



Report to: Development Services Committee

Report Date: June 26, 2018

SUBJECT: PRELIMINARY REPORT
Applications for Official Plan Amendment, Draft Plan of
Subdivision, Zoning By-law Amendment, Plan of
Condominium and Site Plan Approval by Gemterra
(Woodbine) Inc. to permit townhouses at 9064 to 9110
Woodbine Avenue (Ward 2)
File Nos. OP/SU/ZA/CU/SC 17 153653

PREPARED BY: Rick Cefaratti, MCIP, RPP, Ext. 4960
Planner II, West District

REVIEWED BY: Dave Miller, MCIP, RPP, Ext. 4960
Manager, West District

RECOMMENDATION:

- 1) That the Staff report titled “Preliminary Report – Applications for Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Gemterra (Woodbine) Inc. to permit townhouses at 9064 to 9110 Woodbine Avenue (Ward 2) File Nos. OP/SU/ZA/CU/SC 17 153653” be received;

PURPOSE:

This report provides preliminary information on the Official Plan Amendment, Draft Plan of Subdivision, Zoning By-law Amendment, Draft Plan of Condominium, and Site Plan applications. This report contains general information in regard to applicable Official Plan and other policies as well as other matters and the report should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete:

The applications submitted by Gemterra (Woodbine) Inc. were deemed complete on August 25, 2017. Staff have been working with the proponent since the application was deemed complete. The proponents submitted a revised proposal on April 9, 2018.

BACKGROUND:

The 0.95 ha (2.35 ac.) subject lands are located on the west side of Woodbine Avenue within the Buttonville Heritage Conservation District (Figure 1). A heritage dwelling (“Buttonville Mill House”) is located on the southerly portion of the subject lands. The remainder of the lands are undeveloped. The heritage dwelling forms part of Buttonville’s early history as a 19th century rural mill village. The first phase of the house, constructed *circa* 1840, is historically significant for its association with the Willcocks and Baldwin families of old Toronto.

The heritage dwelling is the last remaining feature of the milling operations that once formed the heart of the original hamlet of Millbrook (the original name for Buttonville), and also is the oldest remaining structure in the area. To the south and west is the former

Markham Golf Course and tributary of the Rouge River. Further to the west, across the Rouge River, is the Buttonville Airport. To the north, is an existing townhouse condominium development (Millbrook Village). Detached dwellings are located to the east, across Woodbine Avenue (Figure 3).

PROPOSAL

The applicant is proposing to develop the subject lands for thirty-three (33), three and one half (3 1/2) storey townhouse dwellings, and to maintain the existing heritage dwelling (Figures 4, 5 & 6).

Access to the site is proposed via a new private road that connects to Woodbine Avenue at two locations. No direct access to or from the existing condominium development to the north of the subject lands is being proposed, nor is the City of Markham staff asking for a connection. The proposed northerly connection, at an existing signalized intersection, is opposite Millbrook Gate (Figure 4). The second proposed access is non-signalized at the south end of the property adjacent to the heritage dwelling. A second access is required by the Fire Department, unless the proposed townhouse buildings are sprinklered. Sixteen (16) units are proposed to front on to Woodbine Avenue with vehicular access from the private road. The remaining seventeen (17) units are internal to the site and will face east on to the proposed private road.

PROCESS

Applications submitted in support of the proposal include an Official Plan Amendment (to permit 3 1/2 storey townhouses on a private road), a Draft Plan of Subdivision approval (to establish townhouse blocks), a Zoning By-law Amendment (to implement site-specific development standards), Site Plan approval (to ensure the proposal is appropriate and compatible with adjacent development) and Draft Plan of Condominium approval (to establish the common elements including a private amenity area and a private road).

NEXT STEPS

A Heritage Markham Committee meeting, regarding the current proposal to develop thirty three (33) townhouses and to expand the existing heritage dwelling, has been scheduled for July 11, 2018.

A Statutory Public Meeting, required to provide an opportunity for formal public participation regarding the applications for Official Plan Amendment, Draft Plan of Subdivision approval, Zoning By-law Amendment, Site Plan approval and Draft Plan of Condominium approval has been scheduled for September 12, 2018.

Staff will prepare a Recommendation Report regarding the above-noted applications following the Public Meeting.

OFFICIAL PLAN

2014 Official Plan

The subject lands are designated 'Residential Low Rise' in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). This

designation provides for residential buildings up to three (3) storeys in height, including townhouses with frontage on a public road. This designation does not provide for three and one half (3 ½) storey townhouses fronting on to a private road.

Buttonville Heritage Conservation District Plan

These lands are located within the Buttonville Heritage District, and are subject to the policies of the Buttonville Heritage Conservation District Plan. The Buttonville Heritage Conservation District Plan requires that new buildings on this property be in keeping with the existing townhouse development to the north which consists of traditional styled homes reflecting the types of materials and architectural detailing of Buttonville. It is anticipated that this revised application will go back to the Heritage Markham Committee in the summer.

ZONING

The subject lands are zoned Residential Medium Density 1 (RMD1), Open Space 2 – Special Use (O2) and Open Space 3 - Environmental Buffer (O3) under By-law 19-94, as amended (see Figure 2). The RMD1 zone permits detached, semi-detached, townhouses and cluster housing. The O2 zone permits golf courses, public or private parks, athletic fields and cemeteries. The O3 zone only permits ‘environmental buffer landscaping’ which provides for an environmental buffer between the banks of the Rouge River and the adjacent residential lands.

Table 1 below, summarizes the proposed site specific amendments to the development standards of the zoning by-law, identified to date, that are being requested through the subject application:

Table 1

Development Standard	Zoning By-law Provision under By-law 19-94	Proposed
Minimum front yard setback	6.0 m	3.0 m
Minimum rear yard	6.0 m	5.0 m
Minimum side yard	1.5 m	3.5 m
Maximum building height	9.0 m, 2 ½ storeys	12.9 m, 3 ½ storeys
Minimum landscaped open space	25%	35 %

The owner is also proposing to rezone part of the Open Space zoned portions at the rear of the subject lands for residential purposes while also proposing to increase the area of the Open Space zones elsewhere on these lands.

OPTIONS/ DISCUSSION:

External Agencies, including York Region and the TRCA, internal Departments such as Planning and Urban Design, Fire and Waste Management have identified a number of issues that remain to be resolved.

External Agencies

York Region

- a) Transportation Planning has advised that only one access to Woodbine Avenue, at the existing Millbrook Gate signalized intersection, will be permitted, whereas the site plan proposed a second access adjacent to the heritage dwelling.
- b) Conveyance of a road widening of Woodbine Avenue over the entire frontage. York Region is protecting for a 43.0 m right-of-way for this section and will require sufficient property to provide 18.0 m from the centerline of construction of Woodbine Avenue. This widening may affect the developable portion of the site.
- c) Conveyance of a 10.0 m by 10.0 m daylight triangle at the signalized intersection of Woodbine Avenue and the proposed full move access on to Woodbine Avenue.

Toronto and Region Conservation Authority (TRCA)

- a) The applicant shall confirm requirements of the TRCA as they relate to, amongst other things, erosion and slope stability requirements.

Internal Departments

Planning and Urban Design

- a) The proposed walkway at the north end of the property, between Woodbine Avenue and the valley lands to the west, should provide for a public connection to a future trail system, which is planned within the buffer.
- b) The Draft Plan of Condominium common elements should include the private road, amenity area, the front yards of the proposed townhouses fronting on to Woodbine Avenue for maintenance purposes, and a minimum 3.0 m wide access between townhouse Blocks to the satisfaction of the Fire Department.
- c) The site is adjacent to the Rouge River which has been identified by the Ministry of Natural Resources and Forestry (MNRF) as potential Redside Dace habitat under the *Endangered Species Act (ESA)*, 2007. The applicant will need to conform to any requirements of the MNRF relative to the ESA. Further consultation is needed with the MNRF to determine the Redside Dace regulation requirements.
- d) A minimum 10.0 m environmental buffer from the natural heritage feature is required. The Official Plan requires this buffer to be conveyed into public ownership. The site plan shows encroachments into this 10 m buffer by the rear

yards of the proposed townhouses in Blocks 3 and 4. Staff are continuing to work with the proponent to explore options of a reduced buffer.

- e) Some of the proposed driveways of units facing Woodbine Avenue (garage and driveways face the private lane) are approximately 4.5 m long. This length is insufficient for a parking space. Consequently, vehicles parked on these driveways could obstruct the internal fire route along the private lane. The proponent is aware of this concern and is exploring options to change the length of those driveways.
- f) The proposed townhouses, fronting Woodbine Avenue, have double car garage widths that dominate the entire portion of the building facing the lane. This will create an undesirable back-lane character for the units on the west side of the private lane. The proponent and staff are exploring options to mitigate this concern.
- g) Staff will continue to work with the proponent to ensure that an appropriate size of private outdoor amenity space is provided for each unit.
- h) No parkland dedication has been proposed for this development. Further review is required by City staff to determine the contribution of land or cash-in-lieu of parkland.
- i) The submission of a comprehensive list of sustainability measures is required.
- j) Confirmation that the development adheres to City of Markham dark sky and bird friendly requirements.
- k) Planning staff are reviewing the implications of the development standards proposed, including the proposed number of units, building height and setbacks.

Heritage Planning

- a) The Buttonville Mill House was designated by Council under Part IV of the Ontario Heritage Act on August 26, 2003. Heritage Planning staff have requested that, in order to preserve the significant Silver Maple tree on the property, a larger landscaped buffer be provided on the north and west sides of the heritage dwelling. This tree provides historic context for the house, and its retention will reduce the adverse impacts to this building resulting from its proximity to the private road. Heritage Markham and Heritage Planning staff will continue to provide input regarding the retention, expansion and preservation of the existing heritage dwelling.
- b) Heritage Planning staff further advises that the revised proposal conforms to the District plan in terms of scale, architectural form, and height, but requires some minor revisions to the proposed materials and architectural detailing of the

proposed townhouses to make them more compatible with the existing heritage buildings of the Hamlet.

Engineering

- a) The City's Development Engineering Department is presently reviewing the noise, environmental site assessment, stormwater management, and traffic studies.

Fire Department

- a) A minimum 3.0 m fire break is required between Blocks 1 and Block 2 to provide emergency access from Woodbine Avenue to the proposed private road.
- b) A second entrance is required on to Woodbine Avenue, unless all of the proposed townhouse buildings are sprinklered.

Operations Department

- a) The Operations Department noted that the proposed site plan does not show snow storage areas.

These matters and any others identified through the circulation and detailed review of the proposal will be addressed in a Staff Recommendation Report to Committee.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

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 Map
Figure 3 – Air Photo
Figure 4 – Site Plan (April 2018)
Figure 5 – Elevations

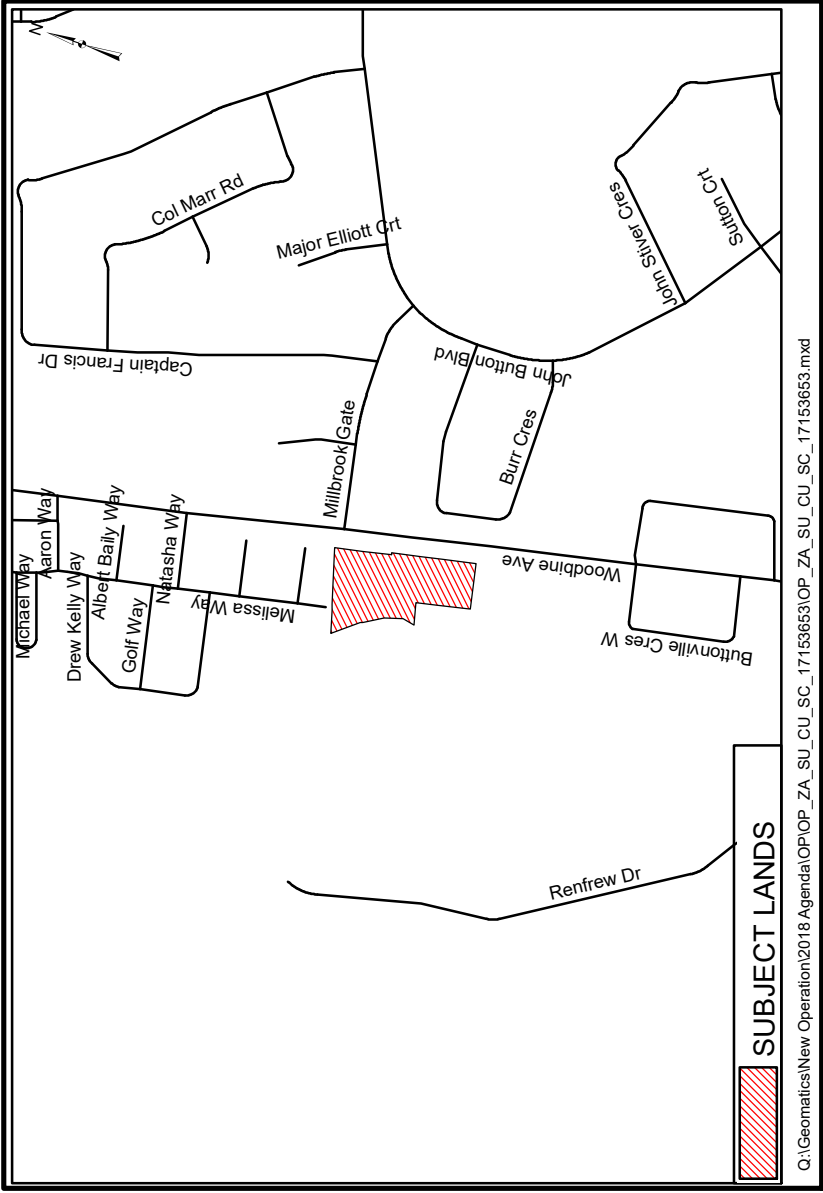
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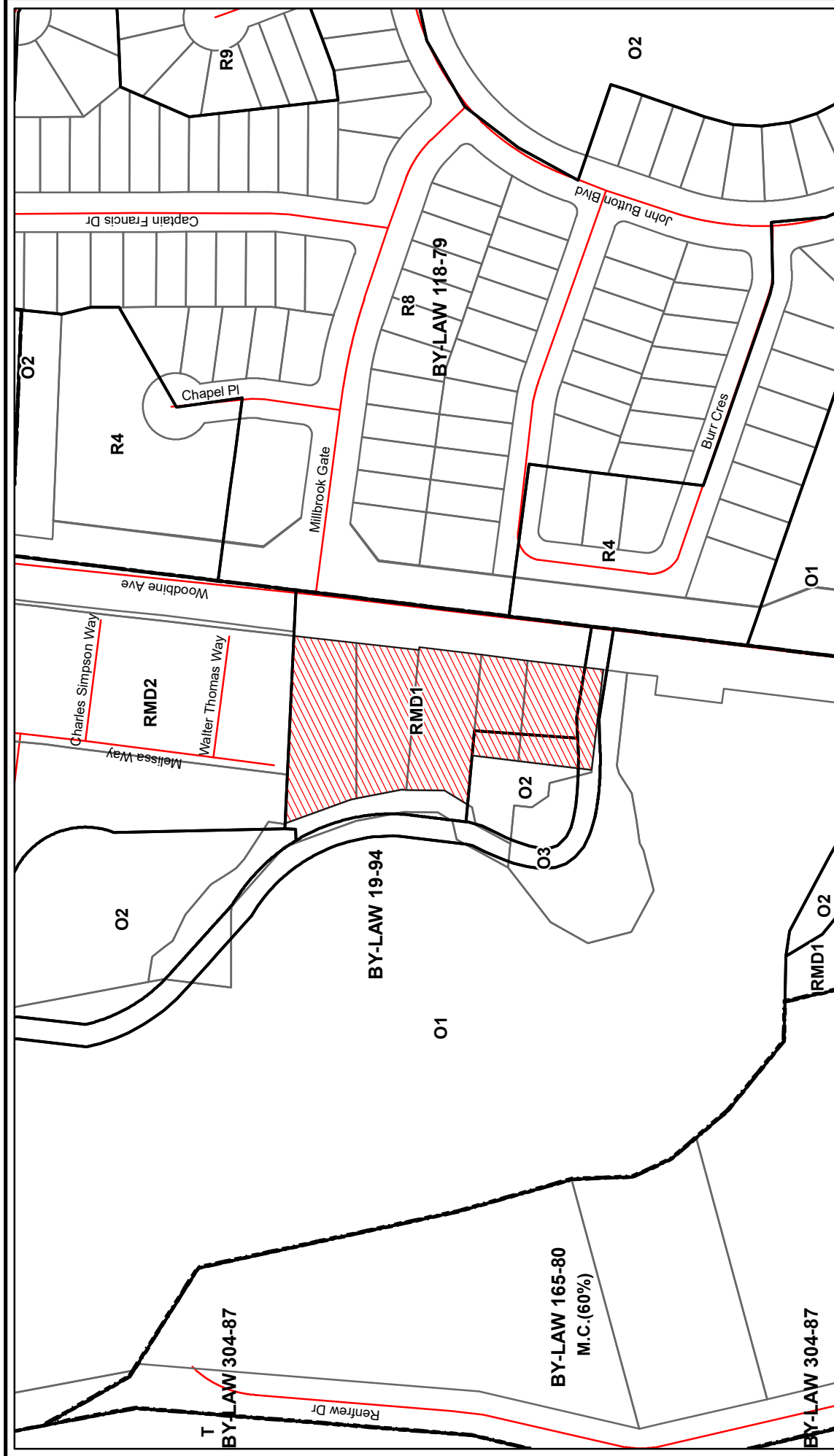
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File path: Amanda\File 17 153653\Documents\Recommendation Report





AREA CONTEXT / ZONING

APPLICANT: GENTERRA (WOODBINE) INC.
9064 to 9110 WOODBINE AVE

FILE No. OP_ZA_SU_CU_SC_17153653 (RC)

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Date: 12/06/2018

FIGURE No. 2


MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: LW

Checked By: RC

 SUBJECT LANDS




 SUBJECT LANDS

AIR PHOTO

APPLICANT: GENTERRA (WOODBINE) INC.
 9064 to 9110 WOODBINE AVE

FILE No. OP_ZA_SU_CU_SC_17153653 (RC)

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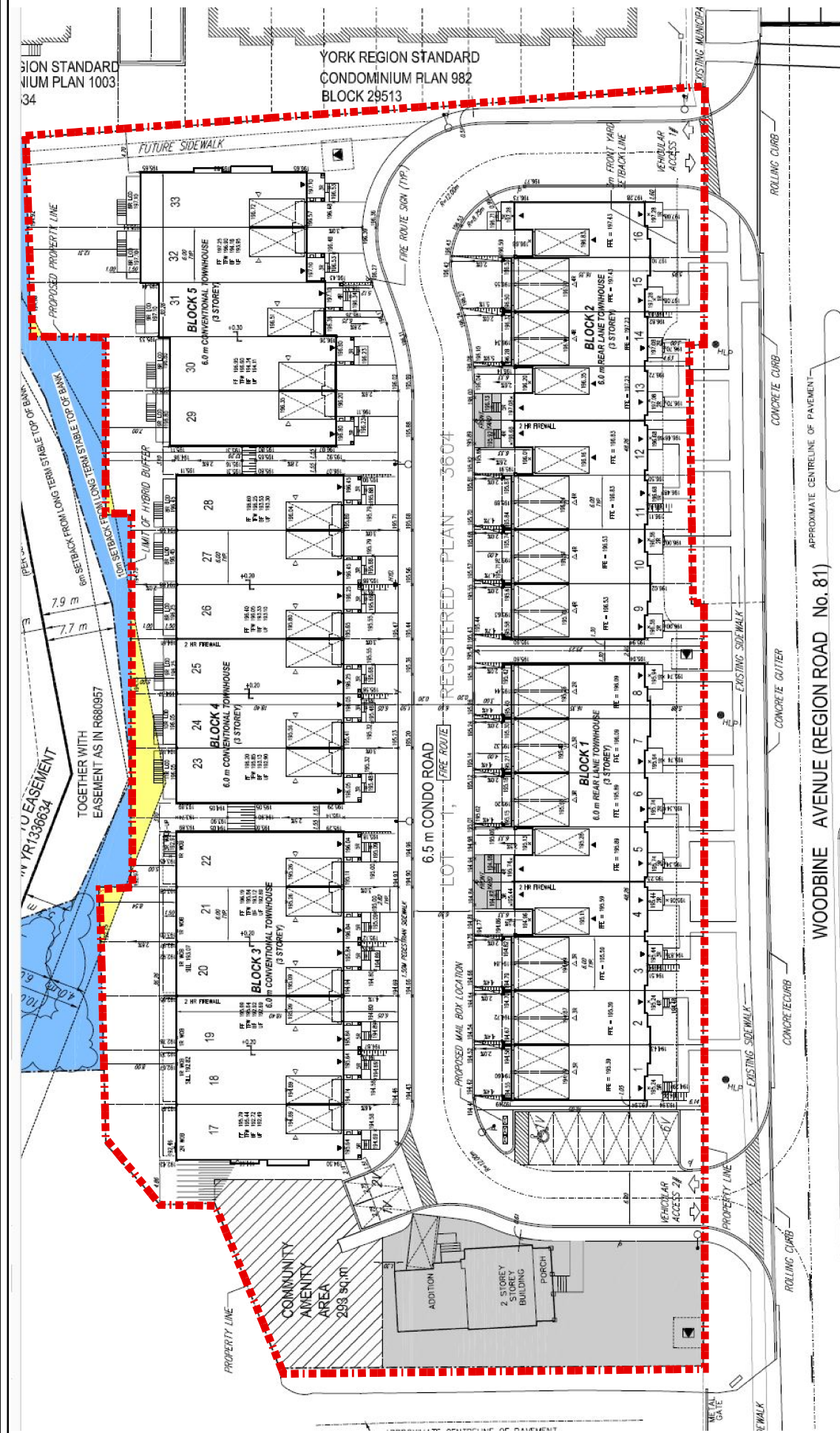


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FIGURE No. 3



SITE PLAN

APPLICANT: GENTERRA (WOODBINE) INC.
9064 to 9110 WOODBINE AVE

FILE No. OP_ZA_SU_CU_SC_17153653 (RC)

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DEVELOPMENT SERVICES COMMISSION

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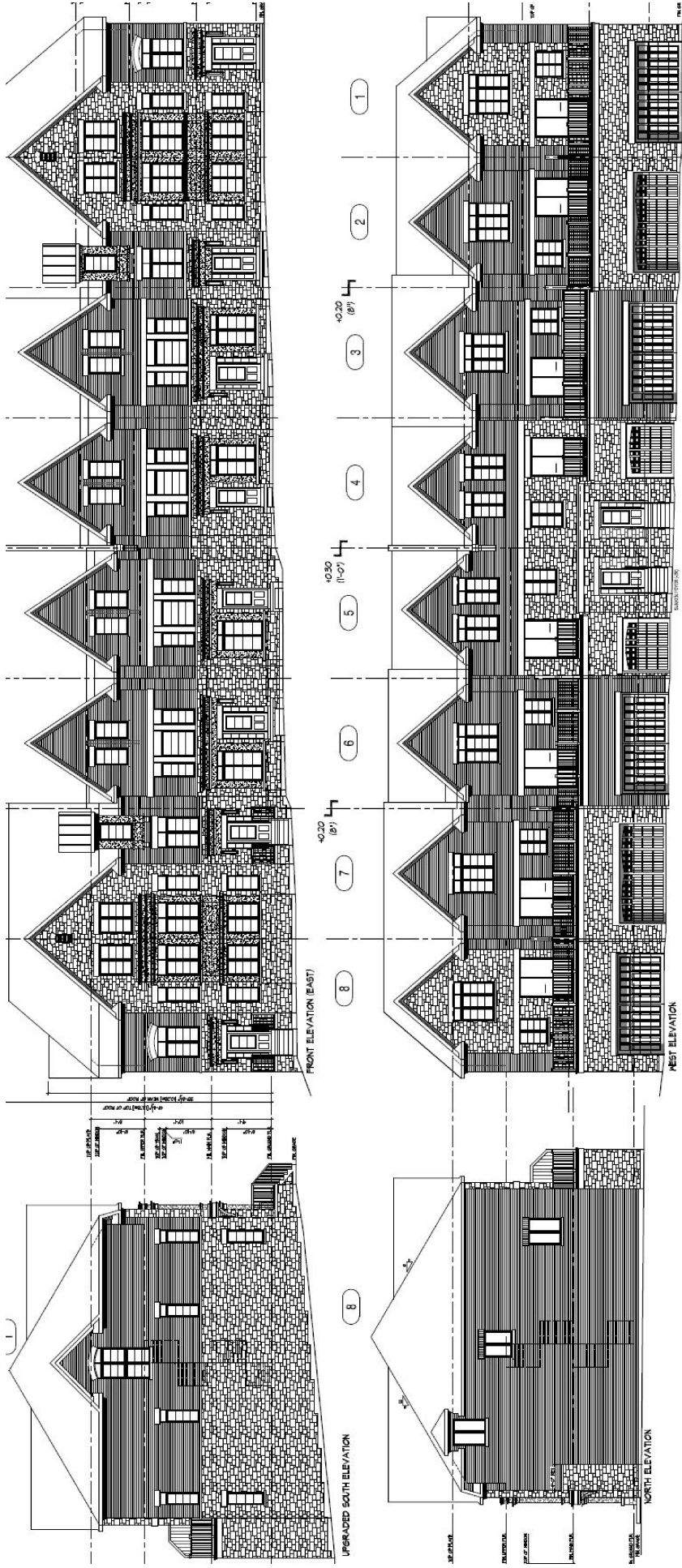
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FIGURE No. 4

Date: 12/06/2018

SUBJECT LANDS



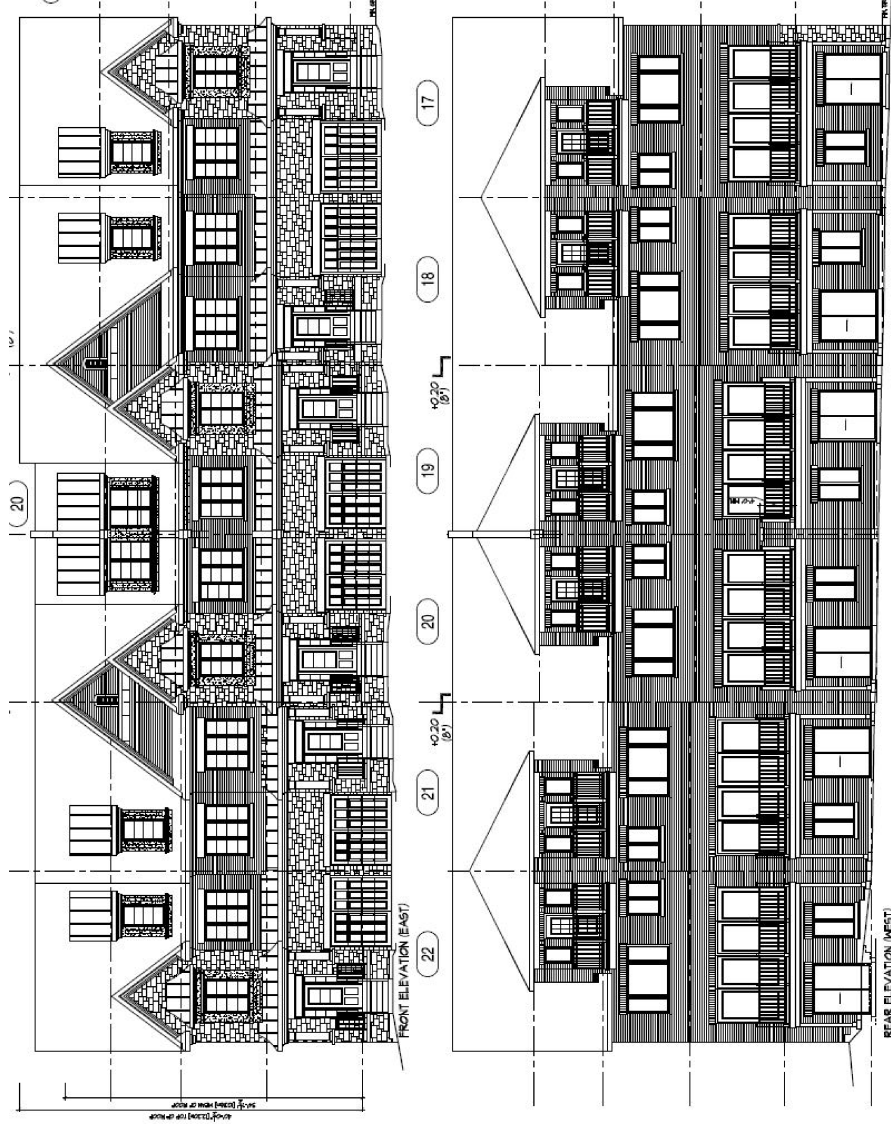
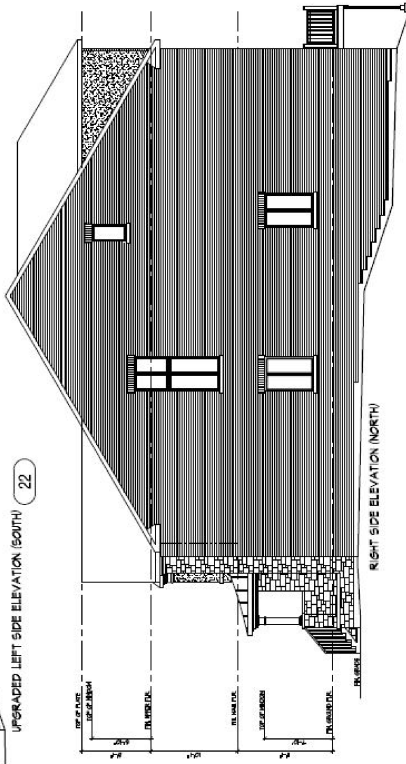
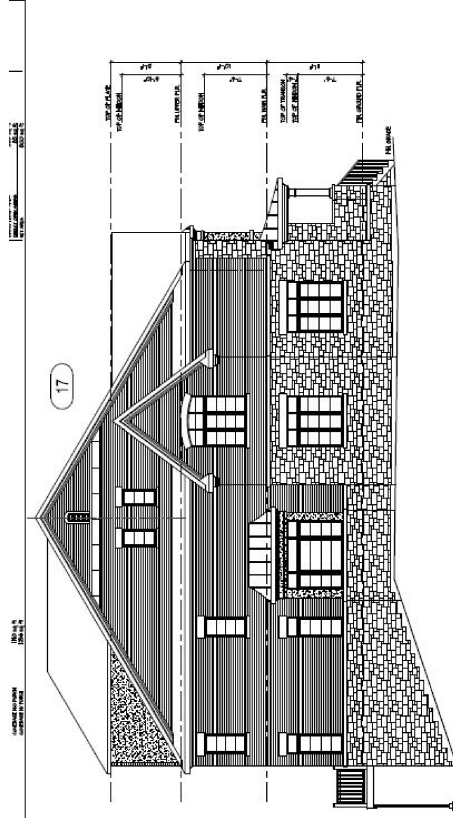


TYPICAL ELEVATION - WOODBINE AVE

APPLICANT: GENTERRA (WOODBINE) INC.
9064 to 9110 WOODBINE AVE

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TYPICAL ELEVATION - PRIVATE ROAD

APPLICANT: GENTERRA (WOODBINE) INC.
9064 to 9110 WOODBINE AVE

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