Staff deemed the Zoning By-law Amendment and Draft Plan of Subdivision applications complete on October 6, 2021. The 120-day period set out in the *Planning Act* before the Owner can appeal the Draft Plan of Subdivision application to OLT for a non-decision ended on February 3, 2022. The 90-day period set out in the *Planning Act* before the Owner can appeal the Zoning By-law Amendment application for a non-decision ended on January 4, 2022. Accordingly, the Owner is in a position to appeal the Applications to the OLT.

The Owner submitted an associated Site Plan Control application (File SPC 21 144679), which is currently under review.

## **NEXT STEPS**

- The statutory Public Meeting is tentatively scheduled for January 23, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment, and issuance of Draft Plan Approval
- Continued review and processing of the associated Site Plan Control application
- Submission of a future Draft Plan of Condominium application

## **BACKGROUND**

### **Subject Lands and Area Context**

The 2.13 ha (5.27 ac) subject lands are 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 form Phase 2 of an overall townhouse development, as discussed below. Figure 3 shows the surrounding uses.

### **History of Development Lands to the South**

Immediately south of the Subject Lands are contiguous properties, municipally known as 7768, 7778, 7788, and 7798 McCowan Road, and 5112, 5122, and 5248 14<sup>th</sup> Avenue, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14<sup>th</sup> Avenue, as illustrated in Figure 2 (the “Phase 1 Lands”).

The Phase 2 lands are under the same ownership of the Subject Lands and are subject to a 2018 settlement hearing at the Local Planning Appeal Tribunal (now the OLT) that permitted a 96-unit residential townhouse development and a portion of a future public park block (Figure 2). Staff endorsed the Site Plan Application for the Phase 1 Lands in November, 2021 (File SPC 20 122127).

### **Background – Applicant’s Original and Revised Proposal**

The Owner originally submitted the Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 76, three-storey townhouse units and a partial public park block (refer to the [February 7, 2022 Preliminary Report](#)).

The Owner has since submitted the Proposed Development with the introduction of stacked back-to-back townhouse units in the centre of the Subject Lands, which necessitated the submission of the Official Plan Amendment application.

***The Owner's Proposed Development proposes to accommodate vehicular access from McCowan Road via a public cul-de-sac and internal private laneways, with no road connection to Dunnet Street into the existing neighbourhood to the west.***

<b>Table 1: The Proposed Development (refer to Figure 4)</b>	
Condominium Townhouse Units:	84 (27 rear loaded, 17 traditional, 40 back-to-back stacked)
Unit Sizes:	193 m <sup>2</sup> (2,078 ft <sup>2</sup> ) to 207 m <sup>2</sup> (2,228 ft <sup>2</sup> )
Building Height:	3-storeys
Parking Spaces:	218 (195 residential and 23 visitor)
Partial Public Park Block:	0.237 ha (0.588 ac) <sup>Note 1</sup>

Note 1: The total public park, when combined with Phase 1, will be 0.538 ha (1.329 ac)

***The Owner proposes to amend the Markham 2014 Official Plan (the "2014 Official Plan") to permit the Proposed Development***

<b>Table 2: Official Plan Amendment Information</b>	
Current Designation:	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."
Permitted uses:	The "Residential Low Rise" designation permits detached, semi-detached, and townhouse dwellings (excluding back-to-back townhouses), and small multiplex buildings containing 3 to 6 units at a maximum height of 3-storeys.
Proposal:	To permit the stacked back-to-back townhouse use on the Subject Lands.

***A Zoning By-law Amendment application is required to permit the Proposed Development***

The Proposed Development is subject to Zoning By-law 90-81, as amended, as shown in Figure 3.

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	The Subject Lands are zoned "Residential Development" (RD)
Permissions:	One single-family detached dwelling per lot
Proposal:	The Owner proposes to delete the Subject Lands from Zoning By-law 90-81, as amended, and incorporate them in Zoning By-law 177-96, as amended, to

Table 3: Zoning By-law Amendment Information	
	facilitate the rezoning to “Open Space” (OS1) and “Residential Two” (R2), and incorporate site-specific development standards.

***The Owner’s Draft Plan of Subdivision application will facilitate the creation of the development blocks, as follows and shown in Figure 5.***

Table 4: Proposed Draft Plan of Subdivision		
Land Use	Block Number	Area
Development Block	Block 1	1.815 ha (4.484 ac)
Public Park Block	Block 2	0.238 ha (0.588 ac)
Public Right-of-Way	Street ‘A’	0.049 ha (0.121 ac)
<b>Total:</b>		<b>2.102 ha (5.194 ac)</b>

***Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC.***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) Review of the Proposed Development in the context of the existing policy framework.
- b) Parkland Dedication**
  - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Affordable Housing**
  - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
  - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
- d) Allocation and Servicing**
  - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If

servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

- e) Review of the Proposed Development will include, but not limited to, the following:**
  - i) Examination of whether the height, density, built form, and land uses proposed are appropriate
  - ii) Evaluation of the compatibility with existing and planned development within the surrounding area
  - iii) Amenity and open space areas
  - iv) Traffic impacts, road network, access arrangements, parking and transportation demand management and pedestrian connections
- f) External Agency Review**
  - i) The Applications must be reviewed by external agencies including, but not limited to York Region, the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo and Context

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Proposed Draft Plan of Subdivision

# Figure 1

## Location Map

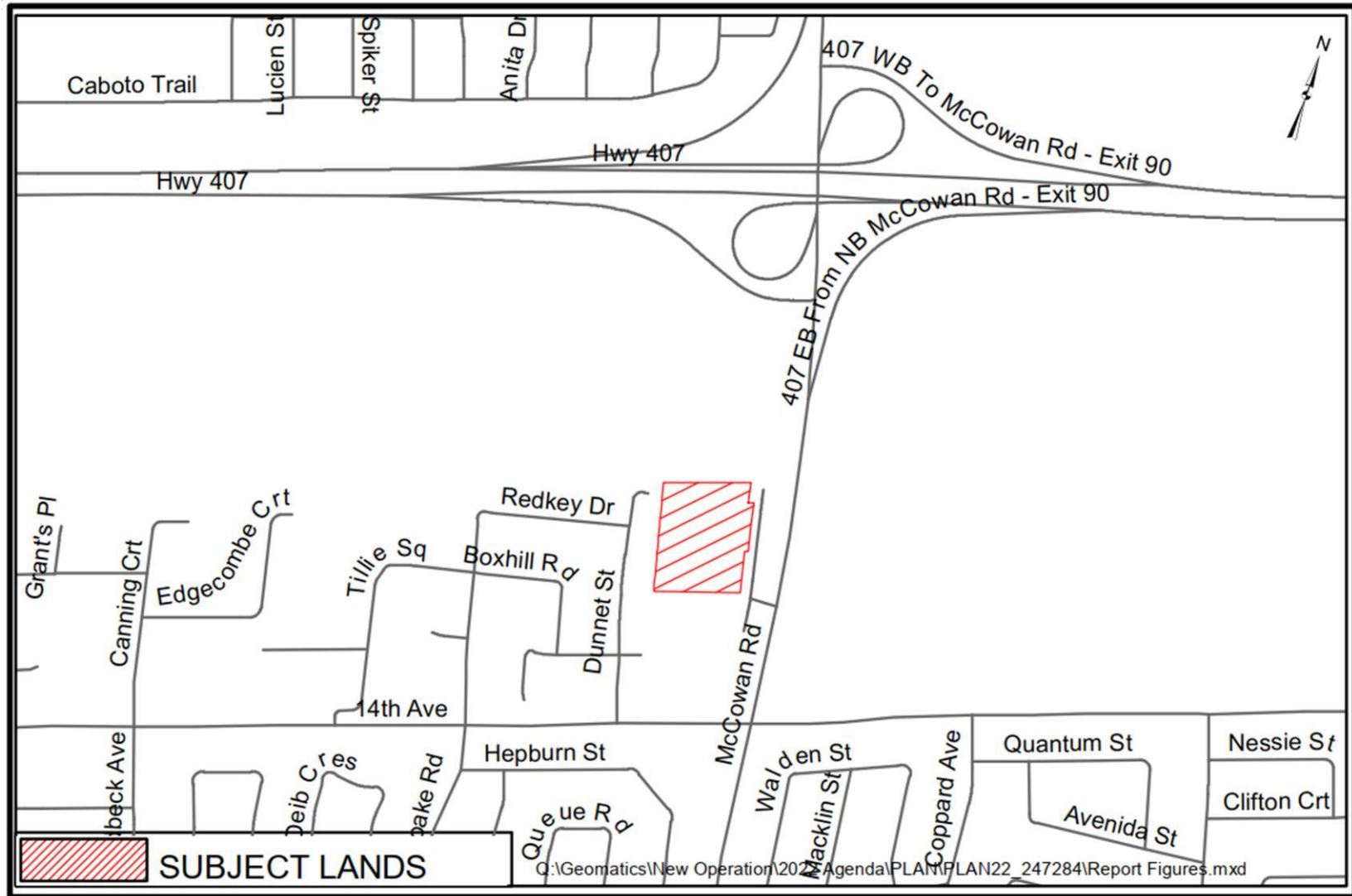
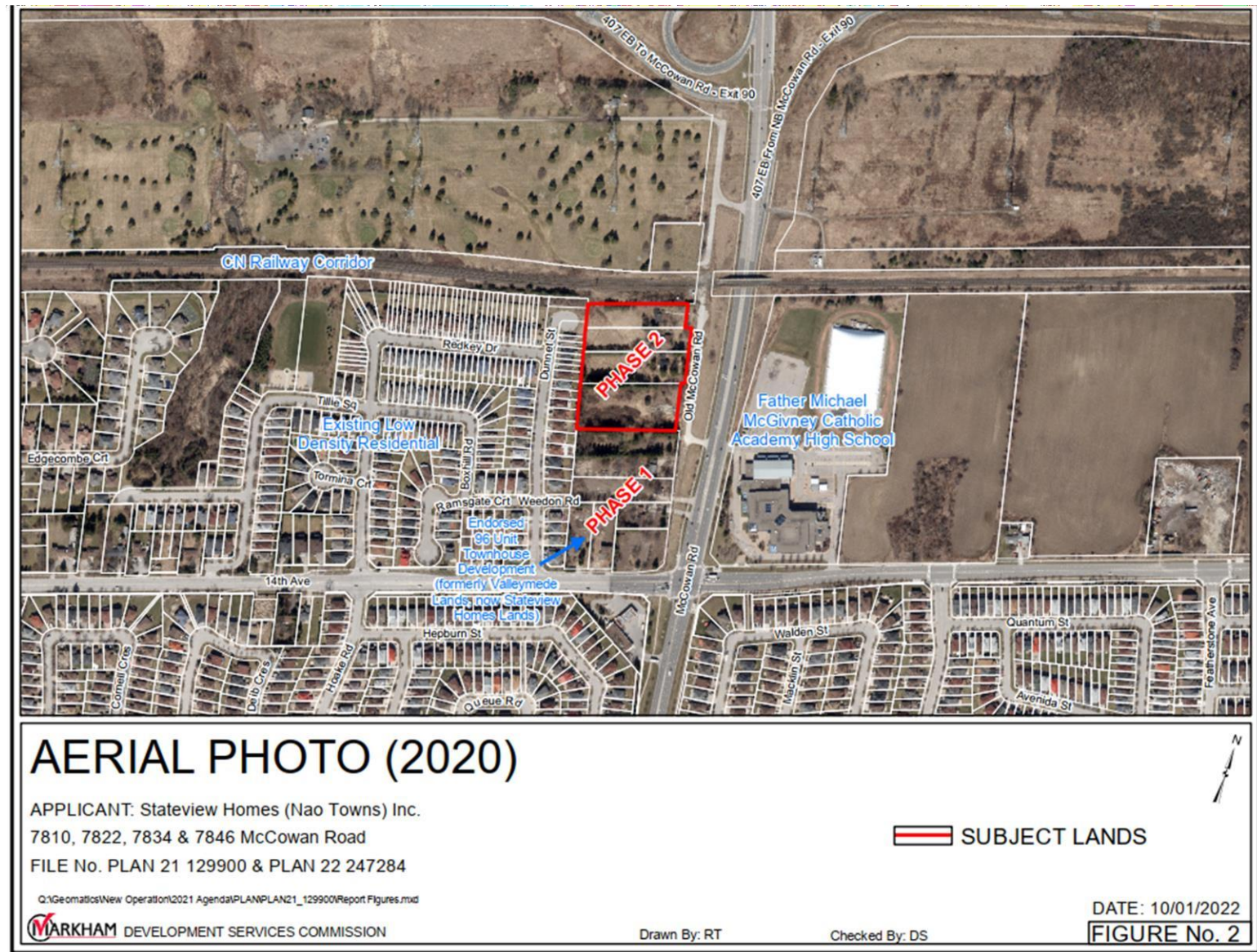




Figure 2

## Aerial Photo and Context



# Figure 3

## Area Context and Zoning

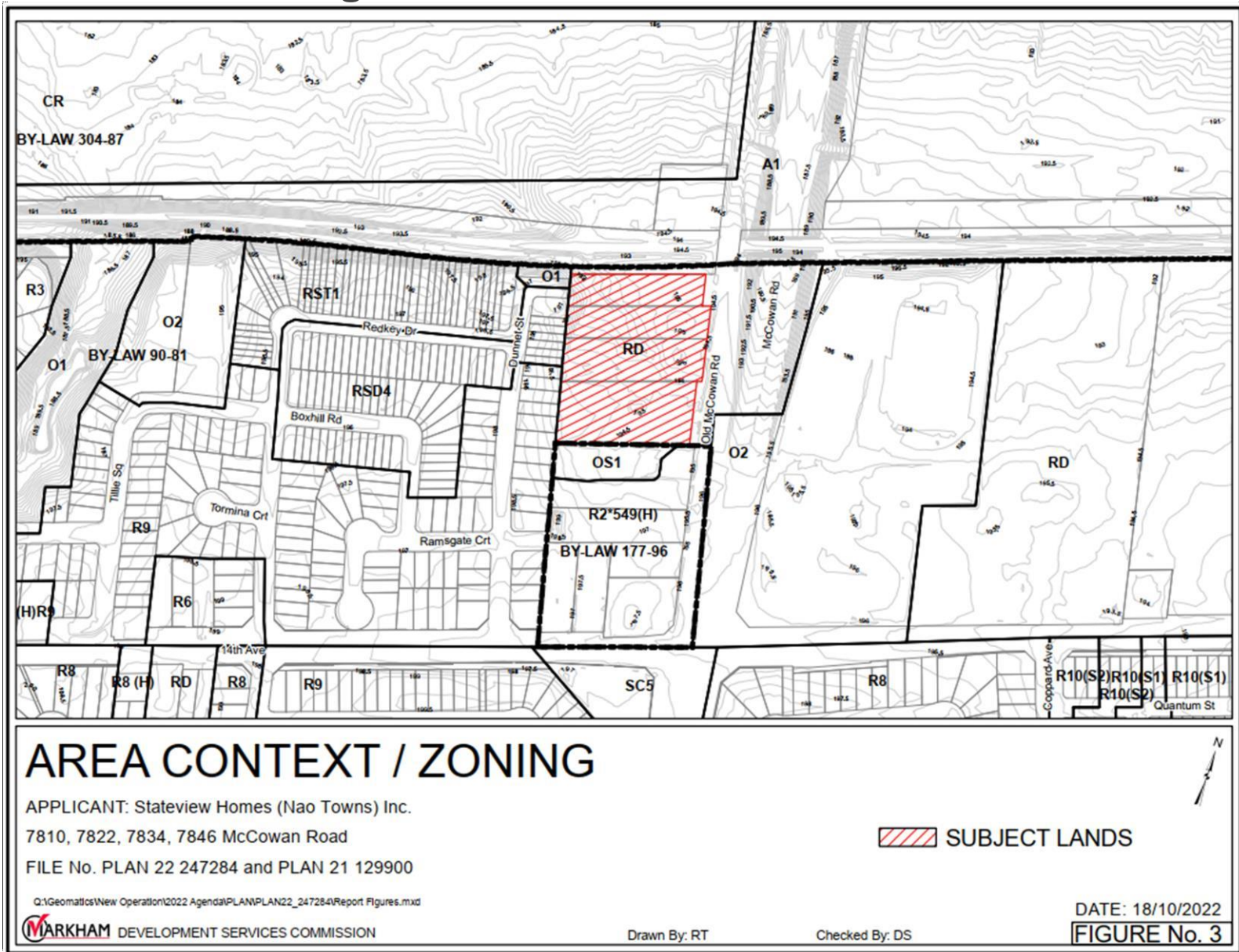




Figure 4

## Conceptual Site Plan

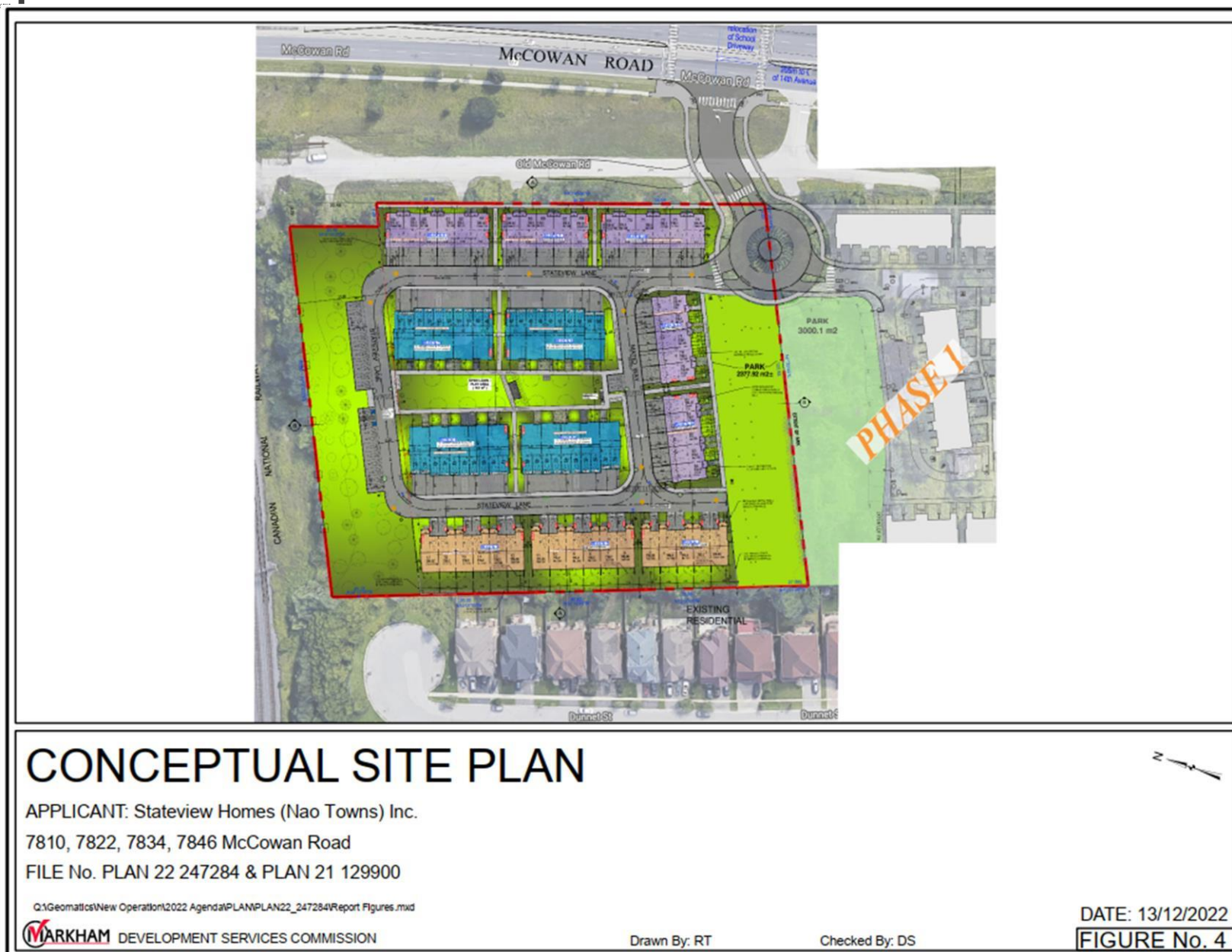


Figure 5

## Proposed Draft Plan of Subdivision

