

**SUBJECT:**

**PRELIMINARY REPORT**

KLM Planning Partners Inc. on behalf of Cornell Rouge Development Corporation, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision on Block 77, Plan 65M-4257 (Ward 5)

File Nos. ZA/SU 17 153836

**PREPARED BY:**

Sean Lapenna, B.U.R.Pl extension 2230  
Planner II, East District

**REVIEWED BY:**

Sally Campbell, M.C.I.P., R.P.P., M.R.T.P.I extension 2645  
Manager, East District

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**RECOMMENDATION:**

- 1) That the report titled "PRELIMINARY REPORT, KLM Planning Partners Inc. on behalf of Cornell Rouge Development Corporation, Applications for a Zoning By-law Amendment and Draft Plan of Subdivision on Block 77, Plan 65M-4257 (Ward 5)", be received.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the application submitted by KLM Planning Inc., prior to the statutory Public Meeting being held. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

**Application deemed complete**

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications were deemed complete by staff on August 22, 2017.

**BACKGROUND**

The subject lands are located on the west side of Donald Cousens Parkway and on the south side Riverlands Avenue in the Cornell Community (Figures 1, 2 and 3). The subject property is approximately 9,107 m<sup>2</sup> (2.25 ac) in area and is currently vacant. The subject lands were created as a development block with the registration of Plan of Subdivision 65M-4257 on April 20, 2011. The lands remained undeveloped as they were reserved as a potential place of worship site in accordance with the Cornell Secondary Plan. The required five year site reservation period for a Place of Worship has now expired.

Surrounding uses are as follows:

- Existing low rise residential development to the north, south and west containing a mix of single detached dwellings and townhouses;
- Anticipated employment land uses to the east across Donald Cousens Parkway;

- Anticipated residential, mixed use and employment land uses further south, across Highway 7;
- Rouge National Urban Park further east across Reesor Road.

**Proposal**

The applications submitted are for a Zoning By-law amendment and Draft Plan of Subdivision to facilitate the development of 13 single detached lots and three townhouse blocks consisting of 19 townhouse units on the subject property.

The single detached dwellings will front Riverlands Avenue and Stackstone Road, and the townhouses will front Donald Cousens Parkway. Vehicle access to each of the dwellings is provided via a rear public lane, consistent with the Cornell Secondary Plan. The single detached lots have proposed frontages between 9.0 m (29.53 ft ) and 12.2 m (40 ft ) and depths between 25.0 m (82 ft) and 40.8 m (134 ft ). The townhouse blocks have proposed frontages of 31.0 m (102 ft) 30.3 m (99.40 ft) and 42.9 m (141 ft). The Townhouse lot depths range between 27.4 m (90 ft) and 33.7 m (111 ft). The proposed Draft Plan is provided in Figure 4.

The applicant is proposing to re-zone the property from Community Amenity One\*420 (CA1 \*420) under City of Markham By-law 177-96, as amended to a Residential Two (R2) zone category under City of Markham By-law 177-96, as amended, including site specific development standards to facilitate the proposed built form of single detached dwellings and townhouses.

Building elevations showing the architectural details of the units were not required as part of these applications. Submission of conceptual lot plans to prepare the zoning by-law amendment as well as conceptual building elevations will be required, and will accompany a future staff recommendation report. A future application for site plan approval will not be required as single detached dwellings and freehold townhouses are not subject to site plan control (unless the lands have a heritage designation). The townhouse dwellings will be subject to approval of a townhouse siting application for each of the townhouse blocks to ensure that each of the units complies with the Cornell Architectural Control Guidelines.

**Official Plan and Zoning**Official Plan

The property is designated 'Residential Low Rise' in the 2014 City of Markham Official Plan (partially approved as of October 29, 2015, May 26, 2016, March 10, 2017 & April 21, 2017) (the 2014 OP), which provides for a variety of low rise housing types, including single-detached dwellings and townhouses. Site Specific Policy 9.7.7 identifies the subject lands as a potential place of worship site "to be secured through the development approval process."

Cornell Centre Secondary Plan (OPA 168, 2008)

The subject lands are designated 'Residential Neighbourhood' in the Cornell Secondary Plan which provides for a range of housing types, including single detached dwellings.

Schedule 'AA' of the Cornell Secondary Plan – *Detailed Land Use Map* shows a place of worship symbolically on the subject lands which reserves the site as a potential location for a place of worship. As per Section 6.7.5 of the Cornell - Secondary Plan, sites for places of worship shall be set aside in accordance with the City of Markham Council Site Reservation Policy for Place of Worship sites as revised from time to time. Such sites will be required to be set aside by subdivision or other agreements to ensure they are made available for acquisition and used as a place of worship. This site reservation period is to be in effect for a period of at least five years from the date of registration of the plan of subdivision. Accordingly, provisions were made in the subdivision agreement applicable to the subject lands to reserve it as a potential place of worship site. The site reservation period for this site expired on April 20, 2016.

#### Existing Zoning

The subject lands are zoned Community Amenity One\*420 (CA1 \*420) under By-law 177-96, as amended. Site specific exception \*420 permits one place of worship as the only permitted use on the subject lands, and includes development standards related to this use.

#### **OPTIONS/ DISCUSSION:**

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

- 1) Appropriateness of the proposed development within the Cornell Secondary Plan Area;
- 2) Proposed built form in relation to the development standards within the Residential Two (R2) zone under By-law 177-96, as amended including any necessary site specific provisions;
- 3) The lane design and length exceeds the city Standard of a maximum length of 110 m;
- 4) Snow storage and removal from the proposed lane and existing public streets;
- 5) Environmental clearance for any lands to be conveyed to the city;
- 6) Compliance with the Cornell Architectural Control and Community Design Guidelines will be required for each of the dwelling units;
- 7) Any issues resulting from the review of technical studies including, but not limited to, stormwater management and servicing reports, grading and drainage plans, tree preservation plan, environmental site assessment report and on street parking for visitors;
- 8) Confirmation of servicing allocation by the City and the Owner;
- 9) Confirmation of any outstanding financial obligations, including but not limited to, cash in lieu of parkland dedication, tree replacement/compensation and Public Art contributions;
- 10) Confirmation that any outstanding obligations, financial or otherwise, have been cleared to the satisfaction of the City of Markham.

#### **FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

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**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 Draft Plan approval.

**RECOMMENDED BY:**



Ron Blake, MCIP, RPP  
Director, Planning & Urban Design



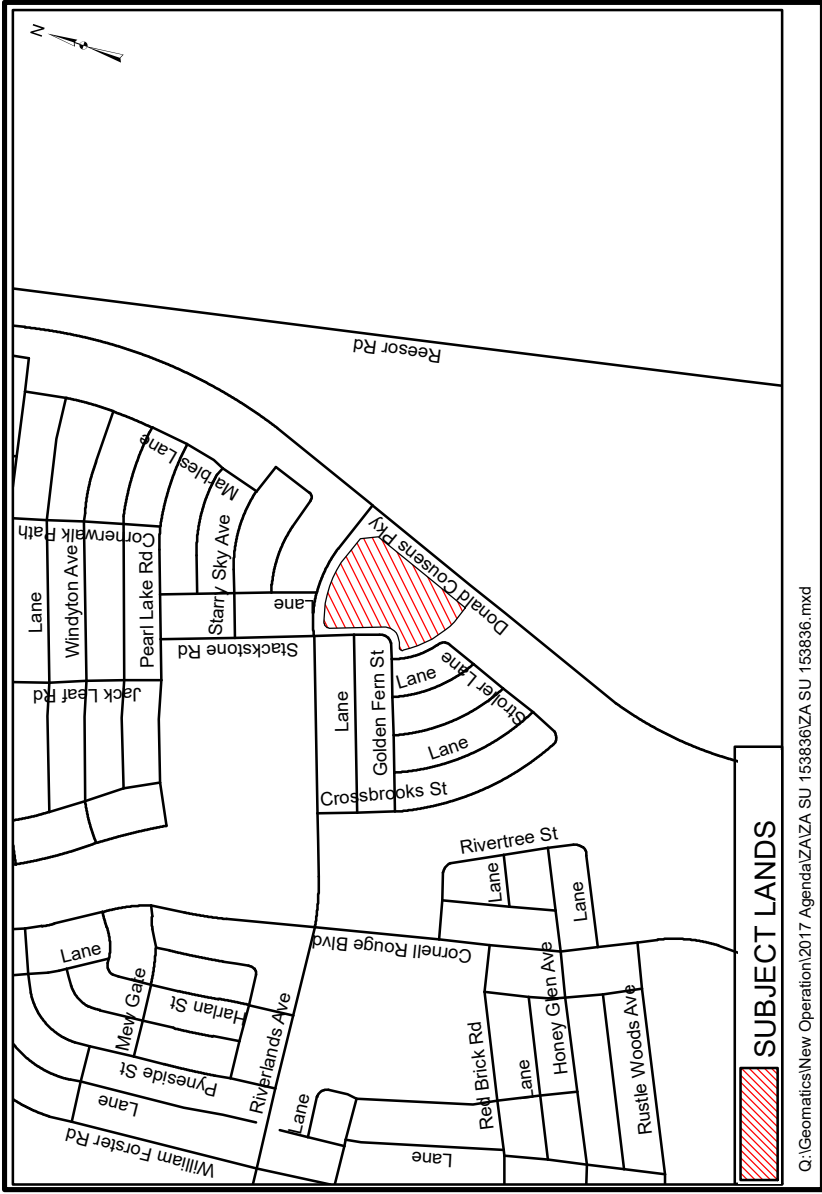
Brian Lee, P.Eng.  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

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

**AGENT:**

Mr. Billy Tung (applicant)  
KLM Planning Partners Inc.  
64 Jardin Drive, Unit 1B  
Concord, ON L4K 3P3









# AIR PHOTO

APPLICANT: KLM PLANNING PARTNERS (Billy Tung)

FILE No. ZA\_SU 17 153836 (SL)

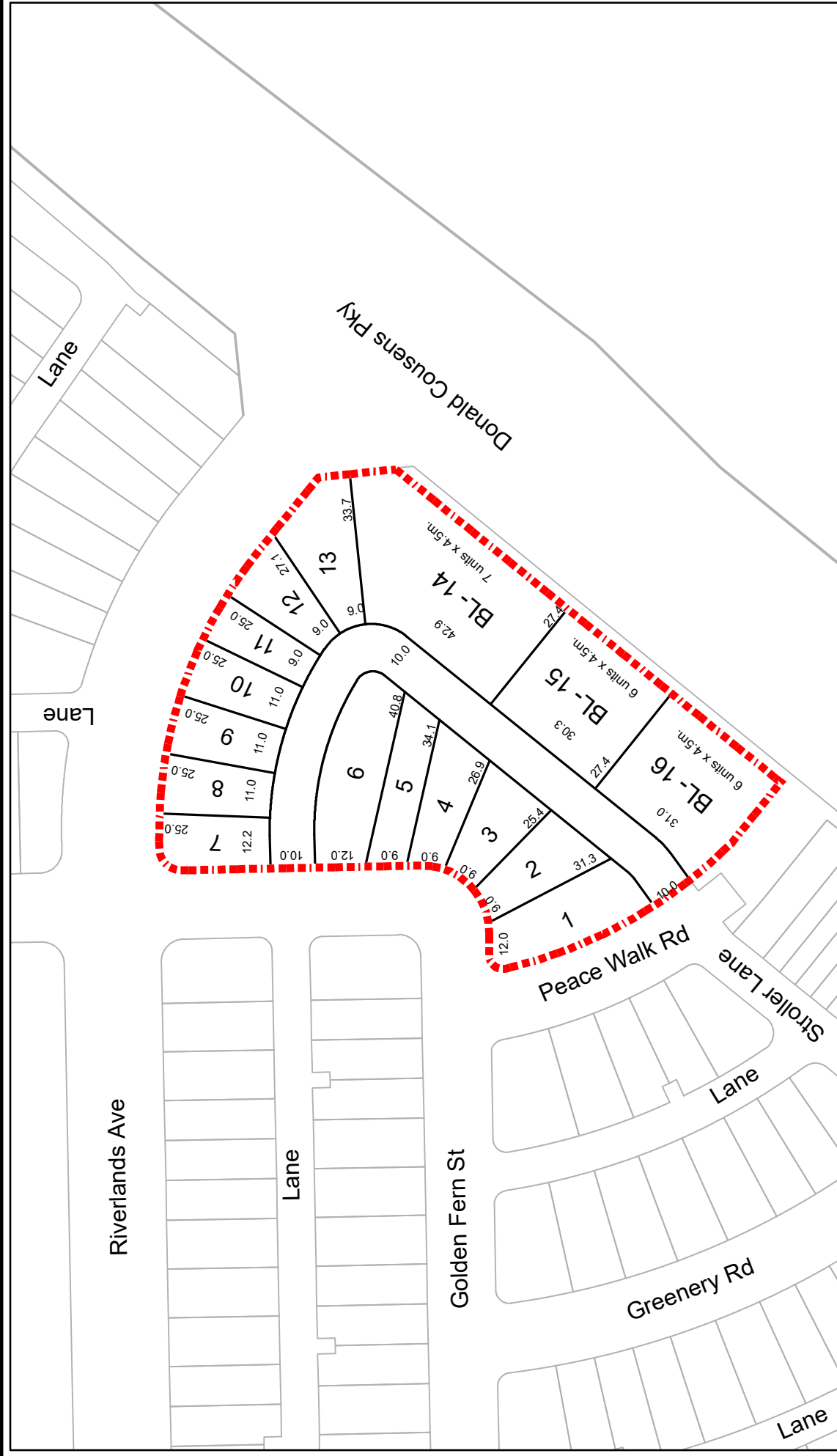
 SUBJECT LANDS



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Date: 21/11/2017






# PLAN OF SUBDIVISION

APPLICANT: KLM PLANNING PARTNERS (Billy Tung)

FILE No. ZA\_SU 17 153836 (SL)

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 SUBJECT LANDS

Date: 21/11/2017

Drawn By: LW  
Checked By: SL