



Report to: Development Services Committee

Report Date: November 21, 2016

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**SUBJECT:** Recommendation Report  
Markham (7350 Highway 48) Holdings Inc. c/o Tercot Communities  
Applications to amend the Zoning By-law and for Site Plan Approval to permit a condominium townhouse development at 7350 Markham Road.

File Nos: ZA 15 156659 & SC 16 156659

**PREPARED BY:** Stacia Muradali, M.C.I.P., R.P.P. Ext. 2008  
Senior Planner, East District

**REVIEWED BY:** Sally Campbell, M.C.I.P., R.P.P. Ext. 2645  
Manager, East District

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**RECOMMENDATION:**

- 1) That the report dated November 21, 2016 titled "Recommendation Report, Markham (7350 Highway 48) Holdings Inc. c/o Tercot Communities, Applications to amend the Zoning By-law and for Site Plan Approval to permit a condominium townhouse development at 7350 Markham Road (File Nos: ZA 15 156659 & SC 16 156659)", be received;
- 2) That the record of the Public Meeting held on November 16, 2015 regarding the Zoning By-law Amendment application submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities (ZA 15 156659), be received;
- 3) That the Zoning By-law Amendment (ZA 15 156659) submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities to amend the City's Zoning By-law 304-87, as amended, to permit a condominium townhouse development at 7350 Markham Road be approved, and that the draft Zoning By-law Amendment attached as Appendix 'A' be finalized and enacted without further notice;
- 4) That the Site Plan application (SC 16 156659) submitted by Markham (7350 Highway 48) Holdings Inc. c/o Tercot Communities to facilitate a condominium townhouse development at 7350 Markham Road, be endorsed in principle, subject to the conditions in Appendix 'B';
- 5) That this endorsement shall lapse and site plan approval will not be issued after a period of three (3) years commencing on November 21, 2016 in the event the site plan agreement is not executed within that time period;
- 6) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement.

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The Site Plan is only approved when the Director or his designate has signed the site plan;

- 7) That Council assign servicing allocation for 115 townhouse units to the proposed development and advise York Region;
- 8) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner;
- 9) And that Staff be authorized to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report discusses and recommends approval of applications submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities to amend the City's Zoning By-law to permit a condominium townhouse development at 7350 Markham Road. This report also recommends endorsement in principle of a Site Plan application submitted by Markham (7350 Highway 48) Holdings Inc., c/o Tercot Communities for the proposed townhouse development.

**Process to date**

- Preliminary Report – October 19, 2015
- Community Information Meeting – November 5, 2015
- Statutory Public Meeting – November 16, 2015

**Next Steps**

- Enactment of the Zoning By-law
- Issuance of site plan endorsement by Staff
- Execution of a site plan agreement
- Issuance of site plan approval
- Submission of a condominium application

**BACKGROUND:****Subject property and area context**

The subject property is located at the south-west corner of Markham Road and Golden Avenue which is north of Denison Street (see Figure 1) and is approximately 2.4 hectares (6 acres). The subject property has been used as a contractor's construction yard (Dagmar Construction) since the 1980s. There is a recently constructed six (6) storey residential apartment building to the north at the north-west corner of Markham Road and Golden Avenue with low density residential development further west along the north side of Golden Avenue. There is a four (4) storey residential apartment building and existing residential uses including semi-detached and single detached houses located to

the south of the subject property and residential development to the west of the subject property. There is commercial development at the north-east corner of Markham Road and New Delhi Drive (see Figure 3). Phase 1 of a two (2) phased development consisting of two (2) – 8 storey residential apartment buildings across Markham Road at the south-east corner of Markham Road and New Delhi Drive was recently approved by Council.

### **Proposed townhouse development**

The applicant is proposing 115 townhouses on private common element condominium roads (see Figure 4). The townhouses located along the west property line abutting the existing residential homes to the west, and those internal to the proposed development will have pitched roofs and will be three (3) storeys high and 5.49 m (18ft) wide (see Figure 5). These townhomes will have single car garages. The townhouses along the Markham Road and Golden Avenue frontages will be 3 ½ storeys with flat roofs and roof top terraces (see Figure 6). These townhouses will be approximately 5.79m (19 ft) wide with double-car garages. Each townhouse will have three (3) bedrooms.

There will be a 372 m<sup>2</sup> (4004 ft<sup>2</sup>) common private amenity space which will contain a tot lot located at the south end of the proposed development. A total of 29 visitor parking spaces, which complies with the City's visitor parking requirement will be provided throughout the site (see Figure 4). Sidewalks will also be provided to allow for connectivity through the proposed development including a walkway connection to Markham Road at the south end of the proposed development. Two (2) accesses on Golden Avenue are proposed to service the site. The access closest to the Markham Road/ Golden Avenue intersection will be a right-in only access for emergency vehicles. The existing median on Golden Avenue will be extended to restrict left turn movements. Emergency vehicle only signs and do not enter signs will be placed on either side of the emergency access. The second access on Golden Avenue furthest away from the intersection will be a full movement access. Vehicular access will not be provided on Markham Road as it is not permitted by the Region of York.

### **Official Plan and Zoning**

#### City's in-force Official Plan (Revised 1987), as amended.

- The subject property is designated "Community Amenity Area" along the Markham Road frontage which provides for medium and high density residential uses and a range of commercial uses.
- Designated "Urban Residential" on the remainder of the site which provides for a range of residential uses.

#### Armada Secondary Plan

- Designated "Community Amenity Area" along the Markham Road frontage which provides for medium and high density residential uses and a range of commercial uses.
- Designated "Urban Residential- Medium Density" on the remainder of the site which allows for townhouses and other forms of multiple housing up to a maximum net site density of 62 units per hectare (25 units per acre).

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- Maximum height permitted is generally three (3) storeys however, an increase to four (4) storeys may be considered subject to appropriate integration with surrounding development.

City's 2014 Official Plan (as partially approved by the OMB on October 30, 2015 and May 26, 2016)

- Designated "Mixed Use Mid Rise" which contemplates multi-storey non-residential or mixed-use buildings, stacked townhouses and regular townhouses.
- Contemplates height in the range of three (3) to eight (8) storeys.
- Allows maximum overall density up to 2.0 FSI (Floor Space Index).

Zoning By-law 304-87, as amended

- Zoned "Agriculture One (A1)".
- Permits agricultural and related uses.
- Will be rezoned into an appropriate residential zone category and implement site-specific development standards.

**Public Consultation**

A community information meeting, arranged by the ward 7 Councillor, was held on November 5<sup>th</sup>, 2015 and approximately 8 to 10 residents attended. The residents who attended expressed general interest in the proposed development and no concerns were raised.

The statutory Public Meeting was held on November 16<sup>th</sup>, 2015. There were no residents who spoke with respect to the proposed development. The City did not receive written submissions respecting the proposed development.

**OPTIONS/ DISCUSSION:**

**The proposed development is appropriate**

The proposed development conforms to both the City's in-force Official Plan (Revised 1987), as amended, and the City's 2014 Official Plan. The proposed net site density is approximately 48 units per hectare (19 units per acre) which is less than the maximum permitted density of 62 units per hectare (25 units per acre) in the "Urban Residential-Medium Density" designation in the Armadale Secondary Plan. The proposed development will have an FSI (Floor Space Index) of 1.0 and will range from three (3) to 3 ½ storeys in height. The density and height conform to the City's 2014 Official Plan.

Notwithstanding that staff asked the applicant to consider providing increased building height and massing along the Markham Road frontage and at the corner of Golden Avenue, the proposed development as submitted is compatible with the existing community in terms of land use, height, setbacks and massing.

The Owner has worked with Planning Staff on enhancing the proposal resulting in a development that is more functional for future residents. A 372 m<sup>2</sup> (4004 ft<sup>2</sup>) private common amenity space, including a tot lot, has been added, which will provide additional

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open space for use by the residents of the proposed development. The Owner has also increased the number of visitor parking spaces to comply with the City's parking requirement. Visitor parking spaces have been relocated away from the tot lot to improve its safety and function. Internal sidewalks have been incorporated throughout the site to facilitate pedestrian circulation and to provide safe access to the proposed common amenity space, tot lot and to the surrounding public streets and local services, including transit, along Markham Road (see Figure 4). Individual amenity space will be provided in the form of rooftop terraces for those townhouses fronting Markham Road and Golden Avenue, and rear yards for the townhomes which will be located internal to the site.

The proposed built form on Golden Avenue and Markham Road has a 3 and half storey massing with rooftop terraces that responds to the corner with upgraded facade treatments and articulation to provide visual interest (see Figure 6). The internal blocks are a more traditional 3 storey townhouse typology that are front loaded and include single car garages with single driveways (Figure 5). The materials are of high quality stone and brick applied to accent appropriate features with colour variation between blocks, to create visual appeal and avoid monotony. The number of front steps providing access to the front doors along the Markham Road and Golden Avenue frontages have been reduced to a maximum of four (4) to reinforce the pedestrian scale and experience along these frontages, which is further strengthened by the incorporation of porches and balconies. The proposed building elevations comply with the City's bird friendly guidelines.

Street trees will be installed as part of the approved landscape plans offering shade to help reduce heat island effects coupled with the benefits of supporting storm water management and creating a livable neighbourhood. Plant materials will include native species, as well as drought and salt tolerance to minimize short and long term maintenance.

**The proposed Zoning By-law amendment is appropriate**

The Zoning By-law amendment attached as Appendix 'A' is appropriate to permit the proposed development and by implementing the following, including but not limited to :

- Rezoning the subject property to an appropriate residential zone category in Zoning By-law 177-96, as amended.
- Ensuring that adequate parking is provided by not providing for any parking reductions;
- Ensuring minimum rear yards of 6.5m (21.3 ft) for internal townhouses and 7.5m (24.6ft) for townhouses abutting existing residential homes to the west;
- Requiring a minimum area of 372 m<sup>2</sup> (4004 ft<sup>2</sup>) for the private common amenity space;
- Permitting a maximum number of townhouses which will result in appropriate density and FSI for the site;
- Requiring minimum townhouse unit widths of 5.49m (18ft) for internal townhouses and 5.79m (19ft) for the townhouses along the Markham Road and Golden Avenue frontages;

- Permitting minimum and maximum heights for the townhouses; and
- Limiting the number of risers along the Markham Road and Golden Avenue frontages.

**Proposed sustainability initiatives**

The applicant is proposing the following sustainability initiatives (see Appendix 'C'):

1. Inclusion of bicycle racks within the development to facilitate active transportation;
2. Utilization of native and drought tolerant species for landscaping;
3. Construction waste management programs to provide increased waste diversion;
4. Low flow plumbing fixture to reduce water consumption;
5. Longer life roof shingles to reduce future landfill waste;
6. Low VOC paints and varnishes to improve air quality;
7. Energy efficient LED street lighting;
8. Utilization of locally sourced materials on site where possible; and
9. Each townhouse will be provided a Presto card (equivalent of 10 YRT tickets).

The applicant has also agreed to implement an additional sustainable initiative by providing conduits from the hydro panel to the roof for potential future solar panel installation.

**Region of York requirements**

Markham Road is under the jurisdiction of the Region of York. The Owner is required to convey a road widening along the entire Markham Road frontage to ensure a right of way width of 22.5 metres from the centerline of Markham Road is provided. The Owner is also responsible for providing a 15 metre by 15 metre daylight triangle at the south-west corner of the Markham Road and Golden Avenue intersection. Furthermore, the Owner is required to provide existing tree preservation and inventory plans as well as proposed tree planting plans for the Regional boulevard along Markham Road. The Region of York did not identify any traffic concerns as a result of the proposed development.

**Sanitary servicing constraints**

The proposed development was included in the background capacity study for the Markham Road sanitary trunk sewer. The preliminary results indicate that the downstream sanitary sewer and Markham Road sanitary trunk sewer would have capacity constraints based on the extra population for upcoming developments in the area. Therefore, the Owner will be required to pay their proportionate share of the Markham Road sanitary trunk sewer and local sewer upgrade at the site plan agreement stage (see Appendix 'B').

**Snow storage**

The condominium corporation will be responsible for clearing snow in the common elements areas including visitors parking spaces, sidewalks internal to the site and the private roads. Each resident will be responsible for snow clearing of their individual

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driveways. Snow storage for the common areas should occur adjacent to the common areas and in a manner which will not interfere with their function.

**Parkland dedication**

The applicant is required to provide the appropriate parkland dedication in the form of cash-in-lieu of parkland for the proposed development in accordance with Planning Act requirements. This matter will be addressed in detail in the site plan agreement.

**Public art contribution**

The applicant is required to provide an appropriate public art contribution for the proposed development which will be collected through clauses in a Section 37 Agreement.

**Conclusion**

It is the opinion of Staff that the proposed development is appropriate and will meet the City's policy objectives and vision and will not result in demonstrable adverse impact on the existing community. It is therefore recommended that the proposed Zoning By-law Amendment attached as Appendix 'A' be approved. Staff also recommend that the site plan be endorsed in principle subject to the conditions identified in Appendix 'B'.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

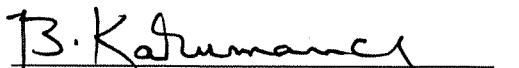
**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The proposed development aligns with the strategic priorities for growth management and creating safe and sustainable communities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and their requirements and comments have been incorporated into the proposed development.

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1:	Location Map
Figure 2:	Area Context
Figure 3:	Air Photo
Figure 4:	Site Plan
Figure 5:	Coloured Rendering- Internal Townhouses
Figure 6:	Coloured Rendering – Markham Road/ Golden Avenue Corner
Appendix 'A':	Draft Zoning By-law Amendment
Appendix 'B':	Site Plan Conditions
Appendix 'C':	Sustainability Initiatives

**AGENT CONTACT INFORMATION:**

Attn: David Cogliano  
Tercot Communities  
56 The Esplanade  
Unit 206  
Toronto, ON, M5E 1A7  
Tel: 416-309-9276  
Email: [dcogliano@tercot.com](mailto:dcogliano@tercot.com)

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**APPENDIX 'B'**  
**SITE PLAN CONDITIONS**  
**MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.**  
**7350 MARKHAM ROAD**  
**SC 15 156659**

That prior to site plan endorsement:

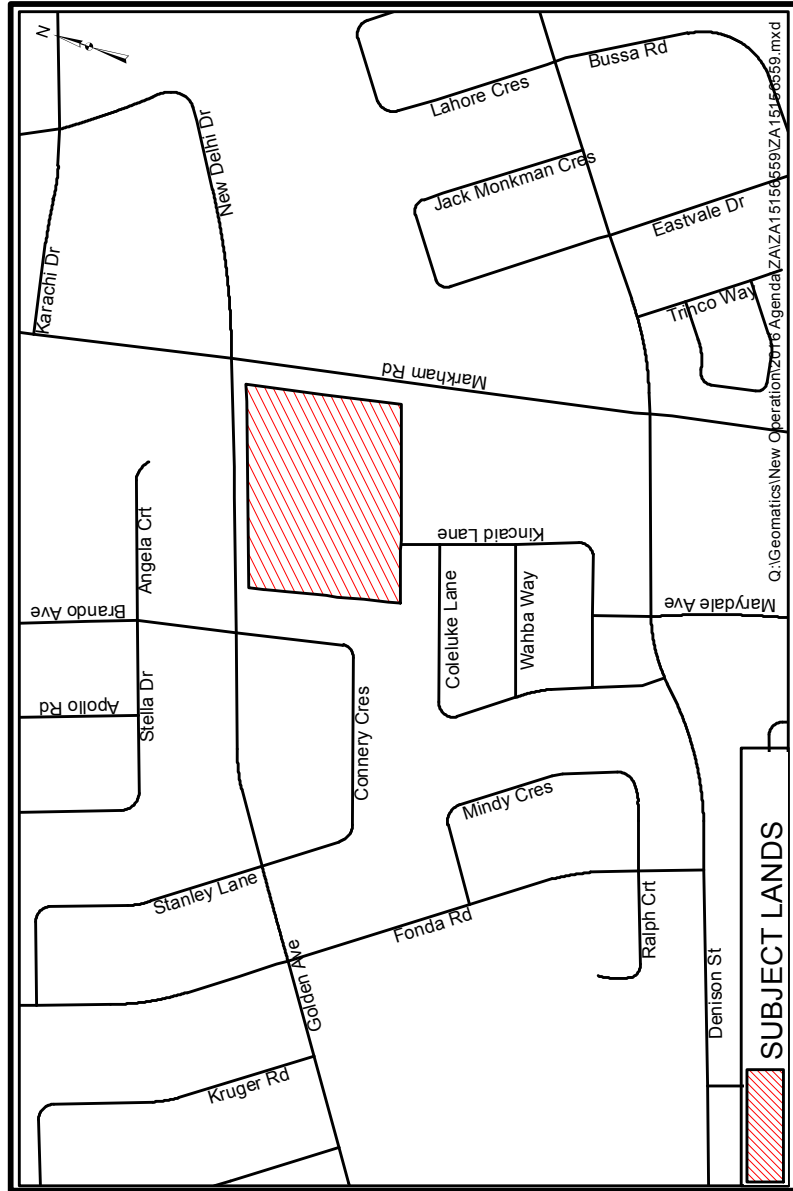
1. The Owner shall provide a clearance letter from the Region of York advising that all Regional pre-endorsement conditions have been satisfied.
2. The Owner satisfies all City departments technical requirements to the satisfaction of the Director of Planning and Urban Design.

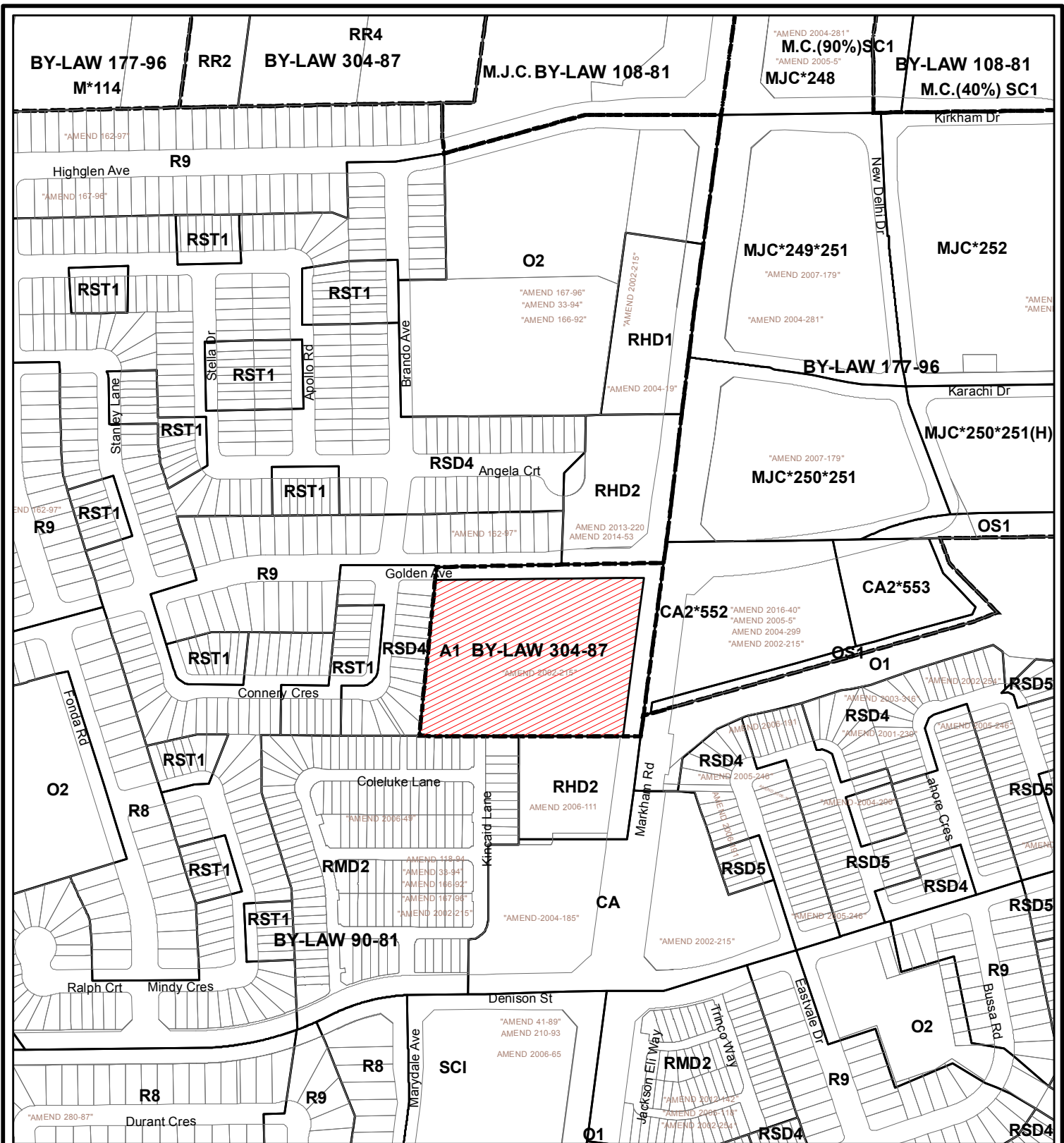
That the Owner shall enter into a Site Plan Agreement with the City, containing all standards and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, provision of parkland dedication (including cash-in-lieu of parkland), public art contribution, and any other financial obligations and securities.
2. Provisions to satisfy all of the Region of York requirements.
3. That the Owner agrees to implement any agreed upon Bird Friendly Measures to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner agrees to implement the approved Transportation Demand Management Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering.
5. Provision to ensure that the Owner pays to the City their proportionate share of the Markham Road sewer and local sewer upgrade for the proposed development, to the satisfaction of the Director of Engineering.
6. That the Owner agrees to implement the sustainable initiatives attached as Appendix 'C' with the additional sustainable initiative to provide conduits from the hydro panel to the roof for potential future solar panel installation, to the satisfaction of the Director of Planning and Urban Design.
7. That appropriate clauses are included in the site plan agreement addressing Section 37 contributions towards Public Art.

That prior to execution of the Site Plan Agreement:

1. The Owner shall submit final site plans, building elevations, engineering drawings, lighting plans, landscape plans and tree preservation 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 Commissioner of Development Services.





# AREA CONTEXT / ZONING

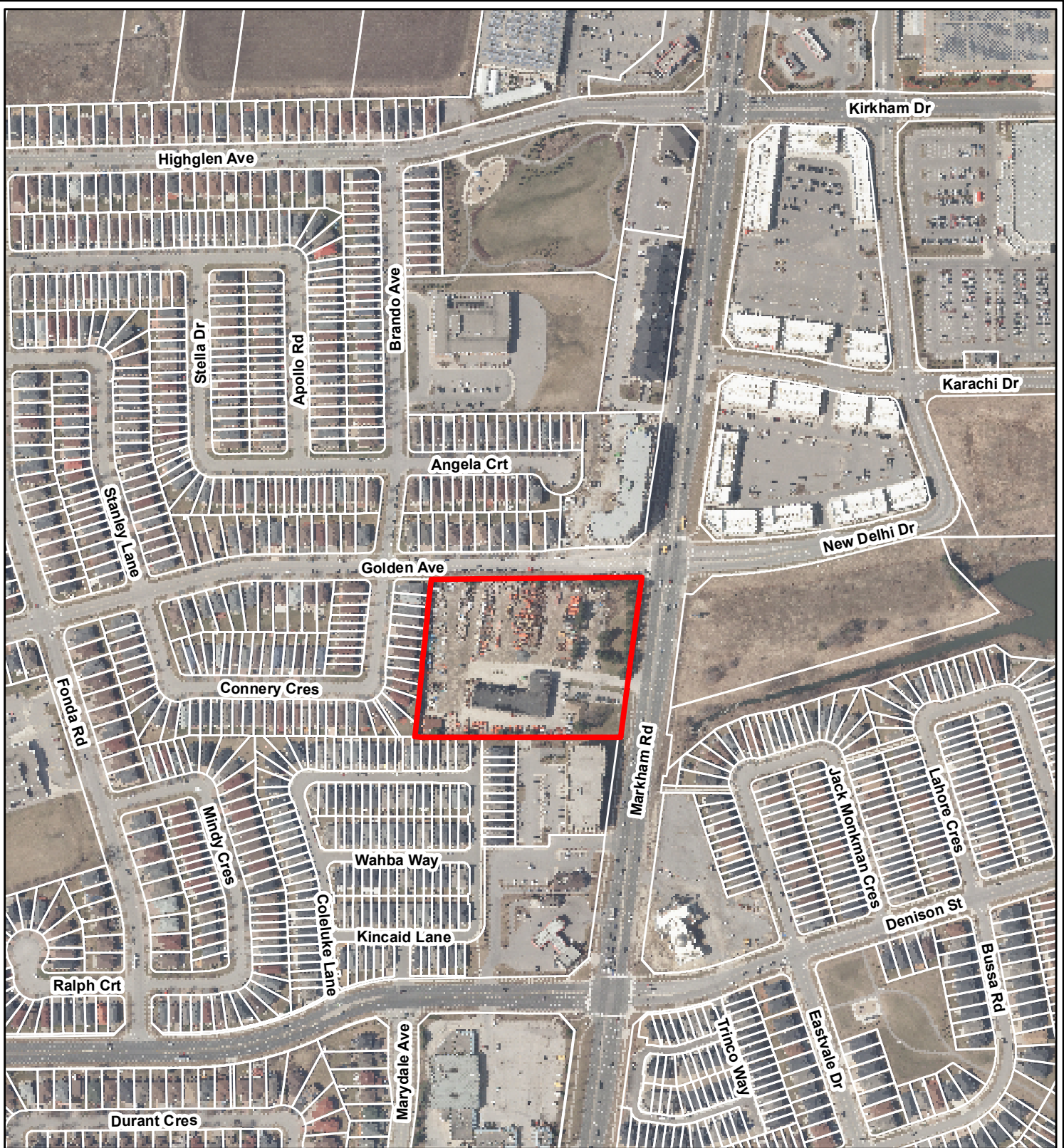
MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.  
7350 MARKHAM ROAD

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 SUBJECT LANDS

DATE: 31/10/2016



# AERIAL PHOTO (2015)

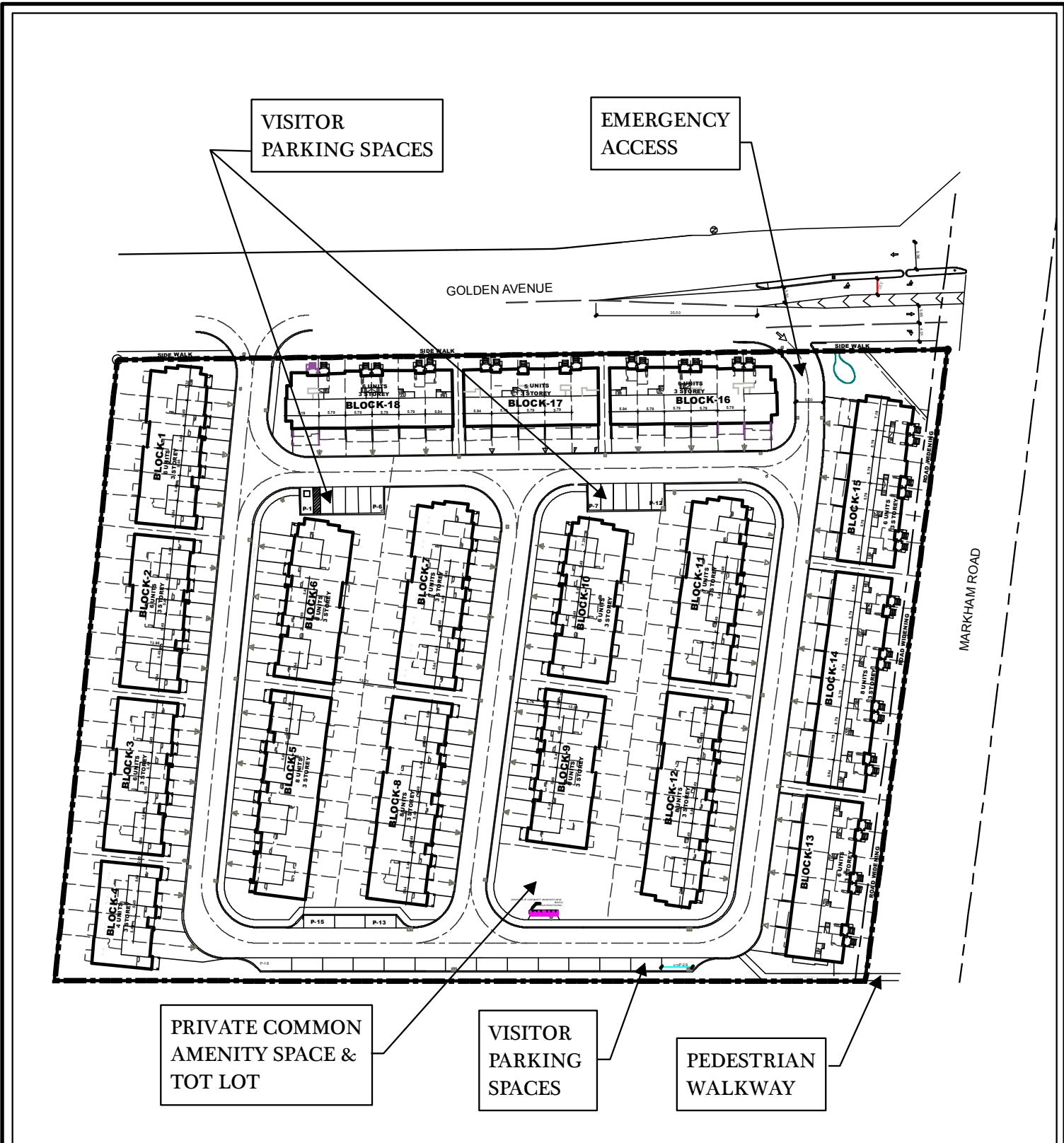
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7350 MARKHAM ROAD

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 SUBJECT LANDS

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DATE: 31/10/2016



# SITE PLAN

MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.  
7350 MARKHAM ROAD



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--- SUBJECT LANDS

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DATE: 31/10/2016



# RENDERING INTERNAL ELEVATIONS

APPLICANT: MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.  
7350 MARKHAM ROAD

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DATE: 01/11/2016

FIGURE No.5





# RENDERING MARKHAM ROAD / GOLDEN AVENUE INTERSECTION

APPLICANT: MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.  
7350 MARKHAM ROAD

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FIGURE No.6



## BY-LAW 2016-\_\_\_\_\_

### A By-law to amend By-law 177-96, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 304-87, as amended.
2. By-law 177-96, as amended, is hereby further amended as follows:
  - 1.1 By adding the lands outlined on Schedule ‘A’ attached to this By-law to the designated area of By-law 177-96, as amended.
  - 1.2 By rezoning the lands outlined on Schedule ‘A’ attached hereto as follows:
 

from: **Agriculture One (A1) Zone**

to: **Residential Two \*266 (R2\*566) Zone**
  - 1.3 By adding the following subsection to Section 7- EXCEPTIONS

Exception 7.566	Markham (7350 Highway 48) Holdings Inc. 7350 Markham Road	Parent Zone R2
File ZA 15 156659		Amending By-law 2016-
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *566 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
<b>7.531.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	Townhouses	
<b>7.531.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	Minimum width of an internal townhouse <i>dwelling unit</i> fronting onto a <i>public street</i> – 5.79m	
b)	Minimum width of an end townhouse <i>dwelling unit</i> fronting onto a <i>public street</i> - 5.94m	
c)	Minimum width of an internal townhouse <i>dwelling unit</i> fronting onto a <i>public street</i> – 5.49m	
d)	Minimum width of an end townhouse <i>dwelling unit</i> fronting onto a <i>private street</i> – 5.64m	
e)	Minimum private open space area – 372m <sup>2</sup>	
f)	Maximum number of <i>dwelling units</i> – 115	
g)	Minimum required <i>exterior side yard</i> – 2.3m	
h)	Minimum required <i>rear yard</i> – 7.5m	
i)	Minimum required <i>front yard</i> – 3m	
j)	Maximum permitted <i>height</i> - 11.5m	
<b>7.531.3 Special Site Provisions</b>		
The following additional provisions shall apply:		
a)	Notwithstanding any further division or partition of any of the lands subject to this Section, all lands zoned R2*566 shall be deemed to be one <i>lot</i> for the purposes of this By-law.	

2. SECTION 37 AGREEMENT



- 2.1 The applicant shall be required to enter into a Section 37 Agreement to secure the provision of community facilities and services by the City for the lands zoned Residential Two \*566 (R2\*566), as shown on Schedule 'A' to this By-law.

Read a first, second and third time and passed on \_\_\_\_\_, 2016.


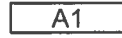

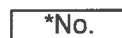
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

\_\_\_\_\_  
Frank Scarpitti  
Mayor



# SCHEDULE "A" TO BY-LAW 177-96

## AMENDING BY-LAWS 304-87 AND 177-96 DATED

-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM BY-LAW 304-87 AND ADDED TO BY-LAW 177-96
-  A1 AGRICULTURE ONE
-  R2 RESIDENTIAL TWO
-  \*No. EXCEPTION SECTION NUMBER

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## **EXPLANATORY NOTE**

**BY-LAW 2016-\_\_\_\_\_**

**A By-law to amend By-law 177-96, as amended**

**Markham (7350 Highway 48) Holdings Inc.  
7350 Markham Rd  
CON 7 PT LOT 3**

### **Lands Affected**

The proposed by-law amendment applies to 2.4 hectares ( 6 acres) of land comprised located at the south-west corner of Markham Road and Golden Avenue and municipally known as 7350 Markham Road.

### **Existing Zoning**

By-law 304-87, as amended, currently zoned the subject lands as “Agriculture One (A1)”

### **Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 177-96, as amended, to rezone the subject property to “Residential Two \*566 (R2\*566)” in order to facilitate the development of 115 townhouses including the introduction of site-specific development standards.

# TERCOT<sup>®</sup>

COMMUNITIES

October 26, 2016

**Attn: Stacia Muradali – Senior Planner  
City of Markham, East District  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3**

**SC 16 156659**

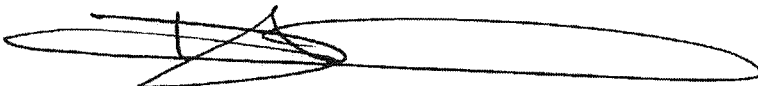
Ms. Muradali,

Further to our correspondence regarding the Site Plan Application at 7350 Markham Road, please see below a list of Sustainability Initiatives that we are proposing to include in our development and building design:

- Inclusion of bicycle racks within the development to facilitate active transportation
- Utilization of native and drought tolerant species for landscaping
- Construction waste management programs to provide increased waste diversion and reduce landfill impacts
- Low flow plumbing fixture to reduce water consumption
- Longer life roof shingles to reduce future landfill waste
- Low VOC paints and varnishes to improve air quality
- Energy efficient LED street lighting
- Utilization of locally sourced materials on site where possible
- Each unit will be provided a Presto card with equivalent of 10 YRT tickets (as per TIS Report – WSP)

Please contact the undersigned with any questions related to these initiatives.

Sincerely,



David Cogliano  
Director – Land Development