

Report to: Development Services Committee

Report Date: May 23, 2017

| SUBJECT: | Recommendation Report Wykland Estates Inc. (Mattamy Homes Corporation) Site Plan Approval Application for a mixed-use six-storey condominium apartment building and six stacked townhouse dwellings on the east side of Bur Oak Avenue, south of Rustle Woods Avenue (Ward 5). |
|---------------------|---|
| | File: SC 16 140975 |
| PREPARED BY: | Stephen Corr, MCIP, RPP, ext 2624 Senior Planner, East District |
| REVIEWED BY: | Sally Campbell, MCIP, RPP, ext 2645 Manager, East District |

RECOMMENDATION:

 That the report titled "RECOMMENDATION REPORT, Wykland Estates Inc. (Mattamy Homes Corporation), Site Plan Approval Application for a mixed use six-storey condominium apartment building and six stacked townhouse dwellings on the east side of Bur Oak Avenue, south of Rustle Woods Avenue (Ward 5), File SC 16 140975, dated April 24, 2016, be received;

2) That the presentation by Wykland Estates Inc. (Mattamy Homes Corporation) regarding the proposed development consisting of a mixed use six-storey condominium apartment building and six stacked townhouse dwellings, be received;

3) That the Site Plan application (SC 16 140975) submitted by Wykland Estates Inc. (Mattamy Homes Corporation) to facilitate a development consisting of a mixeduse six-storey condominium apartment building and six stacked townhouse dwellings be endorsed in principle, subject to the conditions attached as Appendix 'A'

- 4) That Site Plan Approval (SC 16 140975) 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;
- 5) 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;
- 6) 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;

- 7) That the Mayor and Clerk be authorized to execute a Section 37 Agreement with the owner;
- 8) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend endorsement of the site plan application submitted by Wykland Estates Inc. (Mattamy Homes Corporation) ("Wykland") for a six-storey mixed-use residential condominium apartment building and six stacked townhouse dwellings at the southeast corner of Bur Oak Avenue and Rustle Woods Avenue (see Figures 1, 2 and 3). This report also seeks delegation of final Site Plan Approval to the Director of Planning and Urban Design following the execution of a site plan agreement.

BACKGROUND:

The subject lands are located on the east side of Bur Oak Avenue, north of Highway 7 and south of Church Street, within Cornell Centre (see Figures 1, 2 and 3). The surrounding context is as follows:

- Abutting lands to the north and east (also owned by Wykland Estates Inc.) are part of Registered Plan of Subdivision 65M-4526 to be developed with lane-based townhouses and stacked townhouses.
- Abutting lands to the south (also owned by Wykland Estates Inc.) will be developed with a similar six-storey mixed use apartment building and stacked townhouse plan, approved on January 19, 2017 for 136 condominium units (including 7 commercial units) and 10 stacked townhouses.
- To the west and northwest (across Bur Oak Avenue), is the Cornell Community Centre, library and Fire Hall, with Markham Stouffville Hospital and the proposed York Region Rapid Transit Corporation bus terminal beyond, as well as other vacant lands designated for future medium to high density mixed use development.

PROPOSAL

The proposed apartment building is 'L' shaped and is oriented towards Bur Oak Avenue returning along Rustle Woods Avenue. It contains five commercial units at grade fronting Bur Oak Avenue and 100 apartment dwelling units. The stacked townhouse building is located on the east side of the property fronting Adam Sellers Street. The total Floor Space Index for the site, including the six-storey and the stacked townhouse buildings, is 2.75 FSI. The site plan is shown in Figure 4.

The six-storey wood construction apartment building will have a maximum height of 23.95 m (78.6 ft), measured to the highest point of the structure. The exterior façade comprises concrete and masonry treatments consisting of stone and brick veneer, with cement paneling details on the upper three levels. The balconies include a floor to ceiling glazing system which can be either opened or closed to provide three-season amenity space for the residential units. A rooftop terrace with an approximate area of 85.0 m²

 (914 ft^2) provides additional amenity space for residents within the apartment building. The apartment building elevations are shown in Figure 5.

The stacked townhouse building is 3 storeys in height, with roof-top terraces. The exterior materials of the stacked townhouse building are similar to the apartment building and comprise composite panels, brick veneer and exterior insulation finishing systems (EIFS) on the third floor and roof-top terrace. The stacked townhouse building elevations are shown in Figure 6.

Parking for the apartment building is predominantly provided below grade in an underground garage containing 120 spaces (inclusive of 4 accessible and 5 visitor spaces). This parking structure is integrated with the underground parking garage for the adjacent midrise development to the south and access is provided via a shared driveway and ramp. Mutual access easements will be required to facilitate this arrangement between the condominium developments and will be secured through future applications for plan of condominium.

A total of 20 surface parking spaces (including three accessible spaces) are provided to support the commercial units at grade. Two parking spaces are provided for each stacked townhouse dwelling on private driveways and garages at the rear (west side) of the stacked townhouse building.

OFFICIAL PLAN AND ZONING

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

The Subject lands are within the Cornell Centre Key Development Area. Until an updated secondary plan is approved for the Cornell Centre Key Development Area lands, the provisions of the Official Plan (Revised 1987), as amended, and current Cornell Secondary Plan (2008) continue to apply to the subject lands.

In-Force Official Plan (revised 1987) and Cornell Secondary Plan (2008)

- Designated "Commercial" and "Community Amenity Area Bur Oak Corridor Cornell Centre", which is intended to accommodate medium and high density housing in the form of multiple unit (stacked townhouse) and apartment buildings.
- Provides for building heights ranging between 4 and 6 storeys, with a minimum density of 1.5 FSI.
- Site specific secondary plan policies, to ensure that the Bur Oak Avenue street frontage is an animated commercial main street, require that at least 55% of the gross ground floor area of the building contain non-residential uses only, and that individual retail premises generally not exceed a Gross Floor Area (GFA) of 500 m².

Staff are satisfied that the proposed development meets the intent of the official plan and secondary plan, as all five ground floor units fronting and accessing Bur Oak Avenue are intended to be used for commercial purposes. Appropriate provisions will be required in the condominium documents when applications for condominium are submitted in due

course to ensure that other ground floor units with direct street frontage to Rustle Woods Avenue may transition into non-residential uses in the future.

Zoning

The subject lands are zoned Community Amenity One – Exception 587 – Holding Provision [CA1*547(H)] under By-law 177-96, which permits the proposed development. The holding provision requires the Owner to enter into a Section 37 Agreement for the purpose of securing community benefits including public art contributions.

Application Process and Next Steps

- The zoning to permit the proposed development was approved on June 28, 2016 when the abutting mid-rise development site was also rezoned.
- This site plan application was submitted on November 25, 2016.
- Site Plan endorsement can be issued upon Development Services Committee (DSCs) endorsement of the development 'in principle'; and after completion of the technical review by staff and external agencies.
- Once the site plan is endorsed, a site plan agreement will be prepared.
- Site Plan Approval followed by the issuance of a building permit can be obtained once the site plan agreement has been executed.

OPTIONS/ DISCUSSION:

The Site Plan, building elevations and landscaping are appropriate

The proposed mixed use building will provide a strong building edge along the Bur Oak Avenue frontage, particularly with the provision of five commercial units that will animate this commercial 'main street', as intended in the Cornell Secondary Plan. The proposed stacked townhouse building on the east side of the site is compatible with the built form of abutting residential development, providing an appropriate transition.

Planning and Urban Design staff worked extensively with Wykland on the elevations for their first six-storey mixed use apartment building immediately to the south with respect to vertical elements as well as the colour and type of materials to be used in the exterior treatments. The proposed building elevations will be similar to those approved for the previous phase, but do include subtle differences ensuring that the two phases compliment each-other without being identical. Staff are satisfied that the proposed elevations achieve this.

City staff and external agencies have reviewed the second submission of the site plan application and the remaining comments, which are technical in nature, will be required to be addressed prior to Site Plan Endorsement (See Appendix 'A'). Outstanding matters relate to acceptance of the engineering submission for grading and servicing, functional servicing report and erosion and sediment control plans. 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.

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 its second wood frame building in Cornell, which is a carbon neutral, renewable organic building material, Wykland is also proposing several other sustainable features, including but not limited to:

- Mechanical and Electrical systems that are at least 15% more efficient than current Ontario Building Code requirements;
- Water efficient fixtures to reduce potable water consumption by at least 30%;
- Long term bicycle parking for residents and short term bicycle parking for visitors;
- Low Emission Vehicle parking spaces which provide electrical vehicle charging stations;
- Car sharing programme;
- Drought tolerant and native landscape plantings within at least 50% of the landscaped areas;
- Compliance with Markham bird friendly and dark sky guidelines. Waste storage areas for household hazardous waste and sorting for 3-stream waste collection (organics, recyclables and household waste).

A full list of the proposed sustainable features has been provided by the applicant and is included as Appendix 'B' and these will be incorporated as a condition of site plan approval. The proposed development represents sustainable planning in accordance with the emerging official plan policies and principles of the Greenprint in terms of contributing towards the creation of complete communities. The proposal delivers a compact urban development, a range of housing choices, local commercial opportunities and is located within walking and cycling distance to a range of other community facilities and public transportation.

Servicing Allocation and Cost Sharing Obligations

Servicing Allocation for the 100 apartment dwellings in the mixed-use building and 6 unit stacked townhouse building has been confirmed. Clearance from the Trustee of the Cornell Landowners Group regarding any financial cost sharing obligations will be required prior to the issuance of site plan approval (See Appendix 'A).

Construction of Cornell Centre Boulevard to Highway 7

The approved plan of subdivision for the site and surrounding Wykland Estate lands requires the extension of Cornell Centre Boulevard from Church Street to Highway 7. Completion of this section of road is in accordance with the accepted Transportation Impact Study for the approved subdivision and is part of the subdivision agreement dated August 11, 2016. As the road work has not been completed, staff recommend a site plan endorsement condition requiring completion of Cornell Centre Boulevard, prior to execution of the site plan agreement. This permits Wykland Estates to potentially obtain

a conditional building permit so that construction of the building and road section can occur concurrently, but ensures that building occupancy will not occur until after the road construction is completed.

Region of York Approval

In a letter dated April 4, 2017, the Region of York indicated there is no objection to approval of this site plan application, providing the Region's site plan application review fees are paid by the applicant. Staff recommend a condition requiring final Region of York clearance prior to the issuance site plan endorsement (See Appendix 'A').

Toronto Region Conservation Authority (TRCA) Approval

In an email to the applicant dated February 17, 2017, the TRCA requested clarification on details related to onsite rainfall retention in accordance with the Conservation Authority's development criteria. The applicant has responded to this comment via the second submission of this site plan application; however final comments from the TRCA have not be received by the City at the time this report was finalized. Final TRCA clearance will be required prior to the issuance site plan endorsement (See Appendix 'A').

Parking and Transportation Demand Management (TDM)

With respect to onsite parking, a Committee of Adjustment variance application was submitted by Wykland Estates, requesting site specific parking standards for this proposed development. The variance application requested similar parking arrangements to what Council approved for the abutting mid-rise development to the south when the abutting site and subject lands were rezoned in 2016. Specifically, the variance requested a parking rate of 1.1 spaces per apartment unit; shared parking for visitors and the commercial uses onsite, permission for 5 excess spaces within the Phase 1 section of the underground garage to be allocated to this Phase II development; and technical variances related to the tandem parking provided for the stacked townhouse dwellings. The variance application was substantiated by the Transportation Impact Study, including a parking justification analysis. The TIS was accepted by Planning and Transportation Engineering staff, which are of the opinion that there will be no negative impacts on the surrounding area with respect to traffic infiltration or site access and delivering a sufficient amount of onsite parking. The variance application was approved by the Committee of Adjustment on March 22, 2017 (the decision is attached as Appendix 'C').

Transportation Demand Management (TDM) measures to reduce car dependency will be required as a condition of site plan approval to the satisfaction of the Director of Engineering (Appendix 'A'). TDM measures include YRT/Viva transit information and one-month transit passes for all new homeowners, long term storage for bicycle parking and a dedicated parking space for a car share vehicle (which will be shared between units of the proposed building and with the building on the abutting site to the south). A full list of TDM measures is provided in Appendix 'D'.

On-street parking will be available in front of the commercial units on Bur Oak Avenue, and along Adam Sellers Street, which will provide additional parking locations to support visitor and commercial parking for the site and surrounding area.

Section 37 Agreement and Public Art

Section 37 of the Planning Act allows municipalities to grant increases in height and/or density in return for additional services, facilities and other community benefits. It is appropriate to consider a Section 37 contribution for community benefits, including public art, for the proposed development which is a condition of site plan approval (Appendix 'A") as well as a condition of removal of the Holding Provision on the subject lands.

CONCLUSION

Based on the discussion above staff recommend the site plan application submitted by Wykland Estates Inc. (Mattamy Homes Corporation) be endorsed in principle, subject to the Site Plan Conditions attached as Appendix 'A', and that final approval of the Site Plan be delegated to the Director of Planning and Urban Design following execution of a site plan agreement between the City and Wykland. Prior to issuance of site plan endorsement the applicant will be required to address any outstanding technical comments provided by staff and the Toronto Region Conservation Authority.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application has been considered within the context of the City's growth management and strategic priorities to create a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies, and their comments have been taken into consideration in this report and/or in the conditions of approval.

RECOMMENDED BY:

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

ATTACHMENTS: Figure 1 – Site Location Map

Figure 2 – Area Context/Zoning Figure 3 – Aerial Photograph Figure 4 – Site Plan (concept)

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

Figure 5 – Building Elevations (apartment building)

Figure 6 – Building Elevations (stacked townhouse building).

Figure 7 – Location of Lands to be Rezoned

Appendix 'A' - Conditions of Site Plan Endorsement

Appendix 'B' – Sustainable Design Features

Appendix 'C' - March 22, 2017 Committee of Adjustment Decision

Appendix 'D' - Transit Demand Management Initiatives

OWNER/APPLICANT:

c/o David Albanese, MBA, P.ENG. Project Manager, Land Development Mattamy Development Corporation david.albanese@mattamycorp.com

Appendix 'A' Site Plan Conditions Wykland Estates Inc. (Mattamy Homes Corporation) East Side of Bur Oak Avenue, north of Highway 7 SC 16 140975

That prior to Site Plan Endorsement:

- 1. 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.
- 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. The Owner shall provide a clearance letter from the Trustee of the Cornell Landowners Group advising that all outstanding conditions, financial or otherwise, have been satisfied.
- 4. 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. That the Owner construct and complete Cornell Centre Boulevard from Church Street to Highway 7, to the satisfaction of the Director of Engineering or his designate.













Appendix 'B'

Attn: Stephen Corr Planner, East District

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

4A

April 26, 2017

Dear Mr. Corr,

RE: CORNELL PHASE II SUSTAINABILITY INITIATIVES

We have provided a design with a number of green features which we believe gives us the equivalent of LEED certification for new construction. In terms of "Sustainable Sites" we have good density, access to alternative transportation, facilities for bike storage, and sufficient parking capacity. Sustainability in terms or "Water Efficiency" is encourages through the implementation of water use reduction as well as water efficient landscaping. We have moved toward improvements in "Energy and Atmosphere" by optimizing energy performance as well as providing enhanced refrigerant management. In addition to this we are managing our construction waste, using materials with recycled content, utilizing regional materials, building with certified wood as well as other rapidly renewable materials, which would provide many LEED points under "Materials and Resources".

In terms of "Indoor Environmental Quality" the design utilizes Low-Emitting adhesives, sealant, paints, flooring, composite woods and other agrifiber products in addition to having controllable lighting and HVAC systems which encourage visual and thermal comfort. It is also important to note that we are working with well recognized consultants who have LEED accredited professionals on their staff who are working to employ as many green features as is realistic on this type of project.

The list below represents a compendium of sustainability features which are being implemented as part of the 2nd phase of the Cornel mid-rise site.

ARCHITECTURAL

- A1. Long-term parking in secure bicycle parking facility.
- A2. Short-term bicycle parking in a highly visible and publicly accessible location.
- A3. Safe, accessible pedestrian routes that connect with off-site pedestrian networks and priority destinations.
- A4. Covered entry at grade at main and secondary entrances.
- A5. Storm Water runoff tank for landscape irrigation.
- A6. Waste collection & sorting: Waste sorting system "Tri-sorter" is provided: a space for collection of three waste streams in a dedicated area within the building for collection and storage of recycling and organics.
- A7. Bird Friendly Glazing to reduce incidence of bird strikes.
- A8. Household recycling room: Provide a dedicated collection area or room for paint and other similar waste not recycled or disposed of through regular steams.
- A9. Both the mid-rise 6 storey and 2plexes on this site will be constructed as wood framed buildings. Wood used on this site is a renewable building material and originates from sustainably managed forests in Canada. Wood acts as a carbon sink after it has extracted carbon dioxide from the atmosphere as it grows.
- A10. An area has been provided adjacent to the elevators and in the parkade for bulk waste storage and additional diversion programs.

Q4 ARCHITECTS INC.

www.q4architects.com info@q4architects.com

Q4A

A11. At least 50% of the exterior surface of the building will be constructed of opaque building materials which will be non-reflective.

ELECTRICAL

- E1. Pedestrian scale lighting.
- E2. Design building to achieve at least 15% energy efficiency improvement over the current Ontario Building Code.
- E3. Exterior lighting: Shield all exterior light fixtures.
- E4. Enhanced Lighting: Direct rooftop architectural illumination downward and turn off between the hours of 11 p.m. and 6 a.m. during migratory bird seasons.
- E5. Enhanced LEV spaces: Electrical provision for future electric vehicle charging.

MECHANICAL

- M1. Water Efficient Fixtures: Reduce potable water consumption by at least 30% using efficient water fixtures and appliances.
- M2. Design building to achieve at least 15% energy efficiency improvement over the current Ontario Building Code.

LANDSCAPING

- L1. Shade within 5 years of construction.
- L2. Drought-tolerant landscapes: Water efficient plant material provided for at least 50% of landscaped site area.
- L3. Tree protection: Adherence to the Tree Protection Policy and Specifications for Construction near Trees.
- L4. Street tree retention: Protect and retain all trees adjacent to City streets and roadways and City-owned Parkland.
- L5. Trees along street frontages: Plant large shade trees along all street frontages.
- L6. Watering program: Provide a watering program for trees for at least the first 2 years after planting.
- L7. Biodiversity in landscapes: Plant landscaped site area using a minimum of 50% native species.

SITE SERVICES

SS1. Adherence to Erosion and Sediment Control Guidelines for Urban Construction

BUILDING SYSTEMS

- B1. Construction waste: Recycle at least 75% of non-hazardous construction and demolition debris.
- B2. Recycled content: Ensure that at least 20% construction materials comprise recycled content.

Respectfully yours,

Michael Thier, OAA For Q4 Architects Inc.

CC: Dave Dekort, Mattamy Homes Marcelo Graca, Director, Mid Rise Studio

Q4 ARCHITECTS INC.

www.q4architects.com info@q4architects.com

Appendix 'C'



March 27, 2017

Wykland Estates (David Albanese) 7880 Keele Avenue, Markham, Ontario, L4K 4G7

Dear Sir/Madam,

RE: Wykland Estates Inc. Bur Oak Avenue, Markham 65M4526 BLK 28 A/10/17

Attached please find a copy of the Committee of Adjustment resolution regarding the above, from the meeting of Wednesday, March 22, 2017.

Yours truly

Rosanna Punit, B.A. (Hons) Secretary-Treasurer Committee of Adjustment

Attachments

cc Sally Campbell, East Janelle Baldwin, Zoning and Compliance Stephen Corr, Project Planner Building Inspection Wykland Estates (David Albanese)

File copy

The Corporation of the City of Markham · Committee of Adjustment 101 Town Centre Boulevard, Markham, ON L3R 9W3 · tel. 905.475.4721 · fax. 905.479.7768 www.markham.ca

COMMITTEE OF ADJUSTMENT

NOTICE OF DECISION

I hereby certify that the attached is a true copy of the decision of the Committee of Adjustment in the matter of Application No. A/10/17 which was *approved* at a hearing held on Wednesday, March 22, 2017. A written appeal of this decision must be received no later than Tuesday April 11, 2017. After this date the decision becomes final and binding and cannot be appealed.

Appeals to the Ontario Municipal Board must be served personally or sent by registered mail to the Secretary Treasurer, Committee of Adjustment, accompanied by a cheque in the amount of **\$300.00**, payable to **the Minister of Finance**, and must give reasons for the appeal. When filing an appeal to the Ontario Municipal Board, please note there will be an additional City of Markham administration fee of \$224.00, which must be paid at the time of the appeal submission to the Committee of Adjustment. The reasons for the appeal must be provided, or the Ontario Municipal Board may not consider the appeal to be valid. Please note that a letter of objection filed prior to the hearing date is not considered an official notice of appeal.

Only individuals, corporations and public bodies may appeal decisions in respect to variance or consent applications to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

Sworn before me at the City of Markham March 27, 2017.

RKHAM

Siu Hang (Carlson) Tsang, a Commissioner, etc., Province of Ontario, for The Corporation of the City of Markham. Expires July 20, 2018.

Rosanna Punit, B.A. (Hons) Secretary Treasurer, Committee of Adjustment, City of Markham.

A Commissioner, etc.

City of Markham, 101 Town Centre Boulevard, Markham, Ontario, L3R 9W3 Phone (905) 475-4721 Fax (905) 479-7768 Email: Rpunit@markham.ca



Committee of Adjustment Resolution

| | File Number: Hearing Date: Owner(s): Agent: Property Address: Legal Description: Zoning: Official Plan: | A/10/17 Wednesday, March 22, 2017 Wykland Estates (David Albanese) Wykland Estates (David Albanese) Bur Oak Avenue Markham 65M4526 BLK 28 By-law 177-96, as amended, CA1*547(H) Commercial | | |
|---|--|---|--|--|
| | Last Date of Appe | al: Tuesday, April 11, 2017 | | |
| | Moved by Tom For A | | | |
| | Seconded by Arun | | | |
| 1 | Arun Prasad | an | | |
| 7 | Michael Vise | conti Markul V2 | | |
| × | Gary Muller | Absent | | |
| X | Jeamie Reir | ngold <u>Absent</u> | | |
| ť | Tom Gutfree | und (c) | | |
| 1 | Gregory Kni | ght MART | | |
| | | | | |

THAT Application No. A/10/17, submitted by Wykland Estates (David Albanese) owner(s) of Bur Oak Avenue Markham, 65M4526 BLK 28, requesting relief from the requirements of By-law No. 177-96, as amended, to permit the following:

- Parking By-Law 28-97, Section 3 Parking Standards: Table A-Standard D: a minimum parking requirement of 1.1 parking spaces per apartment dwelling unit whereas the Bylaw requires a minimum parking requirement of 1.25 parking spaces per apartment dwelling unit;
- b) Parking By-Law 28-97, Section 3 -Table A: a minimum of 28 parking spaces to be shared as required apartment dwelling visitor parking (Table A – Standard D) and as required parking for non-residential uses (Table B – Non Residential Uses);
- c) Parking By-Law 28-97, Section 3- Table A-Standard C: a minimum parking requirement for multiple dwellings of 1.5 spaces per unit inclusive of visitor parking whereas the Bylaw requires a minimum parking requirement of 1.25 spaces per unit and an additional 0.25 visitor parking spaces per unit;
- d) Parking By-Law 28-97, Section 3, Table A-Special Provision 2 and Section 6.1.4: required parking for multiple dwellings to be provided in tandem and located on a driveway and within a private garage whereas the By-law does not permit tandem parking;

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Application: A/10/17

Page 2.

- e) Parking By-Law 28-97, Section 3 Parking Standards: 5 required parking spaces to be offsite, located on the property or lot directly to the south, Block 27 on Plan 65M-4526 whereas the By-law requires parking to be provided on the same lot; and
- f) Amending By-Law 2016-82, Section 7.547.2 h): a minimum interior side yard of 4m for an apartment building or building containing multiple dwellings whereas the By-law whereas the By-law requires a minimum interior side yard of 10m an apartment building or building containing multiple dwellings.

These variances relate to a proposed development comprised of a 100 unit condominium apartment building with five at grade commercial units, as well as a 6-unit multiple unit building.

These variance requests be **<u>approved</u>** for the following reasons:

- (a) In the opinion of the Committee, the general intent and purpose of the By-law will be maintained;
- (b) In the opinion of the Committee, the general intent and purpose of the Official Plan will be maintained;
- (c) In the opinion of the Committee, the granting of the variance is desirable for the appropriate development of the lot;
- (d) In the opinion of the Committee, the requested variance is minor in nature.

Subject to the following conditions:

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/10/17

- 1. The variances apply only to the proposed development as long as it remains;
- 2. That the owner obtain Site Plan Endorsement for the proposed development;
- 3. That as part of the concurrent site plan review (File SC 16 140975) the owner revise the Transportation Impact Study (including parking justification analysis) to address comments provided by the Engineering Section, and that the revised study be approved to the satisfaction of Director of Engineering; and
- 4. That the variances apply only to the subject development, in substantial conformity with an approved Site Plan, signed by the Senior Development Manager, to be circulated to the Secretary Treasurer of the Committee of Adjustment upon the issuance of site plan approval.

The Committee, in making its decision on this matter, took into consideration the written comments received on the application. There were no persons in attendance at the meeting who spoke on the matter. The committee was satisfied with the requested variances.

Resolution Carried

SPECIAL NOTE TO OWNERS AND AGENTS: It is the responsibility of the owner and/or agent to ensure that all conditions of approval are met through the respective departments noted therein. Failure to do so may result in additional approvals being required.





7880 Keele Street, Unit 3, Suite 500 Vaughan, ON L4K 4G7 T (905) 907-8888 F (905) 907-8300 www.mattamyhomes.com

April 26th, 2017

The City of Markham Planning and Urban Design Department 101 Town Centre Boulevard Markham, Ontario L3R 3W3

Attention: Stephen Corr, MCIP, RPP, Senior Planner, East District

Re: Site Plan Application SC 16 140975 Block 5 on Approved Draft 19TM-14010 Block 28 on M-Plan 65M-4526 Wykland Estates Inc.

Please find below a description of the TDM measures that Mattamy will be implementing as part of the Site Plan application noted above:

Bicycle Parking: Provide secure long term bicycle parking in an underground parking garage for residents and tenants and short term above ground bicycle parking spaces for residential and commercial visitors

Monitoring Program/Travel Surveys: Provide new residents with the opportunity to participate in the City's monitoring program of TDM measures and travel choices. Mattamy will distribute travel surveys (provided by the City) to new residents at the time of occupancy, and will conduct a follow-up survey with all residents after two years of occupancy

Transit Incentive and New Resident Information Packages: Coordinate with York Region to distribute pre-loaded Presto Cards as part of the Region's Transit Incentive Program and also distribute New Resident Information Packages to all new residents. Mattamy will coordinate the location (common area on site) to deliver these items to the new residents and tenants.

Car Share Membership: Provide a 2-year car share membership to all units within the 6-storey building

Digital Display Device: Provide an interactive (digital) display in the lobby of our 6-storey building to display transportation/transit information to residents.

If clarification or additional information is required please don't hesitate to contact me.

Sincerely,

Wykland Estates Inc.

David Albanese Senior Land Development Manager, GTA Division david.albanese@mattamycorp.com