

Date:	Tuesday, March 19, 2024		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Alex Shaw c/o Scardred 7 Company Ltd. (the "Owner")		
Agent:	Chris Pereira c/o M. Behar Planning & Design Limited		
Proposal:	Proposed 49-unit townhouse development consisting of 31 rear-lane townhouses and 18 standard townhouses (the “Proposed Development”)		
Location:	Northern portion of 4038 and 4052 Highway 7 East (the “Subject Lands”)		
File Number:	PLAN 23 146079	Ward:	3
Prepared By:	Melissa Leung, RPP, MCIP Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central	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 received the initial Applications and fees on November 17, 2023, and received outstanding submission material on February 1, 2024. The Applications were deemed complete on February 1, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 31, 2024.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 19, 2024
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future planning applications for Redline Revision for Draft Plan of Subdivision, Site Plan Control, Draft Plan of Condominium, and Part Lot Control.

BACKGROUND

Subject Lands and Area Context

The 2.42 ha (5.98 ac) Subject Lands, where the Applications apply only to the northern 1.03 ha (2.55 ac) portion, are vacant and serve as parking for the existing commercial buildings on the southern portion of the property (refer to Figures 1 and 2). Figure 3 shows the surrounding land uses.

Application History

In June 2021, Council enacted site-specific Zoning By-law 2021-49 and draft approved an associated Plan of Subdivision application for 20 single detached lots on the northern portion of the Subject Lands. In June 2023, the southern portion of the Subject Lands (“Block 21”) was approved at the Ontario Land Tribunal for a 12-storey residential building.

The Owner no longer intends to pursue the 20 single-detached lot development and has submitted the Applications to permit the Proposed Development on the northern portion of the Subject Lands.

The Proposed Development includes nine townhouse blocks with 49 units

Table 1: the Proposed Development (refer to Figure 4)	
Dwelling Units:	49 (31 rear-lane townhouses and 18 standard townhouses)
Height:	3 storeys or 13 m
Density:	1.14 Floor Space Index (“FSI”) or 20.28 units per hectare (“UPH”)
Parking Spaces:	134 spaces (2 spaces per unit) and 9 visitor spaces (including 2 accessible)
Access:	Private driveway via the future east-west extension of Alfredo Street and future north-south public road connection (William Meleta Drive)

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

Table 2: Official Plan Amendment Information	
Current Designation:	“Residential Low Rise” and within the Site-Specific Policy Area – Highway 7/Village Parkway Corridor (Section 9.19.9)
Permitted uses:	The Highway 7/Village Parkway Corridor only permits detached dwellings on lands designated “Residential Low Rise”.

Table 2: Official Plan Amendment Information	
Proposal:	The Owner’s draft Official Plan Amendment proposes to permit the townhouse use within the “Residential Low Rise” designation.

A Zoning By-law Amendment application is required to permit the Proposed Development
The northern portion of the Subject Lands are subject to By-law 177-96, as amended (refer to Figure 3).

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Residential Two Special Provision *682” (R2*682)
Permissions:	20 single-detached dwellings
Proposal:	The Owner’s draft Zoning By-law Amendment proposes to rezone the northern portion of the Subject Lands to the “Residential Four (R4) Zone” and incorporate site-specific development standards including, but not limited to, unit width and setbacks, and maximum number of dwelling units, density, lot coverage, and height.

The Applications are also related to a draft approved Draft Plan of Subdivision application (SU 18 180309), in which a future submission of a redline revision to the draft approved plan will be required to facilitate the Proposed Development.

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) The appropriateness of the proposed Official Plan and Zoning By-law amendments to allow the Proposed Development.
 - ii) The appropriateness of the Proposed Development, including density/number of units, site layout, building height, and the related site-specific exceptions, having regard for the existing pattern and character of the surrounding area.
- b) Parkland Dedication and Other Financial Contributions**
 - 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) 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 lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

d) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, and built form proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area context.
- iii) Review of the technical studies submitted in support of the Proposed Development.
- iv) Traffic impacts, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, and ensuring the adequate supply of parking.
- v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, amenity areas, and waste management requirements.

e) External Agency Review

- i) The Applications must be reviewed by external agencies including, but not limited to, York Region and the School Boards, and any applicable requirements must be incorporated into the Proposed Development.

f) Required Future Applications

- i) The Owner must submit a future Redline Revision, Site Plan Control, Part Lot Control, and Draft Plan of Condominium application should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations (Rear Lane Towns – Building ‘A’)

Figure 6: Conceptual Building Elevations (Standard Towns – Building ‘G’)

Figure 7: Conceptual Renderings

Figure 1

Location Map

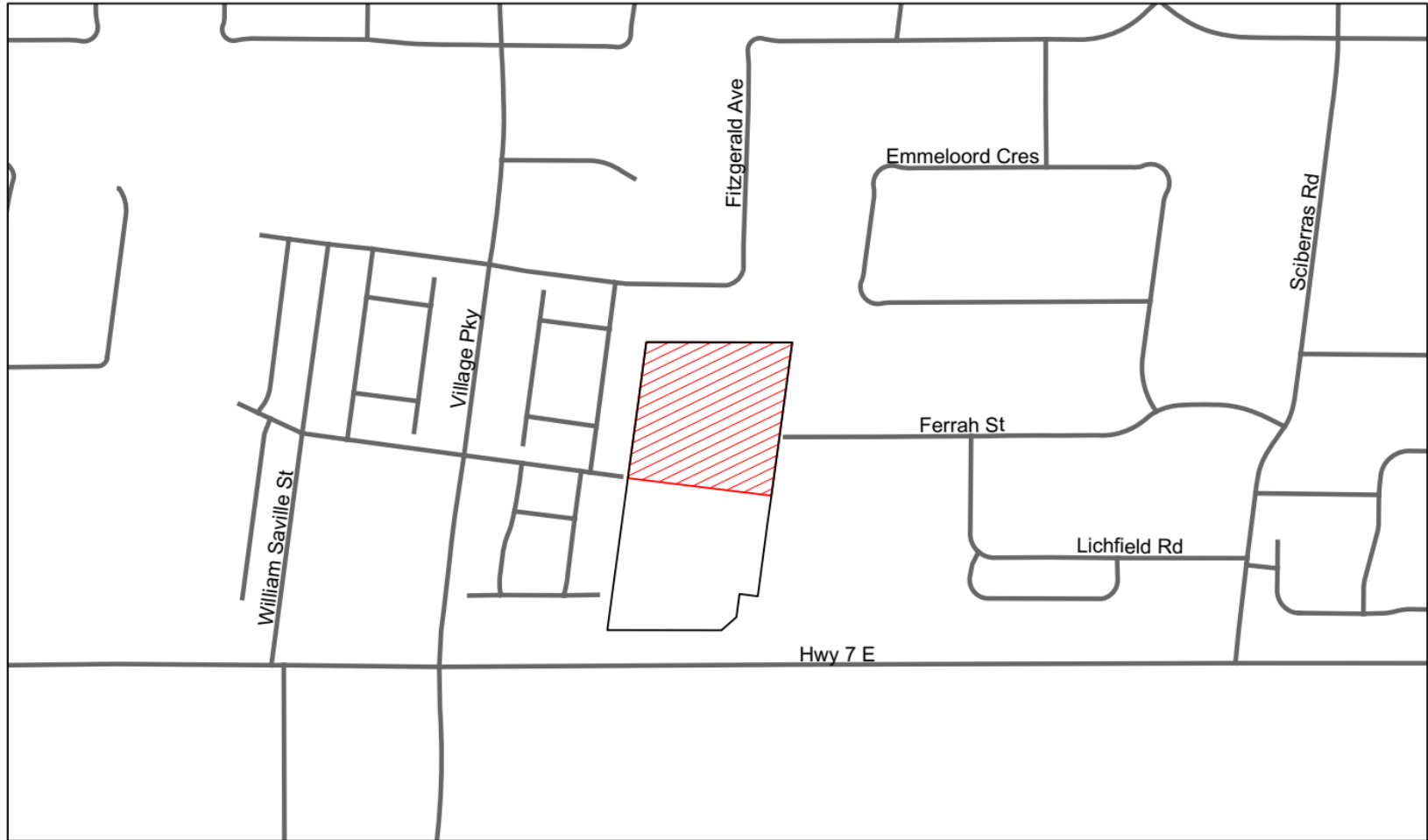


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

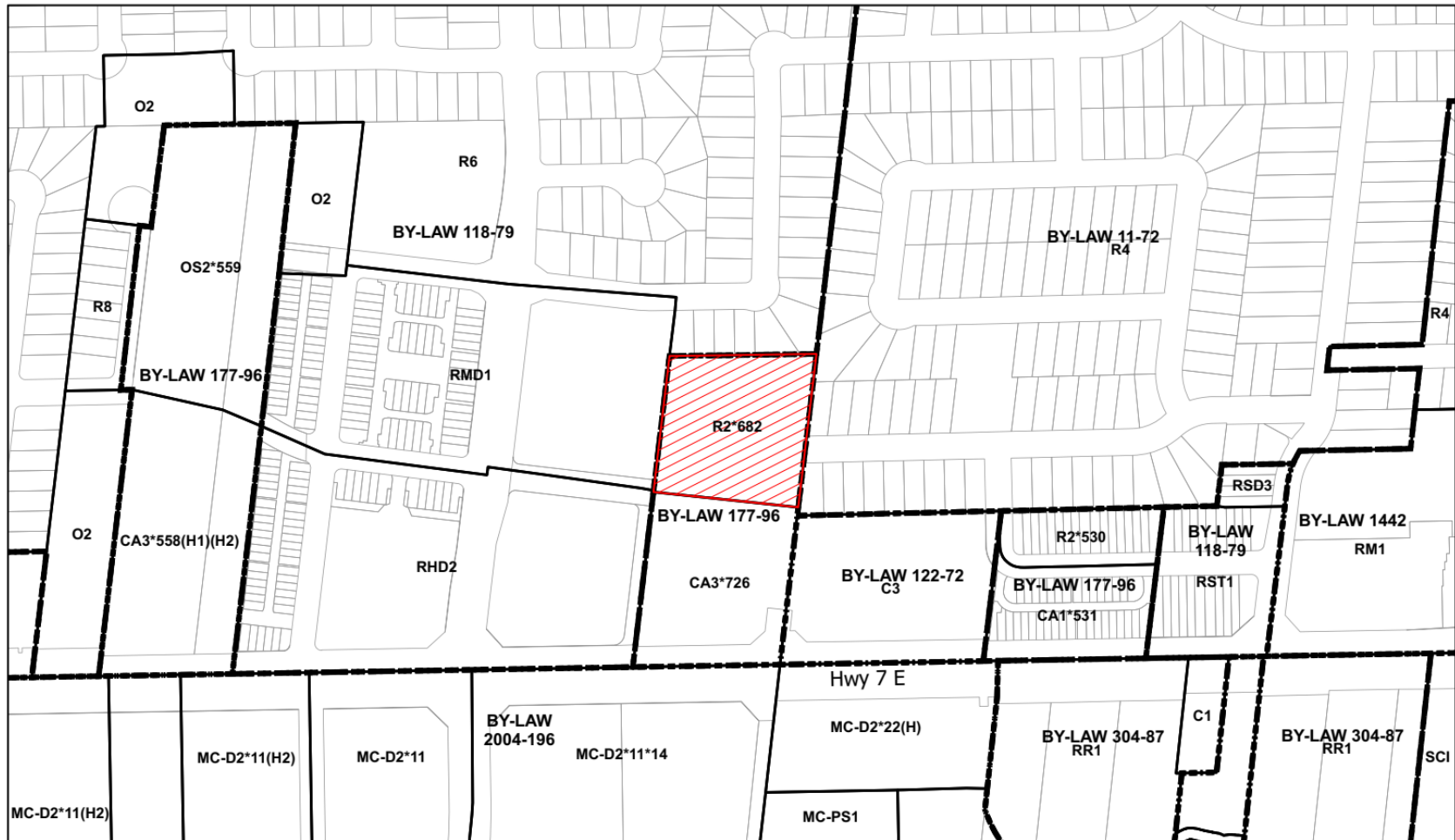


Figure 4

Conceptual Site Plan

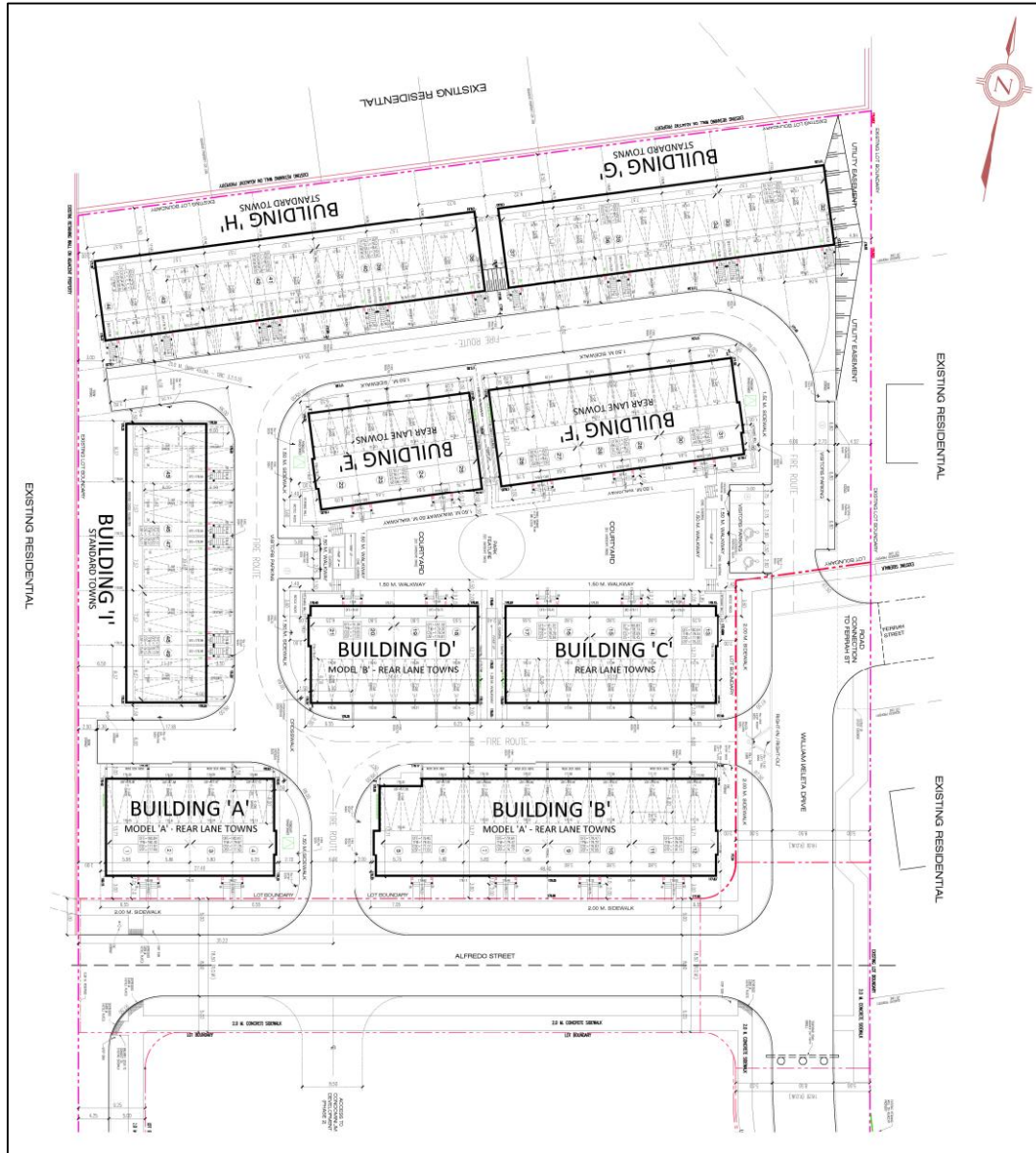
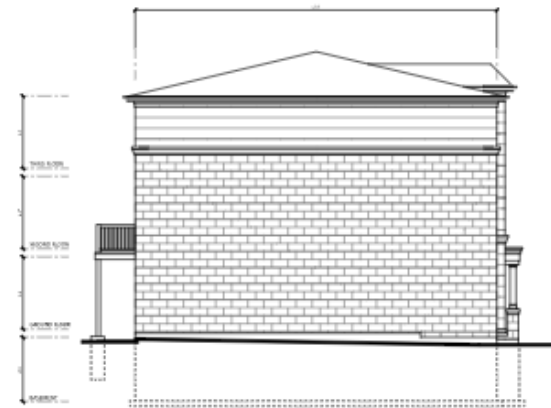


Figure 5

Conceptual Building Elevations (Rear Lane Towns – Building ‘A’)



FRONT ELEVATION (FACING ALFREDO STREET)



SIDE ELEVATION



REAR ELEVATION (FACING LANEWAY)



FLANKAGE ELEVATION

Figure 6

Conceptual Building Elevations (Standard Towns – Building ‘G’)



Figure 7

Conceptual Renderings

