

SUBJECT: RECOMMENDATION REPORT
Corrado Gazze Holdings Limited c/o Creative Home Solutions
Zoning By-law Amendment and Site Plan Control application
to permit a proposed six-storey 117 unit condominium
apartment building at 9700 9th Line, Ward 5

Files ZA 16 124169 and SC 16 124169

PREPARED BY: Stephen Corr, MCIP, RPP, ext 2624
Senior Planner, East District

REVIEWED BY: Sally Campbell, MCIP, RPP, ext 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled “RECOMMENDATION REPORT, Corrado Gazze Holdings Limited c/o Creative Homes Solutions, Zoning By-law Amendment and Site Plan Control application to permit a proposed six-storey 117 unit condominium apartment building at 9700 9th Line, Ward 5, Files ZA 16 124169 and SC 16124169”, dated October 16, 2017, be received;
- 2) That the record of the Public Meeting held on April 12th, 2016 regarding the Official Plan and Zoning By-law Amendment applications submitted by Corrado Gazze Holdings Limited (OP/ZA 15 124169), be received;
- 3) That the Zoning By-law Amendment (ZA 16 124169) submitted by Corrado Gazze Holdings Limited c/o Creative Homes Solutions to amend By-laws 304-87, as amended and 177-96, as amended, be approved, and the draft Zoning By-law Amendment attached as Appendix ‘A’ be finalized and adopted without further notice;
- 4) That the Site Plan application (SC 16 124169) submitted Corrado Gazze Holdings Limited c/o Creative Homes Solutions to facilitate a development consisting of a six-storey condominium apartment building be endorsed in principle, subject to the conditions attached as Appendix ‘B’
- 5) That Site Plan Approval (SC 16 124169) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement and Section 37 Agreement;
- 6) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;

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- 7) That the City's 2009 Policy requiring all medium and high density residential developments to achieve at least LEED Silver, be waived, subject to the implementation of the sustainability initiatives outlined in this report, to the satisfaction of the Commissioner of Development Services;
 - 8) And that Staff be authorized to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY

This report recommends approval of the Zoning By-law amendment set out in Appendix 'A', and endorsement in principle of a site plan control application subject to the conditions in Appendix 'B', to facilitate the development of six storey, 117 unit residential condominium apartment building at 9700 9th Line (the 'Subject lands'). Redevelopment of the site will result in the removal of an existing heritage dwelling on the property. This proposal has been reviewed by Markham Heritage Committee, which has indicated they do not object to removal of the heritage dwelling subject to its commemoration with a historical plaque. The report also recommends that the approval authority for the site plan be delegated to the Director of Planning and Urban Design.

The subject lands are located on the west side of 9th Line, north of Donald Cousens Parkway and south of Major Mackenzie Drive East (See Figures 1, 2 and 3). The site is designated 'Commercial' in the in-force Official Plan (Revised 1987) and 'Community Amenity – North of By-Pass' in the Greensborough Planning District Secondary Plan (PD 40-1), which provide apartment buildings. In 2016, City Council approved a Secondary Plan Amendment to the Greensborough Secondary Plan, to increase the allowed net site density for the proposed development. Concurrently, Council also advised the Ontario Municipal Board (OMB) that the City had no objection to approval of a site specific appeal submitted in regard to the new "2014 Official Plan" (partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017), which designated the subject lands as 'Residential Low Rise', which would not permit the proposed apartment building. In a resolution dated March 10, 2017 (respecting this site and various other appeals), the OMB re-designated the subject lands to 'Residential Mid Rise' which allows apartment buildings, and permitted a site specific Floor Space Index (FSI) increase for this proposed building. Consequently the proposed development conforms to the In-force Official Plan (Revised 1987), Greensborough Planning District Secondary Plan and 2014 Official Plan.

The proposed site plan and building elevations are shown in Figure 4 and 5, respectively. Staff consider the proposed apartment building to be an appropriate development that is compatible with the surrounding area context. Staff consider the proposed building elevations, from an aesthetic and visual perspective to be acceptable, and are satisfied with the layout and configuration of the proposed site plan, including site access and circulation, provision for onsite parking, fire access route, waste collection, private amenity space and the location of landscaped areas. The zoning by-law amendment will rezone the subject lands from Agricultural One (A1) in By-law 304-87, as amended to a Residential Four (R4) zone category in By-law 177-96, as amended. This will permit the proposed apartment

building, including site specific development standards as well as a reduction in onsite parking by approximately 15 spaces.

PURPOSE

This report recommends approval of a zoning by-law amendment and site plan control application submitted by Corrado Gazze Holdings Limited c/o Creative Home Solutions to permit a six storey condominium building, containing 117 residential apartment dwellings.

BACKGROUND:

The subject lands are located on the west side of 9th Line, east side of Donald Cousens Parkway and south of Major Mackenzie Drive East, as shown in Figures 1, 2 and 3. The 0.38 ha (0.94 ac) site is currently a contractor's yard (CG Construction services) and is developed with a storage building and an unoccupied single detached dwelling. The dwelling, known as the William A. Harrington House, is listed on the Markham Register of Property of Cultural Heritage Value or Interest.

The applicant submitted the zoning by-law amendment application on January 8, 2016 to permit the proposed development. At the time, the applicant was also an appellants to Markham's 2014 Official Plan, requesting that the subject lands maintain the same land use permissions than the existing Greensborough Secondary Plan, to continue to allow for apartment buildings on the site. The 2014 Official Plan proposed a 'Residential Low Rise' designation for the site, which does not provide for apartment buildings. In addition to the appeal, review of the rezoning application, identified the need for an Official Plan Amendment to the 1987 Official Plan and Greensborough Planning District Secondary Plan to permit an increase in the allowed net site density. Consequently, the Official Plan Amendment was submitted on February 23, 2016. The site plan control application was submitted on May 12, 2016.

An in-camera recommendation report was received by DSC on June 20, 2016 for the Official Plan Amendment and the related site specific appeal to the 2014 Official Plan to the Ontario Municipal Board (OMB). The Official Plan Amendment to the Greensborough Secondary Plan was approved on July 28, 2016. Council endorsed approval of a modification to the 2014 Official Plan, and advised the OMB accordingly. The OMB subsequently approved the modification as part of the March 10, 2017 resolution respecting various appeals to the 2014 Official Plan. (Further information is provided in the Official Plan and Zoning subsection of this report.) Since the Official policy has been implemented to provide for the proposed development, this report pertains to the zoning by-law and site plan control applications only.

The surrounding area includes:

- The Greensborough Storm Water Management Pond, a vacant parcel of land anticipated to be developed with residential uses, and a portion of the Cornerstone Community Church parking lot to the north;
- A single detached dwelling and the Rouge National Urban Park to the east (across 9th Line);
- The Cornerstone Community Church to the south; and

- A residential subdivision to the west (across Donald Cousens Parkway).

PROPOSAL

The applicant proposes to demolish the existing buildings, including the William A. Harrington House, and redevelop the site with a six-storey 117 unit residential condominium apartment building on the subject lands. Markham Heritage Committee has previously indicated that there is no objection to the demolition of this dwelling, as per Heritage Committee resolutions dated December 22, and March 9, 2016. It has been recommended that a Markham Remembered Plaque commemorating the William A. Harrington House be installed on the property as a condition of any redevelopment agreement for the site.

The Proposed 6-storey condominium apartment building has an approximate height of 18.75 m (61.5 ft), measured from the ground floor to the top of the roof parapet. Building setbacks from the 9th Line street frontage range between 3 m (9.8 ft) to 7 m (23.0 ft). The proposed building, which will utilize new wood construction technology, will have a Floor Space Index (FSI) of approximately 2.34 and would incorporate a two level underground parking garage that includes areas for waste storage, mechanical rooms, bicycle racks, and storage lockers. Vehicular access to the site is from 9th Line, with the access to the underground parking garage located at the north side of the building. The driveway also wraps around the building to access 7 visitor parking spaces at the west side of the site and a waste collection and staging area at the southwest side of the building. Pedestrian and cycling access to Donald Cousens Parkway will be provided via a walkway (to be built by the applicant) through an adjacent City owned storm water management block. This will connect to Castlemore Avenue, a cul-de-sac, located on the east side of Donald Cousens Parkway (See Figures 1, 3 and 4). The building elevation materials comprise brick and stone treatments on the first two storeys, with hardy-board panels on the upper floors. Balconies will have a glazed protective railing. The site plan is shown in Figure 4, with building elevations shown in Figure 5.

The applicant proposes an affordable home ownership option as part of the development providing financial assistance to a portion of prospective purchasers. The applicant advises, this assistance would be available to up to 25% of unit purchasers, which is approximately 29 units. It should be noted that while staff support and encourage affordable housing as part of residential development, there is currently no City or Regional policy to require affordable housing or criteria for incenting affordable housing options. This report focusses on the land use planning merits of the proposed development. Any matters relating to project financing for the affordable ownership component will be the subject of a future staff report.

Application Process and Next Steps

- A Community Information Meeting for the Zoning By-law and Official Plan Amendment applications was held on April 6, 2016, followed by the Statutory Public Meeting on April 12, 2016.
- As noted, the Official Plan Amendment to the Greensborough Secondary Plan was approved on July 28, 2016 and Council endorsed approval of a modification to the

2014 Official Plan, and advised the OMB accordingly. The OMB approved the modification as part of the March 10, 2017 resolution respecting various appeals to the 2014 Official Plan. (Further information is provided in the Official Plan and Zoning subsection of this report.)

- The site plan will be formally endorsed upon completion of the technical review by staff and external agencies, subject to the endorsement conditions attached to this report.
- Site Plan Approval can be issued upon execution of a site plan agreement and after any outstanding endorsement conditions have been cleared.

OFFICIAL PLAN AND ZONING

Official Plan (Revised 1987) & Greensborough Planning District Secondary Plan

The site is designated 'Commercial' in the in-force Official Plan (Revised 1987) and 'Community Amenity – North of By-Pass' in the Greensborough Planning District Secondary Plan (PD 40-1) both of which provide for medium and high density residential land uses, including apartment buildings.

A site specific amendment to the secondary plan was approved in June 2016 to provide for an increase in net site density of up to 309 units per ha, which reflects the 117 units proposed on the 0.38 ha site. This approval was contingent on the following criteria, to be assessed through review of the site plan and zoning by-law amendment applications:

- Confirmation of adequate parking in accordance with City of Markham Parking Standards By-law 28-97, as amended or alternatively, submission of a Parking Justification Study to the satisfaction of the Director of Engineering to substantiate any potential parking deficiency if the required parking cannot be provided;
- Submission of a Hydrogeological study to the satisfaction of the Toronto Region Conservation Authority and Director of Engineering confirming that two-levels of underground parking can be accommodated onsite to support the proposed development; and
- Acceptance of the submitted Transportation Impact Study (TIS) by the Region of York and Director of Engineering to confirm that no negative traffic impacts are anticipated as a result of the proposed development.

The above criteria with respect to parking and acceptance of the TIS have been addressed, and are detailed in the Transportation Section of the review. The applicant has submitted a hydrogeological study in support of the proposed development which will assess any potential impact to the adjacent storm water management pond to the north. While the technical review and final acceptance of the hydrogeological study has not been completed by the City Engineering Department or TRCA, it will be a requirement to be satisfied prior to the issuance of site plan approval.

2014 Official Plan

When the 2014 Official Plan was approved by the Region of York, the subject lands were designated 'Residential Low Rise', which provides for low rise housing in the form of single detached, semi-detached, townhouses and small 3 - 6 unit multiplex buildings. The applicant submitted an Ontario Municipal Board (OMB) appeal to the 2014 Official Plan

to request that the land use permissions from the 1987 Official Plan and Greensborough Secondary Plan be carried forward into the new official plan to continue to permit apartment buildings on the subject lands.

In approving the secondary plan amendment, as described above, Council supported a request to modify the 2014 Official Plan to designate the site 'Residential Mid Rise', to continue to provide for apartment buildings on the subject lands. Council's support for the modification to the 2014 Official Plan also included an increase to the maximum allowable floor space index (FSI) of 2.0 to 2.47, to reflect the proposed building on the site. The Council endorsed modification was forwarded to the OMB, which subsequently approved the modification as part of the March 10, 2017 OMB order.

Therefore, the site is now designated 'Residential Mid Rise' in the 2014 Official Plan, including site specific policies, which provide for the proposed development.

Zoning

The site is zoned Agricultural (A1) under By-law 304-87, as amended, which permits agricultural uses and an accessory residential dwelling. The Zoning By-law Amendment application proposes to remove the subject lands from Rural Area Zoning By-law 304-87, as amended, and rezone it into a Residential Four (R4) designation under By-law 177-96, as amended, including site specific development standards to facilitate the proposed apartment building development.

The zoning by-law amendment proposes a reduction in the amount of required parking under Parking Standards By-law 28-97, as amended. For apartment buildings, a minimum of 1.25 parking spaces per apartment unit, plus an additional 0.25 spaces per apartment unit for visitor parking, is required. This results in a total of 176 required spaces (146.3 resident spaces and 29.3 visitor spaces). A total of 161 spaces are proposed, with 138 resident spaces (including 2 spaces dedicated to a car share program) and 23 visitor spaces.

OPTIONS/ DISCUSSION:

Community Information Meeting and Statutory Public Meeting

The Ward 5 Councillor held a community information meeting on April 6th, 2016 which was attended by approximately 30 residents. The Statutory Public Meeting was held on April 12th, 2016. Some of the main comments raised by residents at both meetings included, but are not limited to the following:

- Scale and massing of the proposed building, including number of apartment units and building height;
- Appropriateness of the apartment building use and built form;
- Compatibility with the adjacent low density development;
- Increased traffic impacts;
- Proximity to parks and community facilities, including schools; and
- Questions regarding the affordable housing options framework.

Proposed Development is compatible with surrounding Land Uses

Staff are of the opinion that a six-storey apartment building in this location is compatible with existing and proposed development within the vicinity and is an appropriate land use for the subject lands, due in part to:

- the distance separation between the subject lands and the existing low density residential areas, which are at least 55 m apart and located across Donald Cousens Parkway;
- the massing of the proposed building is considered compatible with that of the abutting place of worship to the south; and
- the proposed building is compatible to the building mass of existing and proposed medium density developments to the north along Donald Cousens Parkway, which consist of three-storey townhouse blocks.

Parkland, Open Space and Amenity Space Considerations

The proposed development is reasonably close to park lands including the Rouge National Urban Park to the east, existing parks to the west within the Greensborough Community and a future park to the northwest, just northwest of the Greensborough Storm Water Management Pond. There will be no land conveyed to the City for park purposes as part of the proposed development. The Owner will instead be required to provide cash-in-lieu of parkland dedication in accordance with Planning Act provisions and the City's Parkland Dedication By-law.

Given the current use of the property as a contractor's yard, there are no trees on the subject lands, and tree removal compensation or preservation plans are not required. The applicant will be required to introduce tree and shrub plantings in accordance with an approved landscape plan.

The Owner has been asked to install a pathway on the adjacent City owned storm water management pond block to the north, providing a pedestrian connection from the site to Castlemore Avenue. This will connect the subject lands to existing transit services on Donald Cousens Parkway, and to amenities such as schools and parks, within the Greensborough community across Donald Cousens Parkway. Currently, this intersection is not signalized, and since Donald Cousens Parkway is a Regional road, it will be up to the Region of York to determine whether a traffic signal is warranted. This may occur after the subject building is occupied, and may be dependent on the timing for development to proceed on the north side of Castlemore Avenue. In the interim it may be safer for residents of the building to cross Donald Cousens Parkway at existing traffic lights approximately 300 m to the south where it intersects with 9th Line, or to the north where it intersects with Delray Drive approximately 800 m from the subject lands. While neither this section of 9th Line nor the east side of Donald Cousens Parkway currently have sidewalks, staff note that sidewalks are anticipated along Donald Cousens when the Region undertakes the urbanization of the cross section. Staff also anticipate that when the future park to the north is built, there will be additional opportunities to connect the subject lands to this park via an extension to the pathway from the subject lands through the storm water management block and/or in conjunction with development on the north side of Castlemore Avenue.

Private amenity space will be provided in the form of private balconies and patios for each of the condominium units and on the 200 m² (2152 ft²) roof-top terrace which will contain benches and planters. The future condominium corporation will ultimately determine the best way to use this space for residents within the building. Finally, the abutting church to the south offers a variety of drop programs and classes geared towards different age groups. Some of these programs require a registration or drop in fee, while others are free. The proximity to the church and availability of these programs may assist in providing recreational amenities to residents within the building.

Proposed Development is within vicinity of schools

The York Region District School Board and York Catholic District School Board have not identified any concerns with the capacity of existing local schools as a result of the proposed development. School sites within the vicinity include:

- Catholic and Public elementary schools within the Greensborough Community, on the west side of side of Donald Cousens Parkway.
- A development block within the Greensborough community west of Donald Cousens Parkway, reserved for a potential public high school,
- A high school under construction and scheduled to open in November 2017, to the southeast in the Cornell community; and
- Saint Brother Andre Catholic High School at the south side of the Greensborough community on 16th Avenue.

Traffic, Parking and Transportation Demand Management (TDM)

A Traffic Impact Study has been submitted in support of the proposed development, which has been deemed to be acceptable by the City's Transportation Engineering Section. The Region of York has also not identified any concerns with increased traffic impacts onto 9th Line, which is a Regional arterial road.

With respect to onsite parking, the zoning by-law amendment proposes to reduce the amount of parking, as required by the City's Parking Standards By-law 28-97, as amended, by approximately 15 spaces. A parking justification study was prepared in support of this reduction, which has been accepted by Planning and Transportation Engineering staff. To substantiate reduced parking for the residents, the study assessed auto ownership rates for apartment units in Markham, which averaged 1.07 vehicles per household. The study also assessed the use of visitor parking at four proxy sites which observed an average peak demand of 0.09 spaces per unit. In comparison, the proposed rates for the subject lands are 1.18 spaces per unit for residents (138 spaces) and 0.2 spaces per unit for visitors (23 spaces). To further quantify the reduction, the study also highlighted the Transportation Demand Management (TDM) measures to be implemented to reduce car dependency onsite. These TDM measures will be a requirement of site plan approval (Appendix 'B') and include:

- Dedicated areas in the underground parking garage for long term bike storage;
- Short term bicycle parking;
- Two dedicated parking spaces for an onsite car share program;
- Unbundled parking;

- Participation in the Region's Transit Incentive Program which provides YRT/Viva transit information and passes to unit purchasers prior to occupancy.

Region of York Approval

In a letter dated October 10, 2017, the Region of York provided conditions related to the proposed plan to require:

- A northbound left turning lane on 9th Line to the site to be incorporated on the plans, including pavement markings and dedicated signage;
- A dewatering plan
- A plan showing active transportation (cycling and walking) routes through the site and to 9th Line and Donald Cousens Parkway.

The Region may require the applicant to convey a parcel of land from the subject site to accommodate a setback of 18 m to the centerline of 9th Line. According to staff at the Region, the existing 9th Line right of way may already be sized to accommodate this setback without the need for the land conveyance, however this is required to be confirmed by the applicant by providing a survey to the Region of York. If the conveyance of land is required the site plan may have to be slightly revised to accommodate the 3.0 m front yard setback that is proposed as part of the zoning by-law amendment (Appendix 'A'). All conditions requested by the Region will be required to be cleared prior to the issuance of site plan approval (Appendix 'B'). The Region has not identified any significant concerns related to the proposed development.

Toronto Region Conservation Authority (TRCA) Approval

In a letter dated September 5, 2017, the TRCA requested the applicant:

- to provide additional information on the technical engineering submission, related to stormwater management criteria (including water quality and how runoff during construction will be controlled);
- to confirm the capacity of the adjacent storm water management pond to support the development; and
- to identify the erosion control and water balance criteria for the subject site. The TRCA has indicated that their comments are to be addressed prior to the conservation authority supporting formal site plan endorsement.

Accordingly, staff recommend a condition requiring the applicant to address the TRCA comments prior to the issuance of site plan endorsement (see Appendix 'B'). The TRCA has advised they have no objection to the zoning by-law amendment.

Developers Group Clearance

The Trustee for the Greensborough Developers Group has advised that the applicant is required to enter into the Group's Cost Sharing Agreement and financially contribute an equitable share for the delivery of public land and infrastructure to service the community, including the subject site. Staff recommend that a clearance letter from the Trustee of the Greensborough Developers Group be submitted to advise that any outstanding obligations related to site servicing, financial or otherwise, have been satisfied prior to the issuance of site plan approval (Appendix 'B'),

Sustainability initiatives

Since Council adopted a policy requiring medium and high density residential developments to achieve LEED silver certification in 2009 there have been advancements in sustainable building design, including the use of wood in mid-rise buildings and alternative construction methods resulting in more energy efficient and sustainable buildings. Consequently, medium and high density developments that demonstrate appropriate alternative sustainable design components have not been required to achieve LEED silver certification. In addition to proposing a wood frame building, which is a carbon neutral, renewable organic building material, Creative Home Solutions is also proposing several other sustainable features, including but not limited to:

- White roof to reduce heat island effect;
- Low-flow plumbing fixtures (showerheads, faucets, toilets);
- An energy efficient building with respect to insulation, windows and window frames;
- High performance HVAC systems;
- Energy efficient lighting systems with zero up-lighting and light spillage offsite;
- Tri-sorter waste collection for organics, recyclables and waste with a targeted waste diversion rate of 80% from landfills;
- Drought resistant native plantings;
- Redevelopment of a brownfield site (contractors yard);
- Pedestrian access and connectivity to existing transit;
- Implementation of Transit Demand Management (TDM) initiatives, including bicycle storage, transit passes and information to residents; participation in a car share program with two dedicated parking stalls; and
- Charging stations for electric cars in the underground parking garage.

A full list of the proposed sustainable features has been provided by the applicant and will be implemented through appropriate clauses in the site plan agreement.

Servicing

Servicing allocation is available to support development of 117 apartment dwellings within the proposed condominium building. The Engineering department has not identified any issues with respect to the capacity of municipal services.

The proposed servicing configuration includes the installation of sanitary sewer and water services through the adjacent storm water management pond block to the north, which connects to existing services on Castlemore Avenue. This is required as there are no existing sanitary or water services available to service the site along 9th Line. This approach is acceptable to both the Engineering and Asset Management Departments.

The Site Plan, building elevations and landscaping are appropriate

Planning staff are of the opinion that the proposed condominium apartment building is an appropriate development for the site, and that the built form is compatible with surrounding land uses.

Planning and Urban Design staff have worked with Creative Home Solutions on the building elevations with respect to its vertical elements, colour and type of materials to be used in the exterior treatments. Staff consider the proposed building elevations to be acceptable from an aesthetic and visual perspective. The building elevations will comply with the City of Markham Bird Friendly guidelines.

City staff and external agencies have reviewed the third submission of the site plan and zoning amendment applications. The only outstanding comments are technical in nature, and relate to final acceptance of the engineering submission for grading and servicing, functional servicing report and erosion and sediment control plans by both the Engineering Department and TRCA. These will be required to be addressed prior to the issuance of Site Plan Endorsement (See Appendix 'A'). Staff are satisfied with the layout and configuration of the proposed site plan, including site access and circulation, provision for onsite parking, fire access route, waste collection, private amenity space and the location of landscaped areas. Winter maintenance will be provided by the Condominium Corporation for this development.

Overall the proposed development makes the best use of a brownfield site within the existing urban boundary and adds to the range of housing options available in this part of the municipality where single detached homes and townhouses are the predominant building types.

The Proposed Zoning By-law Amendment is appropriate

Approval of the zoning by-law amendment (Appendix 'A') will permit a condominium apartment building at the density approved by Council in 2016 through amendments to the In-force Official Plan (Revised 1987), Greensborough Planning District Secondary Plan and 2014 Official Plan. Staff consider the scale and massing of the building to be acceptable and that the proposed building is appropriate for the site with respect to building height, setbacks, density and provision for parking.

Section 37 and Public Art contributions

In accordance with City policy and Section 37 of the Planning Act, the Applicant will be required to provide community benefits for the increased site density being implemented through the proposed zoning amendment. Accordingly, the zoning by-law (Appendix 'A') includes a provision requiring the applicant to provide community benefits and contribute to the City's public arts fund

CONCLUSION:

It is the opinion of Staff that the proposed development is appropriate and represents good planning. It will meet the City's policy objectives by diversifying the housing stock, improving housing choice and affordability, as well as providing compact built form and a modest level of intensification in a mid-rise building within the existing urban boundary. It is therefore recommended that the Zoning By-law amendment provided in Appendix 'A' be approved, and that site plan application be endorsed in principle, with authority for final site plan approval being delegated to the Director of Planning and Urban Design, subject to the conditions provided in Appendix 'B'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

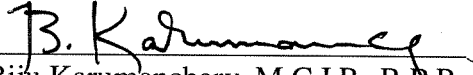
Not applicable.

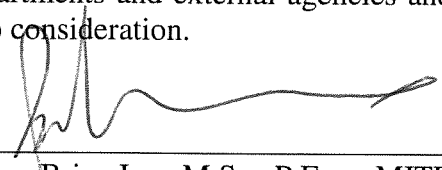
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development aligns with the strategic priorities for growth management, transportation and the environment.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and their requirements and comments have been taken into consideration.


Biju Karumanchery, M.C.I.P., R.R.P.
Director of Planning & Urban Design


Brian Lee, M.Sc., P.Eng., MITE
Acting Commissioner of Development
Services

ATTACHMENTS:

Figure 1 – Site Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photograph
Figure 4 – Proposed Site Plan
Figure 5 – Proposed Elevations
Appendix 'A' – Draft Zoning By-law Amendment
Appendix 'B' – Site Plan Conditions
Appendix 'C' – Sustainable Features

File path: Amanda\File 16 124169\Documents\Recommendation Report

Appendix 'B'
Site Plan Conditions
Creative Home Solutions
9700 9th Line
SC 16 124169

That prior to Site Plan Endorsement:

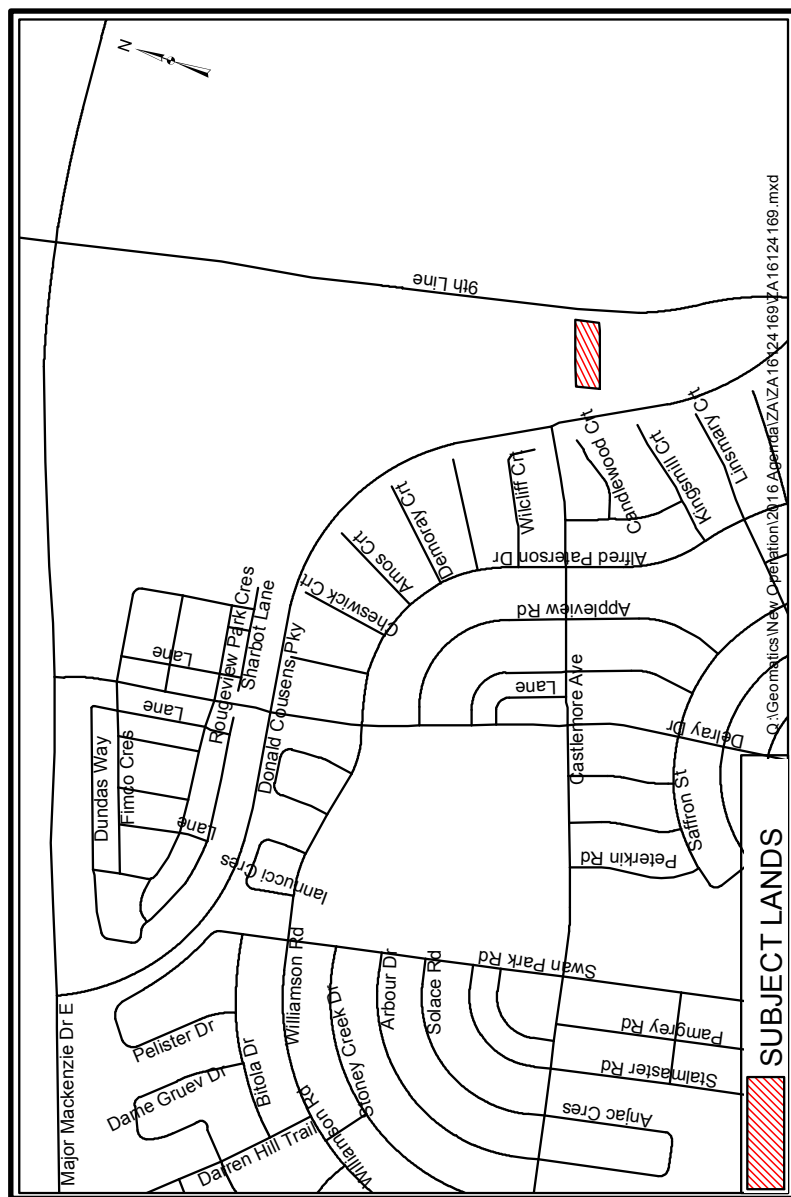
1. The Owner shall provide a clearance letter from the Toronto Region Conservation Authority advising that any outstanding conditions, financial or otherwise have been cleared to the satisfaction of the Region.
2. The Owner shall provide a clearance letter from the Region of York advising that any outstanding conditions, financial or otherwise have been cleared to the satisfaction of the Region.
3. That any outstanding City staff comments related to the technical review of the site plan application be addressed to the satisfaction of the Director of Planning and Urban Design or his designate, including final approval of a traffic impact study, building elevations and landscaping drawings.

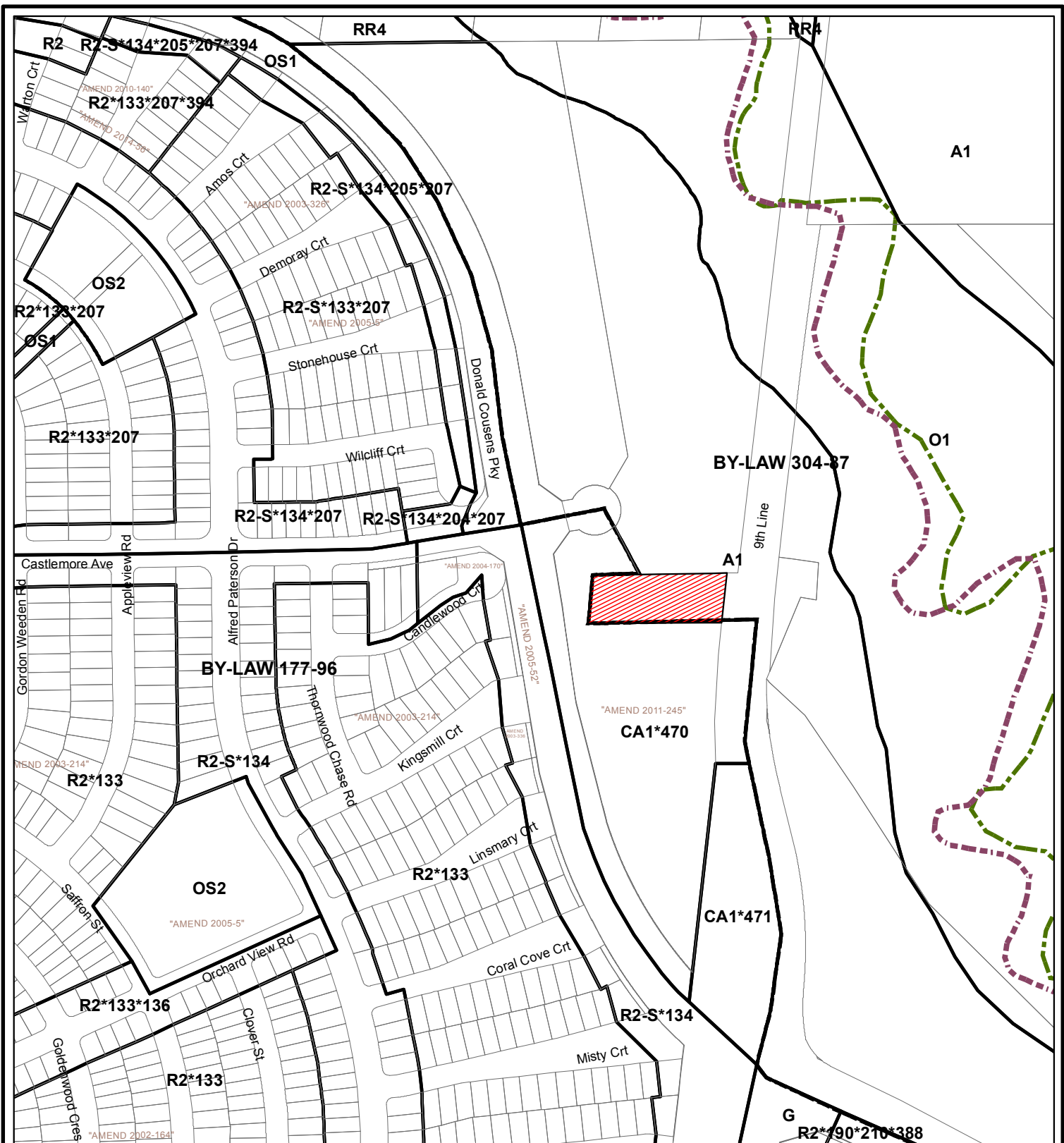
That the Owner shall enter into a Site Plan Agreement with the City containing all standards and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges and any other financial obligations and securities.
2. Provisions for a Section 37 Agreement with the City, including provisions for Public Art, to the satisfaction of the Director of Planning and Urban Design.
3. Provisions to satisfy all of the Region of York requirements
4. Provisions to satisfy all of the Toronto Region Conservation Authority requirements.
5. That the Owner agrees to implement Bird Friendly measures and Dark Sky lighting to the satisfaction of the Director of Planning and Urban Design.
6. That the Owner agrees to implement the Transportation Demand Management Plan and provide the respective Letter of Credit to the satisfaction of the Director of Engineering.
7. That the Owner agrees to implement the sustainable design features attached as Appendix 'C', to the satisfaction of the Director of Planning and Urban Design.

That prior to the execution of the Site Plan Agreement and issuance of Site Plan Approval:

1. The Owner shall submit final site plans, building elevations, engineering drawings, lighting plans, landscape plans, along with any other drawings, plans, studies, reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Director of Planning and Urban Design;
2. The Owner shall provide a clearance letter from the Trustee of the Greensborough Developers Group advising that all outstanding conditions related to site servicing, financial or otherwise, have been satisfied.





AREA CONTEXT /ZONING

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9th LINE

FILE No. ZA. 16124169 (SC)

 SUBJECT LANDS

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DATE: 20/01/2016



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

FIGURE No. 2



AIR PHOTO

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9th LINE

FILE No. ZA. 16124169 (SC)

 SUBJECT LANDS

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DATE: 20/01/2016



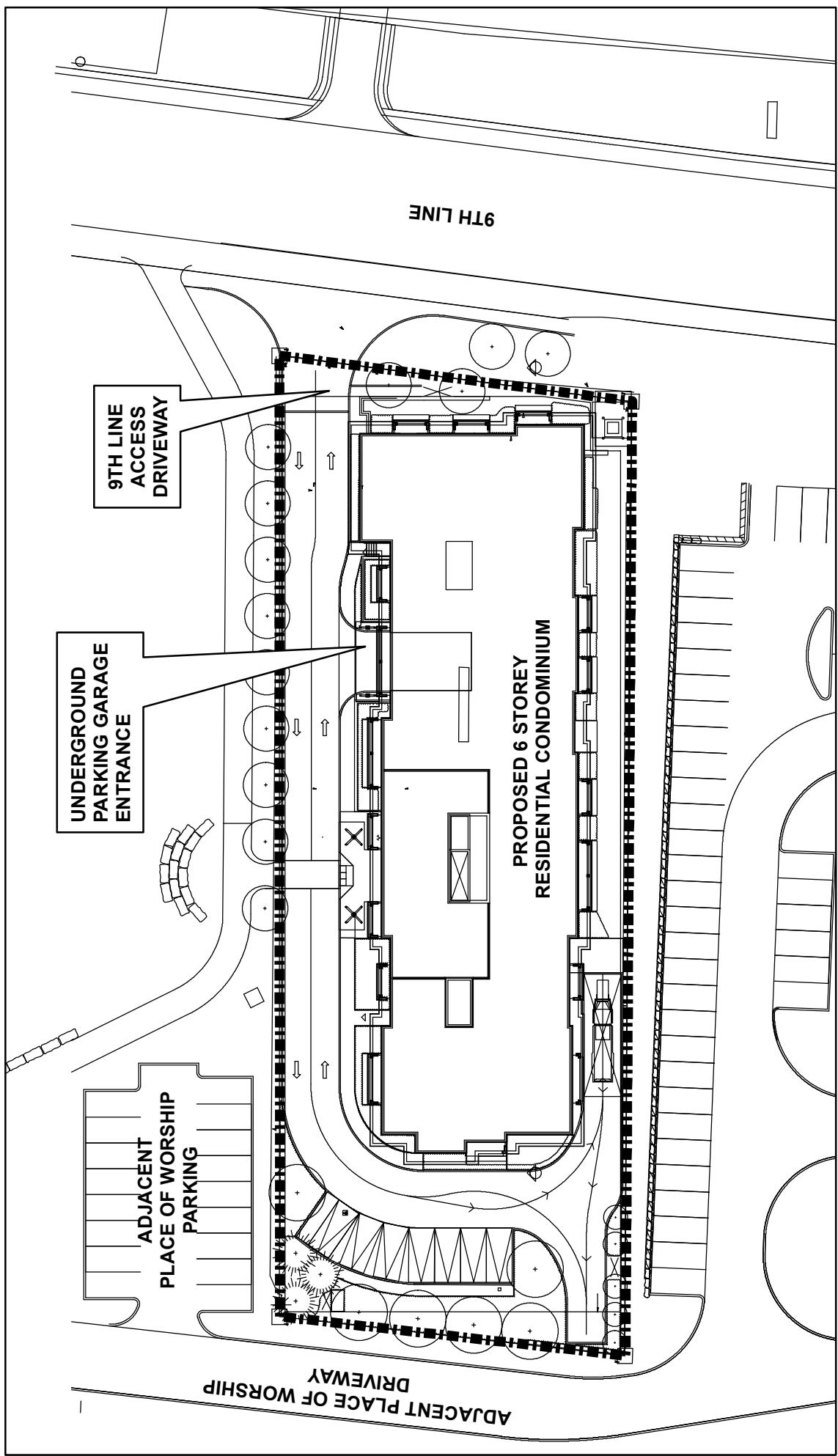
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

FIGURE No. 3





SITE PLAN

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9TH LINE

FILE No. ZA.16124169 (SC)

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 SUBJECT LANDS



perspective view north-west corner

ELEVATION RENDERING

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9TH LINE

FILE No. ZA.16124169 (SC)

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EXPLANATORY NOTE

BY-LAW 2017-____

A By-law to amend By-law 304-87, as amended

(to delete lands from the designated area of By-law 304-87)

and to amend By-law 177-96, as amended

(to incorporate lands into the designated area of By-law 177-96, as amended)

Creative Home Solutions

9700 9th Line

ZA 16 124169

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.37 hectares, located on the west side of 9th Line, north of Donald Cousens Parkway in the Greensborough Planning District.

Existing Zoning

The subject lands are zoned Agricultural One (A1) under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to remove the subject lands from the designated area of By-law 304-87, as amended, to be incorporated into the designated area of By-law 177-96, as amended by rezoning them into the Residential Four*584 (R4*584) Zone to permit the use of the lands for a midrise condominium apartment building.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



A By-law to amend By-law 304-87, as amended
(to delete lands from the designated area of By-law 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule “A” attached hereto.
 - 2.2 By zoning the lands outlined on Schedule “A” attached hereto to **Residential Four*584 (R4*584)**
3. By adding the following subsection to Section 7- EXCEPTIONS

Exception 7.584	Creative Home Solutions 9700 9 th Line	Parent Zone R4
File ZA 16 124169		Amending By-law 2017-____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2017-____ and denoted by the symbol *584.		
7.584.1 Zone Standards		
The following specific Zone Standards shall apply to <i>Apartment Dwellings</i> :		
a)	<i>Minimum Lot Frontage</i> - 35 metres;	
b)	<i>Minimum Interior Side Yard</i> – 3.5 metres;	
c)	<i>Minimum Rear Yard</i> – 19.5 metres;	
d)	<i>Minimum and Maximum Height of a Main Wall</i> within 6.0 metres of the <i>Front Lot Line</i> – Not Applicable	
e)	<i>Maximum</i> number of <i>Dwelling Units</i> per hectare – 309	
f)	<i>Maximum</i> number of <i>Dwelling Units</i> - 117	
g)	<i>Minimum Parking for Apartment Dwellings</i> – 138 spaces, plus 23 spaces visitor parking	
7.584.2 Zone Standards		
The following specific Zone Standards shall apply to <i>Multiple Dwellings</i> :		
a)	<i>Multiple Dwellings</i> shall comply with the Residential Three (R3) standards in Table B5	

2. A contribution by the Owner to the City for the purposes of community benefits and public art, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

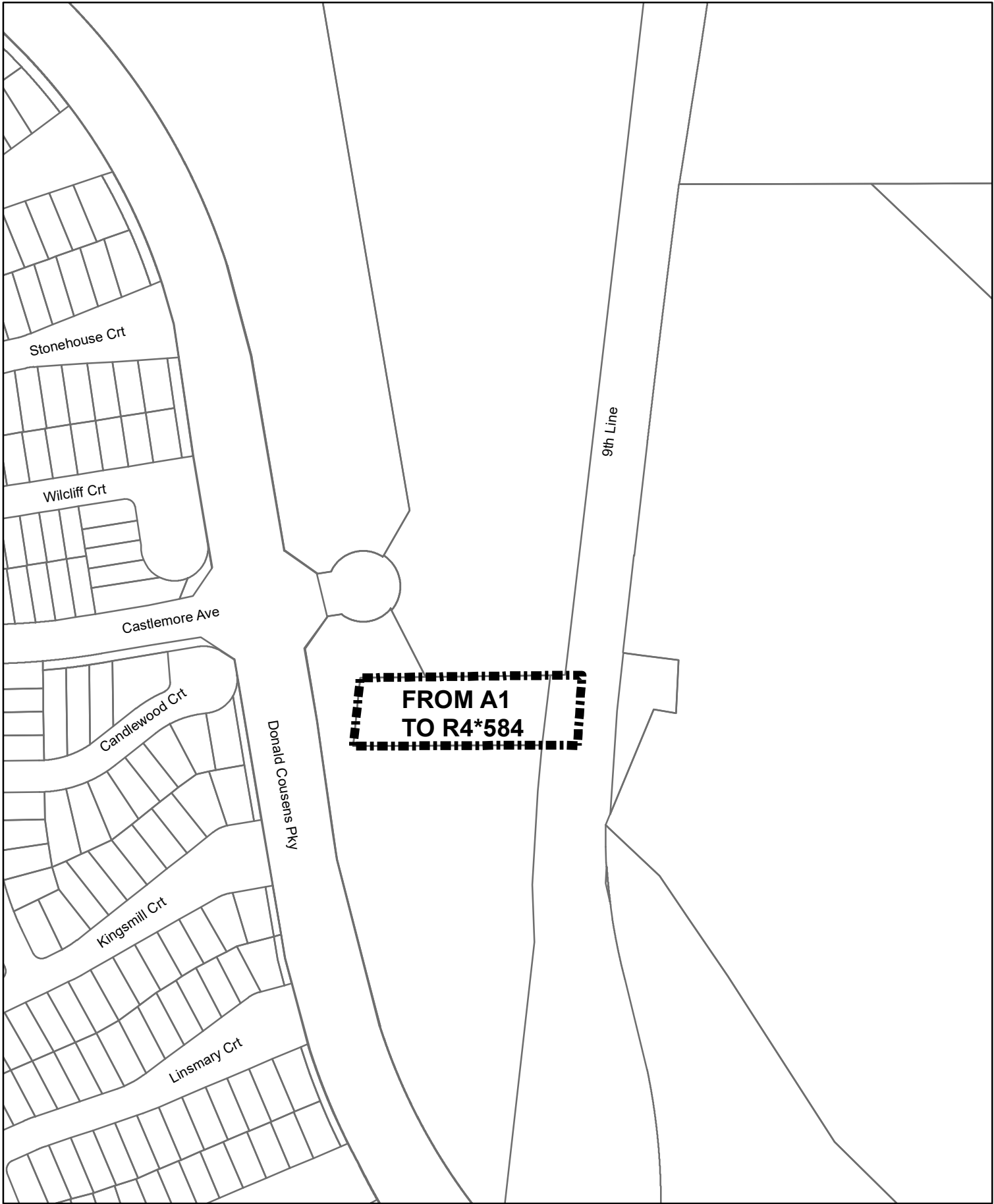
Read a first, second and third time and passed on _____,
2017.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor


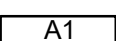
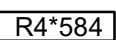
AMANDA File No.: ZA 16 124169

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SCHEDULE " A " TO BY-LAW

AMENDING BY-LAWS 304-87 AND 177-96 DATED

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96
-  A1 AGRICULTURAL ONE
-  R4*584 RESIDENTIAL FOUR *584

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

Sustainability Measures – Rouge Park Terrace

Creative Home Solutions

Prepared by: EQ Building Performance Inc.

Updated: September 12, 2017

Site / Ecology

- Erosion and sedimentation control plan developed and will be enforced to minimize impact of construction on neighbouring properties
- Stormwater quality and quantity control on-site through use of stormwater retention system
- Secure, covered, dedicated bicycle parking areas in garage
- White roof to reduce heat island effect and reduce cooling load of building
- Covered entrance canopy and outdoor pedestrian connections
- Majority of parking underground, reducing heat island effect
- Drought-resistant and native landscaping, including large deciduous, multi-stem deciduous, coniferous trees, and shrubs to promote biodiversity
- Brownfield redevelopment: Phase 2 ESA indicates some site contamination that will be cleaned up and disposed of
- Access to bus stops on Ninth Line (Route 9 and at Donald Cousens Parkway Route 25)

Water Efficiency

- Low-flow plumbing fixtures in suites and amenity areas, including showerheads, lavatories, and dual flush or low-water toilets, targeting 30% savings compared to OBC standard
- Drought-resistant plants to avoid need for potable water irrigation system

Energy Efficiency

- Overall energy efficiency targeting 5% better than SB-10(2017 update), (equal to 38% better than MNECB)
- Building envelope to have maximum vision glazing to solid wall of 40%
- Wall to achieve total-wall R-value of R-22 and continuous average roof R-value of R-30

- Wood-framed construction significantly decreases thermal bridges in wall assemblies, increasing wall R-value performance.
- Windows to be high-performance low-e with vinyl frames for superior insulating performance
- Common area lighting to be high-efficiency LED with occupancy sensors where applicable
- High-performance HVAC systems, including condensing boilers, high-efficiency make-up air unit, ECM motors in suite fan coils
- Site lighting to be high-efficiency with zero uplighting and low light trespass beyond property boundary

Materials / Resources

- Wood framed construction has low embodied energy and carbon relative to conventional steel and concrete building.
- Targeted waste diversion from landfill of 80%
- Tri-sorter to facilitate resident recycling
- Dedicated 10m² area for bulky garbage/recycling

Indoor Air Quality

- Low-VOC paints, coatings, and sealants to be used throughout the building
- Low-VOC carpeting to be used where applicable
- Area for pickup of hazardous waste
- Smoking prohibited within the building to reduce exposure to tobacco smoke

Transportation

- Car-share spaces are allocated on the surface parking lot allowing for community access to car-share option
- 2 car charging stations are provided as part of RPT's commitment to sustainable and responsible transportation requirements
 - o 1 station is located on the surface parking lot
 - o 1 station located on the P1 level parking lot