



Report to: Development Services Committee

Meeting Date: February 28, 2023

SUBJECT: RECOMMENDATION REPORT
2795886 Ontario Inc., Application for Zoning By-law Amendment to permit 107 dwellings units at Russell Dawson Road
File No. PLAN 21 136184 (Ward 2)

PREPARED BY: Hailey Miller
Planner II, West District, Ext. 2945

REVIEWED BY: Clement Messere, MCIP, RPP
Development Manager, West District, Ext. 2191

Stephen Lue, MCIP, RPP
Senior Development Manager, Ext. 2520

RECOMMENDATION:

1. That the report dated February 28, 2023, titled, “RECOMMENDATION REPORT, 2795886 Ontario Inc., Application for Zoning By-law Amendment to permit 107 dwelling units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)”, be received;
2. That the amendment to Zoning By-law 177-96, as amended, be approved and the draft site-specific implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted without further notice;
3. That Council assign servicing allocation for a maximum of 107 dwelling units;
4. That York Region be advised that servicing allocation for 107 dwelling units has been granted;
5. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Zoning By-law Amendment application (the “Application”) submitted by 2795886 Ontario Inc. (the “Owner”) to facilitate a residential development.

Process to Date

- Staff deemed the Application complete on September 20, 2021
- The Development Services Committee (the “DSC”) received the Preliminary Report on February 22, 2022
- The statutory Public Meeting was held on May 10, 2022
- A Unionville Sub-Committee Meeting was held on January 27, 2023
- A Community Information Meeting was held on January 31, 2023

The 90-day period set out in the *Planning Act* before the Owner can appeal the Application to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on December 19, 2021. Accordingly, the Owner is in a position to appeal the Application to the OLT.

Next Steps

Should the DSC support the Application, the planning process would include the following next steps:

- Endorsement and Approval of the delegated Site Plan Control application following additional technical review by Staff and external agencies
- Future required applications for a Draft Plan of Condominium (common element) and Part Lot Control Exemption

BACKGROUND:

Subject Lands and Area Context

The 2.4 ha (5.93 ac) vacant lands are located at the southwest corner of Woodbine Avenue and Russell Dawson Road (the “Subject Lands”), and have an approximate frontage of 127 m (417 ft) along Woodbine Avenue and 140 m (459 ft) along Russell Dawson Road. The Subject Lands were originally intended for a school that the York Catholic District School Board has since determined is no longer required. The surrounding land uses are shown on Figure 3.

PROPOSAL:

The Owner proposes to amend Zoning By-law 177-96, as amended, to permit a residential development serviced by internal private driveways with two accesses from Russell Dawson Road and two proposed private open space areas at the northeast and southeast corners of the Subject Lands (the “Proposed Development”). Table 1 shows the key statistics.

TABLE 1: Proposed Development Key Statistics (see Figure 4: Conceptual Site Plan)		
Number of Units	107	8 (Single); 6 (Semi-Detached – total 12); 87 (Townhouse)
Unit Widths	5.5 m to 7.87 m (18.04 ft to 27.23 ft)	
Building Height	13 m (42.7 ft)	
Parking Spaces	254	227 residential (plus 27 visitor)
Private Open Space	0.09 ha (0.23 ac)	

PLANNING POLICY AND REGULATORY CONTEXT:

The following describes how the Application meets the planning policy framework established by the Province, York Region, and the City under the *Planning Act*, R.S.O. 1990.

The Proposed Development is consistent with the policies of Provincial Policy Statement, 2020 (the “2020 PPS”) and the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”)

The 2020 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in-part, include building strong healthy communities with an emphasis on efficient development and land use patterns, and wise use and management of resources. The Subject Lands are designated for development in the York Region and City Official Plans.

The Growth Plan provides, in-part, a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041, with building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth. The Subject Lands are located within the Growth Plan’s ‘Built-Up Area’ that specifies minimum intensification targets and the objective of achieving complete communities with a mix of land uses and housing options, expanding convenient access to a range of transportation options, and fostering a compact built form and an attractive and vibrant public realm.

The Proposed Development conforms to the York Region Official Plan (the “2022 ROP”)

Map 1 of the 2022 ROP, as approved by the Minister of Municipal Affairs on November 4, 2022, designates the Subject Lands “Urban Area”, which permits a wide range of residential, commercial, industrial, and institutional uses.

The Proposed Development conforms to the 2014 Markham Official Plan (“2014 Official Plan”)

The 2014 Official plan designates the Subject Lands “Residential Low Rise”, which permits single detached, semi-detached, townhouses excluding back-to-back townhouses, small multiplex buildings containing three to six units, all with direct frontage onto a public street, with a maximum building height of three storeys.

The draft Zoning By-law Amendment (Appendix ‘A’) zones the Subject Lands Residential Two (R2) with site-specific development standards

Zoning By-law 177-96, as amended, zones the Subject Lands “Open Space Two” (OS2), as shown on Figure 2. The Owner proposes to rezone the Subject Lands from “Open Space Two” (OS2) to “Residential Two (R2)” with site-specific development standards including, but not limited to: minimum rear, front, and side yard setbacks, minimum lot frontage, maximum number of dwelling units, minimum dwelling unit width, and maximum building height.

DISCUSSION:

The following section identifies how the matters raised through the review process for the Proposed Development, including those raised at the statutory Public Meeting, Unionville Sub-Committee, and Community Information Meeting, have been resolved or considered.

a) Height, Density, and Massing

In response to concerns raised by members of the public and the DSC, the Owner reduced the density of the Proposed Development from 115 dwelling units to 107 dwelling units. The Owner also increased the number of single-detached and semi-detached dwellings to be more compatible and consistent with the surrounding context. In addition, the Owner proposes a 3.69m setback to the existing residential development to the west to provide a buffer between the existing two-storey dwellings and the proposed three-storey dwellings. Staff opine that the Proposed Development represents an appropriate intensification of the Subject Lands.

b) Compatibility with Surrounding Land Uses

The surrounding area consists of a mix of dwellings types including single-detached, semi-detached, and townhouse. The Owner proposes single-detached dwellings along the Russell Dawson Road frontage and semi-detached dwellings along the interior side lot line, adjacent to the existing residential development. This development arrangement assists with minimizing the

impact to the existing residential neighbourhood, and provides greater compatibility with the existing neighbourhood and planned context.

c) Transportation Review

Concerns were raised by members of the public that the Proposed Development would generate increased traffic in the area. The Owner submitted a Transportation Mobility Plan (“TMP”), prepared by Trans-Plan Transportation Inc., that indicates the traffic generated as part of the Proposed Development will not significantly impact traffic volumes. The TMP has been reviewed by York Region and City Staff and has been determined to be satisfactory.

In response to concerns raised by members of the public and the DSC, the Owner has removed the access originally proposed from Staglin Court and now proposes two accesses from Russell Dawson Road. The City’s Transportation Department and Fire Department have reviewed the proposed accesses and have no concerns with their locations.

Concerns were raised by members of the public regarding the overall provided parking. The City’s Parking By-law 28-97, as amended, requires two parking spaces per dwelling unit plus 0.25 parking spaces per dwelling unit for visitor parking. The Owner proposes 227 residential spaces and 27 visitor spaces, which meets the Parking By-law requirements.

d) Amenity Space

The Proposed Development includes two private open space areas, with a total combined area of approximately 0.09 ha (0.23 ac). In addition to the private open space, each residential unit will provide a minimum of 20 m² contiguous amenity space. The Proposed Development will also require payment of cash-in-lieu of parkland. The value of the cash-in-lieu requirement will be reviewed through the associated Site Plan Control Application. Given the above, and that the Subject Lands are located adjacent to an existing 1.35 ha (3.34 ac) public park, Staff are satisfied with the private amenity space provided.

e) Pedestrian Connection

A comment was made by DSC recommending that a pedestrian connection be provided from the intersection of Woodbine Avenue and Russell Dawson Road to Staglin Court. This would provide a link from the Proposed Development to the existing residential neighbourhood to the west. The Proposed Development provides a number of pedestrian connections throughout the site, including connections to Woodbine Avenue and the existing Ernest Wideman Park. In addition, the Proposed Development includes a privacy fence running along the west property line. Staff will continue to work with the applicant to finalize the site layout through the associated Site Plan Control application.

A Site Plan Application is currently under review

The Owner is currently addressing comments provided through the site plan process. In accordance with the City’s Delegation By-law, approval of the Site Plan application (File Number SPC 21 136186) is delegated to the Director of Planning and Urban Design.

York Region advises no objection to the approval of the Application

The Subject Lands front Woodbine Avenue, which is under York Region’s jurisdiction.

CONCLUSION:

Staff are satisfied the proposed Zoning By-law Amendment is appropriate and represents good planning. The proposed residential development is compatible and complementary with the surrounding area context. Staff, therefore, recommend that the Application be approved subject to the Zoning By-law Amendment attached as Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application is being evaluated in the context of the City's strategic priorities, including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application has been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director, Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS AND APPENDIX:

- Figure 1: Location Map
- Figure 2: Area Context and Zoning
- Figure 3: Aerial Photo (2020)
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Single Detached Elevation
- Figure 6: Conceptual Semi-Detached Elevation
- Figure 7: Conceptual 5.85m Front Loaded Townhouse Elevation
- Figure 8: Conceptual 5.6m Front Loaded Townhouse Elevation
- Figure 9: Conceptual Rear Lane Townhouse Elevation
- Appendix 'A': Draft Zoning By-law Amendment

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