

SUBJECT: PRELIMINARY REPORT

Application by 2504373 Ontario Inc. for a Zoning By-law Amendment to facilitate the renovation and expansion to the existing single detached dwelling to accommodate commercial uses including medical office, restaurant and retail uses north of Enterprise Boulevard/Unionville Gate, on the east side of Main Street
37 Main Street (Ward 3)

File No: ZA 16 178440

PREPARED BY: Daniel Brutto, Planner I,
Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P.
Manager of Development, Central District

RECOMMENDATION:

- 1) THAT the report dated May 23, 2017 titled "PRELIMINARY REPORT, Application by 2504373 Ontario Inc. for a Zoning By-law Amendment to facilitate the renovation and expansion to the existing single detached dwelling to accommodate commercial uses including medical office, restaurant and retail uses north of Enterprise Boulevard/Unionville Gate, on the east side of Main Street", be received;
- 2) AND THAT notice for the public meeting to consider the zoning by-law amendment application (ZA 16 178440) be provided in accordance with the standard notification process rather than the enhanced notification procedures for Markham Centre applications.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on a zoning by-law amendment application to facilitate the renovation and expansion to the existing single detached dwelling to accommodate commercial uses including medical office, restaurant and retail uses at the property known municipally as 37 Main Street, Unionville. This report contains general information regarding applicable Official Plan and Zoning policies, as well as other issues. The report should not be taken as Staff's opinion or recommendation on the application.

Application deemed complete

The Zoning By-law Amendment application was received on November 14, 2016 and deemed complete on December 13, 2016. As the subject property is located within an area that has received Special Policy Area (SPA) status to control redevelopment,

Toronto and Region Conservation Authority (TRCA) staff accompanied by City Staff and the Owner's design team conducted a site visit on February 15, 2017 to assess the opportunities and constraints. On February 23 and May 5 TRCA staff provided supplementary comments based on the site visit. Since this time the applicant has been working with TRCA and City staff to refine their proposal as discussed in this report.

PROPOSAL:

The applicant proposes a zoning by-law amendment with site specific zone standards to facilitate the renovation and expansion to the existing single detached dwelling to accommodate commercial uses including medical office, restaurant and retail uses at the property known municipally as 37 Main Street Unionville.

The proposed 258 m² main floor and basement expansion would result in a one-storey commercial building with a gross floor area of 624 m² (6,717 ft²) supported by 18 parking spaces (including 1 accessible space) in the front yard (the "proposed development") (see Figures 4 and 5 - Site Plan and Elevations). A portion of the existing dwelling's basement is to be retained and renovated. The majority of floor space is expected to be occupied by a dental office, followed by restaurant and retail space.

BACKGROUND:**Subject property and area context**

37 Main Street Unionville (the "subject property") is located north of Enterprise Boulevard/Unionville Gate, on the east side of Main Street Unionville (see Figure 1 - Location Map).

The subject property is irregularly shaped, has a frontage of approximately 44.9 m (147 ft), an area of approximately 0.22 hectares (0.54 acres) and contains a 366 m² (3,940 ft²) one-storey side split residential dwelling, which is not of heritage value. Mature vegetation is located within the rear yard and along the south property line (see Figure 2 - Aerial Photo).

Surrounding uses include (see Figure 3 - Area Context/Zoning):

- North: A one-storey business office;
- West: The access drive to Bill Crothers Secondary School and a nine-storey senior's residence known as The Marleigh;
- South: A one-storey business office; and,
- East: Rear portion of two parking lots associated with properties to the north and south, followed by the Rouge River Watershed.

Zoning

The subject property is zoned "Rural Residential One and Open Space (RR1 & O1)" under By-law 304-87, as amended and falls within an area that has received SPA status (see Figure 3 – Area Context/Zoning).

The RR1 zone applies to the southern portion of the subject property and permits one single family detached dwelling, home occupation and a private home day care subject to certain provisions being met. The northern portion of the subject property is zoned O1 which permits a golf course, a public or private park, an athletic field and a public conservation project. A zoning by-law amendment is required to permit commercial uses on the subject property.

Markham Centre Secondary Plan (OPA 21)

The subject property is designated “Community Amenity Area – General” in the Markham Centre Secondary Plan which is the operative policy document. Lands designated “Community Amenity Area – General” may be zoned to permit the following uses, among others: retail uses, service uses, offices, banks and financial institutions and restaurants. The proposed uses are provided for under this designation.

2014 Official Plan as partially approved on October 30, 2015, May 26, 2016, and March 10, 2017 (2014 Official Plan)

The subject property is designated “Mixed Use Mid Rise” in the 2014 Official Plan and falls within an area that has received SPA status. The proposed uses are provided for under the “Mixed Use Mid Rise” designation which remains under appeal and thus not in force. Notwithstanding, the Markham Centre Secondary Plan is expected to remain the operative policy document.

The SPA applies to the majority of the subject property and is consistent with the Special Policy Area boundary found in the zoning by-law. A 2003 update to the Special Policy Areas in Markham was incorporated into the zoning by-law in 2006 and the 2014 Official Plan.

A SPA in the 2014 Official Plan is an area within a community that has historically existed in the floodplain and where site-specific policies approved by the Province provide for the continued viability of existing uses. Specific policies are provided to address the management of these areas including criteria and procedures for development, redevelopment or site alteration as established by the Province (i.e. flood proofing).

Markham Centre Statutory Notice Requirements

In 2003, Council adopted enhanced statutory notice requirements for development applications in Markham Centre of 1 kilometre (1,000 metres). This practice was initiated at a time when there was a limited level of complete development in Markham Centre and a desire to ensure that the adjacent community in the vicinity of Markham Centre was made aware of statutory applications.

This application seeks zoning amendments to expand an existing single detached dwelling and incorporate a limited range of commercial uses, consistent with Secondary Plan policies. Under the circumstances, it is felt that given the limited scope of relief being requested and the modest scale of the proposal, the enhanced Markham Centre

notice procedures are not warranted. Staff recommend that notice for this application be provided in accordance with standard City practice.

MATTERS TO BE RESOLVED:

The following is a brief summary of the issues raised to date. These matters, and others identified at the Public meeting and through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

1. The subject property is located entirely within a TRCA regulated area, within an area that has received SPA status. As a result, there are limited opportunities to develop portions of the subject property which results in front yard parking and a limited opportunity to screen or landscape, notwithstanding the design intent of the Markham Centre Secondary Plan. This application continues to undergo a review by City and TRCA staff within the context of the environmental policies. Prior to commencing any on-site works a TRCA permit application pursuant to Ontario Regulation 166/06 of the Conservation Authorities Act is required.
2. A site plan approval application was submitted concurrently with the zoning by-law amendment application. Matters including, but not limited to: pedestrian connectivity, vehicular access and parking, sustainable design/building measures and landscaping, built form, height, building setbacks, loading, are currently under review by staff.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application will be reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:



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



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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Site Plan

Figure 5: Elevations

APPLICANT/AGENT:

Uufie Inc.

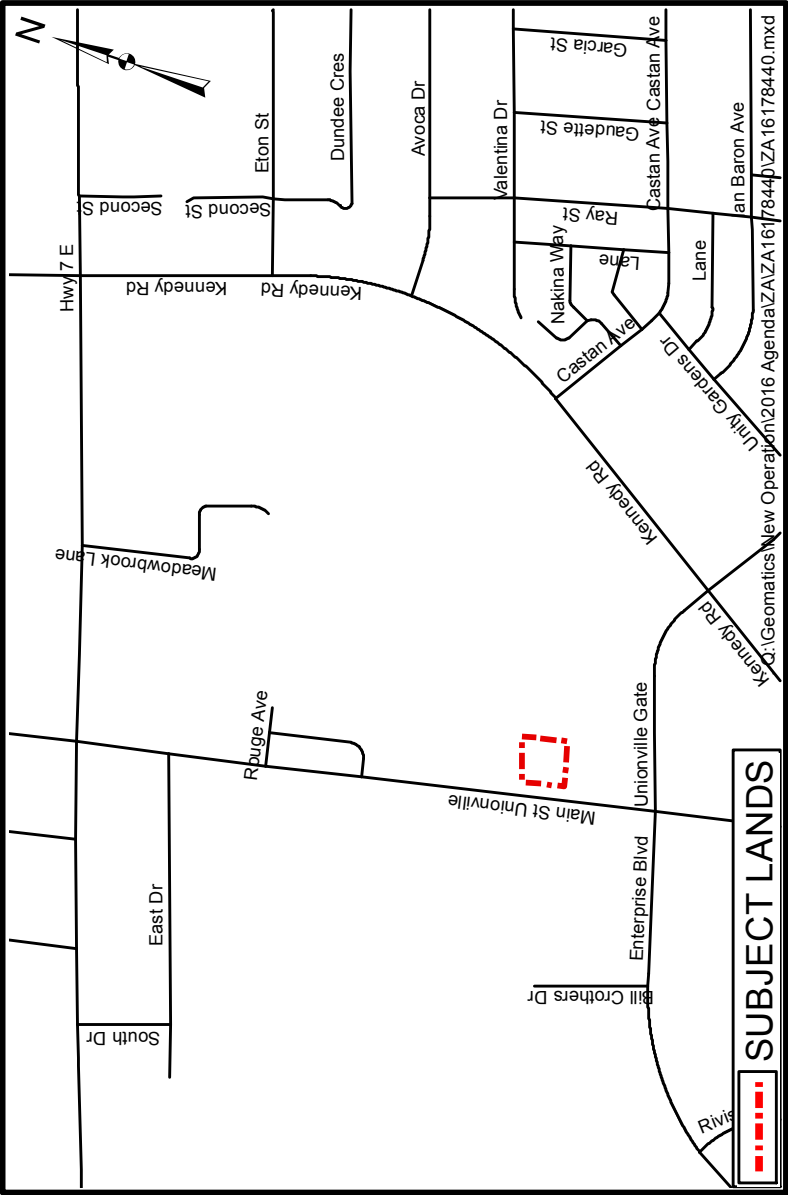
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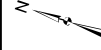


AERIAL PHOTO

APPLICANT: 2504373 ONTARIO INC

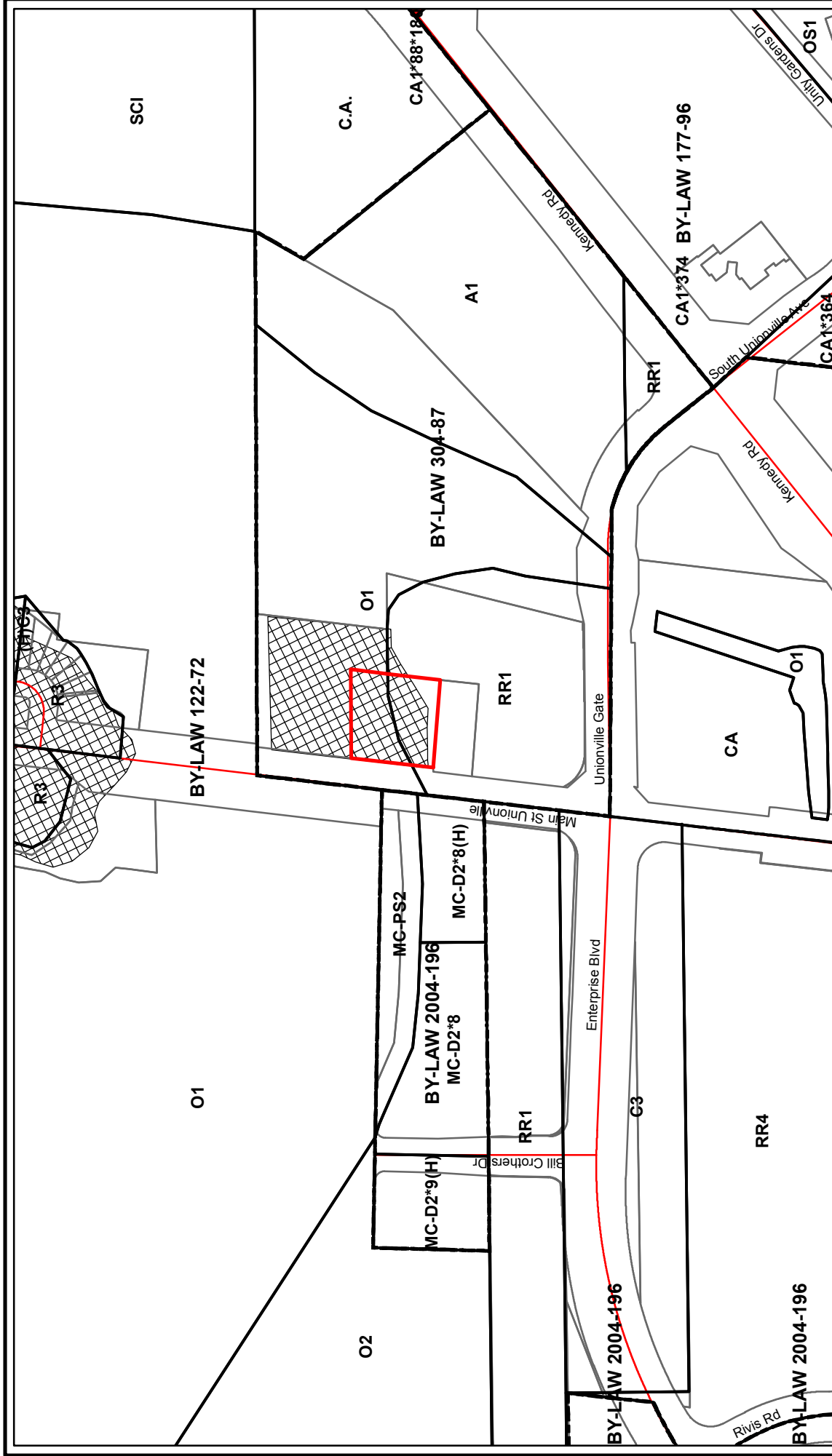
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 SUBJECT LANDS



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AREA CONTEXT / ZONING

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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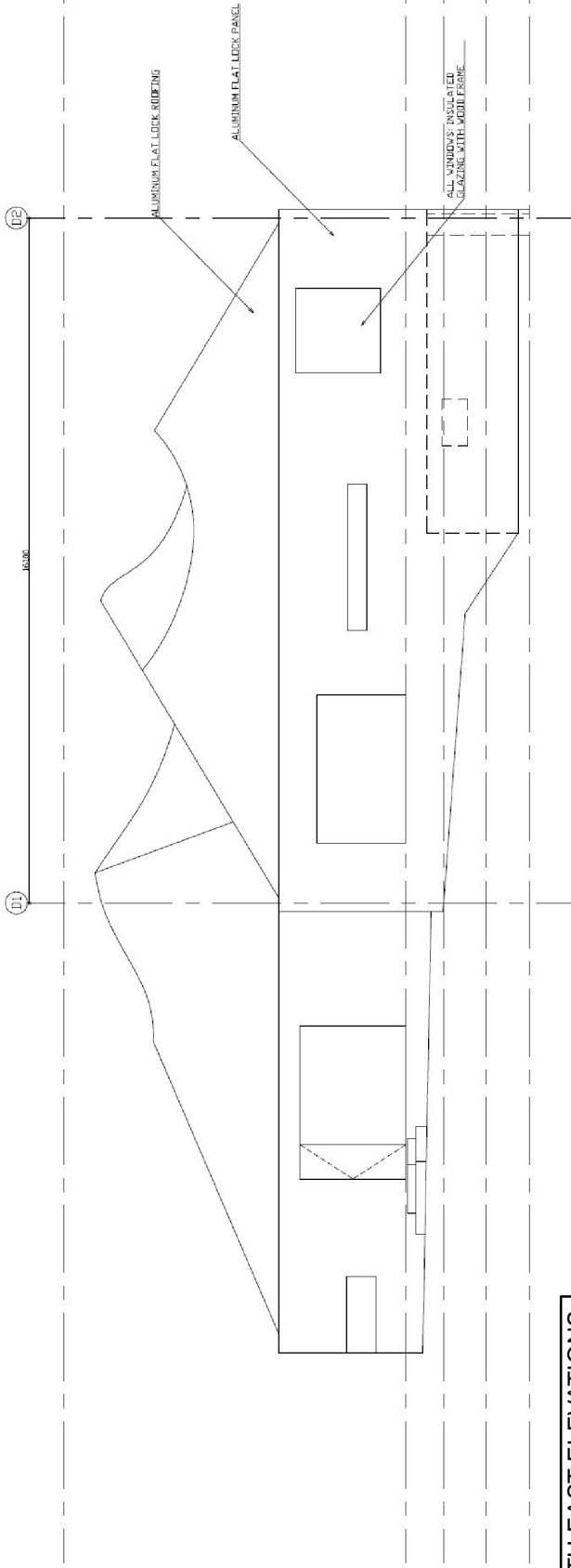
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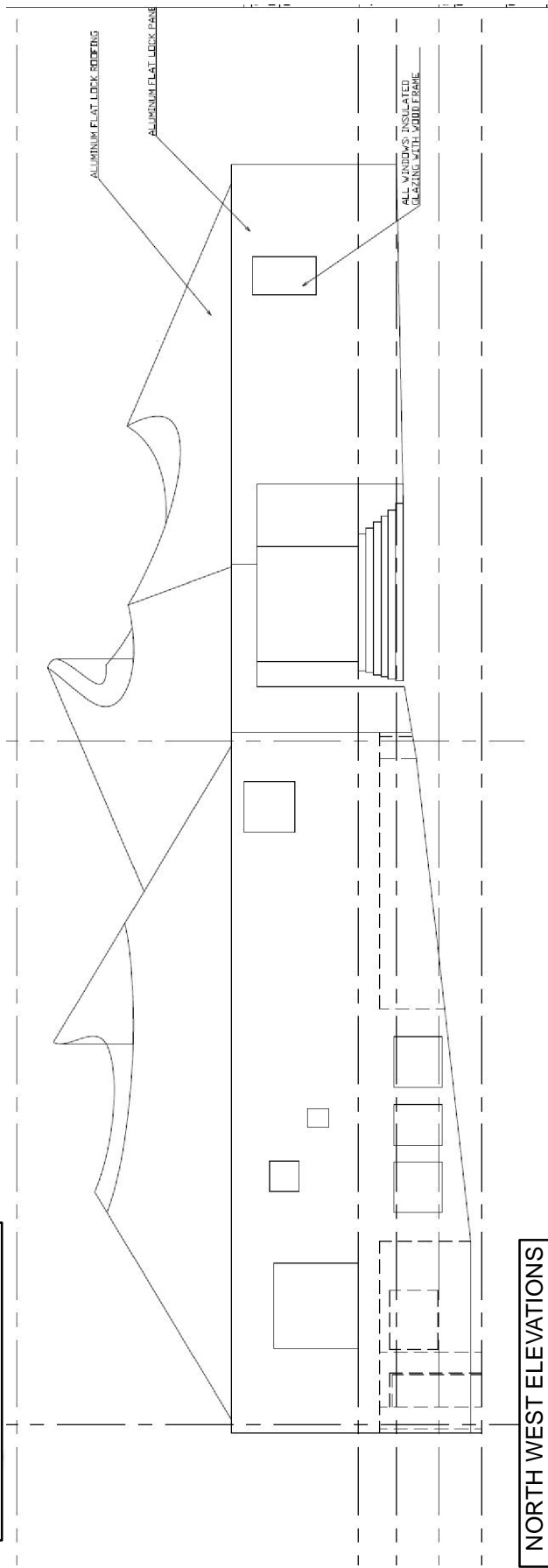
FIGURE No. 3

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FIGURE No. 4



NORTH EAST ELEVATIONS



NORTH WEST ELEVATIONS

ELEVATIONS

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