

SUBJECT:**PRELIMINARY REPORT**

WND Associates Ltd. on behalf of Newdev Investments Ltd., Applications for Official Plan and Zoning By-law Amendments to permit 32 stacked back-to-back townhouse units with underground parking at 5305 & 5307 Highway 7 East (Ward 4).

File Nos. OP/ZA 18 139486

PREPARED BY:

Stephen Corr, Senior Planner, East District, ext. 2624.

REVIEWED BY:

Sally Campbell, Manager, East District, ext. 2645.

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, WND Associates Ltd. on behalf of Newdev Investments Ltd., Applications for Official Plan and Zoning By-law Amendments to permit 32 stacked back-to-back townhouse units with underground parking at 5305 & 5307 Highway 7 East (Ward 4)”, be received.

PURPOSE:

This report provides preliminary information on the Official Plan and Zoning by-law amendments submitted by WND Associates Ltd. on behalf of Newdev Investments Ltd. prior to the statutory Public Meeting being held. 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 applications were deemed complete on July 26, 2018.

Next Steps:

- Scheduling of the Statutory Public Meeting. The ward 4 Councillor would like to host a Community Information Meeting prior to the statutory Public Meeting. Applicant is to submit a Site Plan Control application to review the detailed design component in conjunction with the proposed Official Plan and Zoning By-law amendment applications. (Note, the approval authority of the site plan control application is delegated to the Director of Planning and Urban Design);
- Future recommendation report respecting the Official Plan and Zoning By-law amendment applications.
- Should the Official Plan and Zoning By-law amendments be approved, the applicant would then be required to finalize the site plan review by addressing any outstanding comments, satisfy any site plan endorsement conditions and enter into a site plan agreement with the City prior to development occurring on the subject lands.
- A future application for Plan of Condominium will be required.

BACKGROUND**Subject land and area context**

The 0.2101 ha (0.5191 ac) subject land (5305 & 5307 Highway 7 East) is located east of McCowan Road and on the south side of Highway 7 East (Figures 1, 2 and 3). The

properties have a combined lot frontage of 174 ft (53.0 m) and a lot depth of 115 ft (34.94 m). A one storey single-detached dwelling exists on the property, which according to City records, was built in 1948. The total Gross Floor Area (GFA) for the existing Single-Detached Dwelling is 1,855 ft² (173.0 m²). There are a number of mature trees and vegetation throughout the site, which would be required to be removed to allow the proposed development.

Surrounding uses are as follows:

- A commercial retail plaza to the north, across Highway 7;
- Markville Mall to the northwest, across McCowan Road and Highway 7;
- Existing single detached homes to the south and east;
- Medical centre, commercial retail uses and a bank to the west.

Milne Dam Conservation Park is also within the vicinity, approximately 350 m (1150 ft) to the south. The current proposal does not contemplate pedestrian permeability to the existing subdivision to the south and access to the park would require travel along sidewalks on Highway 7 East and McCowan Road. Overall site connectivity, including access and proximity to parks will be evaluated by City staff when reviewing and providing a future recommendation on the proposal.

Proposal

The applicant is proposing to demolish the existing single detached dwelling and develop 32 stacked, back-to-back, condominium townhouses with underground parking. The conceptual site plan is attached as Figure 4, which proposes two stacked-townhouse building blocks. The first building contains 10 units. Twenty-two (22) units are proposed in the second building. Conceptual elevations are attached at Figure 5. Both building blocks are three storeys in height, ranging between 11.49 m (37.70 ft) and 11.74 m (38.51 ft) high. In terms of architectural treatment, the blocks present a more contemporary style and comprise a variety of materials such as brick, stucco, metal spandrel and glazed windows.

In terms of unit mix, 7 two-bedroom units and 25 three-bedroom units are proposed. 12 units will front onto Highway 7 East with the remaining 20 units fronting landscaped common element courtyards internal to the development. Floor plans have not been provided and these will be submitted with a future site plan application. An arborist report has not been provided, however there are several mature trees on the subject property, which will need to be inventoried and assessed. According to the submitted plans, the following building setbacks are proposed:

- Front yard setback of 10.20 ft (3.11 m);
- Side yard setback (to the west) of 3.81 ft (1.16 m);
- Side yard setback (to the east) of 19 ft (5.79 m);
- Rear yard setbacks of 11.20 ft (3.416 m) & 9.81 ft (2.993 m).

The units will have floor areas ranging between 115 and 140 square metres (1,238 – 1,507 square feet), resulting in a total building GFA of 3,985 m² (42, 894 ft²) for both

building blocks, which equates to overall Floor Space Index (FSI) of 1.92. The proposed total lot coverage is 49.7%. Vehicle access is to Highway 7 East only and a private driveway leads directly to an underground parking garage containing 49 parking spaces (43 resident spaces & 6 visitor spaces). No barrier free parking spaces are provided.

A central amenity space is proposed consisting of both hard and soft landscaping, including benches, flowering trees and evergreen ground cover. The landscape plan (Figure 6) indicates that the total landscaped area will be 702 m² (7,556.27 ft²) or 33.39 % of the site area. Each unit has private amenity space in the form of sunken terraces for the lower units and balconies for the upper units. The 16 upper level units also have roof top terraces.

Official Plan and Zoning

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

The subject land is designated ‘Residential Low Rise’ in the 2014 Official Plan, which provides for a variety of low rise residential uses including single detached, semi-detached and townhouse dwellings with street frontage, and small multi-plex buildings containing 3 to 6 units. This designation does not provide for stacked townhouses or back-to-back townhouses. Accordingly, the applicant has submitted an official plan amendment to permit the proposed development.

Existing Zoning

The subject property is zoned Residential One (R1) under By-law 1229, as amended, which permits single detached dwellings. The subject properties are also subject to infill Zoning By-law 99-90, which includes additional provisions to regulate the size of dwellings, which are related to maximum net floor area ratio, building height, building depth and garage projection, amongst other standards. The applicant has submitted a zoning by-law amendment to permit the proposed stacked back to back townhouses, including site specific development standards related to the built form, setbacks, building height, and parking requirements, as necessary. Sufficient parking is provided for the residential units (42 provided compared 40 required), but the proposal is deficient in required visitor parking (6 provided compared to 8 required) and accessible parking requirements.

OPTIONS/ DISCUSSION:

The following is a brief summary of 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 number of units (density), compatibility of built form, unit widths and sizes, building setbacks, landscape buffers, height, scale and massing;
- Interface and compatibility with the adjacent residential neighbourhood to the south and east, and the existing commercial development to the west;
- Location and proximity of parks in the area to serve the development;

- Adequate provision of private amenity space on site to serve future residents;
- Review of the Fire Route access to townhouse units;
- 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;
- Assessing the adequacy of onsite snow storage and removal;
- Examination of how waste management can be appropriately accommodated;
- The applicant is required to provide a legal opinion to the satisfaction of the City Solicitor on how the two separate lots will merge as one property as the subject lands were previously severed from one original parcel into the two separate lots;
- Confirmation of financial obligations, including but not limited to, cash in lieu of parkland dedication, Section 37 and public art contributions;
- Provision of required parking spaces, including the required number of accessible parking spaces and visitor parking spaces;
- The submission of an arborist report and the resulting tree replacement / compensation;
- Determining appropriate landscape buffering and screening throughout the site;
- The submission of a subsequent site plan application that will be required in order to further review and evaluate building elevations, building materials, overall pedestrian and vehicular circulation and connectivity, etc.;
- 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



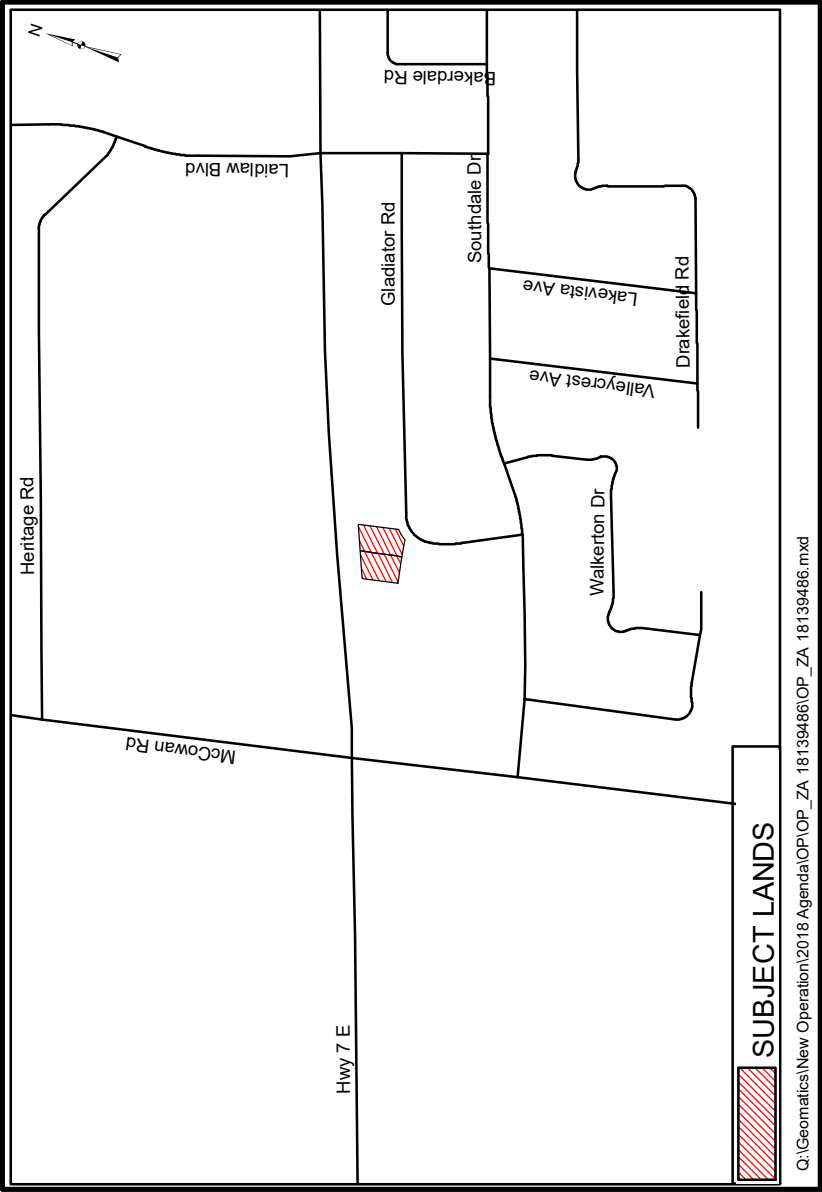
Arvin Prasad, R.P.P, M.C.I.P
Commissioner of Development
Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo
Figure 4: Site Plan
Figure 5: Conceptual Elevations
Figure 6: Landscaping Plan

AGENT:

Wendy Nott
WND Associates Ltd.
90 Eglinton Avenue E (Unit 970)
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AREA CONTEXT / ZONING

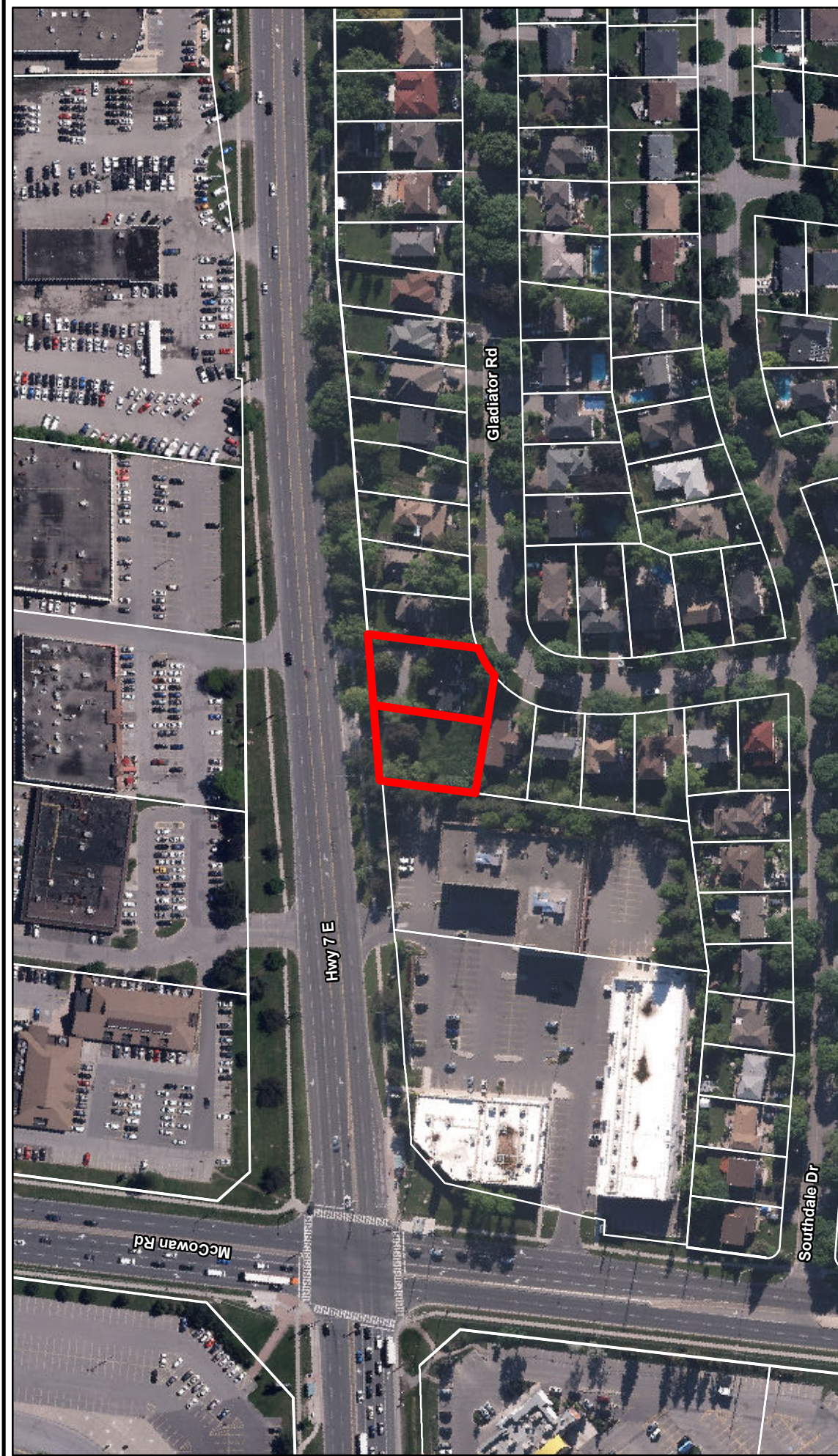
APPLICANT: WENDY NOTT - WND ASSOCIATES LTD.
5305 and 5307 Highway 7 E

FILE No. OP_ZA 18139486 (SC)

 SUBJECT LANDS

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Date: 19/09/2018



AIR PHOTO

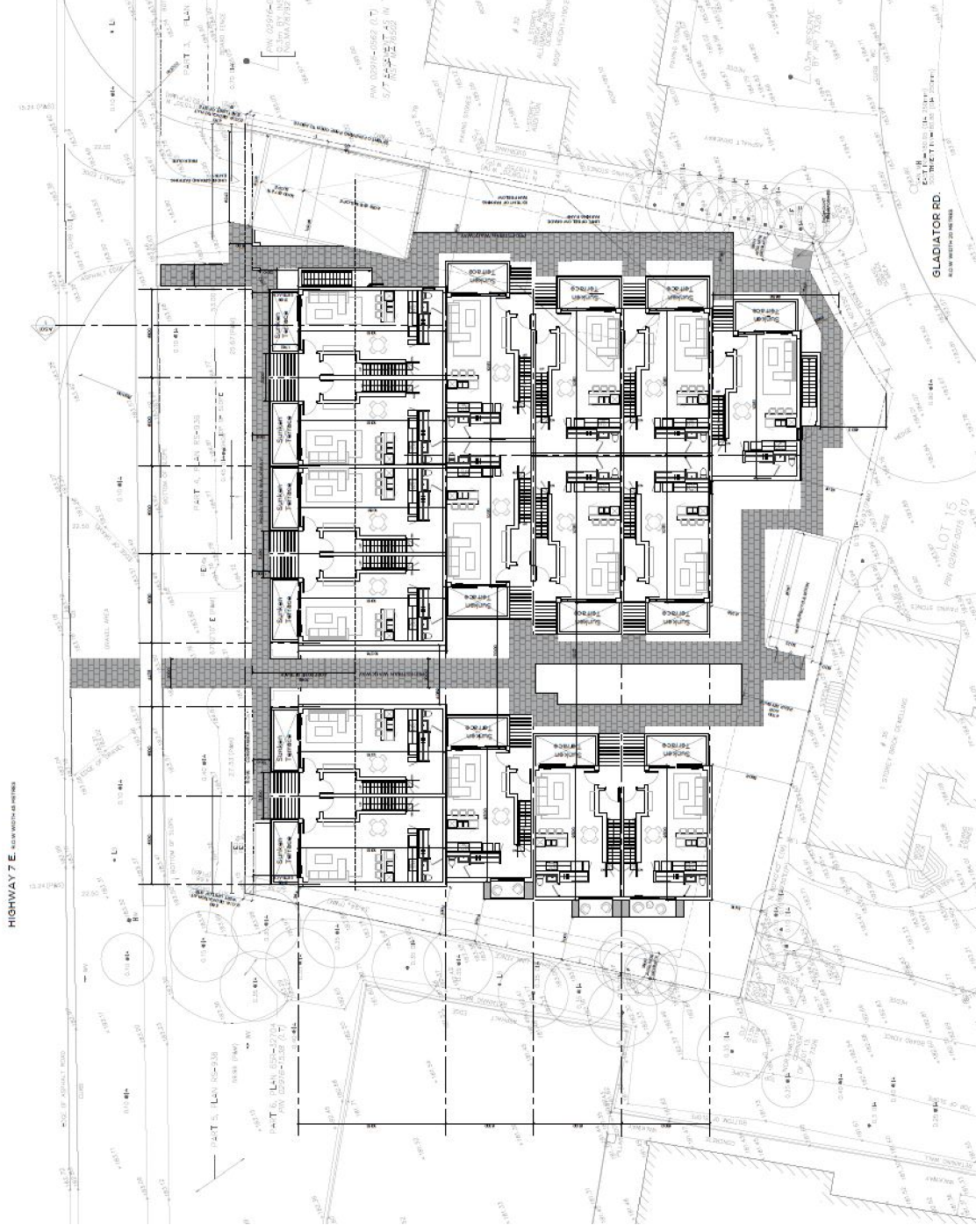
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SITE PLAN

APPLICANT: WENDY NOTT - WND ASSOCIATES LTD.
5305 and 5307 Highway 7 E

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: SC

Date: 19/09/2018

FIGURE No. 4



CONCEPTUAL ELEVATION

APPLICANT: WENDY NOTT - WND ASSOCIATES LTD.
5305 and 5307 Highway 7 E

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LANDSCAPE PLAN

APPLICANT: WENDY NOTT - WND ASSOCIATES LTD.
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