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**SUBJECT:** PRELIMINARY REPORT  
Digram Developments Markham 2 Inc.  
Zoning By-law amendment application to allow townhouses north of Castlemore Avenue on the east side of Swan Park Road, in Greensborough, Ward 5, (Part of Block 78, 65M3834)

File No: ZA 16 113212

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

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

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**RECOMMENDATION:**

- 1) That the report dated June 12, 2017 and titled “PRELIMINARY REPORT, Digram Developments Markham 2 Inc., Zoning By-law amendment application to allow townhouses north of Castlemore Avenue on the east side of Swan Park Road, in Greensborough, Ward 5, (Part of Block 78, 65M3834)”, be received.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the rezoning application submitted by Digram Developments Markham 2 Inc., to permit townhouses north of Castlemore Avenue, on the east side of Swan Park Road. 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.

*Next Steps:*

- Scheduling of the Statutory Public Meeting;
- Recommendation Report respecting the Zoning By-law Amendment;
- Submission of a Site Plan application;
- Submission of a Part Lot Control Exemption application.

**BACKGROUND:**

**Subject land and area context**

The subject land is located north of Castlemore Avenue, on the east side of Swan Park Road and is approximately 0.4 hectares (1 acre) (Figure 1). The subject land, which is currently vacant with minimal vegetation, was formerly part of a larger school block and declared surplus by the York Region District School Board (YRDSB) when it acquired the lands for high school purposes. The lands to the immediate east are still part of a future high school block (Figure 3).

The Gord Weedon Park which is located to the north is comprised of woodlands and wetlands. There is a wetland abutting the subject land to the south which is owned by the City. Vacant land to the east is the high school block acquired by YRDSB and the existing Sam Chapman Public School is to the north east. There is residential development consisting of single and semi-detached homes and townhouses across Swan Park Road on the west side (Figure 3).

### **Proposal for townhouses**

The applicant is proposing to construct 23 townhouses fronting onto Swan Park Road (Figure 4). The applicant is proposing that each of the townhouses will be 5.5 metres (18 feet) wide, 2-storeys high with single car garages. A 6 metre wide (19.7 feet) block is proposed at the south end of the subject land which will accommodate servicing infrastructure (storm pipe) and a walkway connecting to the high school lands, which is proposed to be conveyed to the City.

### **Official Plan and Zoning**

The subject land is designated "Residential Low Rise" in the City's 2014 Official Plan as partially approved on October 30, 2015, May 26, 2016 and March 10, 2017 (the "City's 2014 Official Plan"). The proposed land use conforms to the City's 2014 Official Plan.

The subject land is zoned "Open Space Two (OS2)" in Zoning By-law 177-96, as amended, which permits schools, parks, libraries, art galleries and museums. A zoning by-law amendment is required to permit the proposed residential development.

### **OPTIONS/ DISCUSSION:**

The following is a brief summary of concerns/issues raised to date. Other matters that are identified through the detailed review of the application will be discussed in a future recommendation report:

1. *Provision of more appropriate environmental buffers/ vegetation protection zones*

The applicant is proposing a 0 to 2.5 metre wide (0 to 8.2 feet) vegetation protection zone (VPZ)/ environmental buffer adjacent to the woodland to the north which will be located within the side yard setback of the most northerly townhouse lot. The City's in-force Official Plan (Revised 1987), as amended, (the "City's in-force Official Plan") typically requires a 10 metre wide (32.8 feet) VPZ. The Environmental Impact Study (EIS) submitted in support of the application does not appropriately justify the reduced VPZ and both City and TRCA staff do not support the proposed 0 to 2.5 metre VPZ. The applicant is required to revise the EIS and provide and justify a more appropriate VPZ/ environmental buffer.

The applicant is proposing a 6 metre wide (19.7 feet) block at the south end of the subject land which will contain a storm pipe and walkway and which the applicant proposes will provide a buffer to the wetland to the south. This block will be conveyed to the City in the future. Servicing infrastructure is not typically permitted within environmental buffers and a minimum 10 metre wide (32.8 feet) buffer is

required from a wetland (which is not provincially significant). Both City and TRCA staff do not support the servicing/walkway block also functioning as a reduced environmental buffer. In some cases, the TRCA and City Staff may consider a reduced buffer, however, the applicant is required to provide and justify a more appropriate environmental buffer in a revised EIS submission.

2. *Zoning of environment buffers into appropriate zone categories*

Once appropriate environmental buffers and VPZs are determined, they will be assigned open space zone categories as part of any future zoning by-law amendment.

3. *Removal of on-street parking needs to be examined*

There is on-street parking provided along the east side of Swan Park Road adjacent to the subject land which will be impacted by the proposed driveways. The applicant's transportation study needs to further examine the usage and potential displacement of these on-street parking spaces.

4. *A future site plan and part lot control applications will be submitted*

The Owner will submit a future site plan application which will evaluate building elevations, landscaping, number of external risers and tree planting in more detail. The proposed townhouse lots will be created by a future part lot control exemption application.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.


**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The application is being considered within the context of the City's growth management and environmental strategic priorities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, will be incorporated into the proposed amendment or future site plan conditions.

**RECOMMENDED BY:**

  
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Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager

  
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Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

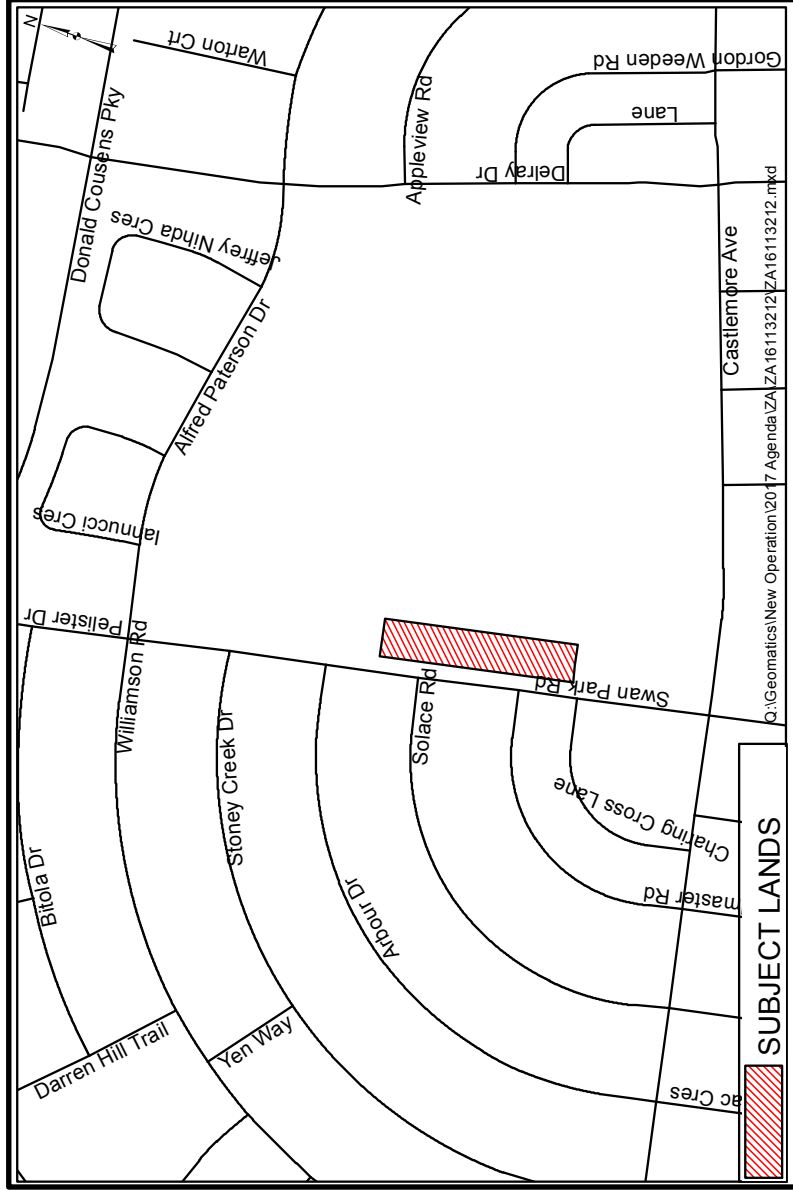
Figure 1;                    Location Map  
Figure 2:                    Area Context/ Zoning  
Figure 3:                    Air Photo  
Figure 4:                    Conceptual Plan

**AGENT CONTACT INFORMATION:**

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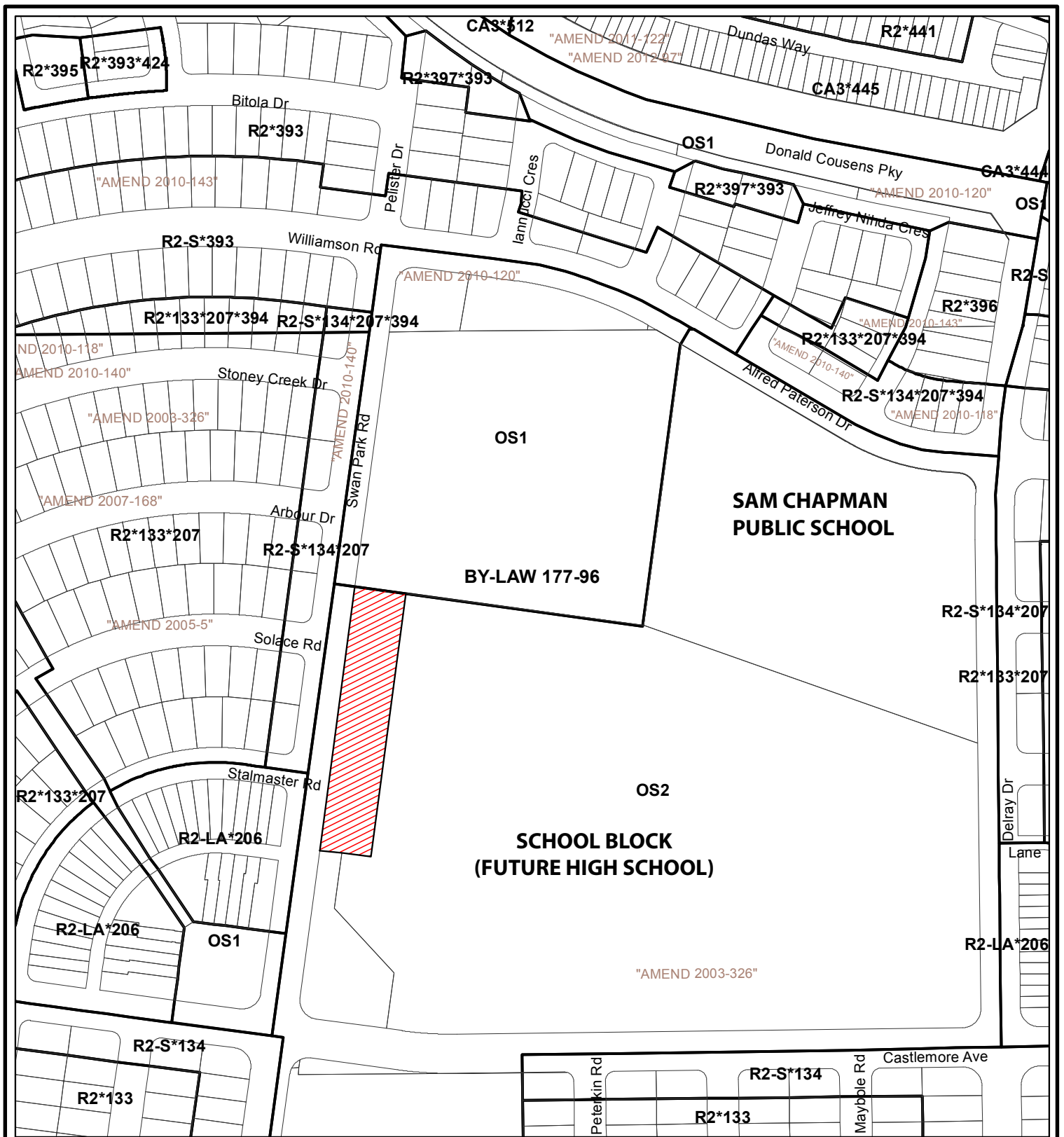
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**SUBJECT LANDS**

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# AREA CONTEXT / ZONING

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM 2 INC.  
 NORTH OF CASTLEMORE AVE, EAST OF SWAN PARK RD.



SUBJECT LANDS

FILE No. ZA. 16113212 (SM)

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DATE: 04/05/2017



# AERIAL PHOTO (2016)

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM 2 INC.  
 NORTH OF CASTLEMORE AVE, EAST OF SWAN PARK RD.

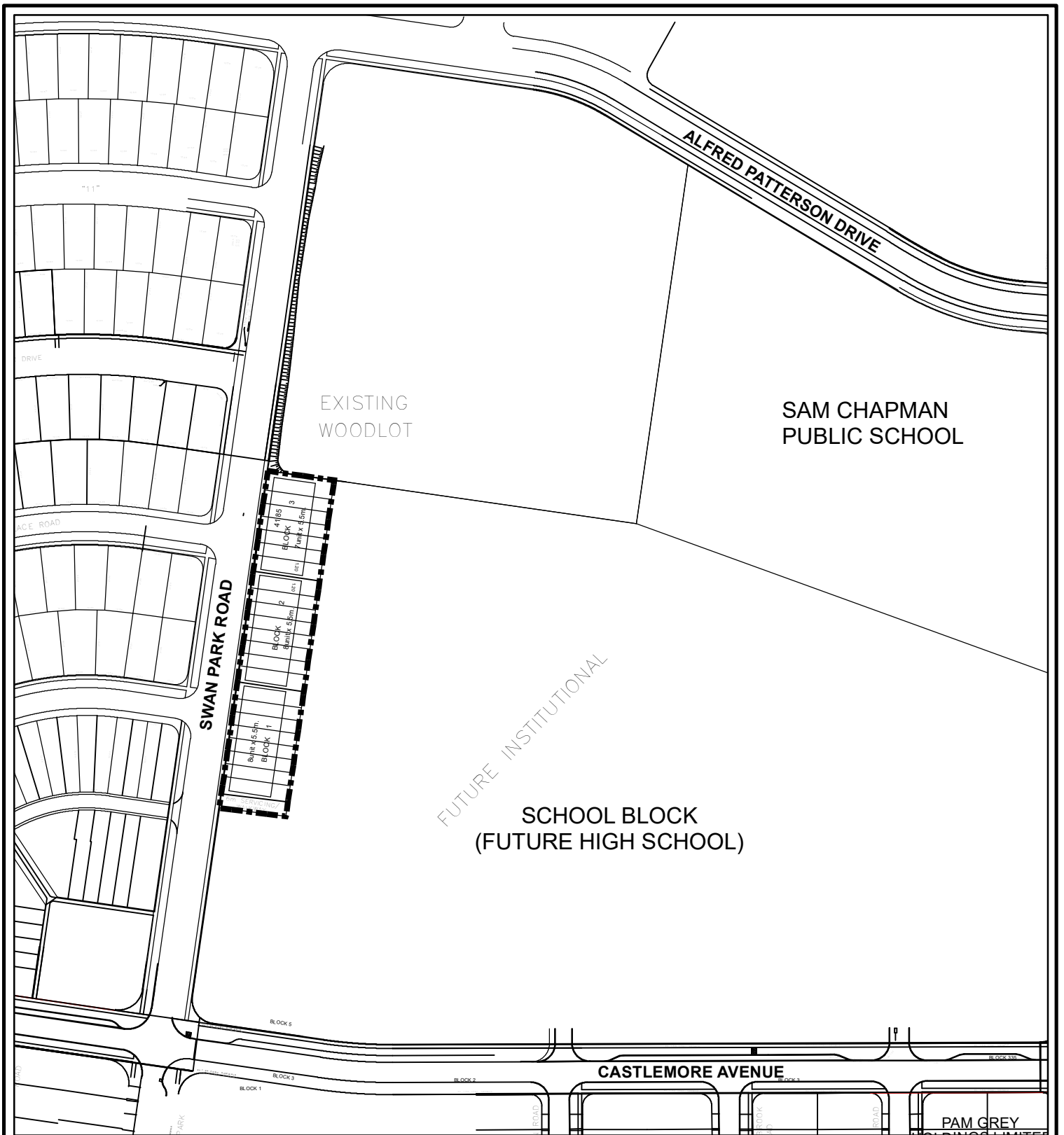


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# CONCEPT PLAN

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM 2 INC.  
 NORTH OF CASTLEMORE AVE, EAST OF SWAN PARK RD.



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