

SUBJECT: PRELIMINARY REPORT
Nascent/Sher (9704 McCowan) Inc., C/O The Planning Partnership,
Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three four (4) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837 and ZA 17 174837 (Ward 6)

PREPARED BY: Rick Cefaratti M.C.I.P., R.P.P., ext. 3675
Planner II, West District

REVIEWED BY: Dave Miller M.C.I.P., R.P.P., ext. 4960
Manager, West District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Nascent/Sher (9704 McCowan) Inc., C/O The Planning Partnership, Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three four (4) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837 and ZA 17 174837 (Ward 6)" be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning Amendment applications to permit an 8 storey mixed use apartment building and three 4 storey apartment buildings on the property. 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.

BACKGROUND:

The 0.43 ha. (1.08 ac.) subject property is located on the west side of McCowan Road within Berczy Village (see Figures 1 and 3 – Location Map and Air Photo). An existing dwelling on the property has historically been used as a chiropractic office. To the north of the subject property is a private school (Radiant Montessori School), and to the south is a gas station. Located to the east across McCowan Road is a townhouse development, and to the west is a 6 storey residential building.

Process to date:

- Official Plan and Zoning By-law Amendment applications deemed complete by staff on January 22, 2018.
- Preliminary Report to be considered by Development Services Committee (DSC) on the current date (June 11, 2018)

Next Steps

- A Statutory Public Meeting, required to provide an opportunity for formal public participation regarding the proposed Official Plan and Zoning By-law Amendments, has been scheduled for June 19, 2018.
- A Recommendation Report regarding the proposed Official Plan and Zoning By-law Amendments.

PROPOSAL

The applicant has applied for an amendment to the Official Plan to establish an increase in the maximum permitted density on the subject property from 2.0 (Floor Space Index) FSI to 3.0 FSI (FSI means the total proposed gross floor area divided by the total area of the subject lot).

In addition, the applicant has applied to rezone the property from Agricultural (A1) under By-law 304-87, as amended, to a site specific Community Amenity Two (CA2) exception zone under By-law 177-96, as amended.

The proposal consists of an eight (8) storey mixed use apartment building fronting on McCowan Road with a total Gross Floor Area (GFA) of approximately 12,354 m² (including a commercial GFA of 2,923 m²), and three four (4) storey apartment buildings, each with an approximate total GFA of 2,456 m² at the rear of the subject property (See Figure 4 – Conceptual Site Plan, and Figures 5 to 10 – Elevations). Applications for Site Plan approval and Draft Plan of Condominium will also be required but have not yet been submitted.

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

Development Standard	Zoning By-law Provision under By-law 177-96	Proposed
Minimum front yard setback	1.8 m	0.5 m
Minimum rear yard setback	7.5 m	2.5 m
Maximum Floor Space Index (FSI)	1.0 FSI	3.0 FSI
Maximum building height	26 m	32 m
Minimum landscaped open space	25%	35 %
Minimum yard requirements below grade	Shall apply to any portion of building below grade	Shall <u>not</u> apply to any portion of building below grade
Location of non-residential uses	Not permitted on second storey	Non-residential use permitted on second storey
Visitor and Non-Residential Parking Requirements	Separate Visitor and Non-Residential Parking Spaces	Shared Parking Spaces for Visitors and Non-Residential Uses

Official Plan and Zoning

2014 Markham Official Plan

The property is designated 'Mixed Use Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated April 9, 2018). Uses provided for within Mixed Use designations include offices, financial institutions, retail and service uses. The designation also provides for townhouses, apartment buildings and mixed-use buildings and permits a maximum building height of eight (8) storeys and a maximum overall density of up to 2.0 FSI.

Zoning

The property is zoned Agricultural (A1) under By-law 304-87, as amended. The proposal requires a Zoning By-law Amendment.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. Technical studies including a Planning Justification Report, a Functional Servicing Report, Tree Assessment and Preservation Plan and a Traffic Impact Study are all under review by staff.
2. York Region has jurisdiction over McCowan Road. The applicant will be required to address the Region's traffic/transportation requirements (i.e. road widening, vehicular access restrictions etc.) in this regard.
3. Planning staff are reviewing the implications of the development standards proposed, including the proposed number of units, building height and setbacks.
4. 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.
5. The applicant will be required to provide compensation for any trees removed from the property to facilitate the proposed development.

Site Plan Application required

Prior to the issuance of any building permits, approval of a site plan application and an executed site plan agreement will be required. Vehicular access, visitor parking, landscaping, building elevations, bird friendly measures and sustainability measures will be determined through the site plan approval process. The approval authority is the Development Services Committee in this instance.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

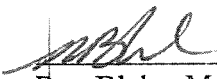
ALIGNMENT WITH STRATEGIC PRIORITIES:

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/Zoning
Figure 3 – Air Photo
Figure 4 – Conceptual Site Plan
Figure 5 – North and South Elevations
Mid-Rise
Figure 6 – East and West Elevations
Mid-Rise
Figure 7 – North and South Elevations
North and West 4 Storey
Apartment Blocks

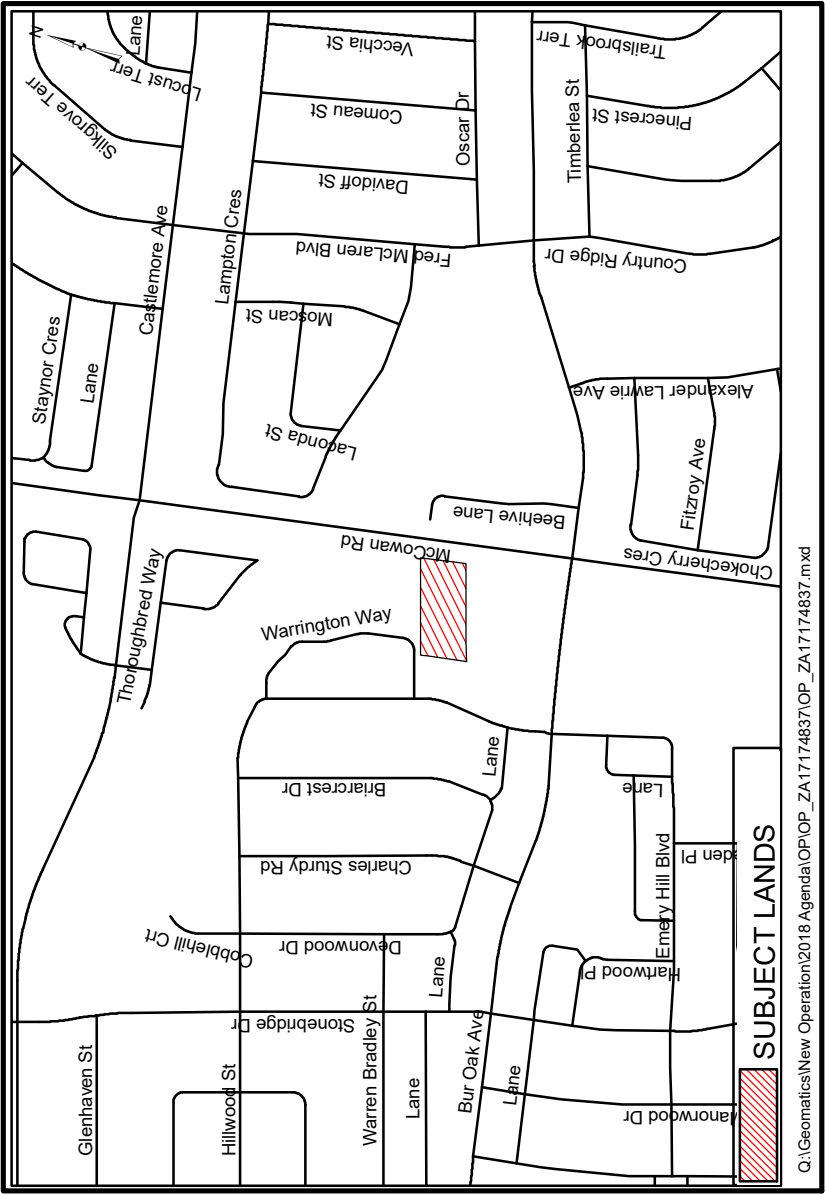
Figure 8 – North and South Elevations
South and West 4 Storey
Apartment Blocks
Figure 9 – East and West Elevations
North and South 4 Storey
Apartment Blocks
Figure 10 – East and West Elevations
West 4 Storey
Apartment Block

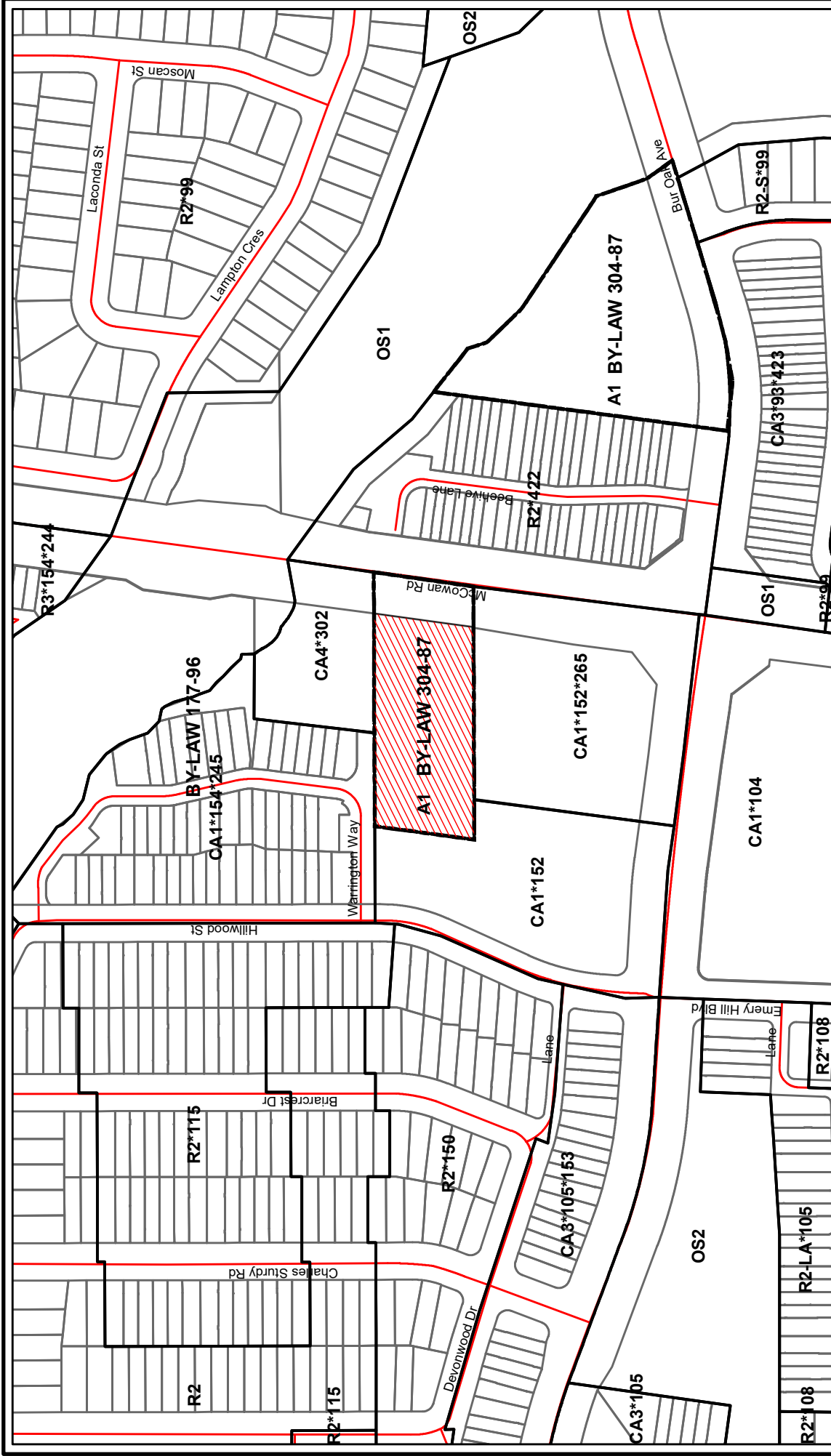
APPLICANT:

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OWNER:

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Markham, ON L3R 0E1
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Email: shakeel@shercorp.ca





AREA CONTEXT / ZONING

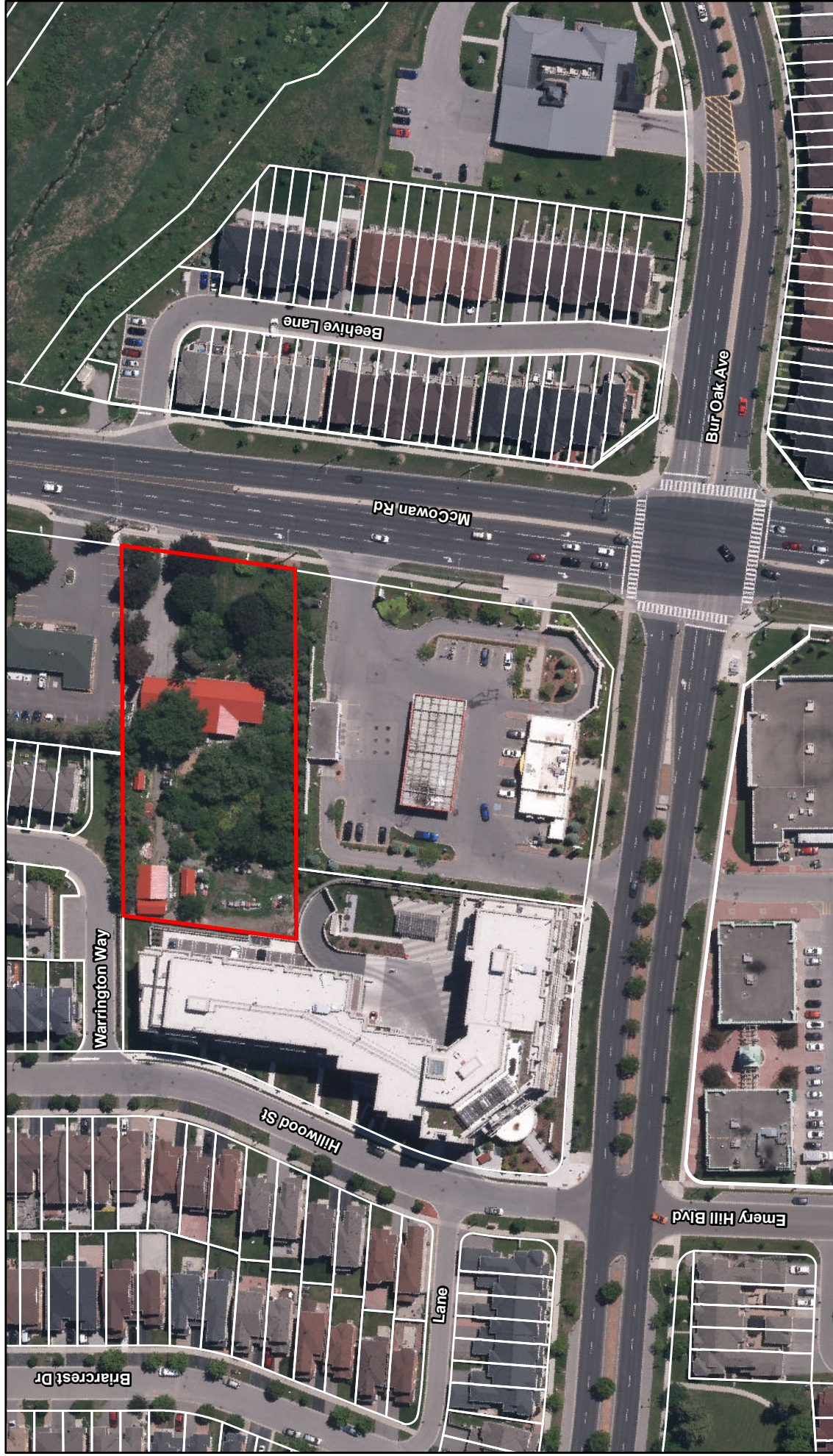
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 SUBJECT LANDS






AIR PHOTO

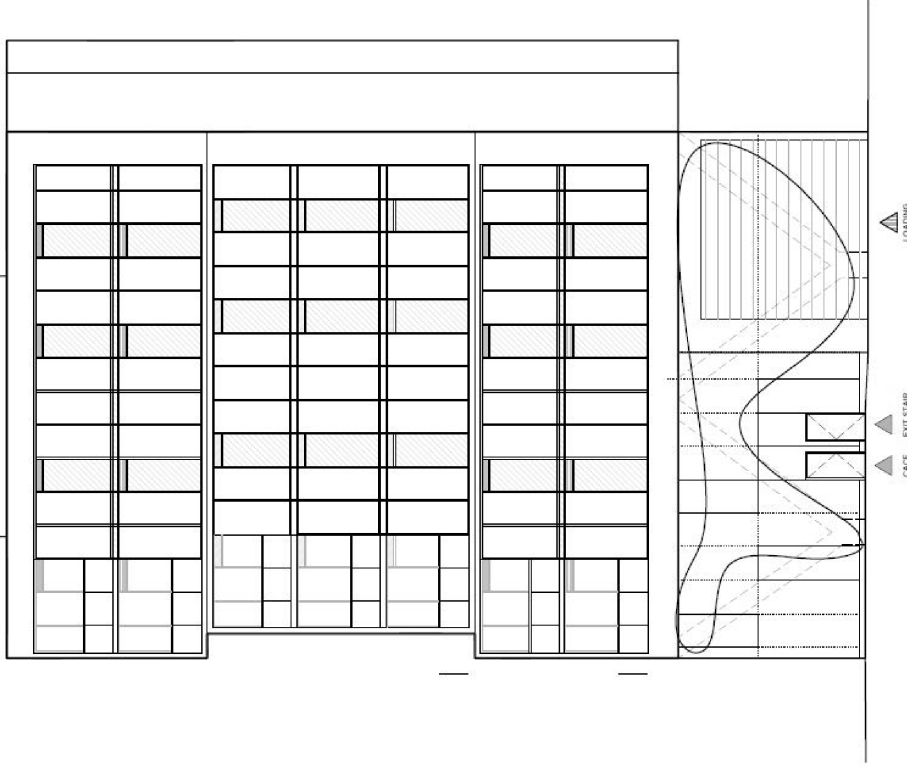
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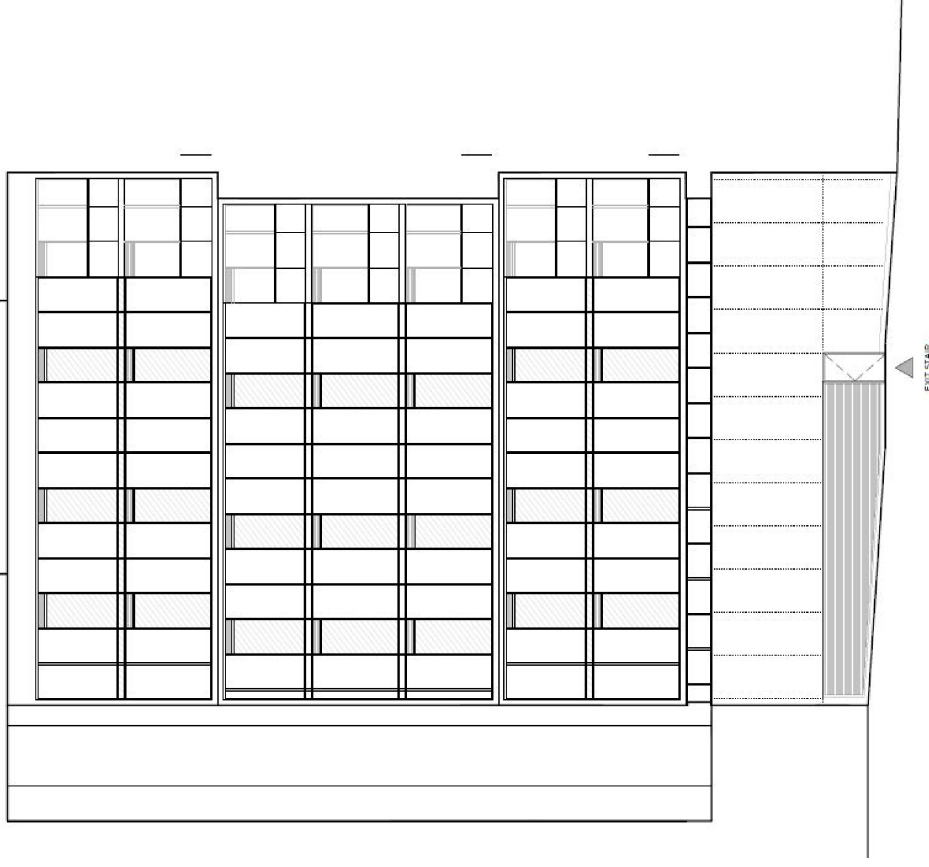
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 SUBJECT LANDS

NORTH



SOUTH



ELEVATIONS - MIDRISE

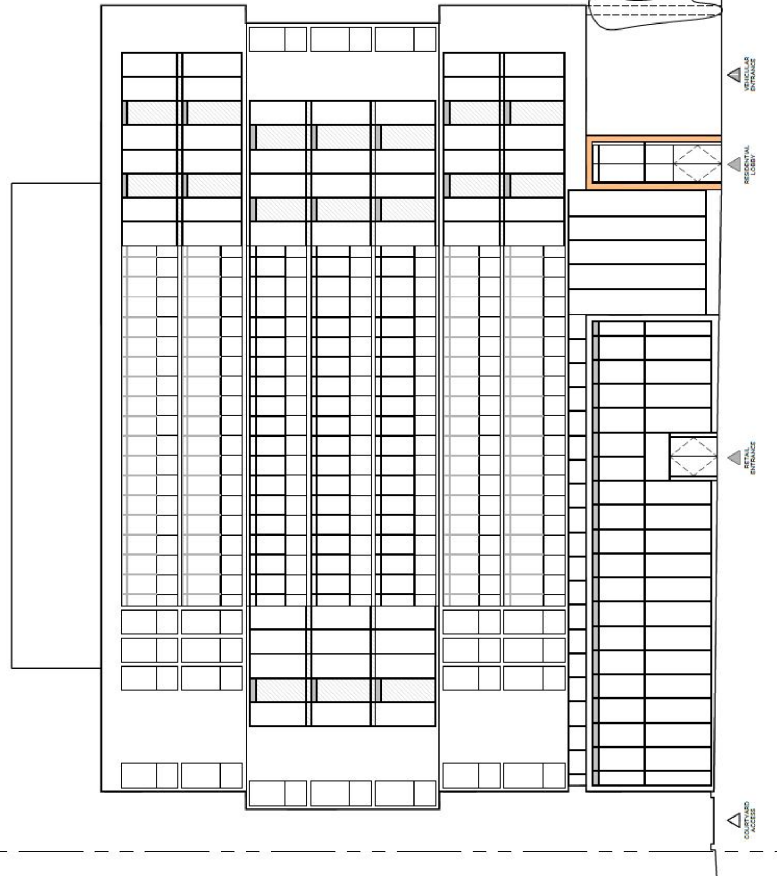
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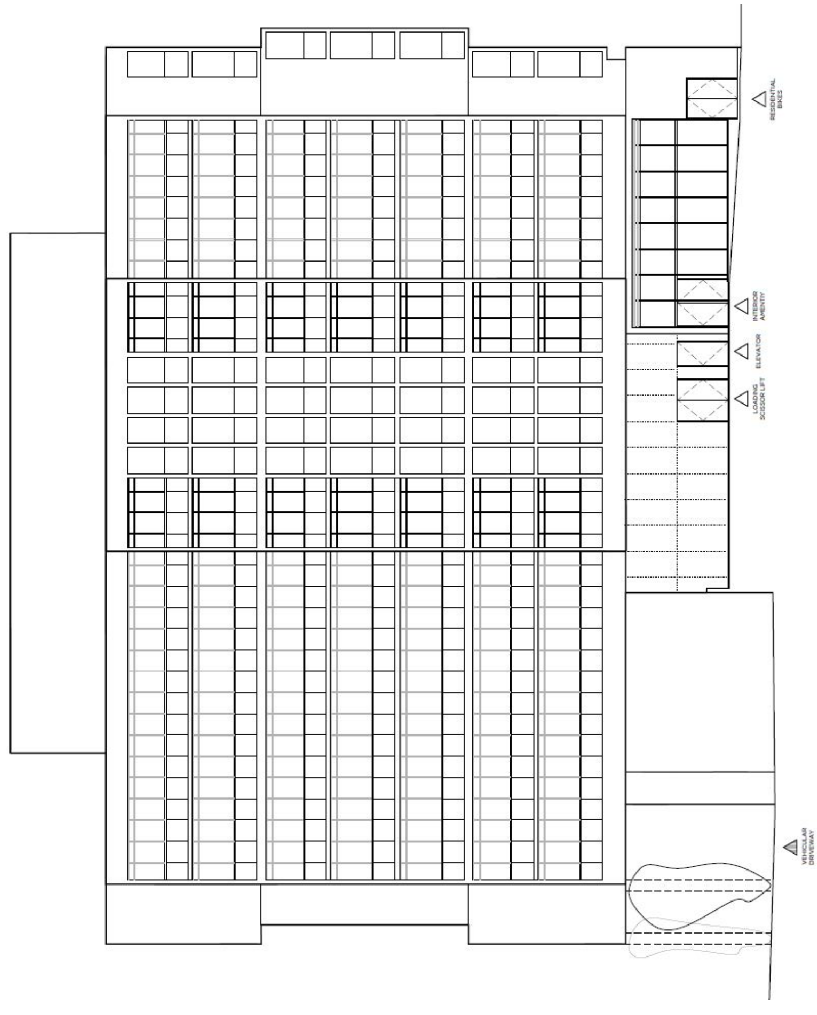
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EAST

PROPERTY LINE



WEST



ELEVATIONS - MIDRISE

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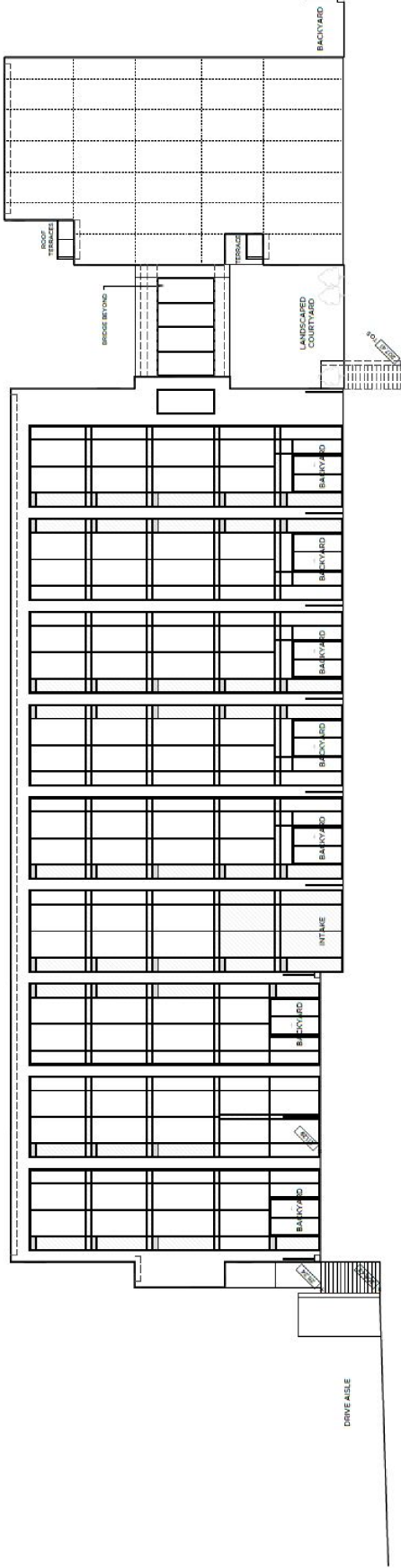
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FIGURE No. 6

NORTH & WEST BLOCKS - NORTH ELEVATION

NORTH BLOCK

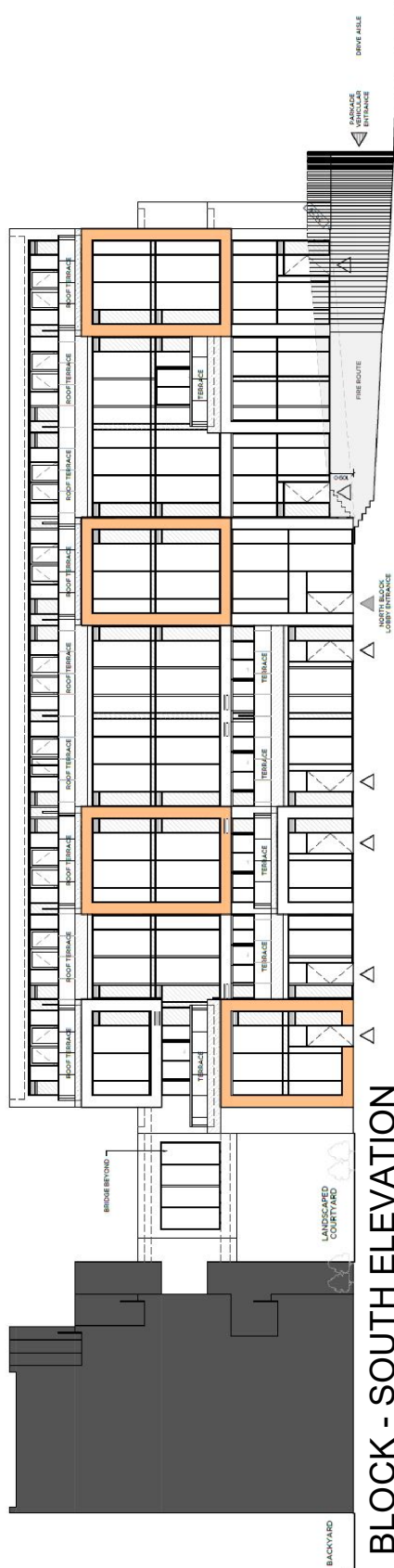
WEST BLOCK



WEST BLOCK

WEST PROPERTY LINE

NORTH BLOCK



NORTH BLOCK - SOUTH ELEVATION

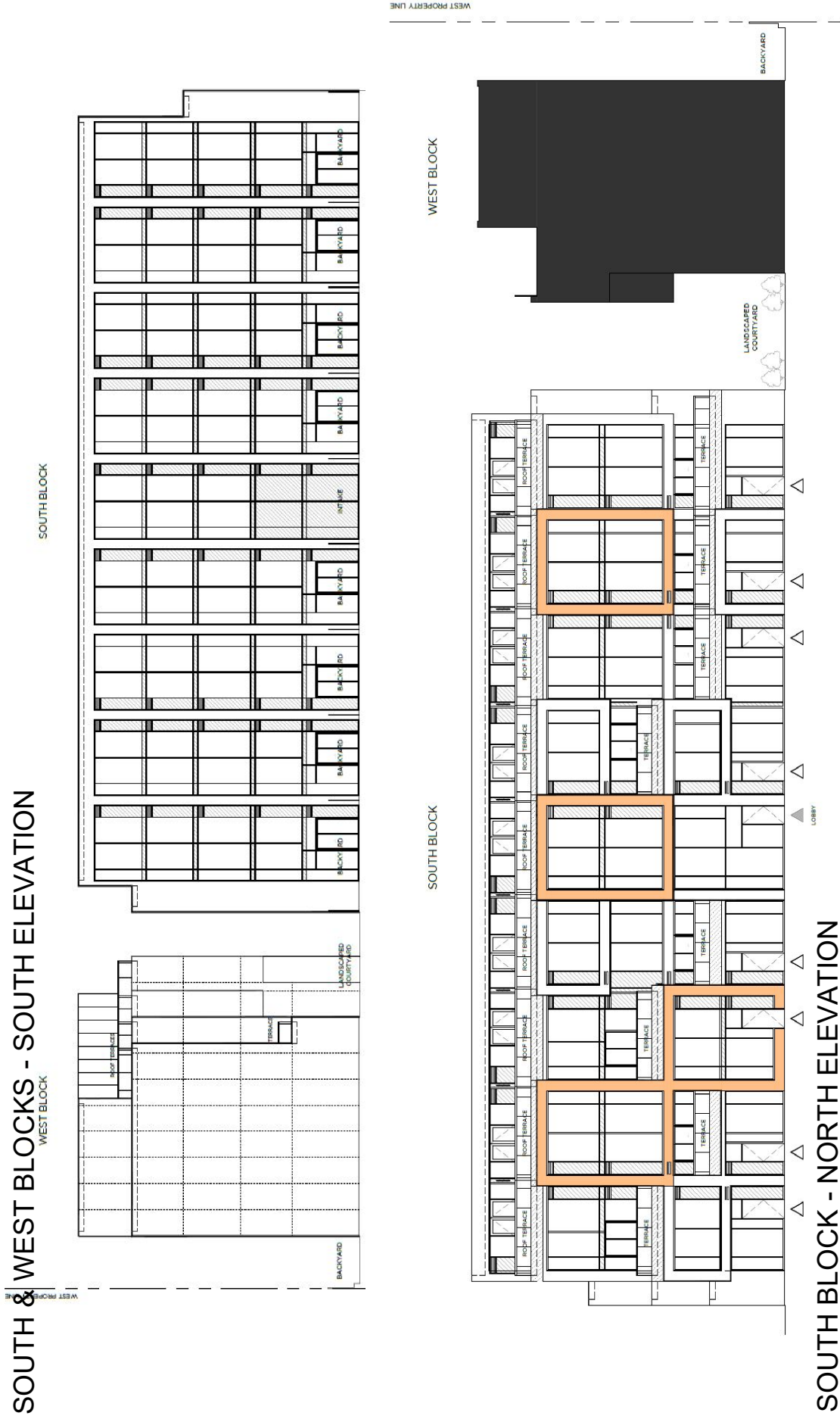
ELEVATIONS - LOWRISE

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SOUTH & WEST BLOCKS - SOUTH ELEVATION



ELEVATIONS - LOWRISE

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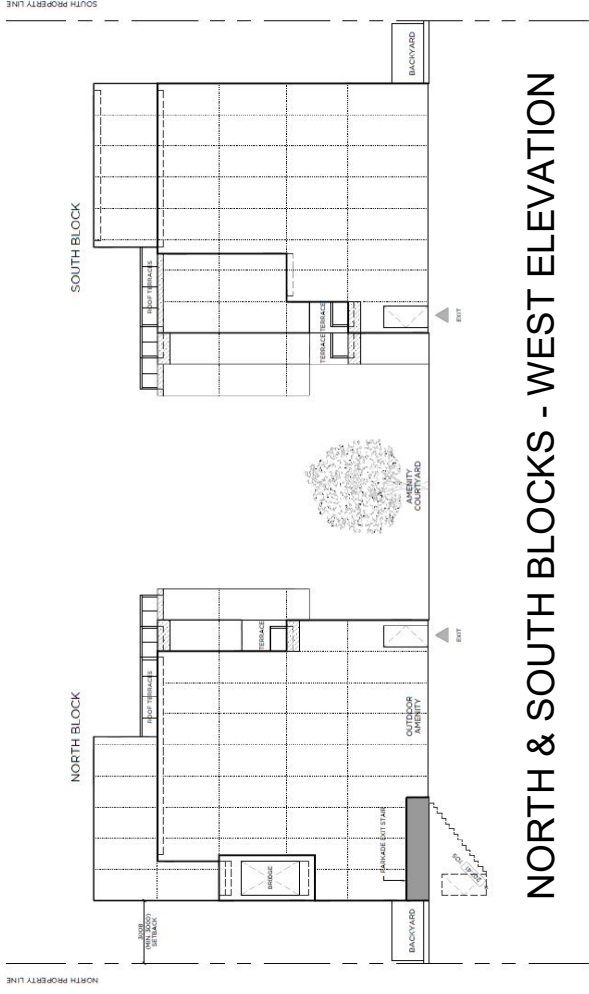
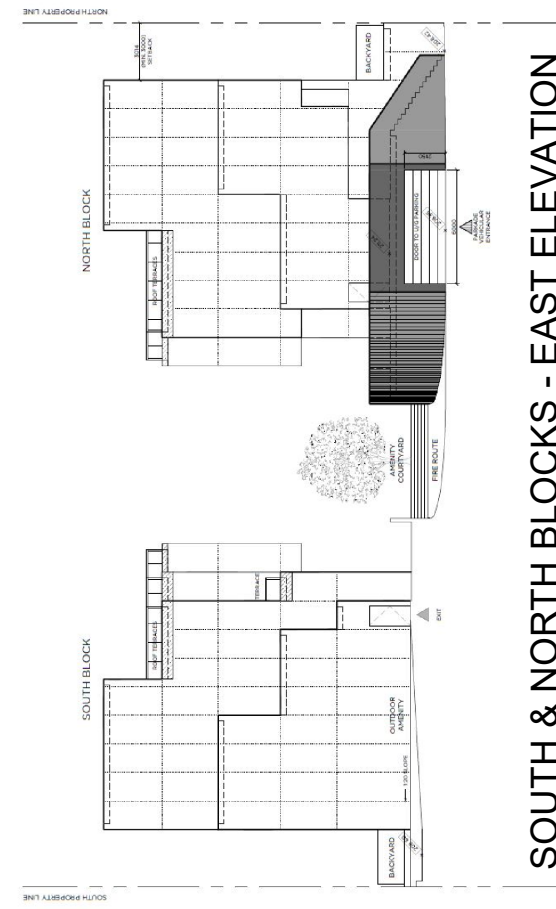
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FIGURE No. 8



ELEVATIONS - LOWRISE

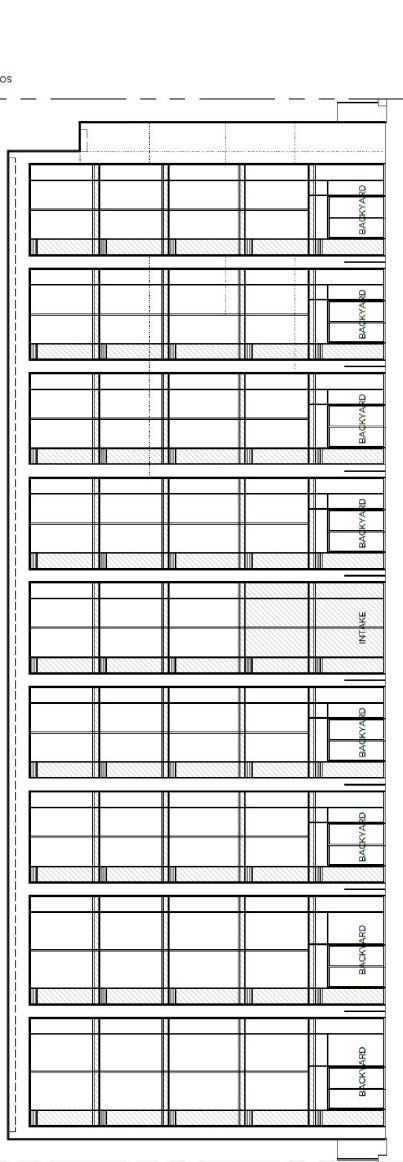
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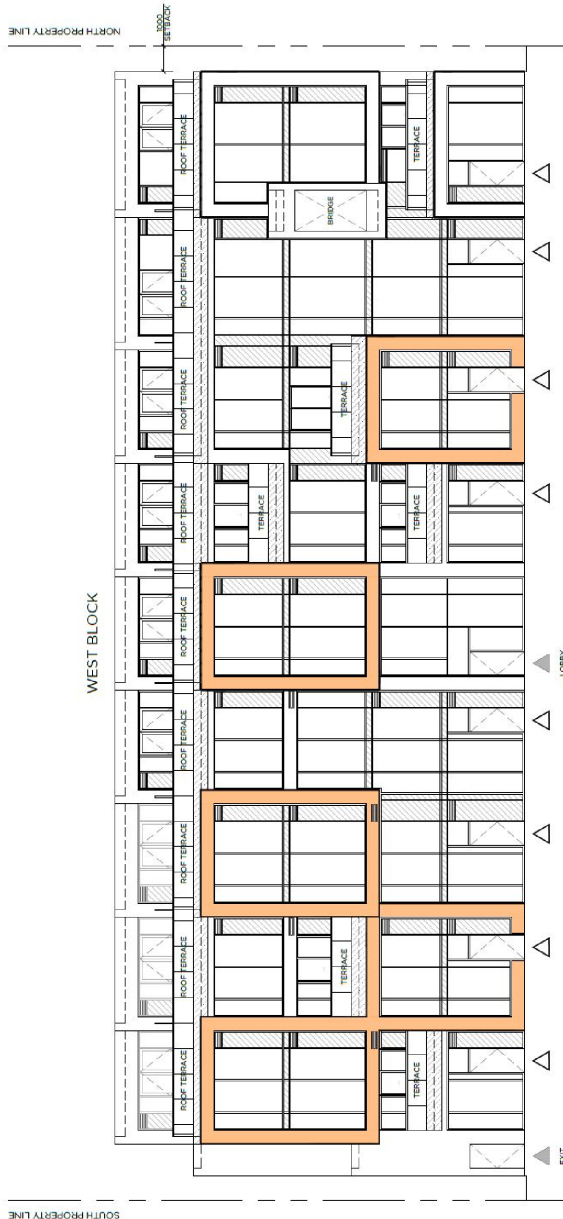
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WEST BLOCK - WEST ELEVATION

WEST BLOCK



WEST BLOCK



WEST BLOCK - EAST ELEVATION

ELEVATIONS - FOUR STOREY APARTMENT

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FIGURE No. 10