

SUBJECT: RECOMMENDATION REPORT
McCowan Developments Limited
Site plan application to facilitate a common element
condominium townhouse development at 9329 & 9365 McCowan
Road and 5286 16th Avenue (North of 16th Avenue, east side of
McCowan Road), Ward 4.

File No: SC 16 133134

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

REVIEWED BY: Sally Campbell, Ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report dated June 26th, 2017 titled "RECOMMENDATION REPORT, McCowan Developments Limited, Site plan application to facilitate a common element condominium townhouse development at 9329 & 9365 McCowan Road and 5286 16th Avenue (North of 16th Avenue, east side of McCowan Road), Ward 4, File No: SC 16 133134", be received;
- 2) That the Site plan application (SC 16 133134) submitted by McCowan Developments Limited, to facilitate townhouse development on common element condominium roads be endorsed in principle, subject to the conditions in Appendix 'A';
- 3) That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing on June 26th, 2017 in the event that the site plan agreement is not executed within that time period;
- 4) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or his designate has signed the site plan;
- 5) That Council grant servicing allocation for 150 townhouses;
- 6) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report discusses and recommends endorsement in principle of the site plan application submitted by McCowan Developments Limited to facilitate a common element condominium townhouse development at 9329 & 9365 McCowan Road and 5286 16th Avenue.

PROCESS TO DATE:

- Zoning By-law amendment to permit the proposed development approved March 21, 2017.
- Draft Plan of Subdivision to facilitate the proposed development approved by Council on March 21, 2017.

Next Steps

- Issuance of site plan endorsement by Staff;
- Execution of the site plan agreement;
- Issuance of site plan approval;
- Submission of a condominium application.

BACKGROUND:**Subject lands and area context**

The subject lands (9329 & 9365 McCowan Road and 5286 16th Avenue) are located north of 16th Avenue, on the east side of McCowan Road, behind the Region of York Pumping Station which is located right at the intersection of McCowan Road and 16th Avenue (Figure 1). The subject lands are approximately 3.3 hectares (8.15 acres) in area. A community church for the Salvation Army was previously located at 9329 McCowan Road but has since been demolished. There is an existing telecommunication tower at the south end of the property which will remain. Both 5286 16th Avenue and 9365 McCowan Road contained single family homes which have also been demolished.

To the north is a recently constructed place of worship and an associated dwelling which will be converted and used as a daycare by the place of worship. There is an existing mature Norway Spruce hedgerow being retained along the mutual property line between the subject land and the residential subdivision to the east, which consists of single and semi-detached houses. Existing townhouses, semi-detached and single family homes, and a gas station are located on the west side of McCowan Road. There is existing residential development located on the south side of 16th Avenue (Figure 3).

Proposed common element condominium townhouse development*Overall development*

The proposed site plan (Figure 4) will be comprised of a total of 150 townhouses on six (6) metre wide (19.7 feet) common element condominium roads. As a common element condominium, issues related to general maintenance and upkeep of the common area, including snow clearance will be the responsibility of the Condominium Corporation in the future. All of the townhouses will have double-car garages and will be three (3) storeys in height. The majority of the townhouses will have widths of 5.5 metres (18 feet). The more visible corner townhouses including those flanking onto West Bay Drive will be wider than 6 metres. The mature hedgerow located along the east property line will be protected and the

townhouses adjacent to the east property line will have minimum rear yards of 6 metres (19.7 feet) to ensure sufficient setback from the existing hedgerow. West Bay Drive will be extended through the proposed development to McCowan Road in accordance with the approved draft plan of subdivision and will provide a full movement access on McCowan Road. The Region of York has advised that a traffic signal is not warranted at this intersection of the West Bay Drive extension/ Trail Ridge Lane and McCowan Road at this time. A right-in/right-out access is proposed on 16th Avenue.

North of the West Bay Drive extension

Eight (8) blocks of townhouses comprised of 58 townhouses will be located north of the West Bay Drive extension. 15 visitor parking spaces, including one (1) accessible parking space will be provided for the 58 townhouses which complies with the City's parking requirement. There will be a community mailbox located at the north end of the subject lands adjacent to the visitors parking area.

South of the West Bay Drive extension

Fourteen (14) blocks of townhouses comprised of 92 townhouses will be located south of the West Bay Drive extension. There will be a private, central open space area of 1362 square metres (14,660 square feet). There will be 23 visitors parking spaces including two (2) accessible spaces. The proposed private road loops around the south end of the development past the existing telecommunication tower and the Region's pumping station lands.

Official Plan and Zoning

The subject lands are designated "Residential Low Rise" in the City's 2014 Official Plan as partially approved on October 30th, 2015, May 26th, 2016, March 10th, 2017 and April 21, 2017 (the "City's new 2014 Official Plan") which contemplates residential development including three (3) storey condominium townhouses on private roads where the development block(s) have frontage on arterial or major collector road

including townhouses with a maximum of three (3) storey and fronting onto public roads. Development is allowed to front onto private roads subject to the development block(s) having frontage on arterial or major collector roads. In this case, the development blocks front McCowan Road and 16th Avenue, both of which are arterial roads. The proposed development conforms with the City's new 2014 Official Plan.

The subject lands are zoned "Residential Two *567 (R2*567)" and "Residential Two *568 (R2*568)" in Zoning By-law 177-96, as amended (Figure 2). The proposed development is permitted by the current zoning.

OPTIONS/ DISCUSSION:

The proposed development is appropriate

The proposed site plan is appropriate and is compatible with the surrounding area and delivers the City's vision for residential low rise development on the subject lands. The extension of West Bay Drive through the proposed development to McCowan Road helps to integrate the proposed development with the Wismer community. There are 1.5 metre

sidewalks and 1.2 metre walkways throughout the proposed development to facilitate pedestrian connectivity and walkability.

There is a mix of conventional (front-loaded) townhouses which will abut the existing residential development to the east and dual-frontage (rear-loaded) townhouses which will front McCowan Road and the central private open space area. The orientation and setbacks of townhouses fronting on McCowan Road provide a strong edge with upgraded elevations (Figure 5). The shrub planting and metal fencing which will be provided along McCowan Road clearly define the public and private spaces. The yards on McCowan Road will be landscaped and designed to discourage residents from using them as alternate rear yard space. The amenity space for these rear-loaded townhouses will be in the form of balconies and garages will be integrated into the building so as not to present as a dominant feature.

There will be townhouses flanking onto West Bay Drive. These flankage townhouses are larger units with upgraded elevations (Figure 7) as they will have high visibility from West Bay Drive. Front-loaded townhouses with rear yards as amenity space will abut the rear yards of the existing residences to the east (Figure 6). Staff will work with the applicant to ensure that air conditioning units and utilities are appropriately screened or located away from public view.

Transitional architecture is proposed

The architectural character of the proposed development will be transitional in style which blends elements of both contemporary and traditional architecture. This is reflected in more modern stylistic elements and detailing while maintaining a traditional pitched roof. The townhouses will have strong linear elements and bold horizontal and vertical features. Some architectural elements includes smooth-faced brick and stone, large floor to ceiling windows, bold trim colours, distinctive roofline using flat, low-pitched or parapet roof forms. The building materials will be a combination of stone, brick, precast concrete, hardie board and glass. Natural muted colors with darkened details will be used to complement the architectural style and contrasting colours allow each element to become visually noticeable and vibrant. The lighter shades of colour applied to horizontal elements further accentuate a linear appearance while glazing frames in contrasting colours further enhance the contemporary style. The applicant is still working with Staff on tweaking the building elevations and will be required to make any necessary revisions to the address Staff's comments as well as to ensure that the proposed buildings are bird-friendly (appendix 'A').

Central private open space area

There is a 1,362 square metre (14,660 square feet) private open space area central to the proposed development. This area will be accessed by 1.5metre sidewalks on both sides. A play area will be located at the northern end of the open space area where play equipment and structures will be provided. There will be a metal fence along the edge of the play area abutting West Bay Drive to screen and protect the play area. Dual-frontage townhouses will front onto the open space area and trees will be planted around the perimeter to enhance the open space area.

Landscaping and tree preservation/ tree planting

The front of the rear-loaded townhouses (those fronting onto McCowan Road and the central private open space area) will be planted with both shrubs and trees. Trees will also be planted along the northern and southern property lines as well as on the extension of West Bay Drive along the flankage yards of the proposed townhouses. There will be some tree planting along the private road in front of the front-loaded townhouses. The majority of trees which will be planted include Red and Silver Maple, Pin and Bur Oak, and White Spruce trees. The mature Norway Spruce hedgerow along the mutual property line between these townhouses and the existing residential homes to the east will be preserved and a tree protection zone of three (3) metres will be provided in the rear yards. The applicant has also collaborated with the Region of York and will be planting additional trees along 16th Avenue on Regional lands to further screen the Region's pumping station. City staff are still working with the applicant on additional planting to the west of the visitor parking area south of the existing telecommunication tower and along the 'rear-lane' streetscape as well as fine-tuning the landscape plans. The applicant will be required to make any revisions to the landscape plans as a condition of site plan (Appendix 'A').

Engineering Review

The overall engineering drawings including functional servicing and stormwater management were reviewed as part of the subdivision review for the proposed development. Both Regional and City staff had no major concerns with the overall engineering of the subject lands and therefore have no concerns with both the subdivision and site plan proceeding. The detailed engineering submission is still under review by both the City and the Region and any revisions or comments arising from the completion of the review will need to occur prior to Staff issuing site plan endorsement (Appendix 'A').

Transportation

The Traffic Impact Study, which includes a Transportation Demand Management (TDM) Plan, submitted in support of the proposed development has been reviewed by both Regional and City Staff and is acceptable in terms of the amount of traffic generated and the impacts of the proposed development. The Owner has worked with Staff on addressing Staff's comments by reducing the number of private driveway accesses on West Bay Drive, extending the public sidewalk on the north side of the West Bay Drive extension from Maria Road to McCowan Road and removing visitors parking spaces from the West Bay Drive extension right-of-way. The design of the intersection at McCowan Road and the West Bay Drive extension must meet the Region of York requirements. Transportation staff are still reviewing the detailed engineering drawings and any revisions or comments which result from the completion of their review will need to be addressed prior to staff issuing site plan endorsement (Appendix 'A'), however, they have advised that there are no concerns with the site plan moving forward for consideration.

Transportation Demand Management (TDM)

The Owner is required to incorporate the following TDM measures into the proposed development (Appendix 'A'), at their own cost:

1. **New Resident Information Package & Transit Incentive Program**

The applicant is responsible for coordinating an information session to distribute

information packages with a representative from the Region. Residents will be invited by the applicant and the Region will assist in distributing information packages at a venue.

2. Resident Travel Surveys

The applicant shall provide new residents with the opportunity to participate in a monitoring program to evaluate the success of the proposed TDM measures and to determine future enhancement.

3. The City has also requested that the applicant consider providing a walkway along the south limit of the site to connect to the sidewalk on McCowan Road.

Sustainable features

Appendix 'B' attached provides a list of sustainable features which the applicant will implement including but not limited to:

1. Planting of drought tolerant and native species trees and shrubs;
2. Preservation of the Norway Spruce Hedgerow along the eastern property limit;
3. Adding density along local transit routes;
4. The proposed development will retain run-off volume from the 5mm rain event through infiltration systems and run-offs from greater storm events will be controlled through on-site storage systems;
5. Provision of electrical conduits from the hydro panel to the roof for potential future solar panels; and
6. Provision of high efficiency mechanical systems.

The applicant will be required to implement the sustainable initiatives as a condition of the site plan agreement.

Parkland dedication requirements

The Wismer Commons Developers Group Agreement outlines the obligations of participating land owners with respect to parkland dedication in accordance with the Wismer Commons Community Design Plan and Open Space Masterplan. The Owner has had discussions with the Wismer Developers Group and the City on providing their parkland obligations through the Developers Group in combination with paying cash-in-lieu of parkland to the City based on the current appraised value of the subject lands. The Owner is required to meet their parkland obligation prior to approval of the proposed development (Appendix 'A'). It should be noted that the central private open space area is not eligible for a credit against the parkland dedication requirement.

Developers Group release required

Development of the subject lands cannot proceed without the developer obtaining clearance from the Wismer Developers Group confirming that the developer has satisfied

his obligations to the Group. The Owner must provide a clearance letter from the Trustee of the Wismer Developers Group prior to approval of the proposed development (Appendix 'A').

CONCLUSION:

It is the opinion of Staff that the proposed development and site plan is appropriate and should be endorsed in principle subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

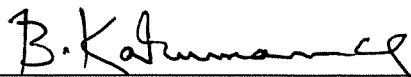
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development will align with the City's strategic priorities of growth management, creating safe and sustainable communities and transportation.

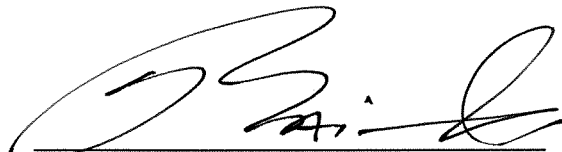
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been reviewed by various departments and external agencies. Requirements of the City and external agencies have been reflected in the site plan conditions and/or will be included in the site plan agreement.

RECOMMENDED BY:



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



Jim Baird, 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: | Proposed Site Plan |
| Figure 5: | Townhouses fronting onto McCowan Road |
| Figure 6: | Front-loaded townhouses |
| Figure 7: | Flankage elevations on West Bay Drive |
| Appendix A: | Site Plan Conditions |
| Appendix B: | Sustainable Initiatives |

AGENT CONTACT INFORMATION:

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File path: Amanda File 16 133134 Documents Recommendation Report

APPENDIX 'A'
SITE PLAN CONDITIONS
McCOWAN DEVELOPMENTS LIMITED
9329 & 9365 McCOWAN RD AND 5286 16TH AVE
SC 16 133134

That prior to site plan endorsement:

1. The Owner satisfies all City departments and Region of York technical requirements to the satisfaction of the Director of Planning and Urban Design.
2. The Owner addresses all City comments and makes the necessary revisions respecting the site plan, and elevation drawings to the satisfaction of the Director of Planning and Urban Design.
3. The Owner addresses any comments and makes the necessary revisions to upon completion of the engineering drawings and transportation review by the Region of York and City, to the satisfaction of the Director of Engineering.

That the Owner enter into a Site Plan Agreement with the City, containing all standard 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, provision of parkland dedication (including cash-in-lieu of parkland), and any other financial obligations and securities.
2. Provisions to ensure all Region of York requirements are satisfied.
3. That the Owner agrees to implement Bird Friendly Measures and Dark Sky lighting to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner agrees to implement the Transportation Demand Management (TDM) Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering.
5. That the Owner agrees to implement the sustainable features attached as Appendix 'B' to the satisfaction of the Director of Planning and Urban Design.

That prior to execution of the Site Plan Agreement:

1. That the Owner shall submit final site plans, building elevations, engineering drawings, lighting plans, landscape plans and tree preservation 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. That the Region of York provides written confirmation that they are satisfied that their requirements have been met and site plan approval can be issued.
3. That the Owner provides written confirmation from the Trustee of the Developers Group

HUMPHRIES PLANNING GROUP INC.

September 2nd 2016
Revised May 16th 2017
HPGI File: 16437

Planning and Urban Design Department
City of Markham
101 Town Centre Blvd.
Markham, ON
L3R 9W3

Attn: Stacia Muradali, M.C.I.P., R.P.P
Senior Planner

Re: List of Sustainable Features
Site Plan Submission and Draft Plan of Subdivision Re-Submission
9329 & 9365 McCowan Road & 5286 16th Avenue, Markham
Part Lot 16, Concession 7
Related Files: OP/ZA 15 110451, SU 16 110451

Humphries Planning Group Inc. (HPGI) represents McCowan Developments Limited. On behalf of McCowan Developments Limited, HPGI is submitting a Site Plan Application and re-submitting Draft Plan of Subdivision materials for the lands described above. In support of this application, the City of Markham has requested that the applicant provide a list of sustainable features include in the project design, which are as follows:

- Per the Landscape Plan (L1, April 21st, NAK Design), a majority of tree and shrub species on site are drought tolerant and are considered native species;
- per the Tree Inventory and Preservation Plan (V100, Sept. 2, 2016, SBK), the Norway Spruce Hedgerow along the eastern property limit is being retained in situ and appropriate Tree Protection measures are being undertaken per the Arborist's Report (Aug. 15 2016, SBK);
- the project will add additional density along local transit routes and is in proximity to a GO transit train station (Centennial GO station);
- the project will provide energy efficient homes which are compliant to the OBC;
- the project will provide for high efficiency mechanical systems;
- per the Stormwater Management Report (April 2017, SCS), the project will retain run-off volume from the 5mm rain event on site through infiltration systems. Run-offs from greater storm events are controlled through orifices and on-site storage systems;

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- per the Stormwater Management Report (April 2017, SCS), 80% of total Suspended Solids (TSS) from all captured runoffs on-site will be removed using oil grit separators and downstream SWM pond; and,
- the owner agrees to provide electrical conduits from the hydro panel to the roof for potential future solar panels.

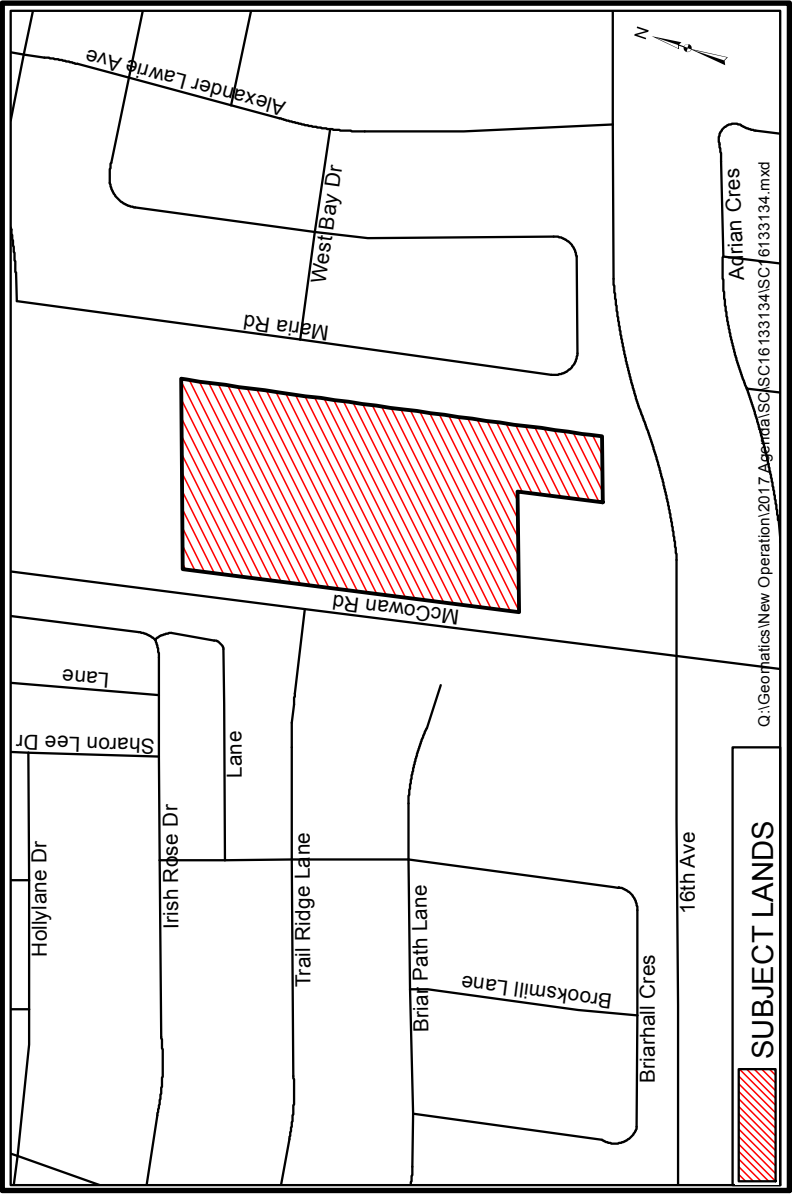
We trust that the foregoing meets your submission requirements. Should you have any questions feel free to contact the undersigned at (905) 264-7678- ex.248.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Michael Testaguzza', with a long horizontal line extending to the right.

Michael Testaguzza
Intermediate Planner

cc. James Stevenson, McCowan Developments Limited







AERIAL PHOTO (2016)

APPLICANT: McCOWAN DEVELOPMENTS LIMITED
9329 & 9365 McCOWAN ROAD & 5286 16th AVE.

FILE No. SC. 16133134 (SM)

 SUBJECT LANDS

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DATE: 11/05/2017



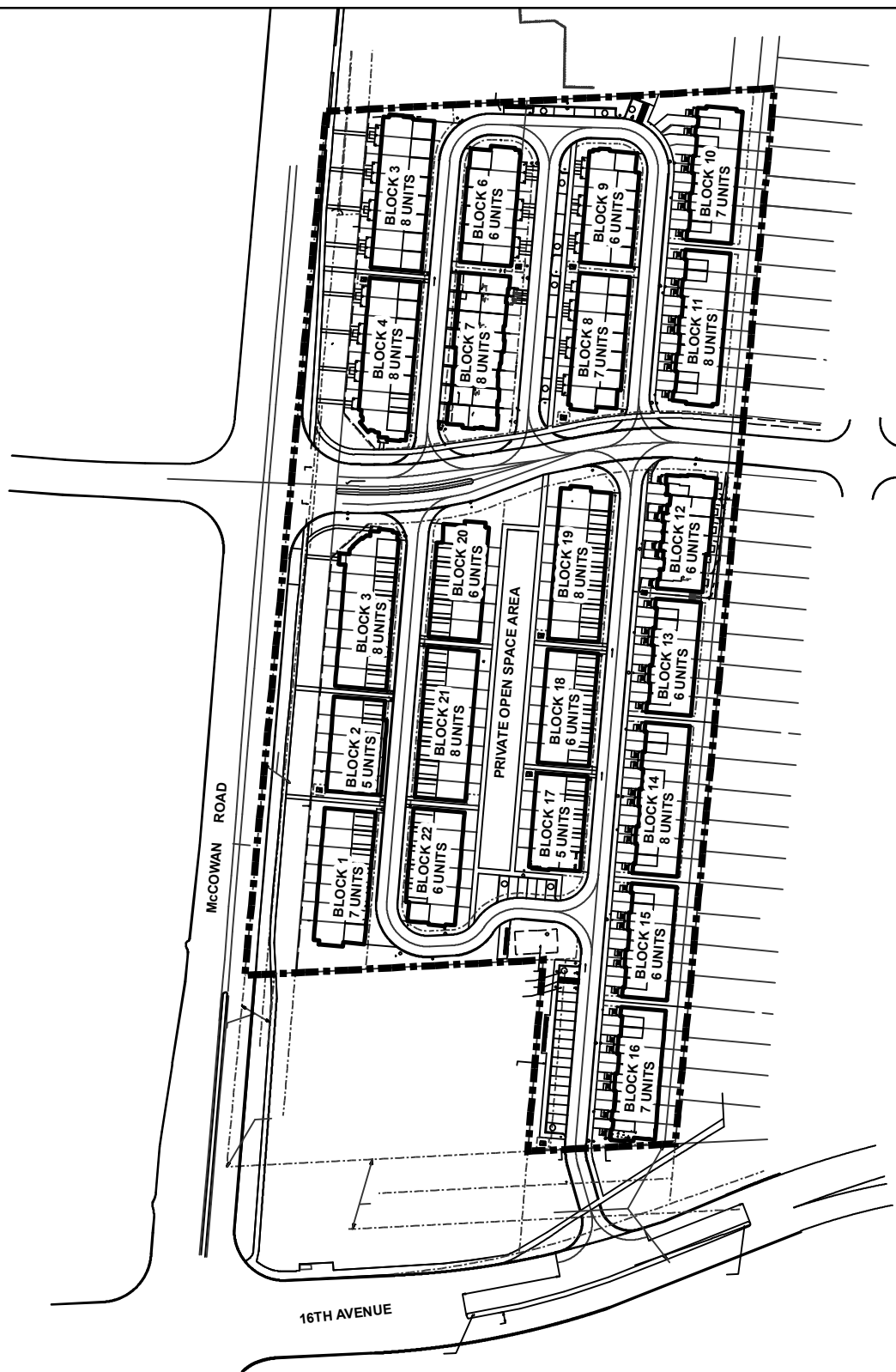
DEVELOPMENT SERVICES COMMISSION

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Checked By: SM

FIGURE No.3





SITE PLAN

APPLICANT: McCOWAN DEVELOPMENTS LIMITED
9329 & 9365 McCOWAN ROAD & 5286 16th AVE.

FILE No. SC. 16133134 (SM)

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FIGURE No.4



TOWNHOUSES FRONTING ONTO MCCOWAN ROAD

APPLICANT: MCCOWAN DEVELOPMENTS LIMITED
9329 & 9365 MCCOWAN RD. & 5286 16th AVE.

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FIGURE No.5



FRONT ELEVATION 'A' - FRONT LOADED TOWNS - BLOCK 12

FRONT - LOADED TOWNHOUSES

APPLICANT: MCCOWAN DEVELOPMENTS LIMITED
9329 & 9365 McCOWAN RD. & 5286 16th AVE.

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FLANKING ELEVATION ON WEST BAY DRIVE

APPLICANT: MCCOWAN DEVELOPMENTS LIMITED
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FIGURE No.7