

Date:	Tuesday, January 30, 2024		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Metropia Minto (Sixteenth) Holdings Inc. (the "Owner")		
Agent:	Anderson Marques, Minto		
Proposal:	Zoning By-law Amendment application to replace lane-based detached dwellings with lane-based townhouse dwellings resulting in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (the “Proposed Development”).		
Location:	The 25.89 ha (63.97ac) lands are located north of 16 th Avenue, west of Kennedy Road, and form part of Draft Plan of Subdivision 19TM-16010 – York Downs East (the “Subject Lands”)		
File Number:	PLAN 23 128768	Ward:	6
Prepared By:	Daniel Brutto MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Development Manager, West District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application 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 received the Application on June 30, 2023, with additional materials received on November 13, 2023, and was deemed complete. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on February 11, 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for January 30, 2024
- Recommendation Report for consideration by the Development Services Committee (“DSC”), if required
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The development on the Subject Lands was draft plan approved by the Local Planning Appeal Tribunal (the “LPAT”) in 2019, to facilitate a residential community. Phase 1 of the draft plan received final approval (i.e. was registered) in 2021, and is under construction. The Application applies to the remaining lands outside of Phase 1, as shown on Figures 1 and 2. Figure 3 shows the surrounding land uses.

PROPOSAL

The Application proposes to replace lane-based single detached lots with 9.15 m (30 ft) frontages with lane-based townhouse lots with 5.9 m (19.5 ft) frontages near Street ‘A’ on Draft Plan of Subdivision 19TM-16010, as shown on Figure 4. The proposed townhouse units have a shallower lot depth and narrower frontage than the lane-based single detached units, requiring changes the surrounding property fabric (i.e. lot lines, street and laneway layout, park block). The proposed townhouse units would be similar to others within Phase 1, as shown on Figure 6.

The Application proposes to adjust the zone boundaries on the zoning schedule to implement the Proposed Development. No changes are proposed to the zone standards or permitted uses. The Owner submitted a red-line revision to the draft plan of subdivision application (see Figure 4) for Staff approval to implement the Proposed Development, if the Application is approved.

The Application results in a gross increase of 62 units on Draft Plan of Subdivision 19TM-16010; however, the net increase in units is 15 (1,253 to 1,268 units), as shown on Figure 5. The net increase of 15 units is attributed to a townhouse development receiving Site Plan Approval in 2023, on Block 8 on Draft Plan 19TM-16010 for 47 fewer units than what was anticipated as part of the 2019 LPAT approval.

The following table summarizes the Official Plan Information

Table 1: Markham 2014 Official Plan Information	
Current Designation:	“Residential Low Rise” and “Greenway”
Permitted uses:	<p><u>“Residential Low Rise”</u>: permits detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses, small multiplex buildings containing 3 to 6 units, all with direct frontage on a public street.</p> <p><u>“Greenway”</u>: intends to protect natural heritage and hydrologic features and certain protected agricultural lands while supporting agricultural activities, protection of wildlife habitat, passive recreation uses, natural heritage enhancement opportunities and nature appreciation.</p>

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

Table 3: Zoning By-law Amendment Information	
Current Zone:	Various “Residential” designations with site-specific zone standards and “Open Space One (O1)”, subject to By-law 177-96, as amended, as shown in Figure 3
Permissions:	The “Residential” designations permit among other uses, single detached dwellings and townhouse dwellings.
Proposal:	The Application proposes to adjust the zone category boundaries (i.e. the zoning map) to allow for lane-based single detached units to be replaced with lane-based townhouse units. No changes are proposed to the zone standards or permitted uses.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, 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) The appropriateness of the proposed Zoning By-law amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework, particularly with regard to the 2014 Official Plan.
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland and other financial contributions.
- c) Allocation and Servicing**
 - i) Staff are currently reviewing the Functional Servicing Brief submitted in support of the Application. The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved.
- d) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the density, built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with the existing and planned development within the surrounding area.

- iii) Traffic impact and ensuring the adequate supply of parking spaces for the residential uses.

e) External Agency Review

- i) The Application must be reviewed by the York Region, the Toronto and Region Conservation Authority, and other agencies and any applicable requirements must be incorporated into the Proposed Development.

f) Required Future Applications, if required

- i) The Owner must submit applications for Townhouse Siting Approval, if required and appropriate, should the Application be approved, to facilitate the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Revised Draft Plan of Subdivision 19TM-16010

Figure 5: Proposed Revised Draft Plan of Subdivision 19TM-16010 Statistics

Figure 6: Proposed Building Typologies

Figure 1

Location Map

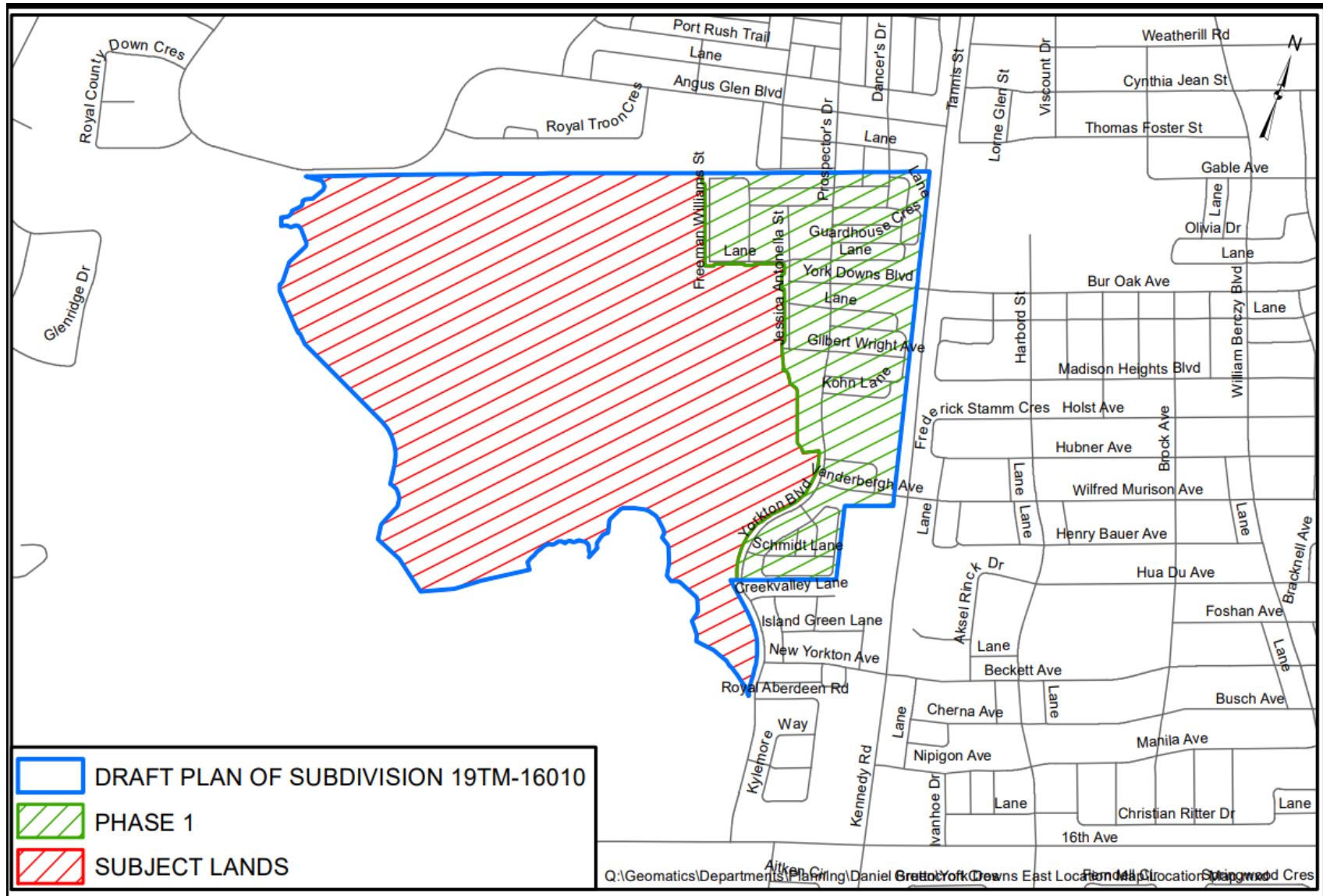


Figure 2

Aerial Photo

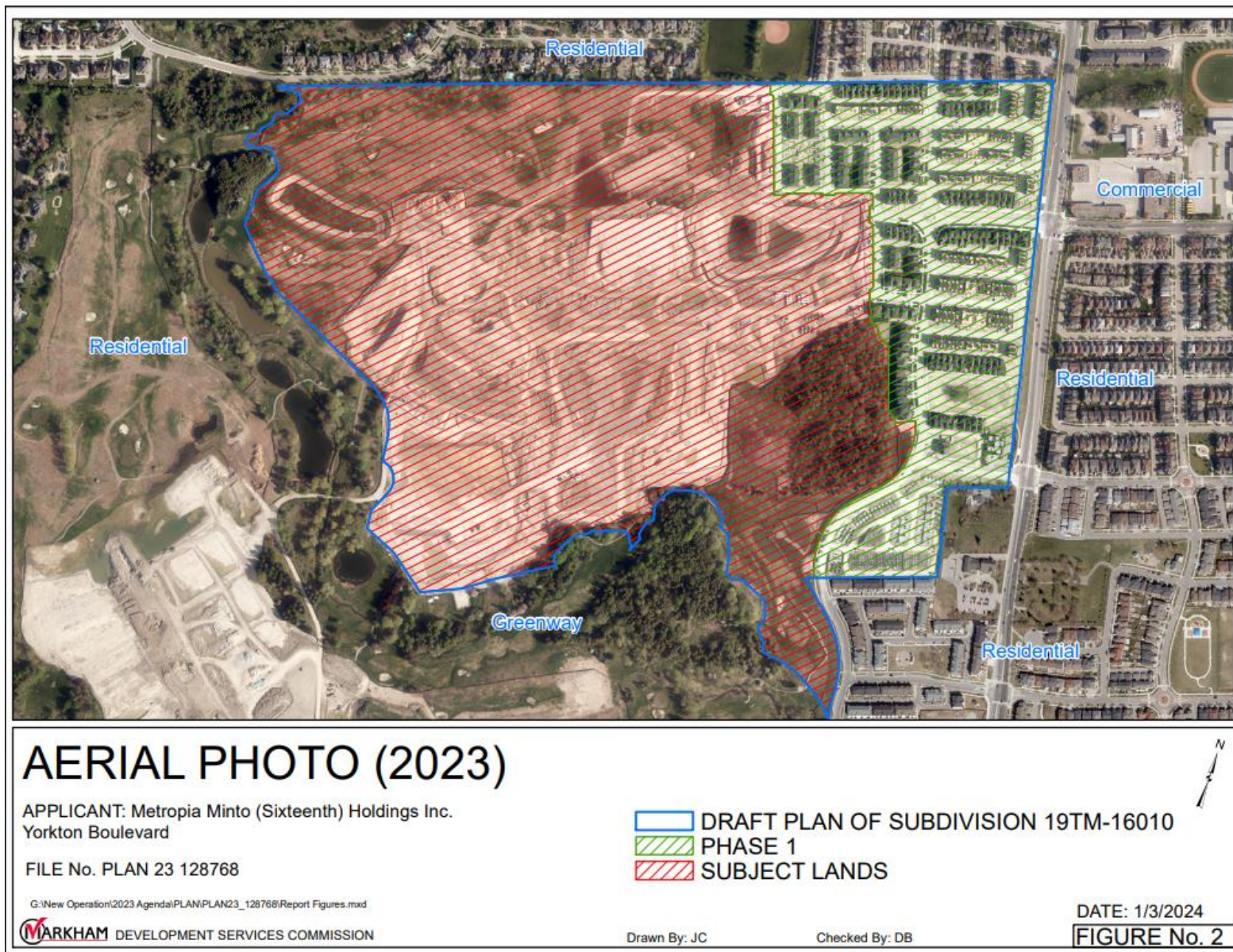


Figure 3

Area Context and Zoning

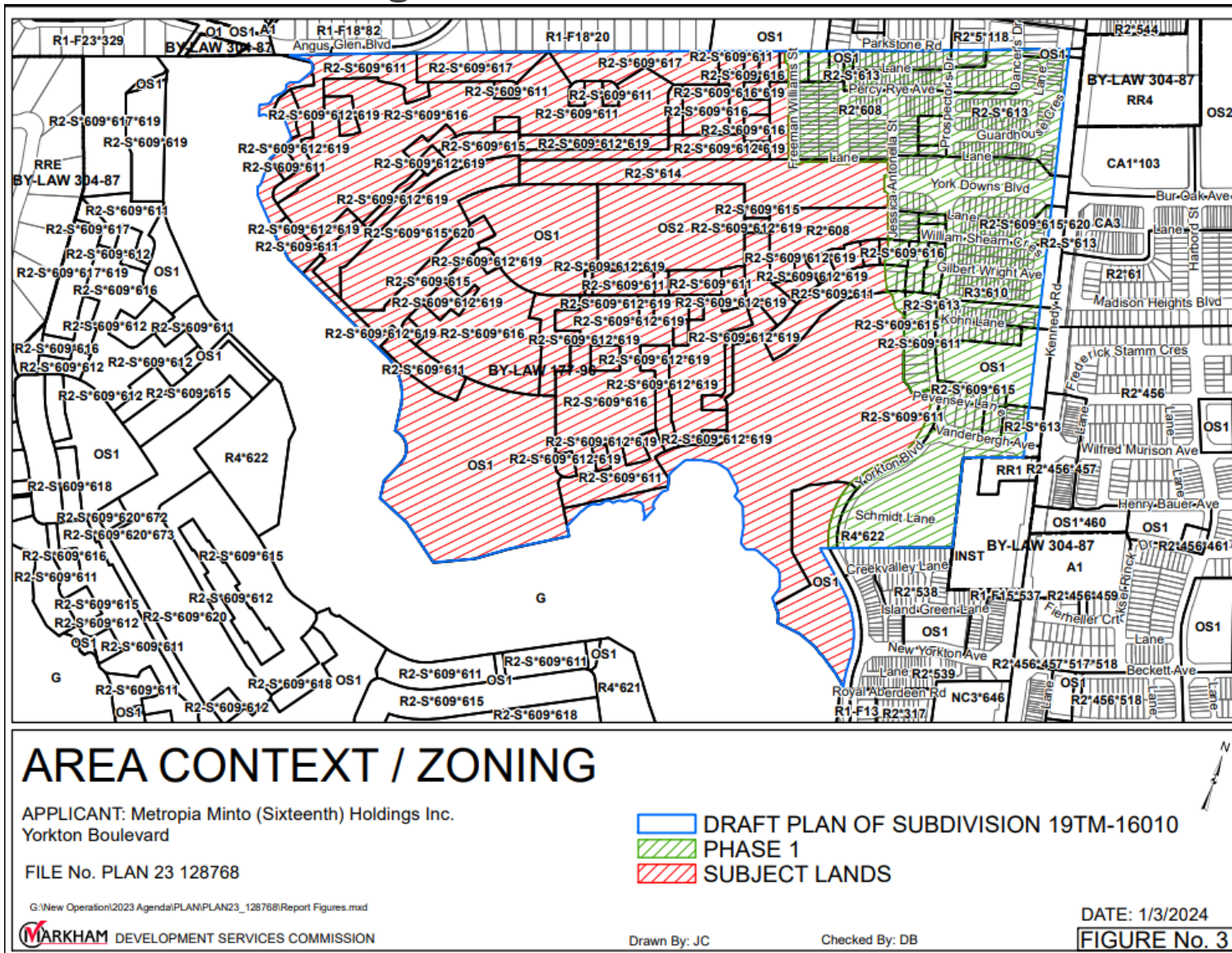


Figure 4

Proposed Draft Plan of Subdivision 19TM-16010

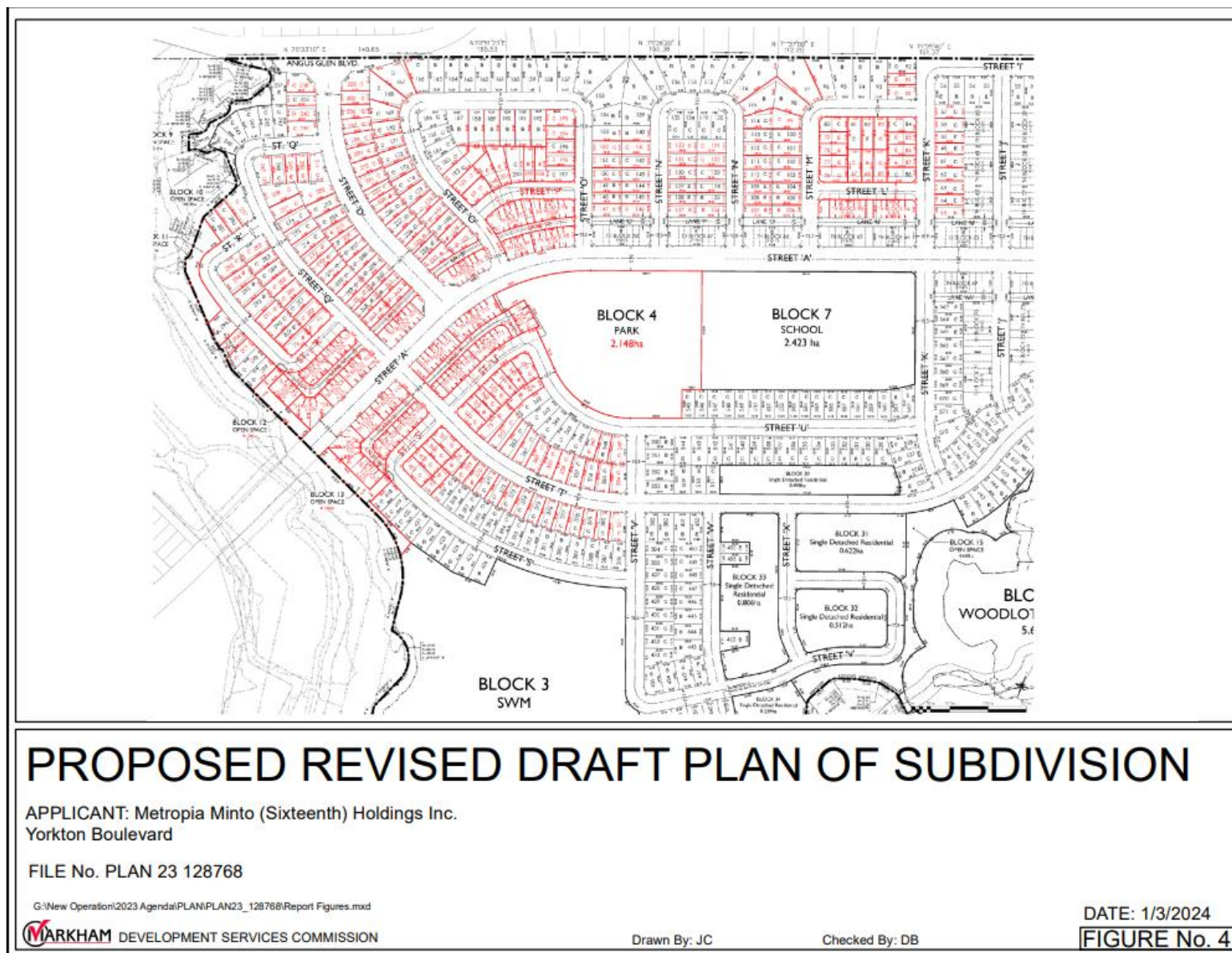


Figure 5

Proposed Draft Plan of Subdivision 19TM-16010 Statistics

LAND USE	LOT / BLOCK NUMBERS:	PLAN CODE	# LOTS / BLOCKS	# UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL LOTS					
Access on a Public Road					
15.24m (50') x 28.5m / 35.0m	Lots: 21-22, 50-51, 54-55, 93-98, 99, 115-118, 121-122, 131-132, 135-140, 141, 152, 153-165, 187-192, 193-194, 230-236, 237, 238, 240, 252, 277-278, 285-286, 291, 292-293, 294, 296, 297, 351-352, 358-360, 364, 368, 383, 389-392, 400, 422-426, 434, 436-440, 442-445, 451, 462, 465, 509-510, 526-527, 542-544, 579-580, 583, 588, 636, 653-666.	B	126 98	126 98	4.718 5.386
13.1m (43') x 28.5m	Lots: 20, 57-58, 61-63, 67, 69, 75-76, 77-79, 80-81, 83, 84, 86-87, 88, 89-90, 94, 92, 99, 100-103, 110-114, 119-120, 121-122, 123, 130, 131-132, 133-134, 141, 142-143, 150-151, 152, 166-175, 176-177, 178, 179, 181, 182-186, 193-194, 195, 196, 197, 198-199, 200, 201, 202-203, 205, 226-228, 229, 231-236, 238, 239, 240, 241, 242-244, 247, 248, 249-250, 251-252, 253-254, 255-256, 257-259, 269-271, 272-273, 274-276, 277-279, 280-281, 282, 283-284, 285-286, 287, 288, 290, 291, 294, 295, 297, 298-299, 339, 340-341, 342-346, 347, 349, 354, 355-357, 358-360, 361-362, 363, 366, 366-368, 369-370, 371-380, 381, 384-385, 387-388, 393-399, 400-401, 418-421, 427-433, 446-450, 511, 529-530, 533-536, 539-541, 546-552, 555-560, 566-572, 574-576, 584, 587, 590-591, 634-635, 637-648, 650-652.	C	204 234	204 234	8.363 9.737
11.0m (36') x 28.5m	Lots: 49, 52-53, 56, 59-60, 64, 65-66, 68, 70-74, 76, 77-79, 82, 88, 85-87, 89-90, 91, 104-105, 106-107, 108-109, 124-125, 126-127, 128-129, 144-145, 146-147, 148-149, 176-177, 179-180, 181, 196, 198-199, 201, 203-206, 223, 224, 225, 229-230, 241, 245-246, 247, 249-250, 254, 255-256, 260, 261-262, 267, 268, 272-273, 279, 280, 289, 299, 309, 340-341, 347, 348, 349, 350, 353, 354, 360, 364-365, 366-367, 369-370, 380, 382, 386, 400, 435, 441, 452, 455-456, 525, 528, 531-532, 537-538, 545, 553-554, 561-562, 564-565, 573, 577-578, 581-582, 585-586, 589, 632-633, 649.	E	83 108	83 108	3.025 3.839
Single Detached Residential Blocks	Blocks: 30-34		5	65	2.677
sub-total			418 445	478 505	20.783 21.639
Access on a Laneway					
9.15m (30') x 24.0m	Lots: 1-19, 23-48, 65-75, 106-107, 126-127, 146-147, 180, 202-223, 261-267, 300-338, 402-417, 563, 592-631	F	188 86	188 86	5.013 2.1216
Total Single Detached Lots			606 631	666 691	25.796 23.761
TOWNHOUSE RESIDENTIAL UNITS					
Access on a Public Road					
6.0m (20') x 28.5m	TH Blocks: 44-49, 51-55, 57-62, 70-73, 75-77, 79-80	J	26	144	2.848
Access on a Laneway					
5.95m (19.5') x 18.0m	TH Blocks: 27-43, 50, 56, 63-69, 74, 78, 81-83, 90-93, 94-118	K	38 63	226 363	3.058 4.914
Total Townhouse Residential Units			64 89	370 507	5.906 7.762
MEDIUM DENSITY RESIDENTIAL UNITS					
Back to Back Townhouse Blocks					
Medium Density Block	Blocks: 84-89		6	72	0.710
	Block: 8		1	145 98	1.977
Total Medium Density Residential Units			7	217 170	2.687
TOTAL RESIDENTIAL UNITS					
			677 627	1,253 1,268	34.389 34.210
ELEMENTARY SCHOOL BLOCK					
	Block: 7		1		2.423
PARKLAND BLOCKS					
	Blocks: 4-5, 29		3		4.157 4.158
WALKWAY BLOCKS					
	Blocks: 19-20		2		0.069
STORMWATER MANAGEMENT POND BLOCKS					
	Block: 2-3		2		6.376
ROADS & LANEWAYS:					
Collector Roads 30.0m / 28.5m / 24.5m / 23.0m ROW width	Streets: A-D, Angus Glen Blvd.		2,323.8 lin.m		5.964
Local Roads 17.0m / 18.5m ROW width	Streets: E-Z		6844.47 lin.m		12.073 12.244
Laneways 8.5m / 10.0m ROW width	Laneways: A-Z, AA-JJ		2250.73 lin.m		2.028 2.035
Total Roads & Laneways					20.065 20.243
1 FOOT RESERVE BLOCKS					
	Blocks: 27-28		2		0.017
MUNICIPAL SERVICING BLOCKS					
	Blocks: 21-25		5		0.118
RESIDENTIAL RESERVE BLOCK					
	Block: 26		1		0.087
OPEN SPACE BLOCKS					
	Block: 1, 6, 9-18		12		8.216
TOTAL PLAN					
			705 655	1,253 1,268	76.917

Figure 6

Proposed Building Typologies

