

SUBJECT: PRELIMINARY REPORT
National Homes (Old Kennedy) Inc.
Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit sixty-nine (69) townhouse units and seven (7) live-work units at 146 Old Kennedy Road.

File Nos. SU/ZA 16 138057

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

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

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT", National Homes (Old Kennedy) Inc., Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit sixty-nine (69) townhouse units and seven (7) live-work units at 146 Old Kennedy Road, File Nos. SU/ZA 16 138057" be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications. 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 applications.

Applications deemed complete

The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications were deemed complete by staff on January 5, 2017.

BACKGROUND:

The subject lands are comprised of approximately 1.55 ha (3.83 ac) and are located on the west side of Old Kennedy Road, north of Sunrise Drive (Figure 1). The subject lands contain a multi-unit commercial building, which is vacant, and which is proposed to be demolished (Figure 3).

Surrounding uses are as follows:

- To the north, existing medium density residential development;
- To the east, on the east side of Kennedy Road, are the Logos Baptist Church and low density residential beyond;
- To the south, are vacant lands; and,
- To the west, the Metrolinx Railway Line and commercial (Market Village Markham and Pacific Mall) beyond.

Proposal is for sixty-nine (69) townhouse units and seven (7) live-work townhouse units

The Applicant is proposing to develop the subject lands with sixty-nine (69), three-storey, residential townhouse units and seven (7), three-storey, live-work townhouse units (Figure 4). The residential townhouse units are arranged in twelve (12) blocks and are oriented in an east-west fashion fronting onto a private condominium road, with 4-8 units per block. Each unit is proposed to have private rear yard amenity space (approximately 5 metres in depth).

The seven (7) live-work units are contained in one (1) block, which fronts onto Old Kennedy Road. Outdoor amenity space for the live-work units is proposed on top of the parking area for each unit. A private condominium road, running north-south, is also proposed west of the live-work townhouse block and is intended to connect both Aldergrove Drive and Sunset Drive, establishing interconnections between the subject lands and the adjacent lands to the north and south.

A new north-south public road is also proposed on the west side of the subject lands, again with the intention of connecting Aldergrove Drive with Sunrise Drive, adjacent to the railway line and consistent with development applications to the North and South. The private east-west condominium road, which the proposed residential townhouse units will front on, will connect the north-south public road (at the west end of the site) and the future north-south private road (at the east end of the site). Conceptual elevations of the proposed residential and live-work townhouse units are provided in Figure 5.

A Draft Plan of Subdivision application has been submitted by the Applicants and will facilitate the development of four blocks: Block 1 (residential development block as detailed above), Block 2 (future road widening for Old Kennedy Road), Block 3 (future public road) and Block 4 (railway buffer). A future site plan application is also required.

Official Plan and ZoningIn-force Official Plan (1987 Revised)

The subject lands are designated "Commercial-Community Amenity Area" by the in-force Official Plan (Revised 1987). This designation provides for medium and high density residential uses, subject to a rezoning, provided that the planned function of the lands is maintained, that the location is appropriate and that the applicable provisions of the Housing Section of the plan are maintained (Section 2.13).

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

The 2014 Official Plan designates the subject lands "Mixed Use Mid Rise" (front portion of the site adjacent to Old Kennedy Road) and "Residential Mid Rise" (remainder of the site). The "Mixed Use Mid Rise" designation provides for apartment buildings, multi-storey non-residential or mixed use buildings, stacked townhouses and townhouses including back-to-back. The "Residential Mid Rise" designation provides for townhouses including back-to-back, small multiplex buildings containing 3 to 6 units,

stacked townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools.

Main Street Milliken Secondary Plan (OPA144)

The subject lands are further designated “Community Amenity - Main Street” (easterly portion of the site adjacent to Old Kennedy Road) and “Community Amenity Area - Mixed Use” (remainder of the site) in the Main Street Milliken Secondary Plan (OPA 144). The “Community Amenity – Main Street” designation provides for mixed use buildings with a range of small to moderate scale retail, personal service, restaurant and business uses. Residential uses are not permitted on the ground floor of buildings facing Old Kennedy Road. The Applicant is proposing live-work units along Old Kennedy Road in accordance with this Secondary Plan policy. A minimum Floor Space Index of 1.0 is permitted with a maximum of 1.25 subject to a Zoning By-law Amendment and traffic impact analysis. The maximum height of buildings shall generally not exceed three to four storeys.

The “Community Amenity Area - Mixed Use” designation provides for single use and mixed use buildings, including medium and high density residential development and small-scale office use. Residential uses on the ground floor of buildings are permitted in this designation. The maximum FSI and height are similar to those in the “Community Amenity – Main Street” designation. The proposed development will have an FSI of 1.03 and both the townhouse units and live-work townhouse units are three-storeys in height. It should be noted that the Applicant is requesting a maximum FSI of 1.25 in the Zoning By-law Amendment application, consistent with the maximum FSI that is identified in the Secondary Plan.

Zoning

The subject lands are zoned “Community Amenity One*279 (Hold)*280” [CA1*279(H)*280] and “Community Amenity Two*283 (Hold)*280” [CA2*283(H)*280] by By-law 177-96, as amended (Figure 2). The Applicant has submitted a Zoning By-law Amendment application to implement the necessary zoning provisions to facilitate the proposed development. While townhouses are permitted, the Applicant is seeking to amend various performance standards, including but limited to: setbacks, height provisions and landscaped open space requirements.

Update to Main Street Milliken Secondary Plan is Underway

An update to the Main Street Milliken Secondary Plan is currently underway by City Staff, in cooperation with the Landowner’s Group and their planning and engineering consultants. The update is being undertaken in accordance with Section 9.15 of the 2014 Official Plan and includes an expanded Secondary Plan area beyond the existing Milliken Mills Secondary Plan. The objective of the update is to provide a pedestrian and transit oriented community with a balance of residential, retail, office and public uses. The aim is to finalize the Secondary Plan in 2017. It should be noted that the subject lands, and proposed development intended for the same, may be impacted by road patterns, pedestrian linkages, open space requirements, etc. that may emerge from the Secondary Plan update exercise.

Proposed Parking Standard for Live-Work Units is being reviewed by Transportation Planning Staff

The Applicant is providing 2 parking spaces per townhouse dwelling unit and 0.25 parking spaces for visitor parking (17 spaces), in accordance with the City's Parking By-law 28-97, as amended. A majority of the visitor parking spaces (15 spaces) are provided in two visitor parking spaces located between Blocks 2 & 3 and Blocks 8 & 9 (Figure 4). Three visitor parking spaces are provided at the west end of the site (adjacent to Block 7) and one (1) parallel parking is proposed on the west side of the north-south private condominium road. The Applicant is proposing one (1) residential parking space and one (1) visitor/retail parking space per live-work unit. This proposed parking standard for the live-work units is currently being reviewed by Transportation Planning Staff, in addition to the overall visitor parking layout for the site and site access.

OPTIONS/ DISCUSSION:

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

- 1) Staff are reviewing the Planning Justification Report submitted with the applications.
- 2) Given that the Secondary Plan update is in progress, the processing of the subject applications should have regard for the on-going studies and preliminary recommendations associated with the Secondary Plan process including built form, density, open space requirements, right-of-way widths (Old Kennedy Road and north/south road at west end of the site), on-street parking, connectivity, the design and construction of walkways and cycling facilities, etc.
- 3) As a component of the Planning Justification Report (above), the Applicant has provided an Urban Design Brief (including a Conceptual Block Plan), which discusses matters including but not limited to: outdoor amenity areas, landscaped areas, pedestrian & vehicular circulation, and building design/elevations. These matters, amongst others, are currently under review. Staff have expressed a desire to work with the Applicant collaboratively on the design of the proposed condo roads, widths of the proposed townhouse units and their architectural treatments, and opportunities for on-site landscaping and street trees.
- 4) Staff have encouraged the Applicant to work with the adjacent landowners to the north and south in order to develop a more holistic development concept for this portion of the larger block. Staff are of the opinion that integrating the adjacent lands to the north and south would provide an opportunity to introduce a different mix of uses to the project, provide a more interesting streetscape and varied built form from the linear approach currently exhibited, as well as create larger development blocks.
- 5) Access to the subject lands via the future north-south private road (at the east end of the site) and north-south public road (at the west end of the site) is contingent on the adjacent landowners. The Applicant will be required to obtain easements and/or enter into shared access arrangements with the adjacent landowners.

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- 6) Cash-in-lieu of parkland will be required as a condition of draft plan approval, should the proposed development be approved.
 - 7) A public park exists immediately to the north of the subject lands, mid-block, as part of the medium density residential development. Staff have encouraged the Applicant to provide a “green”/open space linkage through their site in the same location; however, visitor parking is being proposed instead. Integrating this important linkage into the proposed plan will require a reconfiguration of the proposed visitor parking layout. Staff would also be seeking to secure the same “green”/open space linkage when the lands to the south (under separate ownership) are developed.
 - 8) Engineering staff have advised that the proposed sanitary connection to Old Kennedy Road is too tight (at 2 metres) and that the Applicant should either use the existing service connection (with minimum 4 metre clearance) or increase the proposed width to a minimum of 4 metres. This will impact the seven (7) unit live-work townhouse block fronting onto Old Kennedy Road.
 - 9) Site plan matters including: block layout/orientation, elevations, setbacks, access (both internal and with adjacent properties), pedestrian linkages/connectivity, parking and landscaping/shared amenity, snow storage/removal, service connections and the location of utilities (i.e. transformers) are currently under review by staff. The proposed development is subject to a future site plan approval application.
 - 10) Technical studies including, but not limited to, Functional Servicing and Stormwater Management Report, Traffic Impact Study, Phase 1 and Phase 2 Environmental Site Assessments, Railway Vibration Assessment and Environmental Noise Assessment, are currently under review.
 - 11) Other matters including sustainability initiatives and a public art component for the proposed development have been raised by staff, but not yet addressed by the Applicant to date.
 - 12) Two formal pre-consultation meetings were held with the Applicant and Staff on March 31, 2015 and November 8, 2016. A Statutory Public Meeting is tentatively scheduled for Tuesday, May 2, 2017.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications will be reviewed in the context of the City’s strategic priorities of Growth Management and Municipal Service, as well as the emerging Secondary Plan framework.

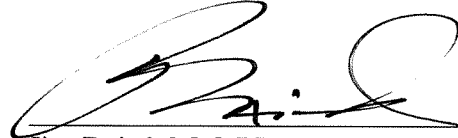
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are 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 of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Elevations

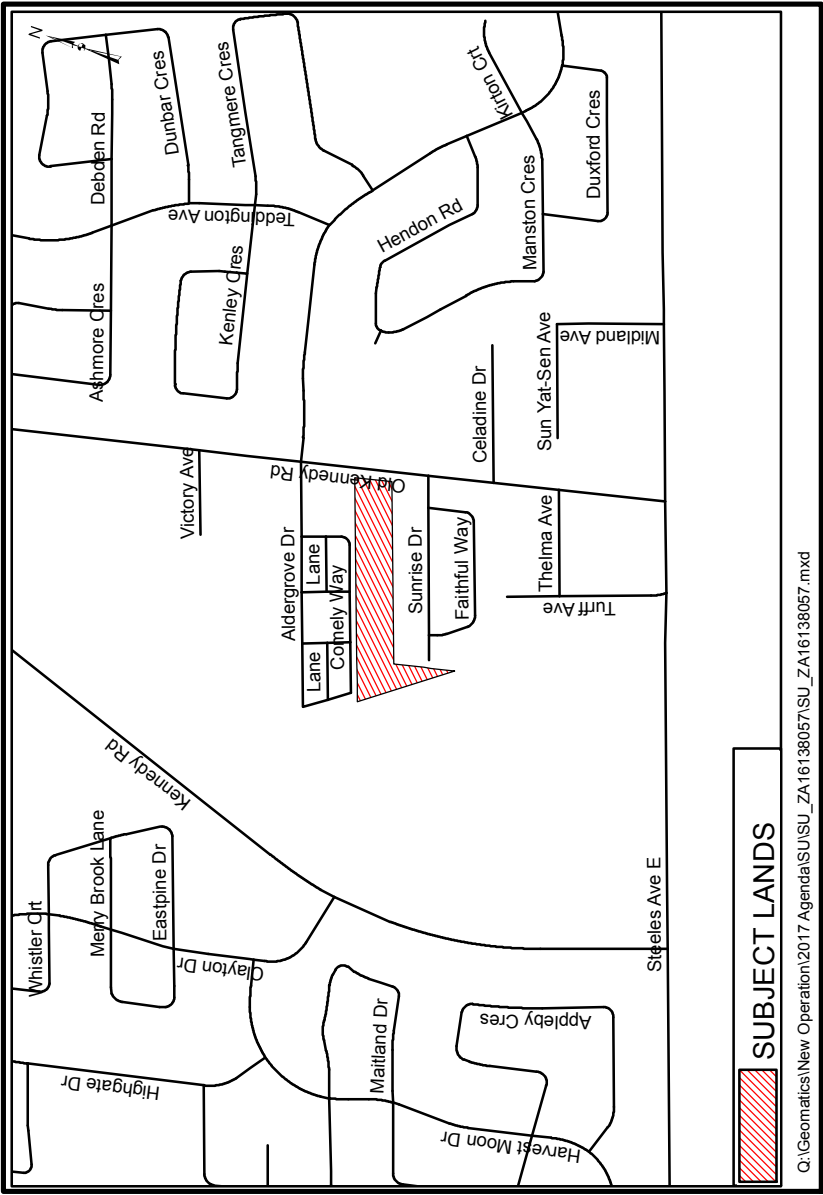
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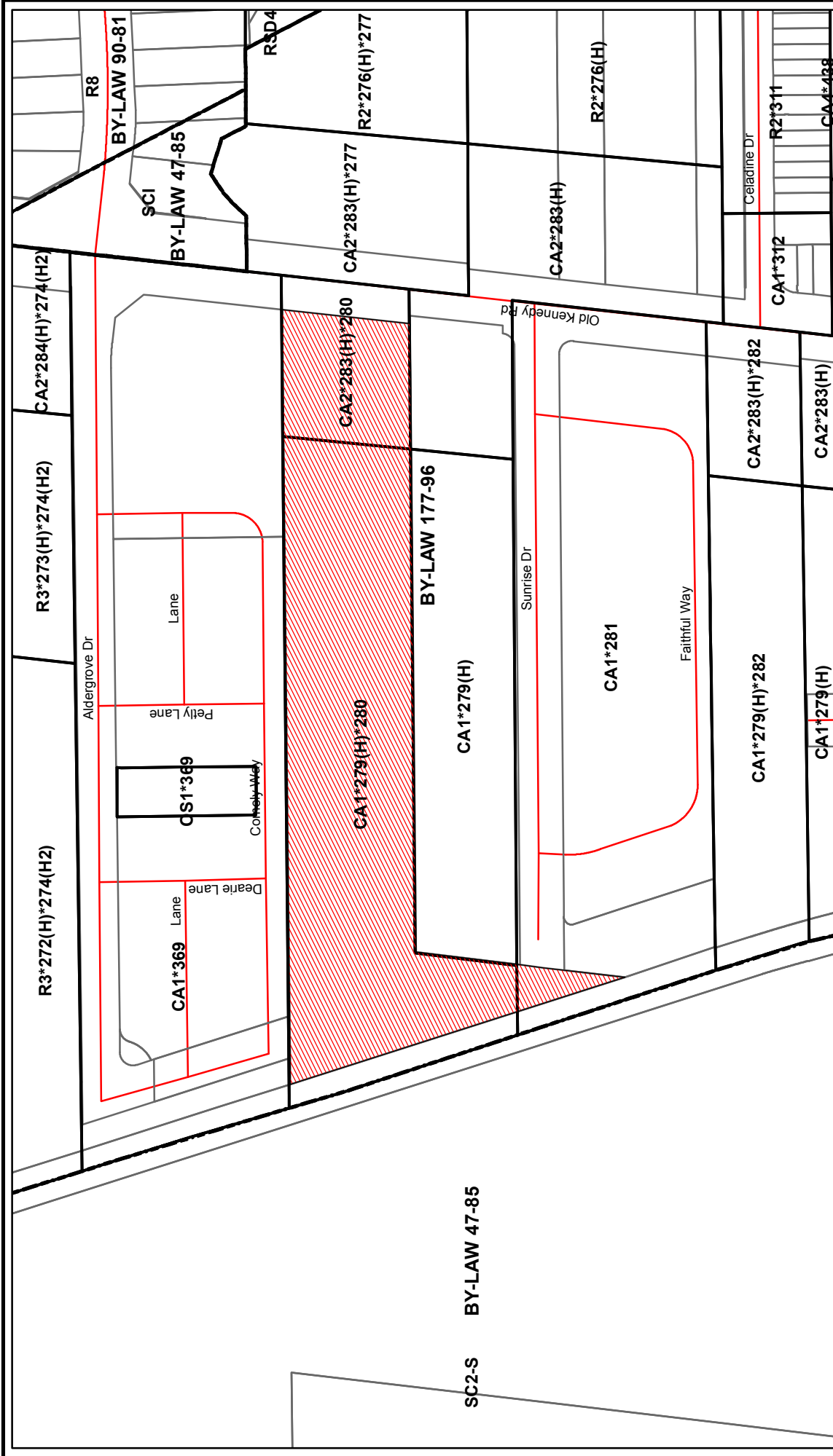
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File path: Amanda\File 16 138057\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: NATIONAL HOMES (OLD KENNEDY) INC.

FILE No. SU/ZA 16138057

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AIR PHOTO

APPLICANT: NATIONAL HOMES (OLD KENNEDY) INC.

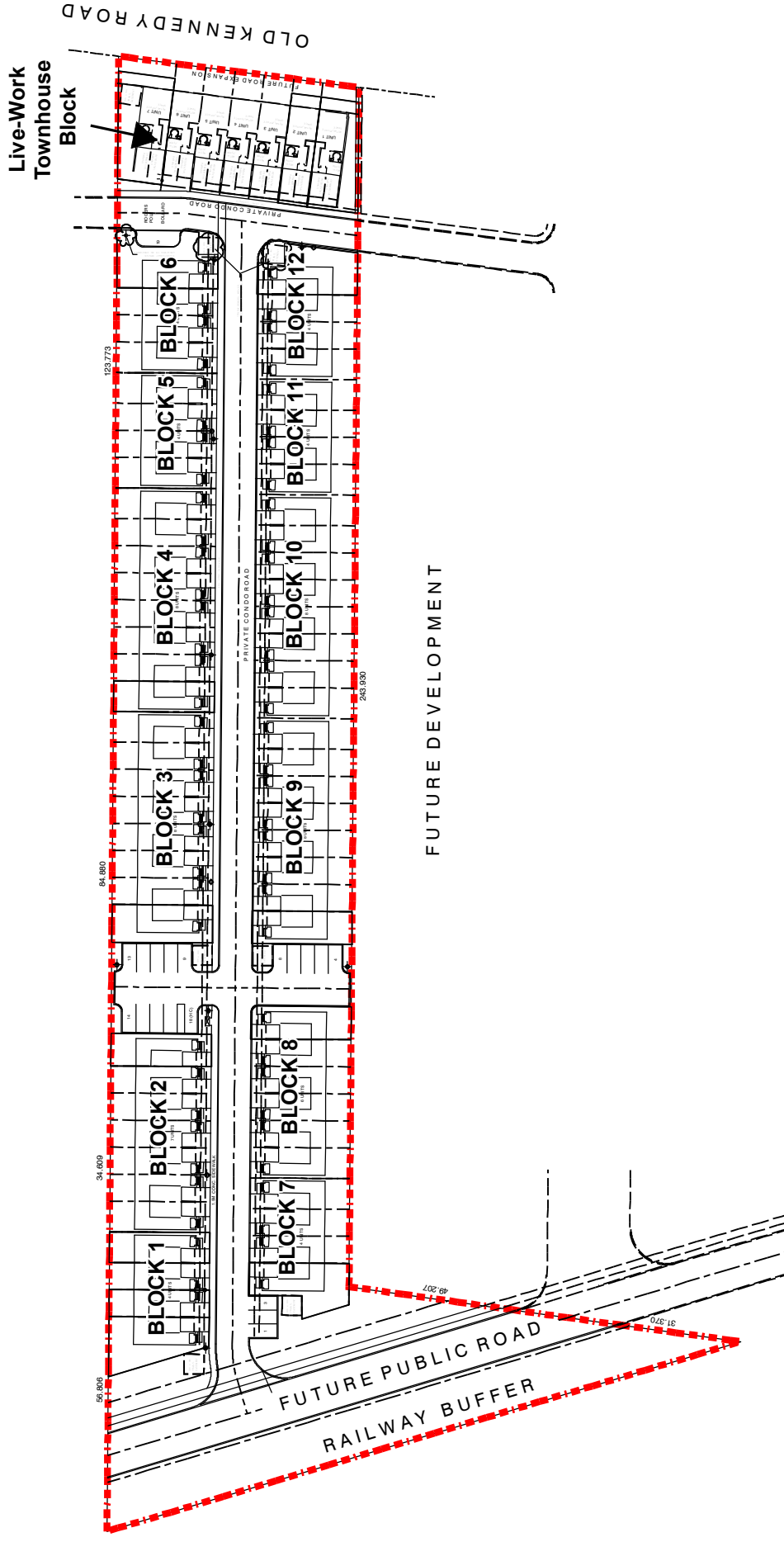
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 SUBJECT LANDS

EXISTING DEVELOPMENT

FUTURE
DEVELOPMENT



CONCEPTUAL SITE PLAN

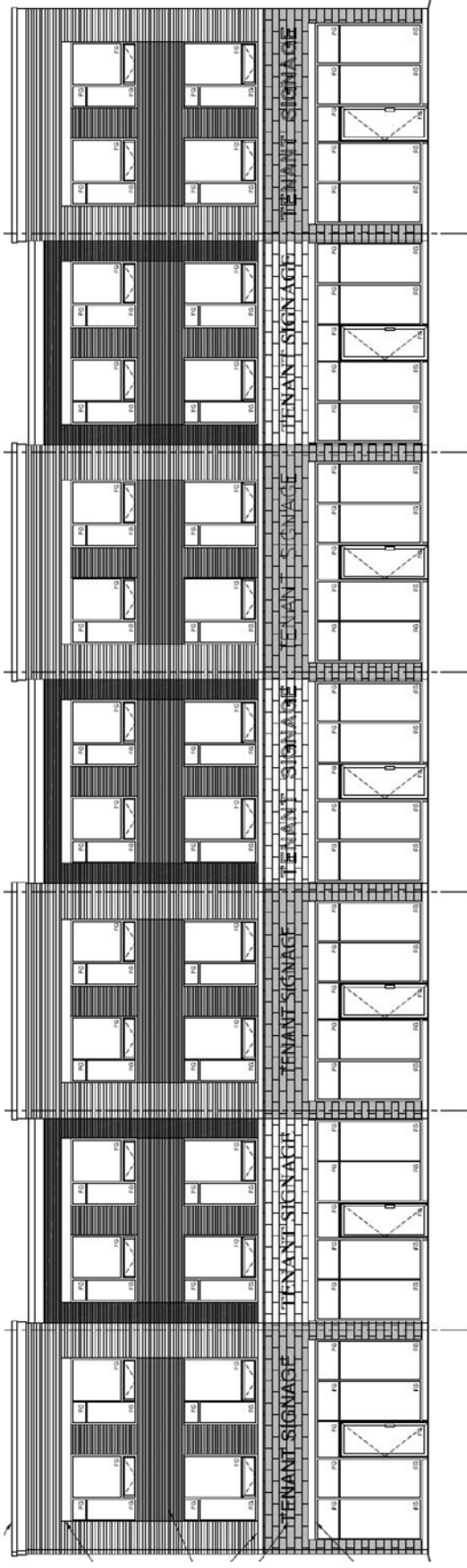
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CONCEPTUAL TOWNHOUSE ELEVATION



CONCEPTUAL LIVE/WORK TOWNHOUSE FRONT ELEVATION (FRONTING OLD KENNEDY)

CONCEPTUAL ELEVATIONS

APPLICANT: NATIONAL HOMES (OLD KENNEDY) INC.

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