



Report to: Development Services Committee

Report Date: April 10, 2017

SUBJECT: RECOMMENDATION REPORT
2124123 Ontario Limited (formerly Scardred Company Limited)
3940 Highway 7 (north side, west of Village Parkway)
Application for site plan approval for a townhouse development

File No.: SC 15 128977

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator
Central District, ext. 3140

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., Manager,
Central District, ext. 6588

RECOMMENDATION:

- 1) That the staff report dated April 10, 2017, titled "RECOMMENDATION REPORT, 2124123 Ontario Limited (formerly Scardred Company Limited), 3940 Highway 7 (north side, west of Village Parkway), Application for site plan approval for a townhouse development, File No. SC 15 128977" be received; and,
- 2) That the application be endorsed, in principle; and,
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A'; and,
- 4) That Council assign servicing allocation for 45 townhouse units to the proposed development and advise York Region; and,
- 5) That the City reserves the right to revoke or reallocate servicing allocation should this development not proceed in a timely manner; and,
- 6) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period; and further,
- 7) 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, in principle, of an application for site plan approval for a 45 unit townhouse development on the north side of Highway 7, west of Village Parkway.

Site plan approval of townhouse developments is normally delegated to staff. We are reporting to Committee on this application because of the prominent location of the property on Highway 7.

BACKGROUND:**Subject Property and Area Context (Figures 1 and 3)**

The applicant owns a 2 hectare (4.9 acre) property on the north side of Highway 7, west of Village Parkway.

The subject application applies to the south block of the 2124123 Ontario Limited (formerly Scardred Company Limited) property, having an area of 0.6 hectares or 1.5 acres.

Surrounding uses to the subject property are:

- To the east, vacant lands owned by the Wyview Group which are currently being serviced for a development consisting of an 8-storey apartment building and 72 townhouses.
- To the north, single detached homes fronting on Landmark Court and backing onto the subject property.
- To the west, a property occupied by two older vacant bungalows. This property has planning approvals for an 8-storey apartment building(s) fronting on Highway 7, with park and school blocks to the north (Hildebrand Gardens).
- To the south across Highway 7, an 8-storey condominium apartment building within the Times Group's Uptown Markham development.

Official Plan and Zoning (Figure 2)

In August, 2013, the Ontario Municipal Board (OMB) approved a site specific amendment to Secondary Plan PD1-15 [Amendment No. 15 to the "in force" Official Plan (Revised 1987)], a corresponding zoning by-law amendment, and conditions of draft plan of subdivision permitting the subject property to be developed as follows:

- South block (the subject lands) - a maximum of 228 dwellings units, **of which a maximum of 19 may be townhouse units** (bolding added) and the remainder apartment units in a building having a maximum height of eight storeys.
- Centre block - Up to 36 townhouse units.
- North block - single detached dwellings (these permissions pre-date the 2013 OMB decision). The conditions of draft approval require this block to be set aside for acquisition by the Public School Board.

On September 13, 2016, Markham Council approved amendments to the City's Official Plans and zoning by-laws to permit the south block to be developed exclusively with townhouses. On January 27, 2017, Regional Council approved the amendments to the City of Markham Official Plans. There have been no appeals and those amendments and the implementing zoning by-law amendment are now in force.

The zoning is subject to a holding (H) provision. Staff will bring a by-law to Council to remove the hold when the conditions for hold removal have been satisfied (execution of site plan and Section 37 agreements and confirmation that developers cost sharing group obligations have been satisfied).

Status of development

The City is currently finalizing a subdivision agreement for the property, as well as a site plan agreement for the 36 unit townhouse development in the centre block.

The underground services and roadways have been installed within the subject property and the adjoining property to the east (Wyview) in accordance with their respective draft plans of subdivision.

Next Steps

- Registration of the plan of subdivision
- Issuance of site plan endorsement by staff
- Execution of a site plan agreement
- Issuance of site plan approval
- Removal of the zoning hold
- Submission of a condominium application

Proposal (Figures 4 – 7)

The owner is proposing to develop the subject lands with seven townhouse buildings accommodating a total of 45 townhouse units.

The buildings will face onto Highway 7, a new local street to the east (William Saville Street), and a future mid-rise residential development on the adjoining property to the west (the Hildebrand property).

The 6-unit building facing onto Highway 7 will be 4-storeys high with the appearance of 5-storey massing when viewed from Highway 7. The remaining buildings, accommodating a total of 39 units, will be 3-storeys high, consistent with the townhouses in the centre block. The buildings will be faced with a combination of stone masonry units and brick. All units will have balconies or roof-top terraces. The applicant advises that the units in the 4-storey building will be equipped with elevators.

All of the units incorporate double car garages accessed from a private lane.

The proposed development will be registered as a common element condominium. Maintenance of the private lane, including snow clearing, will be the responsibility of the condominium corporation.

COMMENT:

The proposed built form and massing are acceptable

The proposed development is consistent with the plans the applicant presented to Council when the amendments to the Official Plans and zoning by-laws to permit the subject lands to be developed exclusively with townhouses were being considered.

The buildings will address to the adjoining streets with the parking located out of public view behind the buildings. This will provide a comfortable built form relationship to the streets, enhanced by an urban public realm including the upgraded boulevard treatment now being implemented by York Region along this section of Highway 7. The more substantial massing of the building facing onto Highway 7 responds to the City's desire for Highway 7 to have the character of a 'mid-rise boulevard.'

All of the units incorporate double car garages. Although the by-law does not require dedicated on-site visitor parking spaces, staff note that street parking opportunities are available in the immediate vicinity along William Saville Street.

Proposed environmental and sustainability measures

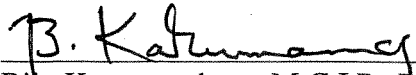
The applicant is proposing to construct the buildings with increased insulation on all exterior walls/ceilings, low 'E' argon windows, Energy Star rated appliances, and fixtures, etc. Staff will work with the project architect prior to final plan endorsement to finalize the environmental and sustainability features proposed and to explore additional sustainability measures that may be incorporated into the development.

The proposed brick and masonry facades with widely spaced windows are inherently bird friendly. Staff will work with the applicant to finalize the details of the exterior façades and exterior lighting to ensure they meet the City's bird friendly and dark sky requirements.

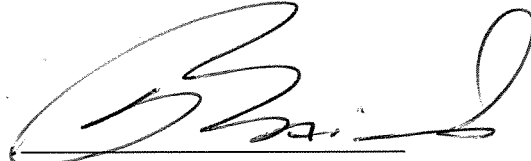
These matters will be secured in the site plan agreement.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies, including York Region, for review and comment. All comments/requirements of these departments and agencies are or will be reflected in the final project plans or will be secured in the site plan agreement.



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



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

ATTACHMENTS:

- Figure 1 - Property Location Map
- Figure 2 - Area Context / Zoning
- Figure 3 - Air Photo
- Figure 4 - Site Plan
- Figure 5 - Elevations of 3-storey buildings
- Figure 6 - Elevations of 4-storey building
- Figure 7 - Rendering

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File path: Amanda\File 15 128977\Documents\Recommendation Report

APPENDIX 'A'

**Conditions of Site Plan Approval
2124123 Ontario Limited (formerly Scardred Company Limited)
3940 Highway 7
(North side of Highway 7, west of Village Parkway)
File No. SC 15 128977**

Prior to endorsement of final site plan and elevation drawings to commence preparation of the site plan agreement, the Owner shall submit:

1. written confirmation from the Regional Municipality of York that their "pre-approval conditions" have been satisfied. The Director of Planning and Urban Design will not endorse final site plan and elevation drawings to commence preparation of the site plan agreement until this written confirmation has been received.

Prior to the execution of the site plan agreement, the Owner shall submit:

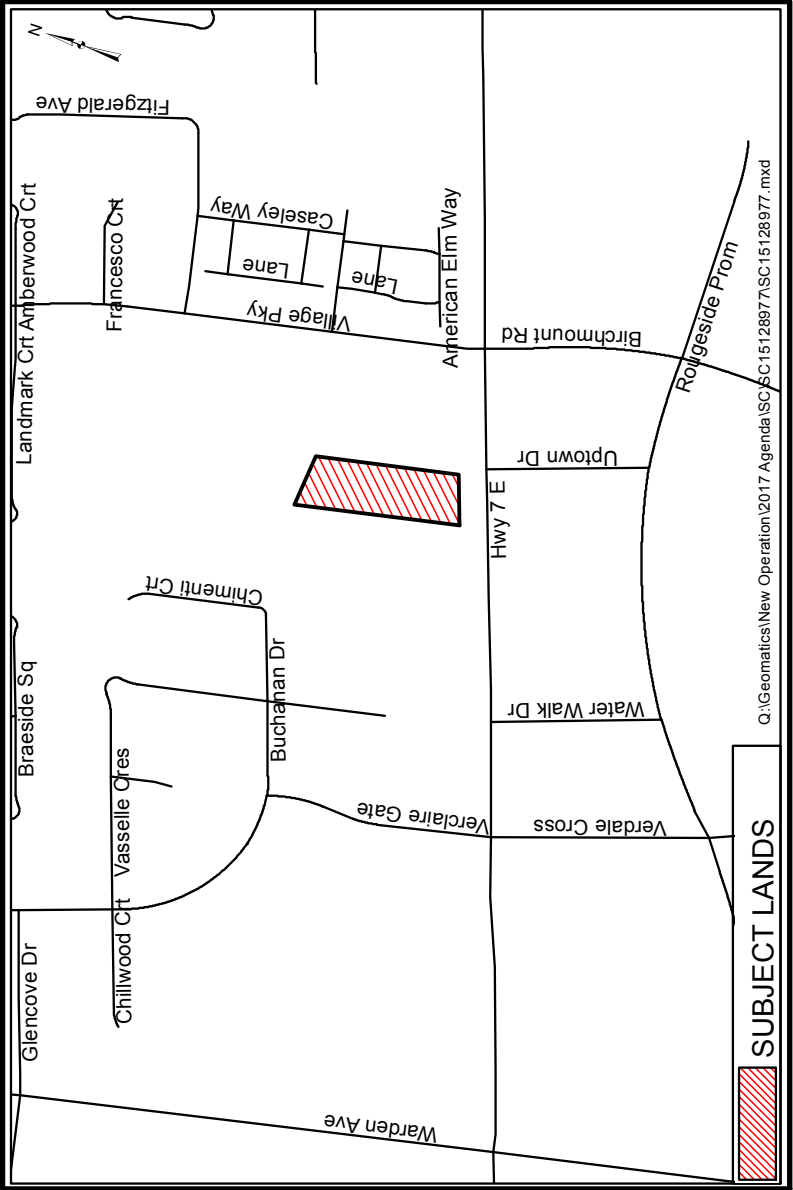
1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure bird-friendly buildings.
2. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
3. a storm water management report, grading/servicing/site alteration/excavation plans and construction management plan, to the satisfaction of the Director of Engineering.

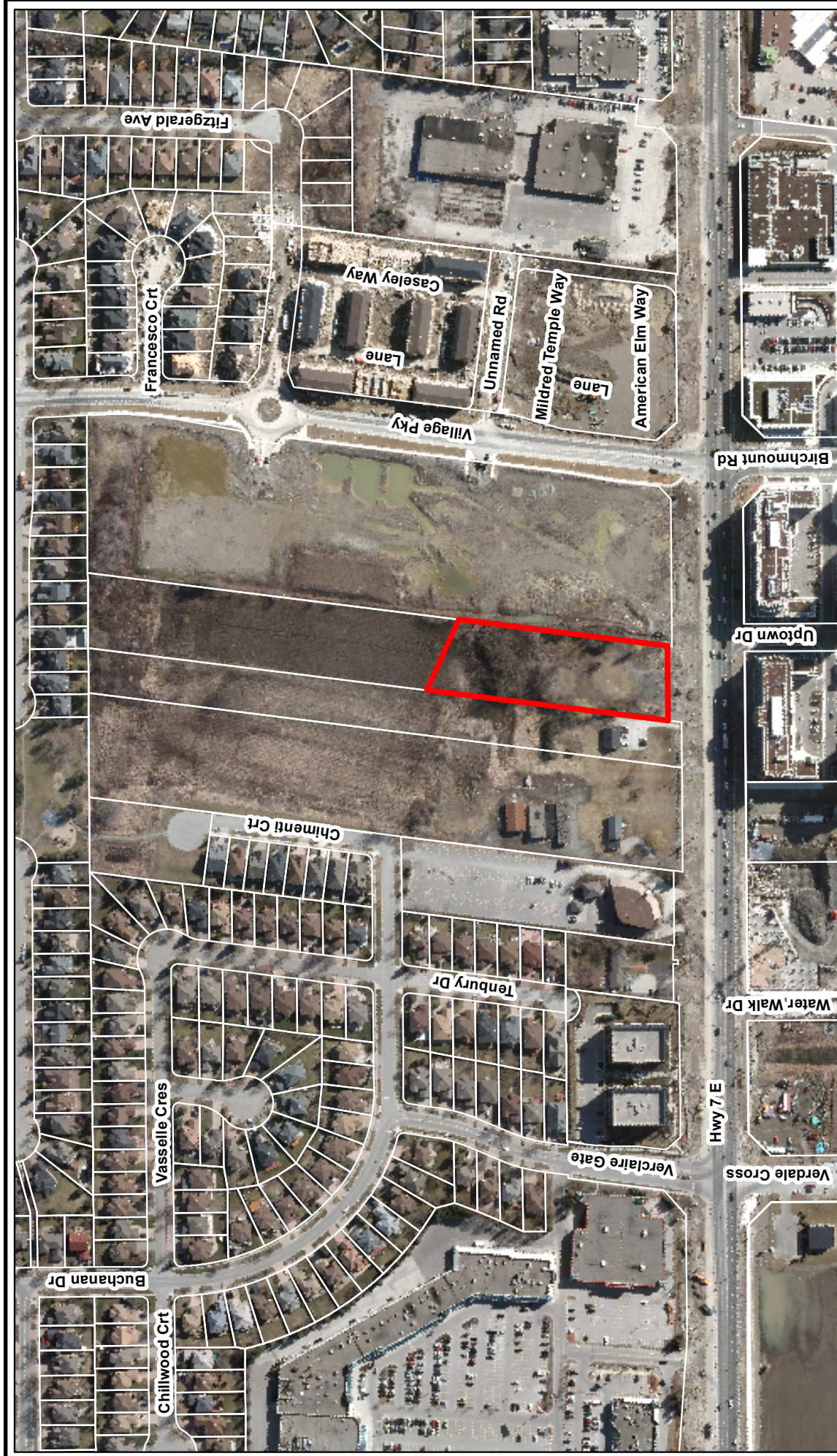
4. an environmental noise and vibration study, to the satisfaction of the Director of Engineering.
for endorsement or approval by the City.

The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the Owner agrees to implement the approved Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design.
4. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way or walkway block.
5. Provisions to secure the implementation of the approved environmental sustainability package.
6. Provisions to ensure implementation of the recommendations of the approved Environmental Noise and Vibration Study.
7. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the General Manager of Operations and Director of Engineering.
8. Provisions to ensure implementation of the recommendations of the approved reports.
9. Provisions for satisfying all requirements of City departments and public agencies.
10. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.

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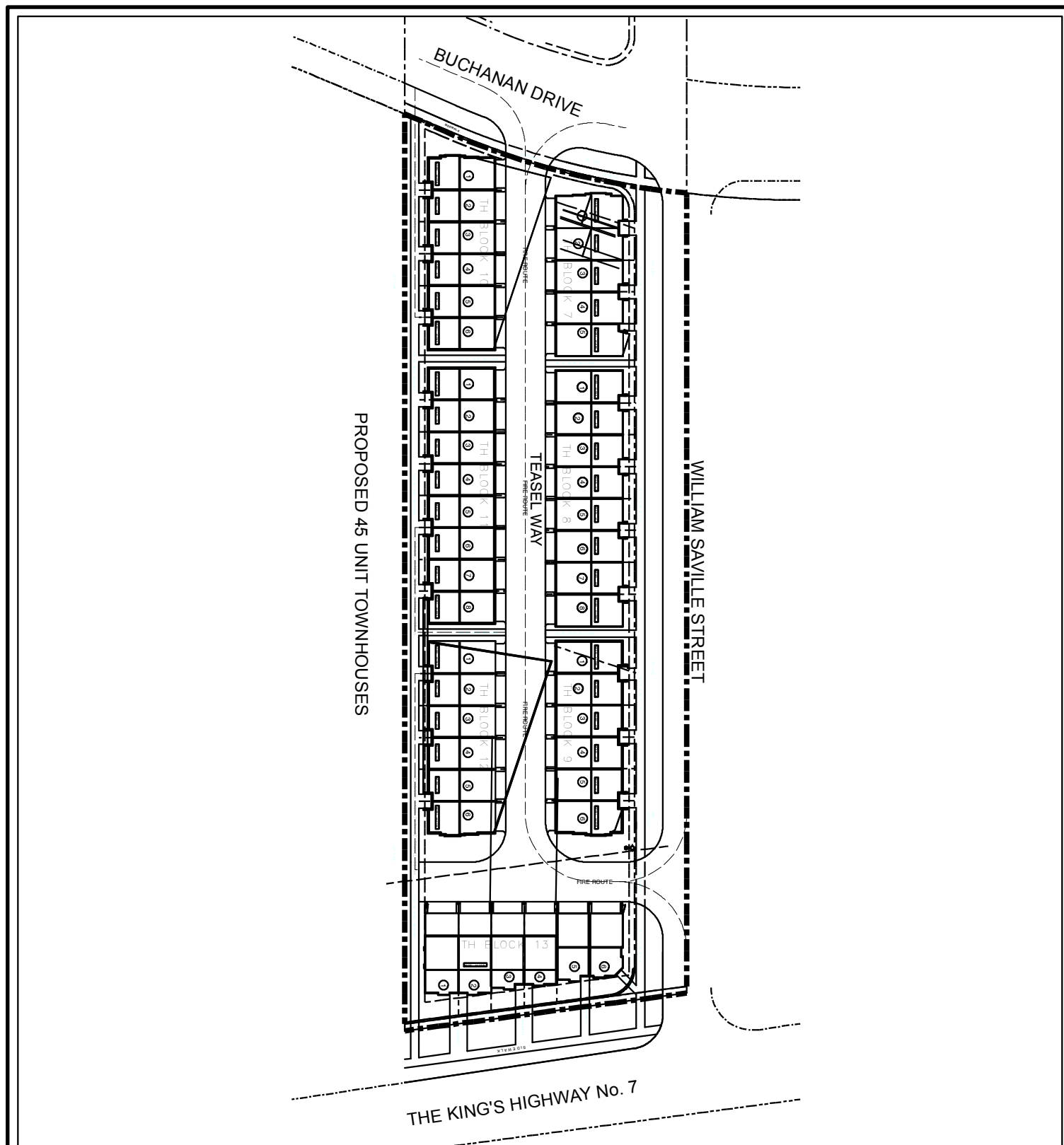
AIR PHOTO

APPLICANT: 2129123 ONTARIO LTD. (Formerly Scardred Comapny Ltd.)
3940 HIGHWAY 7

FILE No. SC.15128977 (SH)

 SUBJECT LANDS

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SITE PLAN

APPLICANT: 2129123 ONTARIO LTD. (Formerly Scardred Comapny Ltd.)
3940 HIGHWAY 7

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 SUBJECT LANDS

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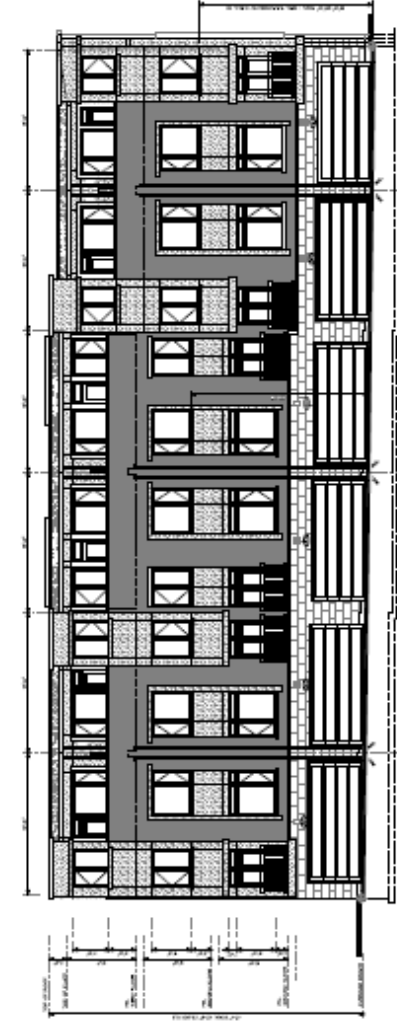


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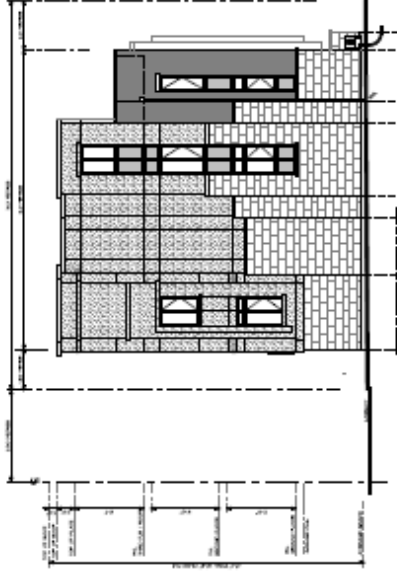
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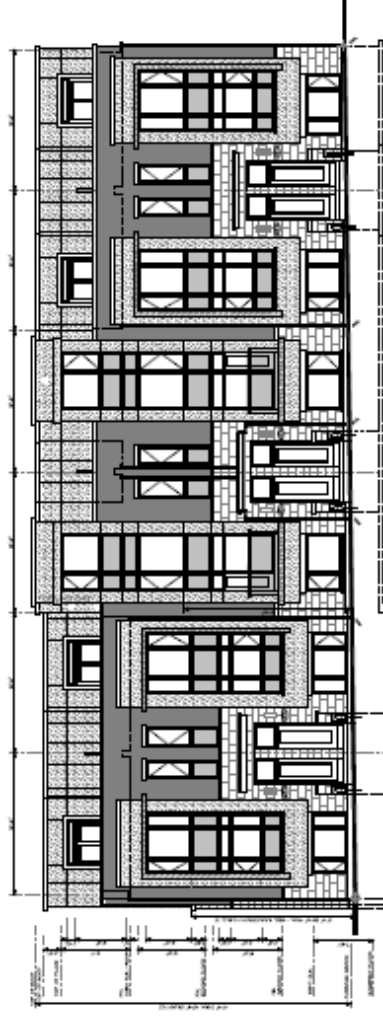
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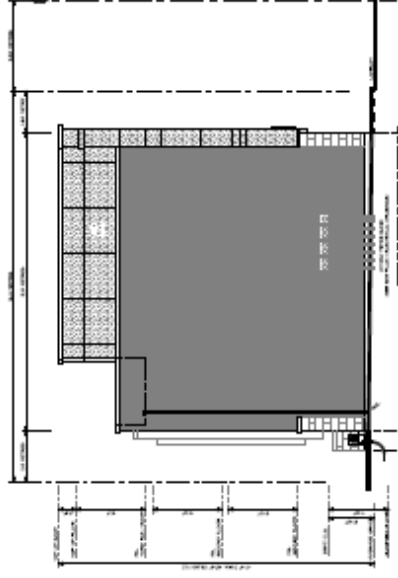
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

ELEVATIONS OF 3-STOREY BUILDINGS

APPLICANT: 2129123 ONTARIO LTD. (Formerly Scardred Comapny Ltd.)
3940 HIGHWAY 7

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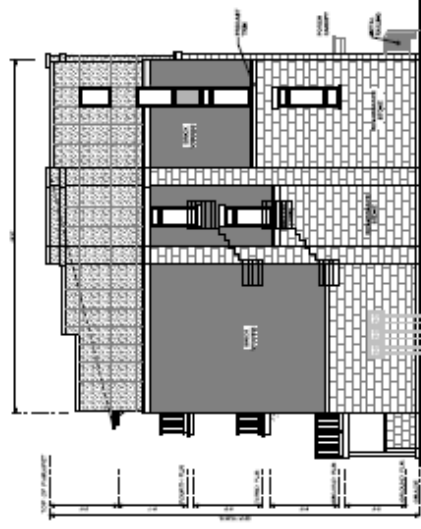
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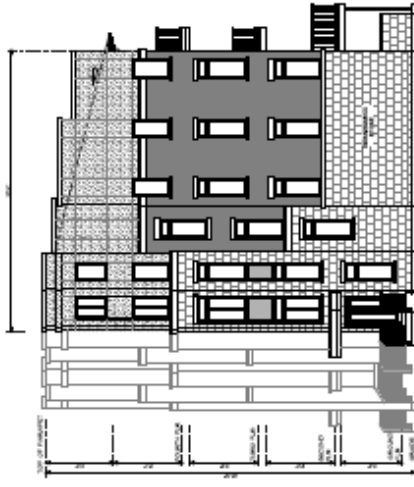
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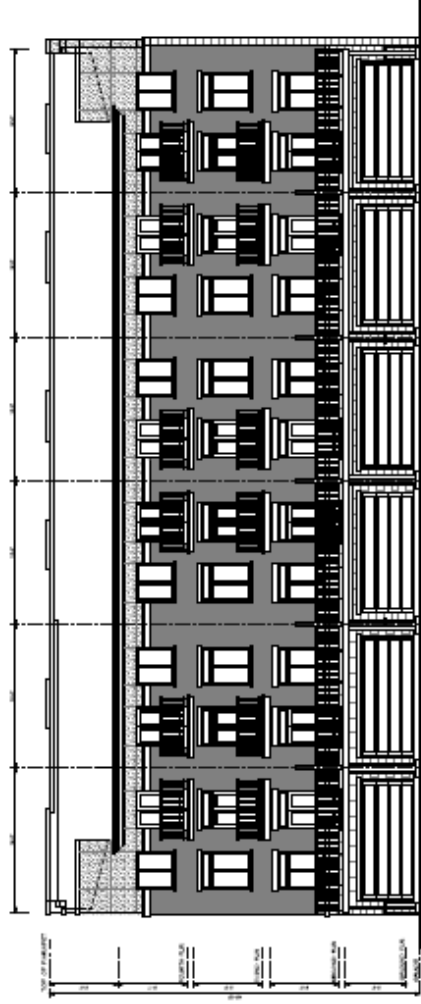
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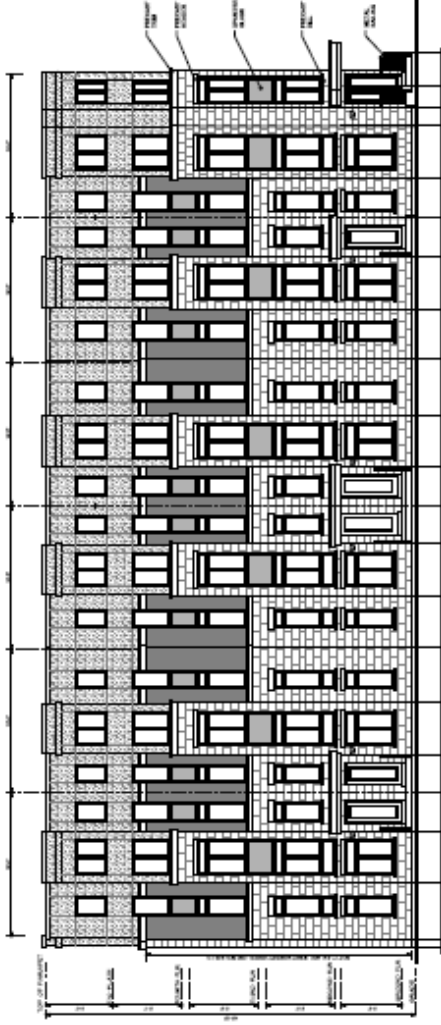
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

ELEVATIONS OF 4-STOREY BUILDING

APPLICANT: 2129123 ONTARIO LTD. (Formerly Scardred Comapny Ltd.)
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FIGURE No.6



PROPOSED TOWNHOUSE DEVELOPMENT (HIGHWAY 7 & WILLIAM SAVILLE STREET) - PHASE 2

RENDERING

APPLICANT: 2129123 ONTARIO LTD. (Formerly Scardred Comapny Ltd.)
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FIGURE No.7