

**SUBJECT:** Preliminary Report  
Neamsby Investments Inc.  
Applications to amend the Official Plan and Zoning By-law  
and for Draft Plan of Subdivision to allow a townhouse  
development north of Steeles Avenue, on the east side of  
Marydale Avenue, west side of Markham Road, Ward 7.

File Nos: OP/ZA/SU 14 123766

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District

**REVIEWED BY:** Ron Blake, Ext. 2600  
Senior Development Manager

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**RECOMMENDATION:**

- 1) That the report dated September 10, 2018 and titled "Preliminary Report, Neamsby Investments Inc., Applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow a townhouse development north of Steeles Avenue, on the east side of Marydale Avenue, west side of Markham Road, Ward 7 (File Nos: OP/ZA/SU 14 123766)," be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the applications submitted by Neamsby Investments Inc., to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision to allow a townhouse development north of Steeles Avenue, between Marydale Avenue and Markham Road. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Applications deemed complete

The applications to amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision were deemed complete on February 24<sup>th</sup>, 2014. The applications however, never progressed beyond the initial circulation at the request of the landowner. The landowner made a revised submission on May 23<sup>rd</sup>, 2018 and the revised applications have now been circulated.

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Next Steps

- Scheduling of the statutory Public Meeting;
- Recommendation Report on the applications;
- Adoption and enactment of the proposed amendments if approved by Council;
- Issuance of draft plan approval and draft conditions if approved by Council;
- Execution of the subdivision agreement if approved by Council;
- Registration of the subdivision; and
- Townhouse siting approvals.

**BACKGROUND:****Subject land and area context**

The subject land is located north of Steeles Avenue, between Marydale Avenue and Markham Road (Figure 1). It is approximately 4 hectares (10 acres) and is heavily vegetated in some parts. The John Daniels Park which contains the Daniels Fairity House, a heritage house, is located at the north-west corner of Markham Road and Steeles Avenue, to the immediate south and east of the subject land. Commercial developments are located across Markham Road to the east and Steeles Avenue to the south. There is a mix of townhouses, semi-detached homes and single family homes to the north and east of the commercial plaza at the north-east corner of Markham Road and Steeles Avenue. There is a low density residential neighbourhood comprised of single family homes on the west side of Marydale Avenue. The owner of the subject land also owns a vacant parcel of land to the immediate north, on the south side of Elson Street, and there is a commercial plaza on the north side of Elson Street and residential development to the north and west (Figure 3).

**Proposed draft plan of subdivision***Residential blocks*

The draft plan of subdivision will be comprised of 25 townhouse blocks with a total of 136 townhouses (Figure 4). The draft plan shows townhouse unit widths of 6.1 metres (20 feet). The proposed townhouses will front onto Marydale Avenue and a new public street, however, rear lotting on Markham Road and the existing park to the south is proposed.

*Public road block*

One (1) public road is proposed as part of the draft plan (Figure 4). The proposed new road will have a right-of-way of 17 metres (56 feet) which can accommodate a sidewalk on one (1) side of the street and on-street parking.

*Park block*

There is a park block (Figure 4) with an area of approximately 0.25 hectares (0.61 acres) which is proposed adjacent to Markham Road and the existing John Daniels Park to the south.

**Official Plan and Zoning**

The subject land is designated “Mixed Use Mid Rise” in the City’s 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) (the “City’s 2014 Official Plan”). The “Mixed Use Mid Rise” designation provides mid-rise intensification opportunities adjacent to arterial and major collector roads. Buildings located near existing “Residential Low Rise” areas, such as the existing residential neighbourhood to the west of Marydale Avenue, will be designed to provide a transition to these areas in terms of scale and height. The “Mixed Use Mid Rise” designation is intended to provide a mix of uses and not allow a site to be developed exclusively with residential or non-residential uses. An amendment to the City’s 2014 Official Plan is therefore required to allow only residential uses to be developed on the subject land.

The subject land is zoned “Second Density- High Density Residential (RHD2)” in zoning by-law 90-81, as amended, which permits apartment dwellings (Figure 2). The subject land needs to be rezoned to permit townhouses.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the application will be discussed in a future recommendation report:

1. Evaluation of whether the proposed amendment to the City’s 2014 Official Plan to not provide a mix of uses as required, but to only allow residential land uses, is appropriate.
2. Examination of whether the proposed amendment to the Zoning By-law, and the implementing site-specific development standards including unit widths, height, setbacks and landscape buffers are appropriate.
3. Review of the proposed draft plan to ensure that the proposed block layouts, dimensions, sizes and configuration are appropriate for the proposed development and that there are sufficient pedestrian walkways.
4. Interface of the proposed development with surrounding development and proper treatment of the townhouses which will front Marydale Avenue and abut the park and Markham Road.
5. Ensuring that the proposed park block has an appropriate relationship with the proposed development and existing public park.
6. Ensuring that the proposed road block can accommodate the required sidewalks, street tree planting and on-street parking.
7. Analysis of the existing vegetation on site through the tree inventory and preservation plan and arborist report and determining the required amount of tree compensation.

8. Provision of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution and any other financial contributions.
9. The proposed development will be subject to townhouse siting approvals.
10. Review of the Planning Justification Report prepared by KLM Planning Partners Inc. in support of the proposed Official Plan Amendment including an evaluation of the proposed single use residential development on the retail amenity of the area.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The applications are being considered within the context of the City's growth management strategic priority.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, will be incorporated into the proposed amendments and/or draft plan conditions.

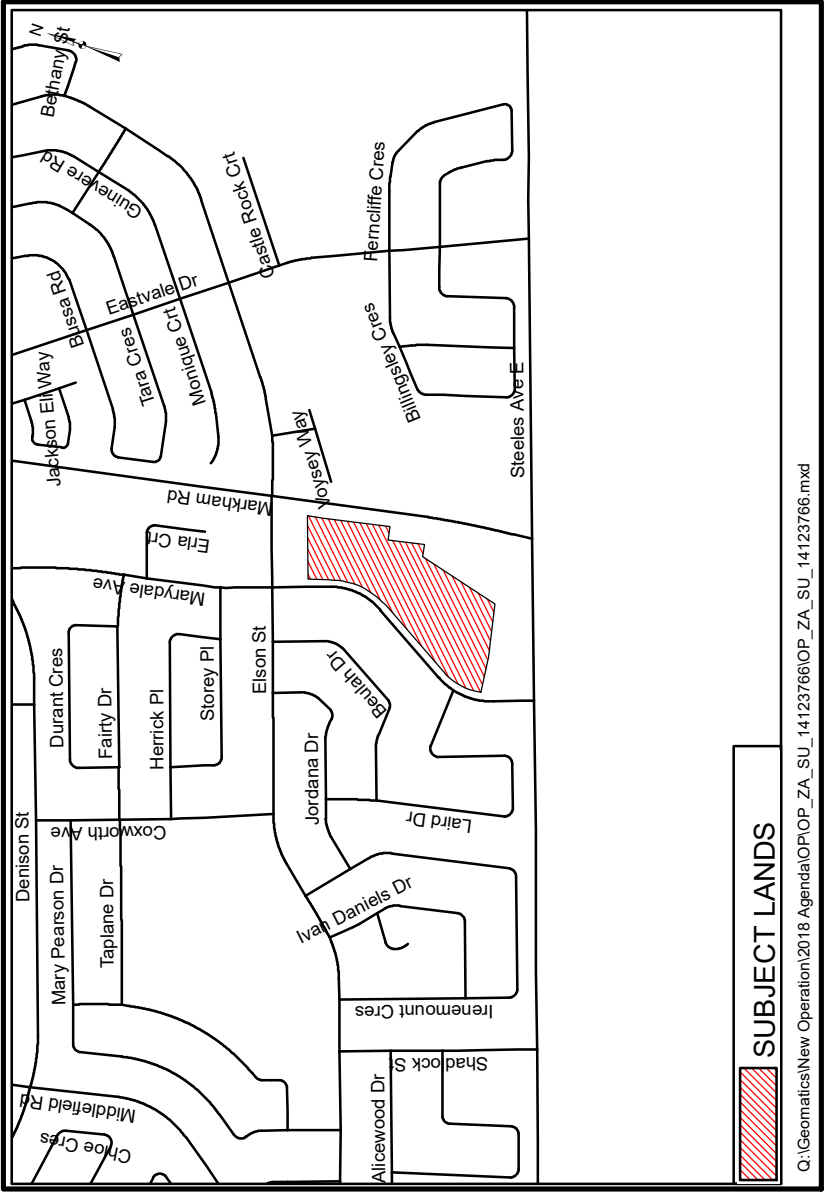
**RECOMMENDED BY:**

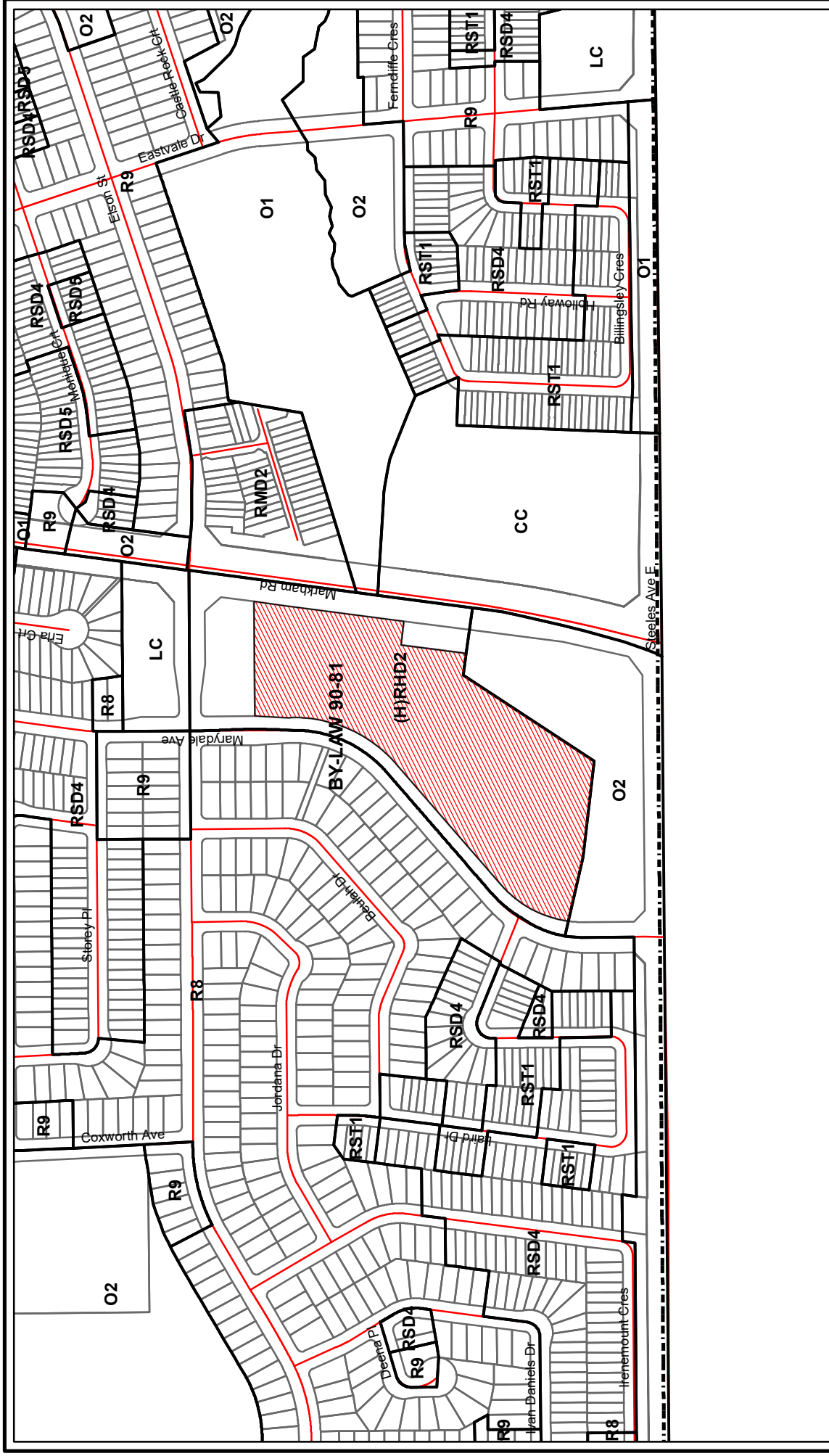
  
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager

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

**ATTACHMENTS:**

- |           |                           |
|-----------|---------------------------|
| Figure 1: | Location Map              |
| Figure 2: | Area Context/ Zoning      |
| Figure 3: | Air Photo                 |
| Figure 4: | Draft Plan of Subdivision |






# AREA CONTEXT / ZONING

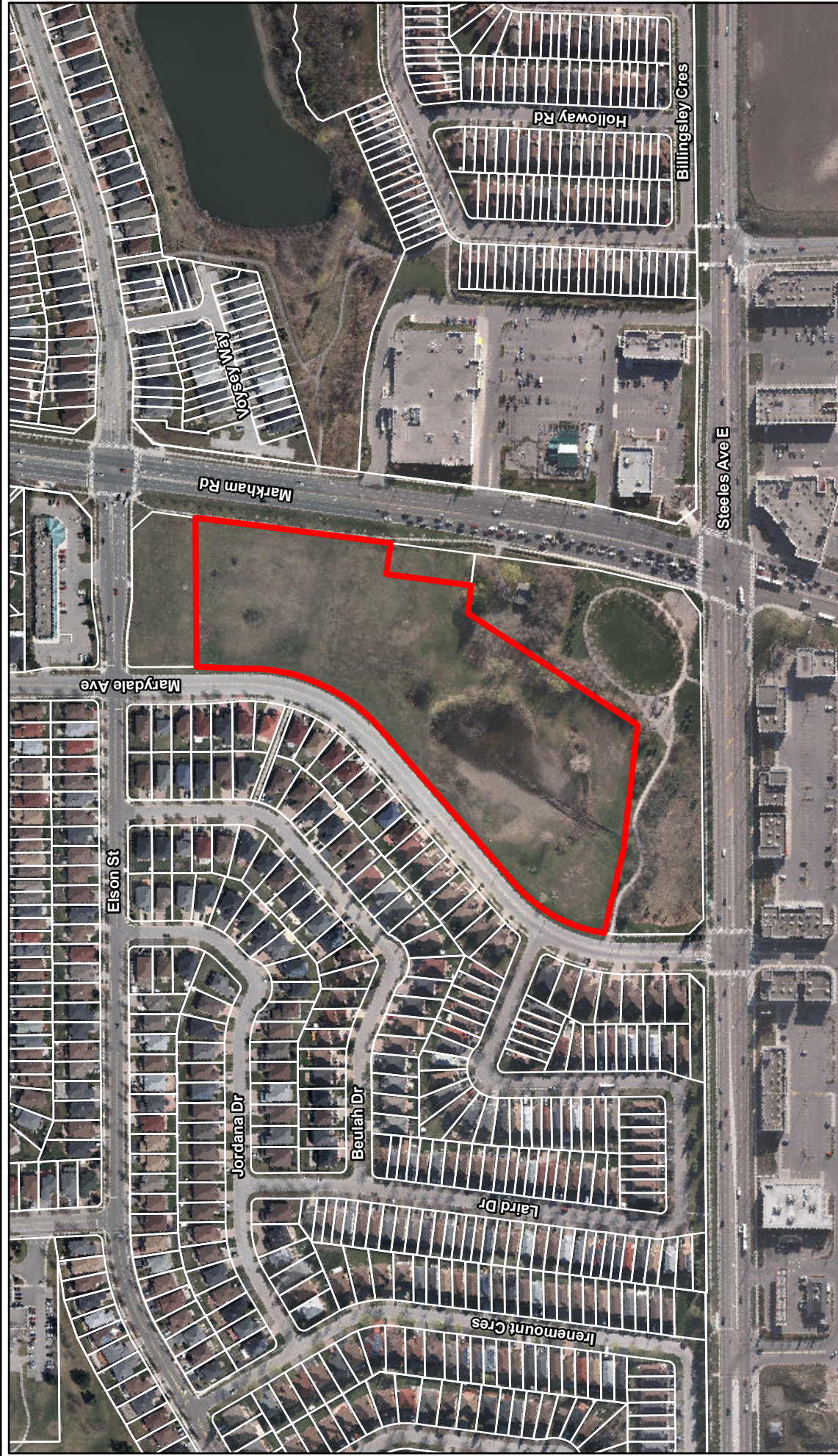
APPLICANT: NEAMSBY INVESTMENTS INC.  
 PART OF LOT 1, CON 7, PARTS 2,3&4 65R-15129, PART OF PART 3 65R-15963 NORTH-WEST MARKHAM RD & STEELES AVE

FILE No. OP\_ZA\_SU\_14123766 (SM)

 SUBJECT LANDS

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# AIR PHOTO

APPLICANT: NEAMSBY INVESTMENTS INC.

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Date: 01/08/2018





# DRAFT PLAN OF SUBDIVISION

APPLICANT: NEAMSBY INVESTMENTS INC.

PART OF LOT 1, CON 7, PARTS 2,3&4 65R-15129, PART OF PART 3 65R-15963 NORTH-WEST MARKHAM RD & STEELES AVE

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Date: 02/08/2018