



To: Mayor and Members of Council

From: Biju Karumanchery, Senior Development Manager

B.K.

Date: December 11<sup>th</sup>, 2012

Re: **Status Update**  
**Stargrande Custom Homes Inc.**  
**6330 16<sup>th</sup> Avenue**  
**Rezoning and Site Plan applications for a townhouse development at the**  
**north-east corner of 16<sup>th</sup> Avenue and Williamson Road**  
**ZA 11 119446 & SC 11 119447**

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On November 20<sup>th</sup>, 2012, Development Services Committee deferred a report dated October 9, 2012 and titled "Recommendation Report, Stargrande Custom Homes, Rezoning and Site Plan applications to permit a townhouse development at 6330 16<sup>th</sup> Avenue (north-east corner of Williamson Road and 16<sup>th</sup> Avenue), File Nos: ZA 11 19446 & SC 11 119447" to enable the applicant to explore opportunities of introducing additional green space located within the central townhouse block.

#### **Additional amenity area and revisions to the site plan**

The original amenity area which is located at the north-east corner of the site has been reduced from 271.87 square metres to 209.77 square metres (2257.9 square feet) in order to accommodate an additional private amenity area of 12.5 metres by 29.047 metres (363.09 sq m or 3908 sq feet) which will be centrally located within the development, adjacent to the blocks containing the back-to-back units. An additional walkway has also been provided in between the townhouse blocks to the north-west of the proposed development to connect to the public park area. One of the smaller internal streets has been removed and two (2) townhouse blocks have been reconfigured and redesigned. The townhouse unit count has been reduced from 160 to 158 townhouses.

#### **Visitor parking**

Forty (40) visitor parking spaces are being provided at a rate of 0.25 parking space per unit and these spaces are well distributed within the site which should reduce the potential of overflow parking. In addition to the visitor parking spaces, there is on-street parking available on the east side of Williamson Road immediately adjacent to the proposed development which will provide additional parking for the community.

#### **Williamson Road access**

The proposed access on Williamson Road is centrally located to provide convenient access and benefits the site layout and site circulation. This location is also important from a site servicing perspective. Staff have consulted the Transportation Division and they have indicated that the access is far enough from 16<sup>th</sup> Avenue and should not create any traffic issues.

### **Tree preservation along 16<sup>th</sup> Avenue**

Staff have had discussions with the applicant who has indicated that it is their intention to preserve all of the trees within the Regional right-of-way except those impacted by the construction of the site access from 16<sup>th</sup> Avenue.

### **Signalization and road improvements on 16<sup>th</sup> Avenue**

Staff will forward to the Region of York Development Services Committee's request to review the need for improvements to the intersection at 16<sup>th</sup> Avenue and Fincham Avenue.

Staff had communicated with Regional staff the desire to signalize the intersection of 16<sup>th</sup> Avenue and Williamson Road. The Region has advised that the signal warrants are not met at that intersection and that they will continue to monitor the need for signalization.

### **Development of the park to the north**

The City's Parks Group will advance the design and construction of the park block north of the subject land, subject to budget allocation by Council.

### **Peer review of the Environmental Impact Study (EIS)**

The peer review of the Environmental Impact Study (EIS) has been received (copy attached). The scope of the initial EIS was to undertake an investigation of the Open Space area adjacent to Swan Lake and determine the limit of development and recommend mitigation measures for any significant features associated with the Open Space area that may be impacted.

The peer review indicates that an appropriate buffer (10m from top of bank) has been applied to Swan Lake and that the remaining comments can be addressed by Beacon Environmental by revising the EIS report (Beacon Environmental, 2012) to include the following:

- A clear statement indicating that Species at Risk and their habits are not present on the site (e.g. Butternut, Bobolink) and a brief explanation of how this was determined [e.g. through field reconnaissance and NHIC (Natural Heritage Information Centre) search].
- A brief explanation for why Swan Lake is not considered significant wildlife habitat for waterfowl stopover and staging.
- A brief description of the sensitivity of fish habitat in Swan Lake.
- Mitigation measures specifying that native plants should be used for additional plantings and landscaping within the open space buffer, and that distributed areas should be re-vegetated as soon as possible.

A condition of site plan approval will be included to the effect that the EIS should be updated as per the peer review and the site plan and landscape plan is to be revised to address any recommendations of the updated EIS.

December 11, 2012

Stacia Muradali, M.C.I.P., R.P.P.  
Planning and Urban Design Department  
City of Markham  
101 Town Centre Blvd.  
Markham, ON, L3R 9W3

Dear Ms. Muradali:

**Project No: 60282656**

**Regarding: Peer Review of Scoped Environmental Impact Study, Stargrande Custom Homes Corp.**

This letter is submitted as a peer review of an Environmental Impact Study (EIS) undertaken by Beacon Environmental, on behalf of Greenpark Homes, for a proposed residential development adjacent to Swan Lake. The proposed development will consist of 160 townhouses and 2 semi-detached units. Greenpark Homes (Stargrande) has submitted rezoning and site plan applications to the City of Markham.

AECOM was retained by the City of Markham to complete this peer review of the scoped EIS, which will inform the Development Services Committee's decision on the recommendation report for the proposed development.

The scope of the EIS was to:

1. Provide a background review and description of the physical and ecological characteristics, their functions, significance and sensitivity of the portion of the subject property adjacent to Swan Lake.
2. Confirm an ecologically appropriate buffer between the proposed townhouse development and the adjacent Swan Lake, which is identified as an Environmental Protection Area in the Town of Markham Official Plan (2005).
3. Identify potential impacts and recommend mitigation measures for any features that may be impacted.

A peer review of the scoped EIS was completed by AECOM. Comments pertaining to each section of the EIS report (Beacon Environmental, 2012) are provided in the table below.

**Table 1. Peer Review of Scoped EIS**

Report Section	Summary of Scoped EIS	Reviewer Comments
<b>1. Introduction</b>	<ul style="list-style-type: none"> <li>• Sets out the purpose and scope/objectives of the EIS.</li> </ul>	<ul style="list-style-type: none"> <li>• None (no concerns).</li> </ul>
<b>2. Policy Context</b>	<ul style="list-style-type: none"> <li>• Describes the policy context with reference to the following documents: <ul style="list-style-type: none"> <li>◦ Provincial Policy Statement (2005);</li> <li>◦ Regional Municipality of York Official Plan (2008);</li> <li>◦ Town of Markham Official Plan (2005); Town of Markham OPA 17 – Swan Lake Secondary Plan (1995);</li> <li>◦ Town of Markham Environmental Policy &amp; Consolidation Background Report and Policy Framework (2009).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Consideration should also be given to the Endangered Species Act (2007), with respect to the potential occurrence of Species at Risk and their habitats.</li> </ul>
<b>3. Methods</b>	<ul style="list-style-type: none"> <li>• Describes background information sources consulted and field investigation to identify physical and ecological characteristics, their functions, significance and sensitivity.</li> </ul>	<ul style="list-style-type: none"> <li>• Field reconnaissance was undertaken at an appropriate time of year; however, additional details such as the purpose of the site visit and qualifications of the field investigator would be helpful.</li> </ul>
<b>4. Existing Conditions</b>	<ul style="list-style-type: none"> <li>• Describes the existing conditions on the property, including the tree composition of hedgerows and riparian vegetation.</li> <li>• Indicates that Swan Lake acts as a local staging area for migratory waterfowl and common nesting birds, as well as fish habitat.</li> </ul>	<ul style="list-style-type: none"> <li>• The description of existing conditions is very brief.</li> <li>• Figure 1 shows a nice photo mosaic but it does not show the vegetation communities. Delineation of the hedgerows described in the text would be helpful.</li> <li>• It would be helpful to know the area of the cultural meadow, as it appears that it may be of suitable size to support grassland breeding birds (e.g. Bobolink and Eastern Meadowlark). Are site conditions suitable as habitat for these species?</li> <li>• There is minimal discussion of wildlife habitat potential. The report should provide more details regarding the waterfowl staging area.</li> <li>• Waterfowl stopover and staging areas are a type of significant wildlife habitat<sup>1</sup>, which is protected under the Provincial</li> </ul>

<sup>1</sup> Ontario Ministry of Natural Resources, 2000. Significant Wildlife Habitat Technical Guide.

Report Section	Summary of Scoped EIS	Reviewer Comments
		<p>Policy Statement (2005). An evaluation of whether Swan Lake constitutes significant wildlife habitat and, if yes, an assessment of potential impacts to this habitat was not completed.</p> <ul style="list-style-type: none"> <li>There is no indication of the function, significance or sensitivity of fish habitat and no discussion of habitat conditions in Swan Lake (e.g. what is the substrate adjacent to the property? What fish species does Swan Lake support?). This information is relevant to the mitigation measures proposed (e.g. sediment and erosion controls).</li> </ul>
<b>5. Proposed Development</b>	<ul style="list-style-type: none"> <li>Describes the components of the proposed residential development, including residential town homes, visitor parking and a pedestrian trail. All storm water runoff will be conveyed to a pre-existing, off-site storm water management pond.</li> </ul>	<ul style="list-style-type: none"> <li>None (no concerns).</li> </ul>
<b>6. Impact Assessment</b>	<ul style="list-style-type: none"> <li>Indicates that there are no significant natural features on the subject property.</li> <li>Identifies potential effects of the proposed development.</li> <li>Identifies mitigation measures including: <ul style="list-style-type: none"> <li>Additional plantings supplemental landscaping within the open space buffer to Swan Lake;</li> <li>Construction fencing to be installed, regularly inspected and maintained throughout construction;</li> <li>Silt fencing if grades need to be re-established;</li> <li>Timing of vegetation removal to avoid the breeding bird season;</li> <li>Preparation of a sediment control plan.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The report does not discuss whether the rooting zone of trees along the shore is accommodated in the 10 m buffer.</li> <li>The construction-related mitigation measures are appropriate; however, additional plantings and landscaping within the open space buffer to Swan Lake should use plant species native to the area. Disturbed areas adjacent to the lake should be re-vegetated as soon as possible, in order to minimize the potential for erosion and sedimentation.</li> <li>Refer to comments above (Section 4) regarding potential grassland breeding birds, migratory waterfowl and fish habitats. Potential impacts to these features and appropriate mitigation measures are difficult to determine based on the information provided.</li> </ul>
<b>7. Policy Conformity</b>	<ul style="list-style-type: none"> <li>Indicates that the proposed development is in conformity with the policy documents referenced in Section 2 (Policy Context).</li> </ul>	<ul style="list-style-type: none"> <li>Since Swan Lake is identified as a Locally Significant Area Complex in the Town of Markham Official Plan (2005), the minimum buffer is defined as 10 m from the stable top of bank (Section</li> </ul>

Report Section	Summary of Scoped EIS	Reviewer Comments
		<p>2.2.2.9c and g), therefore we believe that this buffer should be applied to the top of bank instead of the shoreline. The appropriate buffer was applied in the revised site plan (refer to attached Drawings dated January 2010).</p> <ul style="list-style-type: none"> <li>• Consideration should also be given to the Endangered Species Act (2007), with respect to the potential occurrence of Species at Risk and their habitats (e.g. Bobolink).</li> <li>• Refer to comment above (Section 4) regarding waterfowl stopover and staging areas, a type of significant wildlife habitat.</li> </ul>
<b>8. Summary and Recommendations</b>	<ul style="list-style-type: none"> <li>• Summarizes the findings and recommendations of the EIS.</li> </ul>	<ul style="list-style-type: none"> <li>• Refer to comments above.</li> </ul>

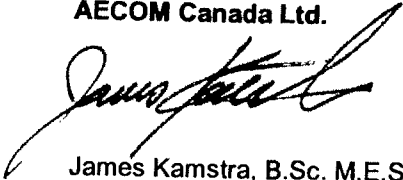
A summary of this peer review with respect to the objectives of the scoped EIS follows:

- 1. Background review and description of physical and ecological characteristics, their functions, significance and sensitivity:** The review of background information is considered adequate given the small scale of the proposed development. Additional information about the potential for grassland breeding bird habitat in the cultural meadow, as well as the significance or sensitivity of habitat for migratory waterfowl and fish habitat in Swan Lake, would assist in the determination of the significance and sensitivity of these features.
- 2. Confirm an ecologically appropriate buffer between the proposed townhouse development and the adjacent Swan Lake:** The 10 m buffer applied to the stable top of bank is appropriate (refer to attached Drawings dated January 2010).
- 3. Identify potential impacts and recommend mitigation measures for any features that may be impacted:** The construction mitigation measures proposed are otherwise appropriate; however native plants should be used for additional plantings and landscaping within the open space buffer, and disturbed areas should be re-vegetated as soon as possible. Potential impacts to wildlife (e.g. grassland breeding birds, migratory waterfowl) and fish habitat, and associated mitigation measures, are difficult to determine based on the information provided.

In conclusion, we confirm that an appropriate buffer (10 m from top of bank) has been applied to Swan Lake. We believe that our remaining comments can be addressed by Beacon Environmental by revising the EIS report (Beacon Environmental, 2012) to include the following:

- A clear statement indicating that Species at Risk and their habitats are not present on the site (e.g. Butternut, Bobolink) and a brief explanation of how this was determined (e.g. through field reconnaissance and NHIC search).
- A brief explanation for why Swan Lake is not considered significant wildlife habitat for waterfowl stopover and staging.
- A brief description of the sensitivity of fish habitat in Swan Lake.
- Mitigation measures specifying that native plants should be used for additional plantings and landscaping within the open space buffer, and that disturbed areas should be re-vegetated as soon as possible.

Sincerely,  
**AECOM Canada Ltd.**



James Kamstra, B.Sc. M.E.S.  
Senior Terrestrial Ecologist

cc: Blair Shoniker, M.A., M.C.I.P., R.P.P.

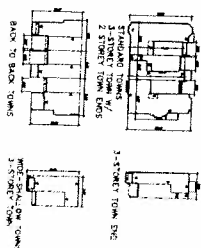
## EXISTING OPEN SPACE



PARK DEDICATION INCLUDES ALL PATHWAY AREAS


UNIT COUNT	
BACK TO BACK TOWNS:	28 UNITS
DUAL FRONTAGE TOWNS:	47 UNITS
STANDARD TOWNS (5.45m):	66 UNITS
WIDE-SHALLOW TOWNS (6.60m):	17 UNITS
EXST. SEMI:	2 UNITS
	160 UNITS TOTAL

TREE SCHEDULE
EXISTING TREES IN PARK DEDICATION
TREES OF IMPORTANCE



REFER TO DRAWINGS PREPARED BY SGS CONSULTING GROUP  
FOR DETAILED SITE ENGINEERING INFORMATION.

[illegible]

STEELE SOCIETY CANC. VERT. 1	Created by	 ONTARIO ASSOCIATION OF ARCHITECTS 1000 KENNEDY RD. E. #100 LONDON ON N6A 1K5
	Date entered	

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**Greenpark**  
Robert Greenpark

STANDARD CUSTOM HOMES COOPERATIVE  
1400 WILSON, EDMONTON  
6330 17TH AVENUE  
RECORDED PLAN NO. 4-

Issue No.	000001 - SP	Drawing No.	1
Date	January 2010		3
Project	000005		
Rev			
Issue	000005 - SP		