

SUBJECT: PRELIMINARY REPORT
Application for Zoning By-law Amendment by Riverwalk Meadows Inc. c/o QX4 Investments Ltd. to facilitate the creation of 8 residential lots at 7605 9th Line, 7597 9th Line & Block 228, Plan 65M-3976 (Ward 7)

FILE: ZA 17 132402

PREPARED BY: Sean Lapenna, Planner II, ext. 2230

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

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Application for Zoning By-law Amendment by Riverwalk Meadows Inc. c/o QX4 Investments Ltd. to facilitate the creation of 8 residential lots at 7605 9th Line, 7597 9th Line & Block 228, Plan 65M-3976 (Ward 7), File ZA 17 132402" be received;

PURPOSE:

The purpose of this report is to provide preliminary information on the application to amend the Zoning By-law to provide for the development of eight new single detached dwellings. This report contains general information in regards to the proposal as well as applicable official plan policies. This report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The Zoning By-law Amendment application was submitted on January 6, 2017 and deemed complete on February 28, 2017. A public meeting has been tentatively scheduled for Tuesday June 6, 2017.

BACKGROUND:

The subject properties (Figures 1 and 2) are located on the east side of 9th Line and north of Riverwalk Drive which is south of 14th Avenue and west of the Box Grove By-pass.

Surrounding uses are as follows:

- Box Grove Community Centre abuts the property to the north;
- Low rise residential neighbourhoods to the south and east along Riverwalk Drive;
- Established low rise residential properties to the west (across 9th Line) characterized by large estate residential lots, some of which have been the subject of newer infill residential development.

Two single detached dwellings currently exist on the subject properties. The two storey dwelling located at 7605 9th Line has a total Gross Floor Area of 384.5 m² (4139 ft²) on a lot of 2,803.50 m² (30,177 ft²). The one storey dwelling located at 7597 9th Line has a

Gross Floor Area of 245 m² (2640 ft²) on a lot of 2050.15 m² (22,068 ft²). The subject lands also include Block 228 on Registered Plan 3976 (Figure 3), which abuts 7597 9th Line and is a remnant open space parcel running along the north side of Riverwalk Drive, created when the Balgreen and Winter Garden Estates subdivisions were approved in 2006. The area of this remnant parcel is 281.50 m² (3030 ft²). Based on its size and configuration, Block 228 on its own is not suitable for development purposes of a single detached dwelling. The total area of all parcels combined is 5135.15 m² (55,274 ft²). Block 228 is owned by the City and the applicant is currently seeking to purchase this land from the City. This matter will be the subject of a separate report to council.

Proposal

The application submitted by Riverwalk Meadows Inc. proposes a zoning by-law amendment to rezone the subject lands to facilitate the creation of eight new residential lots, through an application for consent to sever the lands to the Committee of Adjustment. Given the number of lots associated with each parcel and that no municipal infrastructure would be required, it has been determined that a plan of subdivision would not be necessary. The Draft R-Plan (Figure 3) submitted with the application outlines the proposed conceptual configuration of each new lot to be created. The proposed lots would have frontages ranging from 12 metres to 15.25 metres (40 feet to 50 feet), depths ranging from 34 metres to 55 metres (11 feet to 180 feet) with lot areas ranging from 524 square metres to 760 square metres (5,640 ft² to 8,180 ft²). This is consistent with other lot areas and patterns in the area.

Official Plan and Zoning

The properties are 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) which provides for a variety of grade related, low density housing types, including single-detached dwellings.

As shown in Figure 3, the following zoning designations currently apply to each subject property:

Lot	Current Zoning	Applicable Bylaw
7605 9th Line	RRH - Single Family Rural Residential	194-82
7597 9th Line	RRH - Single Family Rural Residential	194-82
Block 228	OS1 - Open Space One	177-96

The application proposes to rezone the lands fronting onto 9th Line from RRH under Bylaw 194-82 to R2 – Residential Zone under Bylaw 177-96. The four lots fronting onto Riverwalk Drive are proposed to be rezoned from RRH under Bylaw 194-82 and OS1

under Bylaw 194-82 to R2 – Residential Zone under Bylaw 177-96. No relief has been requested from any of the R2 standards.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal, including matters raised at the Public Meeting will need to be addressed prior to a staff recommendation report to Committee in future, if required:

- Review of the proposed lotting and compatibility with adjacent parcels;
- Submission of an Arborist Report and Preservation Plan for review and approval, including a tree compensation proposal;
- The Engineering Department is currently reviewing servicing and storm water management capacities for all properties.

Design details for the future single detached dwellings to be constructed are not available at this time. In the event that the zoning by-law amendment is approved and the Owner proceeds with an application to sever the lots, the submission of site plan details may be required as a condition of severance to ensure that the architectural style, scale and massing of the proposed dwellings is appropriate and in keeping with character of the existing neighbourhood. The dwellings will be required to comply with the approved Architectural Design Guidelines for the Box Grove Community (2004).

FINANCIAL CONSIDERATIONS

None

HUMAN RESOURCES CONSIDERATIONS

Not applicable

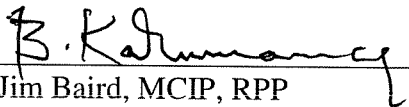
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City Departments and external agencies and any conditions and requirements received will be incorporated into the site plan conditions.

RECOMMENDED BY:


for Jim Baird, MCIP, RPP
Commissioner of Development Services

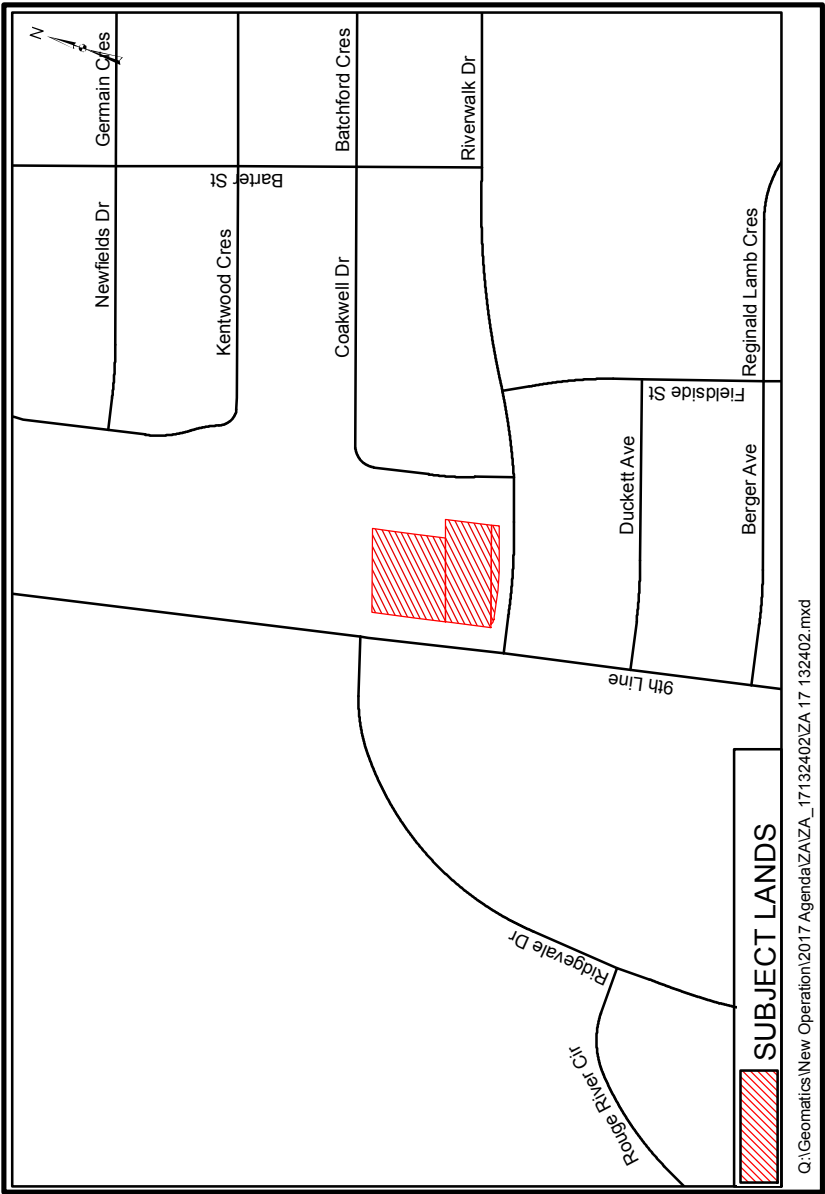

Richard Kendall, MCIP, RPP
Senior Development Manager (Acting)

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Site Plan
- Figure 4: Air Photo

Owner:
Riverwalk Meadows Inc
3621 Highway 7 E
Markham, Ontario L3R 0G6

Applicant:
QX4 Investments Ltd. – Consulting Services
17 Bauer Crescent
Markham, Ontario L3R 4H3



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AREA CONTEXT / ZONING

APPLICANT: QX4 INVESTMENTS LTD.
7605 9TH LINE, 7597 9TH LINE, PLAN 65M-3976 BLK 228

FILE NO. ZA 17 132402

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Checked By: SL

DATE: 28/04/2017

FIGURE No. 2

SUBJECT LANDS






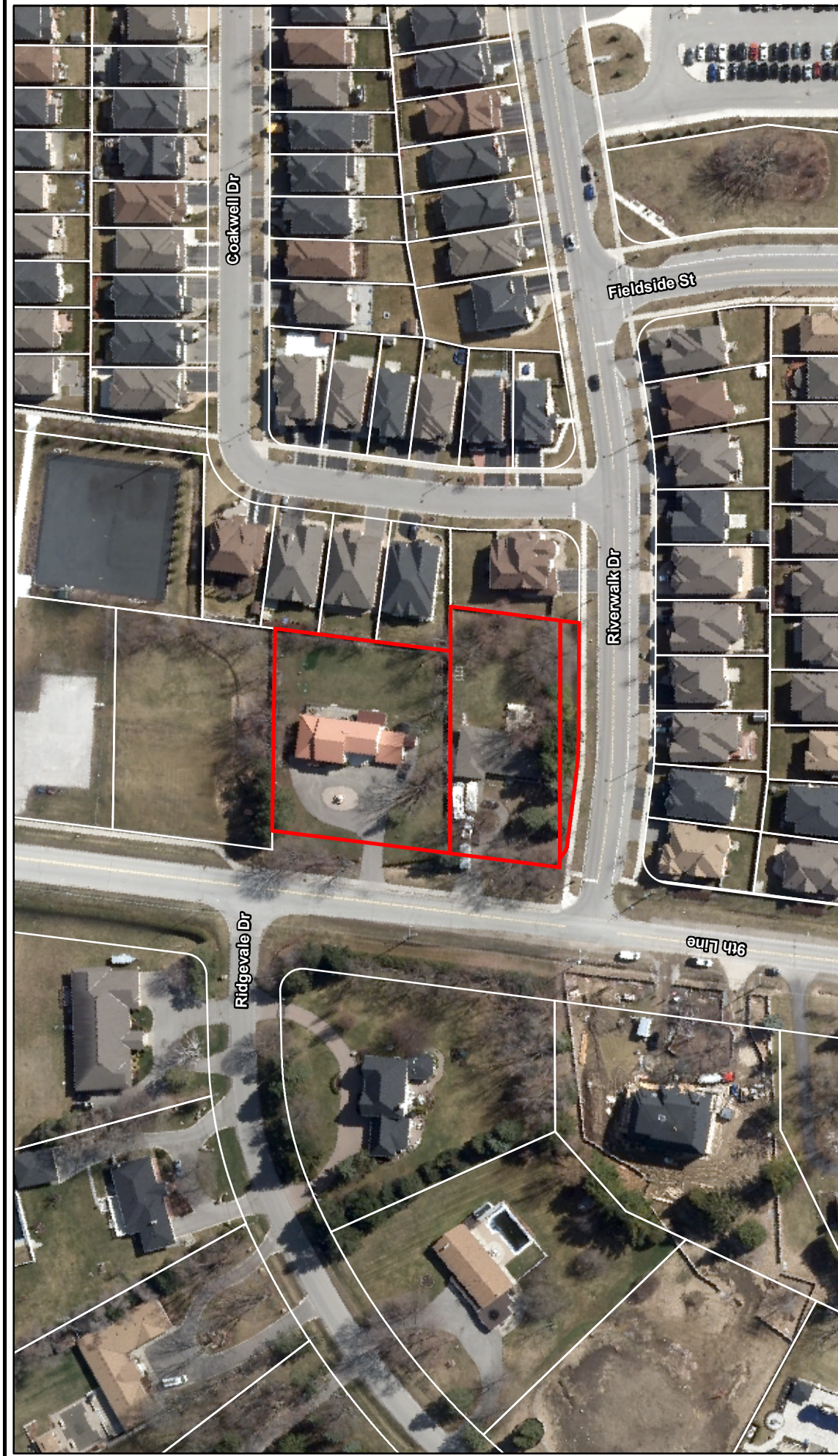
CONCEPTUAL LOT LAYOUT

APPLICANT: QX4 INVESTMENTS LTD.
7605 9TH LINE, 7597 9TH LINE, PLAN 65M-3976 BLK 228

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 SUBJECT LANDS




AIR PHOTO

APPLICANT: QX4 INVESTMENTS LTD.
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 SUBJECT LANDS

Date: 21/02/2017

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