

SUBJECT: **PRELIMINARY REPORT**
Zoning By-law Amendment Application submitted by
2522584 Ontario Inc. to permit eight (8) townhouse dwellings
on the east side of Marydale Avenue, west of Markham Road
and south of Denison Street (Ward 7)

File ZA 18 229047

PREPARED BY: Stephen Corr MCIP, RPP, ext 2624
Senior Planner, East District

REVIEWED BY; Sally Campbell, MCIP, RPP, ext 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Zoning By-law Amendment Application submitted by 2522584 Ontario Inc. to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7), File ZA 18 229047”, be received.

PURPOSE:

This report provides preliminary information on the zoning by-law amendment application submitted by 2522584 Ontario Inc. prior to the statutory Public Meeting. This report contains general information in regards to the proposal, applicable official plan or other policies as well as other issues. The report should not be taken as staff's opinion or recommendation on the applications. The application was deemed complete on October 1, 2018.

Next Steps:

- Scheduling of the Statutory Public Meeting for early 2019;
- Future recommendation report by staff respecting the Zoning By-law amendment applications.
- Submission of a Part Lot Control By-law Exemption application by the Owner to create the eight individual townhouse lots.

BACKGROUND

Subject land and area context

The 0.17 ha (0.425 ac) vacant subject land is located on the east side of Marydale Avenue, and is west of Markham Road and south of Denison Street, as shown on Figures 1, 2 and 3. The property has a frontage of approximately 53.7 m (176.2 ft) and depth of approximately 32.4 m (106.2 ft).

Surrounding uses are as follows:

- An existing commercial shopping centre to the north at 7190-7200 Markham Road, which is currently the subject of zoning by-law amendment and site plan control applications to permit 258 stacked townhouses and 11 dual purpose units. These applications are before the LPAT (Files ZA/SC 17 109850).
- An existing one-storey medical office building within a retrofitted dwelling to the east at 7160 Markham Road, which is currently the subject of site plan control to permit a 3-storey medical office building. This application was site plan endorsed in October 2018 (File SC 10 126959).
- Existing single detached dwellings to the south and west along Marydale Avenue.

Parks within the vicinity include:

- Beaupre Park approximately 395 m (1295 ft) to the northwest;
- Elson Park approximately 930 m (3050 ft) to the west; and
- John Daniels Park approximately 785 m (2575 ft) to the south.

Proposal

The applicant is proposing to develop the site with eight three-storey street townhouse dwellings fronting and accessing the east side of Marydale Avenue. The proposed townhouse units are 6.2 m (20.3 ft) wide for the six interior units; 7.58 m (24.87 ft) wide for the north-end unit; and 8.53 m (27.9 ft) for the south-end unit. The townhouse block is proposed to have a maximum building height of 11.13 m (36.5 ft) measured to the midpoint of the pitched roof. The total height measured to the rooftop is proposed at 13.29 m (43.6 ft). The proposed site plan is shown in Figure 4 and the conceptual elevations are shown in Figure 5. The proposed building setbacks are as follows:

- Front yards ranging between 6.43 m and 6.87 m (21 ft to 22.5 ft) to the main building with front porches projecting into the front yard;
- Interior side yards of 1.2 m (4.1 ft) to the north and 2.1 m (6.9 ft) to the south;
- Rear yards of 10.33 m (33.9 ft) to 11.04 m (63.2 ft).

With respect to parking, each townhouse is proposed to have two parking spaces, one on the driveway and one within a private garage. This configuration meets the requirements of Parking Standards By-law 28-97, as amended. The interior of the garages are longer than typical garages with a total length of 10.9 (35.6 ft), which could accommodate parking for a 3rd small vehicle or provide room for storage.

Official Plan and Zoning

2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 OP”)).

The subject land is designated ‘Residential Low Rise’ under the 2014 OP, which provides for a variety of low rise residential uses including street townhouses. This designation contemplates residential buildings with a maximum building height of 3 storeys.

Zoning

The subject land is zoned Special Commercial One (SC1) under By-law 90-81, as amended by By-law 87-87. The current zoning for this site has been in place since March

10, 1987 and permits a range of commercial uses, including retail, service uses, businesses and professional offices and restaurants. The submitted zoning by-law amendment application is required to permit the proposed townhouses on the subject lands. Approval of the zoning by-law amendment would rezone the subject lands to a Residential Two (R2) zone in By-law 177-96, as amended to permit townhouse dwellings including site specific standards to achieve the proposed and anticipated built form.

Site Plan Approval is not Required

Site Plan Control By-law 262-94, exempts this type of street townhouse development from site plan approval. There are matters related to the proposed development however that need addressing and which are typically secured through a site plan agreement. These include, but are not limited to, Cash-in-lieu of parkland dedication, Section 37 and Public Art contributions, approval of landscape drawings and street tree plantings, service connections and approval of engineering drawings such as site grading. Staff are determining the appropriate means of securing these items, which may require the applicant to enter into a Development Agreement with the City. This may also require that a Holding (H) provision be placed on any amending zoning by-law to ensure the developers obligations are satisfied prior to any building permit issuance.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns, issues raised to date and matters for consideration. These matters, and others identified through the circulation, public consultation and detailed review of the proposal, will be addressed in a final staff report:

- Appropriateness of the proposed development, including but not limited to, the compatibility of built form, building setbacks, landscaping, height, scale and massing;
- Location and proximity of parks in the area to serve the development;
- Interface and compatibility with the adjacent residential neighbourhood to the south and west;
- Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, tree preservation plan, grading and drainage plans;
- Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation Section 37 and public art contributions to the satisfaction of the City of Markham and Region of York, as necessary;
- Mechanism to ensure that technical matters are addressed and financial obligations secured;
- Assessing the provision of affordable housing, rental housing, unit types and sizes to accommodate a variety of ages and abilities.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

RECOMMENDED BY:



Ron Blake R.P.P, M.C.I.P
Senior Development Manager



Arvin Prasad R.P.P, M.C.I.P
Commissioner of Development
Services

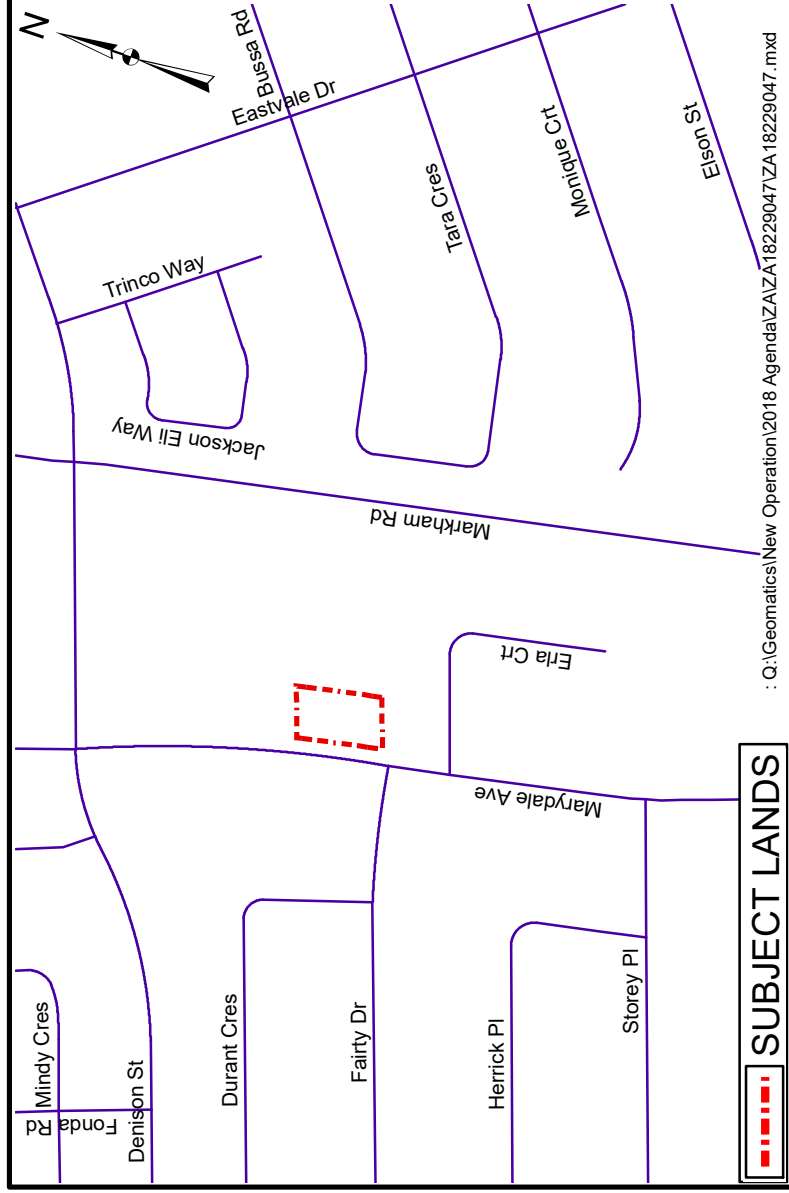
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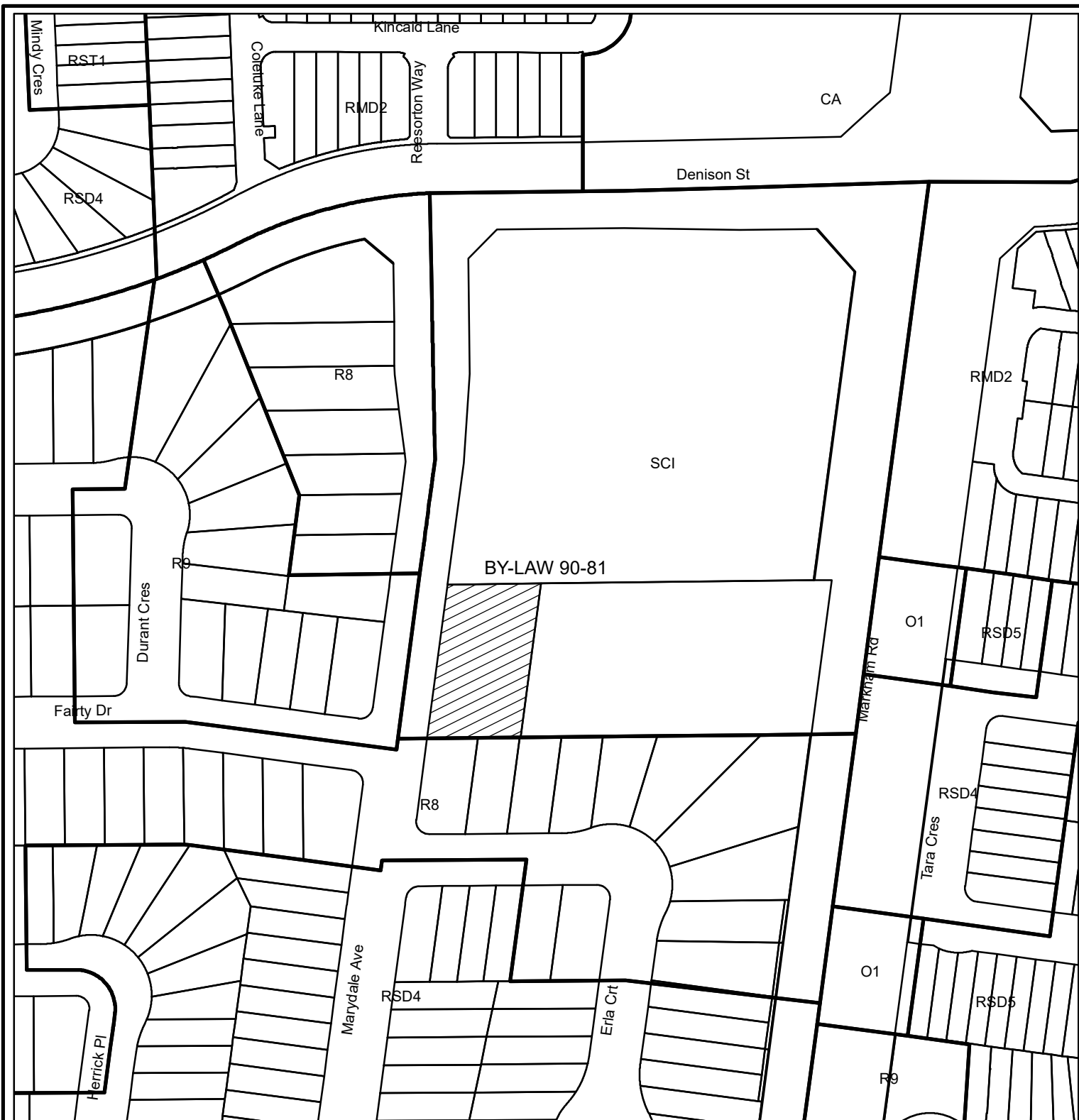
Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Conceptual Elevations

AGENT:

Mahtab Nassari
2522584 Ontario Inc.
7100 Woodbine Avenue, Unit 301
Markham, ON
L3R 5J2

File path: Amanda\File 18 229047\Documents\Recommendation Report





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AREA CONTEXT/ZONING

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)
MARYDALE AVENUE

FILE No:ZA 18229047(SC)

 SUBJECT LANDS

DATE: 10/01/18



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SC

FIGURE No. 2





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AIR PHOTO 2017

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)
MARYDALE AVENUE

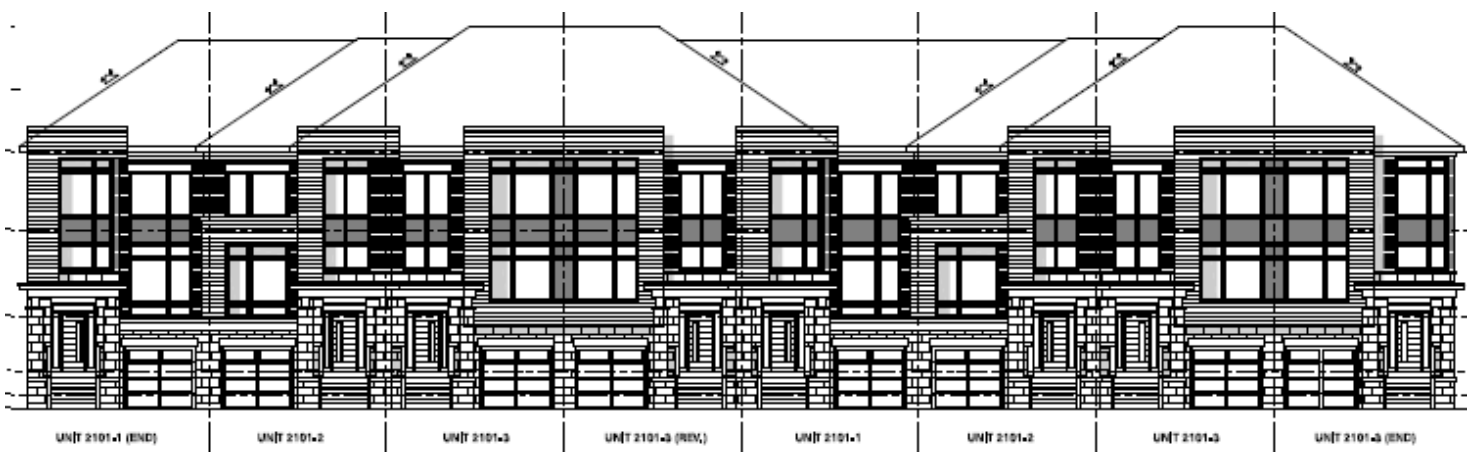
FILE No: ZA 18229047(SC)

 SUBJECT LANDS

DATE: 10/01/18

FIGURE No. 3





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ELEVATIONS

APPLICANT: 2522584 ONTARIO INC. (JD DEVELOPMENT GROUP)
MARYDALE AVENUE

FILE No: ZA 18229047(SC)

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FIGURE No. 5