



SIXTEENTH LAND HOLDINGS INC.

A new residential neighbourhood
4134 16th Avenue, City of Markham
(former York Downs Golf & Country Club)

PRESENTATION OF REVISED APPLICATIONS

Development Services Committee Meeting: December 11, 2017



- ORIGINAL SUBMISSION:	October 5, 2016
- Informal Community Group Consultation Meeting	December 13, 2016
- Informal Community Group Consultation Meeting	January 17, 2017
- Informal Community Group Consultation Meeting	March 6, 2017
- Markham DSC receives Preliminary Staff Report	March 20, 2017
- Markham Council Statutory Public Meeting	April 5, 2017
- Unionville Sub-Comm mtg #1 Overview & Planning Context	April 24, 2017
- Unionville Sub-Comm mtg #2 Environment & Engineering	May 23, 2017
- Unionville Sub-Comm mtg #3 Transportation & Trails	June 12, 2017
- REVISED DRAFT PLANS x 2 SUBMISSION	September 18, 2017
- Unionville Sub-Comm mtg #4 Overview Revised Plans	September 25, 2017
- Informal URA meeting re Mixed Use Block	October 12, 2017
- REVISED OPA & ZBLA SUBMISSION	November 6, 2017
- Markham DSC receives status update	December 11, 2017

1. LAYOUT / DENSITY / BUILT FORM

- overall residential density
- distribution / location of medium density
- rear lane housing vs front garage housing product mix
- building heights and setbacks in Mixed Use Block on 16th. Avenue
- lot sizes at north edge adjacent to Royal Troon existing lots
- parkland (locations, amount)
- accessibility / visibility of valleyland open space
- opportunity for a place of worship
- opportunity for retail / commercial space

2. TRANSPORTATION

- collector road network / intersections with surrounding roads
- external roads capacity (16th Ave, Kennedy Rd, Warden Ave)

3. ENVIRONMENT

- **trails – through valleyland, fully connected to surrounding areas**
- **trees on tableland preserved where possible**
- **limits of development determined**
- **conformity with requirements of federal Species at Risk Act and provincial Endangered Species Act**

4. ENGINEERING

- **groundwater levels taken into consideration**
- **no floodline encroachment by stormwater management ponds**
- **stormwater management ponds designed to protect downstream areas**
- **depth of pipes below Bruce Creek acceptable to TRCA**

5. PROCESS / TIMING

- **phasing of development and construction**
- **controlling construction access to avoid existing neighbourhoods**





Revised Neighbourhood Plan

LAND USE	ORIGINAL (OCT '16)		REVISED (SEPT '17)	
	HECTARES	% OF TOTAL	HECTARES	% OF TOTAL
OPEN SPACE	42.6	25.3%	46.3	27.5%
SWMP	10.3	6.1%	9.3	5.5%
PARK	6.2	3.7%	8.7	5.2%
SCHOOL	2.5	1.5%	2.5	1.5%
LOW RISE	64.2	38.1%	57.3	34.0%
MID RISE	3.5	2.1%	6.6	3.9%
MIXED USE	3.5	2.1%	3.5	2.1%
ROADS, MISC.	35.7	21.1%	34.4	20.4%
TOTAL LAND AREA	168.6	100.0%	168.6	100.0%

LAND USE SUMMARY:

OPEN SPACE, SWMP, PARK	59.1	35%	64.3	38%
DEVELOPMENT	109.4	65%	104.3	62%
TOTAL LAND AREA	168.6	100%	168.6	100%

Comparison of Land Use (Original vs. Revised)

RESIDENTIAL UNIT TYPE	ORIGINAL (OCT '16)		REVISED (SEPT '17)	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL
SINGLE DETACHED LOTS	1087	44.9%	988	41.7%
TOWNHOUSES	597	24.7%	660	27.8%
MID RISE TOWNHOUSES	227	9.4%	323	13.6%
MID RISE CONDOMINIUM	300	12.4%	190	8.0%
MIXED USE RESIDENTIAL	210	8.7%	210	8.9%
TOTAL UNITS	2421	100.0%	2371	100.0%

Original Application:	2,421 units	126 ha Developable = 19.2 units / ha
<u>Revised Application:</u>	<u>2,371 units</u>	<u>122.3 ha Developable</u> = <u>19.4 units / ha</u>
Angus Glen Village:	1,434 units	85.7 ha Developable = 16.7 units / ha
Upper Unionville:	1,677 units	83 ha Developable = 20 units / ha
Future Urban Area:	14,000 units	700 ha Developable = policy: min 20 units / ha
Proposed Provincial Growth Plan:		80 people + jobs / ha = min 25 units / ha

Proposed Development Density Comparison



Revised Plan – areas of significant modifications



EAST plan revisions – enlarged & connected open space, Yorkton Boulevard shifted east, shift stacked townhouses south



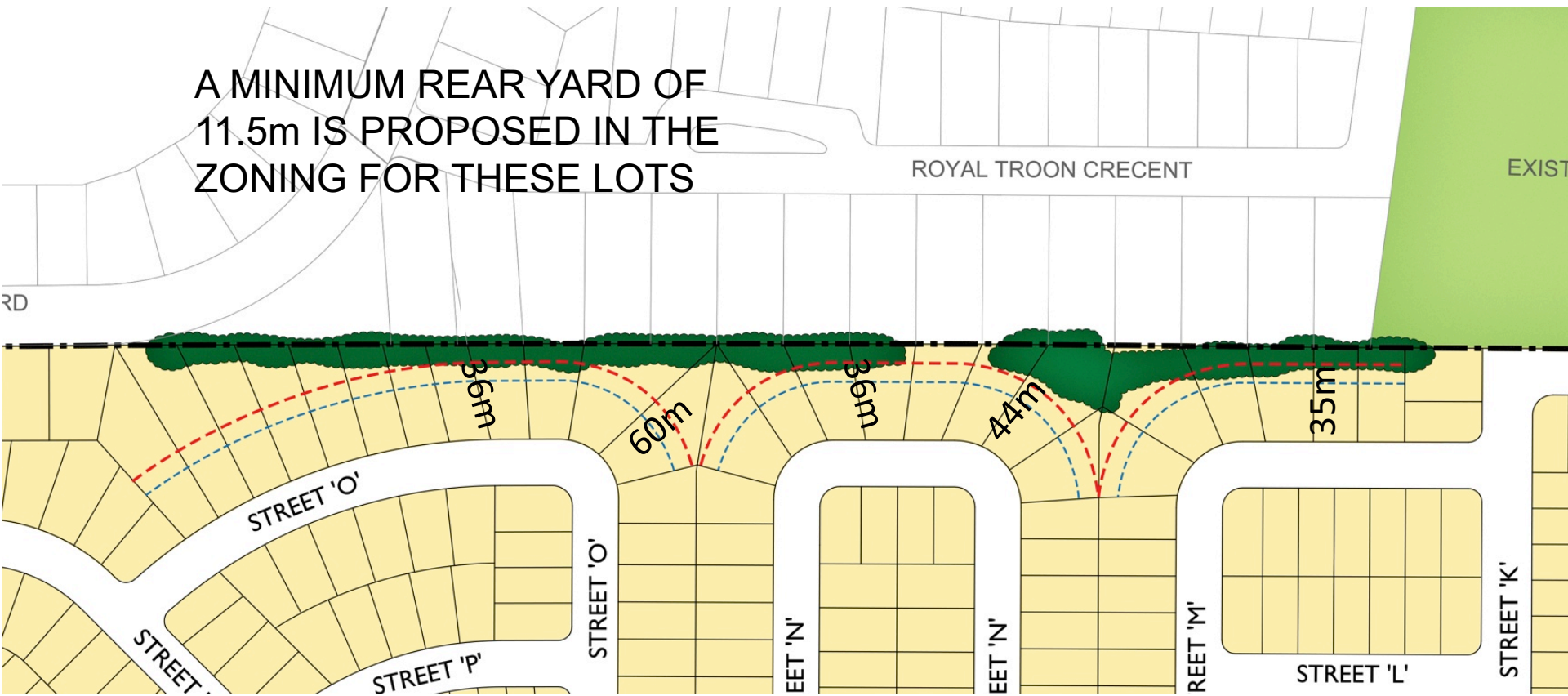
ORIGINAL



REVISED

EAST plan revisions – revised lotting at north edge to match side lot lines with existing lots to the north where possible, shifted road intersection west

A MINIMUM REAR YARD OF
11.5m IS PROPOSED IN THE
ZONING FOR THESE LOTS

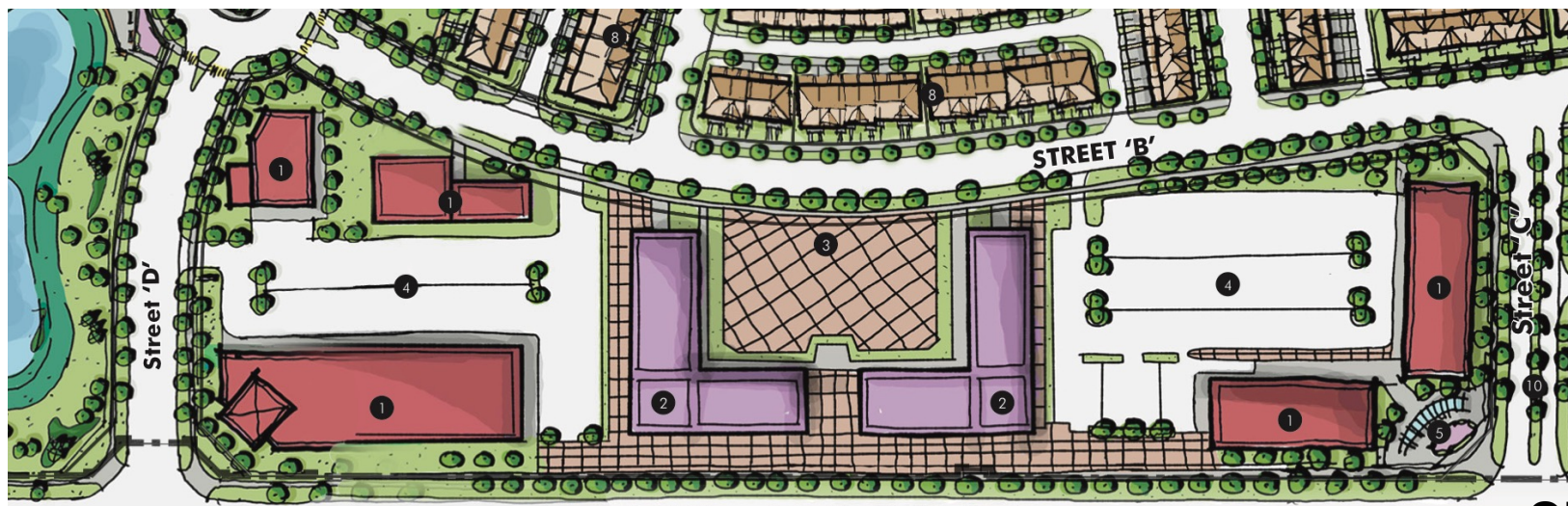


- 28.5m typical lot depth location
- 7.0m typical rear yard location

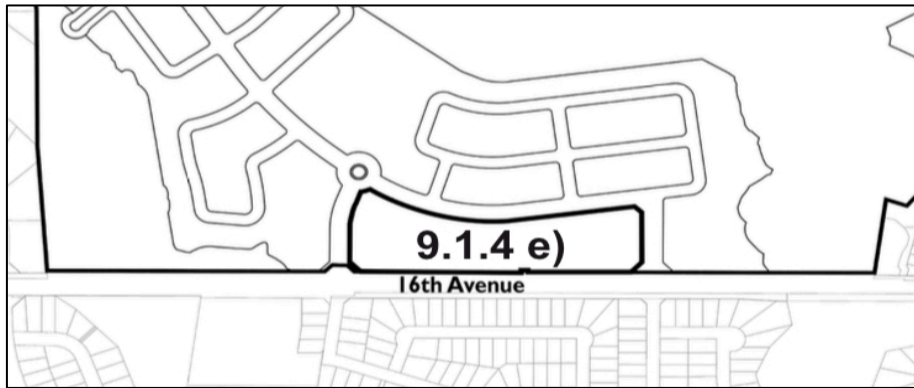
EAST plan revisions – detail of REVISED rear lot lines at north edge, adjacent to Royal Troon Crescent existing lots



WEST plan revisions – moved mid-rise block north, moved stormwater pond south to 16th. Avenue, enlarged park to connect to valleyland



WEST plan revisions – Mixed Use Block – Original and Revised Demonstration Plans



REVISED OPA – height restriction policy

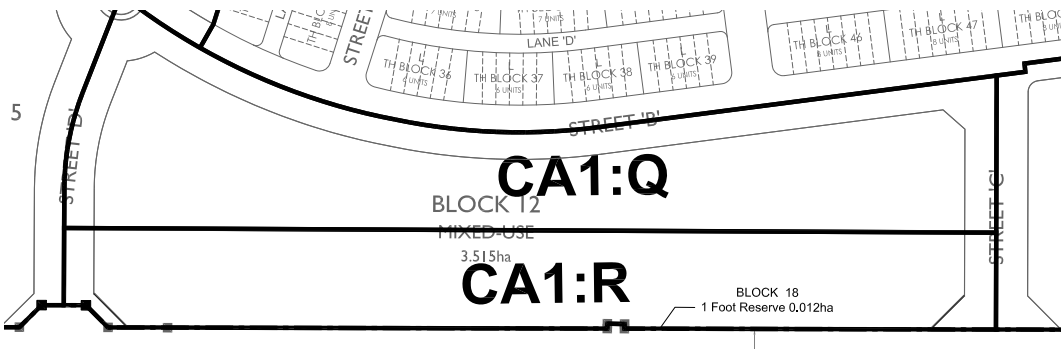
OFFICIAL PLAN AMENDMENT:

ORIGINAL 2016:

Mixed Use Mid Rise (3-8 storeys)

REVISED 2017:

Mixed Use Mid Rise (2-4 storeys)



REVISED ZBLA – height & GFA restrictions

ZONING BY-LAW AMENDMENT:

ORIGINAL 2016:

CA1 zone (20m)

REVISED 2017:

CA1 (max height 20m north half, max 13.5m south half, and max 3,700 sqm retail GFA)

WEST plan revisions – Mixed Use Block: Original and Revised OPA and ZBLA applications

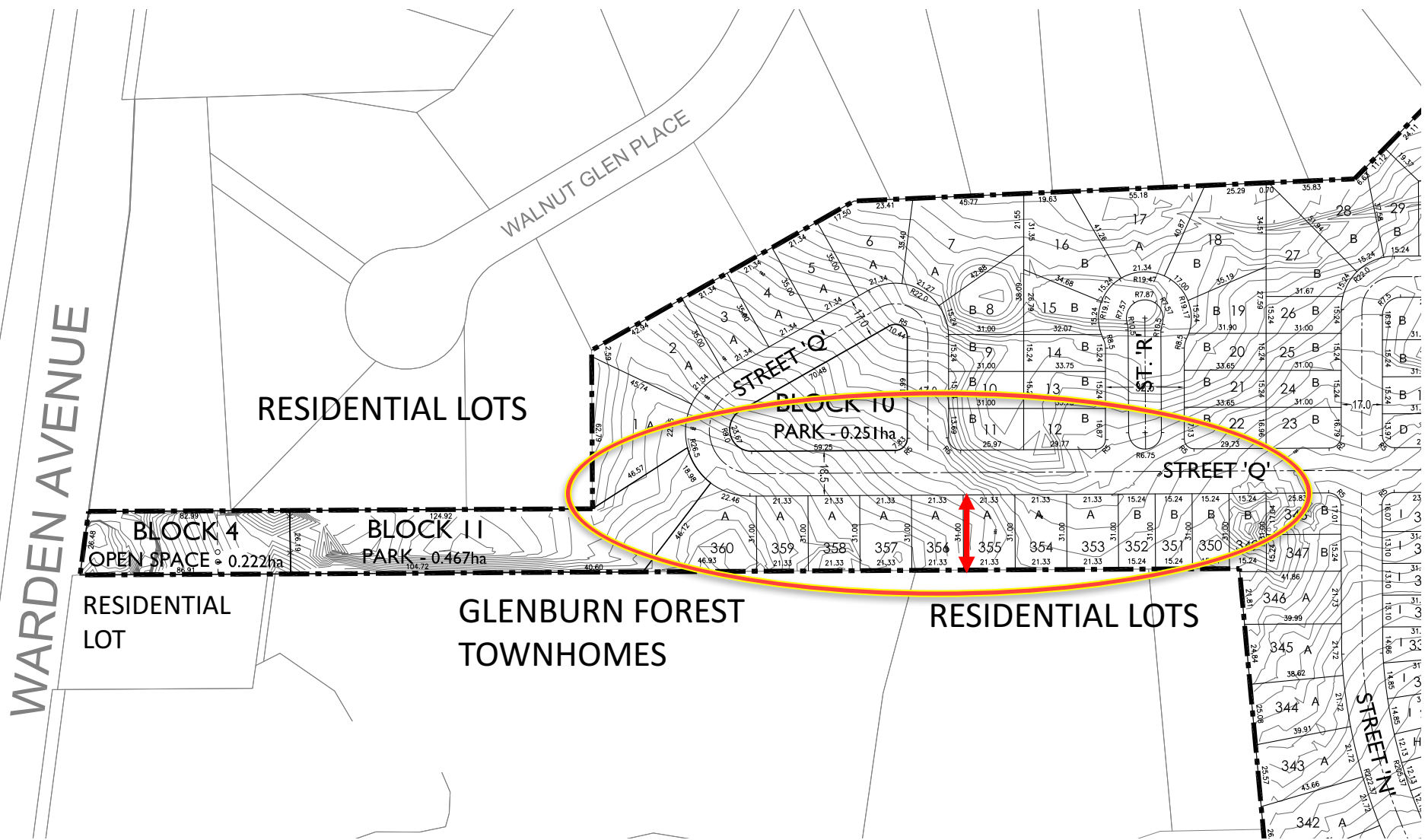


ORIGINAL



REVISED

WEST plan revisions – shifted mid-rise development internal, propose a trail connection to City’s existing open space and trail onto Warden Avenue, and increase lot depths south of Street Q from 31m to 35m





Proposed Trail Network and Connections – refined and extended noteworthy areas

1. LAYOUT / DENSITY / BUILT FORM

- similar overall residential density
- medium density shifted north from 16th. Avenue frontage
- mix of rear lane housing vs front garage housing product mix
- adjusted lotting at north edge adjacent to Royal Troon existing lots
- increased total parkland, revised locations
- increased accessibility / visibility of Greenway lands to neighbourhood
- continued opportunity for a place of worship in Mixed Use Block
- opportunity for limited retail / commercial space in Mixed Use Block
- Reduced building heights and maximum retail GFA in Mixed Use Block

2. TRANSPORTATION

- no change to collector road intersections with surrounding roads
- more grid-like collector road network in EAST plan
- working with City of Markham and Region of York re timing development relative to timing of external improvements
- Region of York initiated 16th. Avenue EA in June 2016

3. ENVIRONMENT & TRAILS

- **trail network and external connections revised and studied, additional sections and creek crossings proposed**
- **trees on tableland to be preserved in park blocks**
- **trees on tableland adjacent to edges proposed to be preserved**
- **limits of development refined, enlarged Open Space areas proposed**
- **removed the north-south collector road crossing in EAST plan, enlarged buffers and connected Open Space areas**
- **Conformity to the requirements of federal Species at Risk Act and provincial Endangered Species Act**

4. ENGINEERING

- **groundwater levels taken into detailed consideration**
- **minor and supportable floodline cut/fill proposed for portion of one stormwater management pond**
- **stormwater management ponds designed to protect downstream areas**
- **depth of pipes below Bruce Creek now acceptable to TRCA**
- **less earthworks (cut/fill) required with stormwater management pond shifted south to 16th. Avenue**

5. PROCESS / TIMING

- **proposed phasing of development**
- **City will control construction access through Construction Management Plans to avoid existing neighbourhoods**

PHASING ESTIMATES:

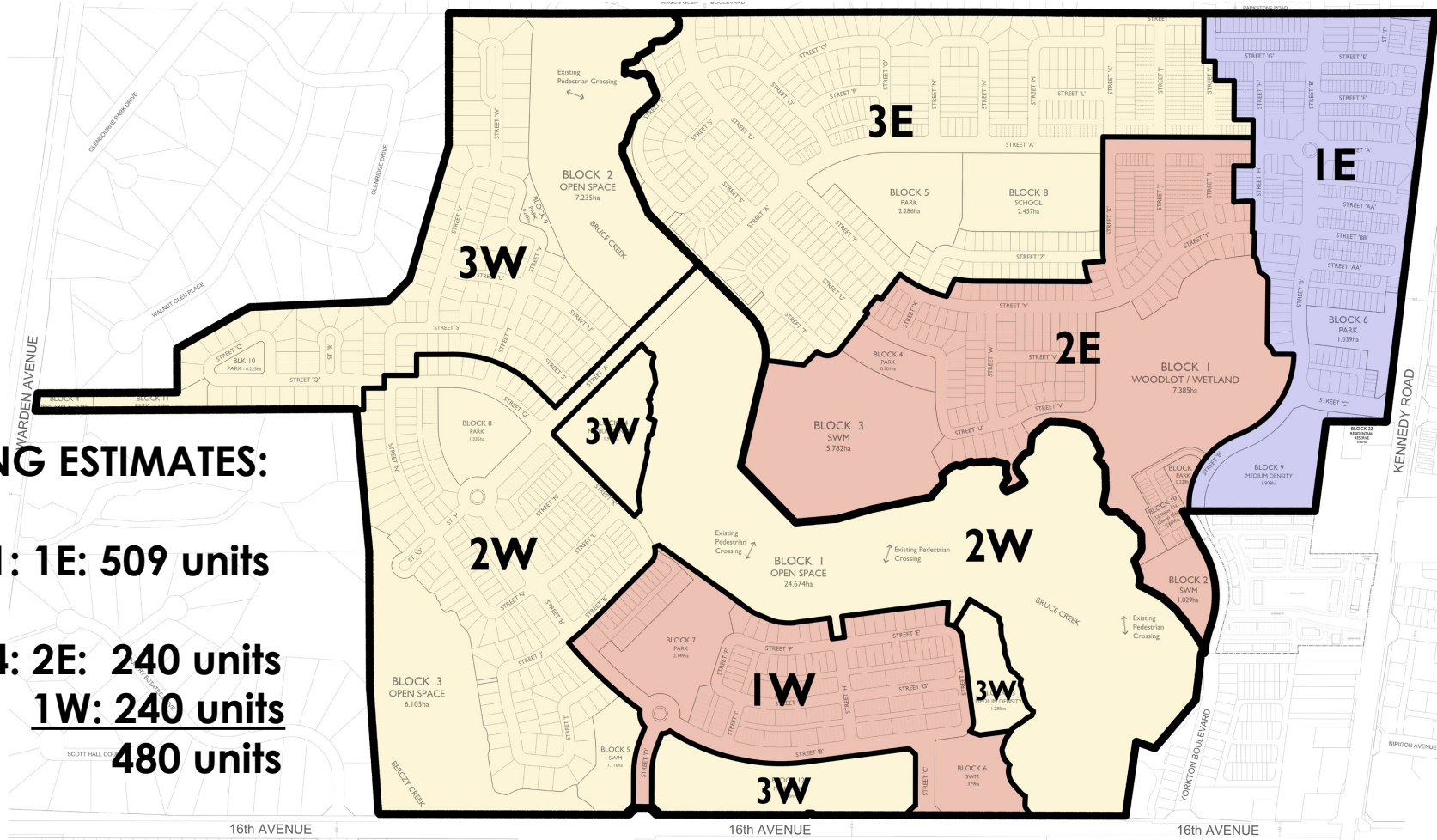
to 2021: 1E: 509 units

to 2024: 2E: 240 units
1W: 240 units
480 units

to 2026: 3E: 506 units
2W: 251 units
3W: 625 units
1,382 units

Total: 2,371 units

Phasing direction and estimates remain generally unchanged



A. REVISED APPLICATIONS SUBMISSION BY OWNER COMPLETE

- revised OPA, ZBLA, 2 x SUBDIVISION PLANS
- addendum / revised plans, reports, statistics, etc all have been submitted

B. CITY HAS CIRCULATED REVISED APPLICATIONS

- Region of York, TRCA, School Boards, all agencies and public

C. CITY AND AGENCIES TO FORMULATE POSITIONS ON REVISED APPLICATIONS

- input from all agencies and the public
- City Staff will provide a Recommendation and seek Direction from City Council as to what position to take at the OMB re the applications

D. OMB CONSIDERATION OF APPLICATIONS

- Approvals may be sought from the OMB if parties agree and a settlement is obtained, or, an OMB hearing date will be scheduled
- Next Pre Hearing Conference #2 is scheduled for MAY 16, 2018



Conclusion - Revised Neighbourhood Plan