



Report to: Development Services Committee

Report Date: September 6, 2016

SUBJECT: RECOMMENDATION REPORT
Digram Developments Markham Inc.
Site Plan application to facilitate the development of 42 townhouses at 6232 16th Avenue.

File No: SC 15 244470

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

REVIEWED BY: Sally Campbell, Ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "RECOMMENDATION REPORT, Digram Developments Markham Inc., Site Plan application to facilitate the development of 42 townhouses at 6232 16th Avenue, File No: SC 15 244470", be received
- 2) That the Site Plan application (SC 15 244470) submitted by Digram Developments Markham Inc., to facilitate a townhouse development consisting of 42 townhouses be endorsed in principle, subject to the conditions attached as Appendix 'A';
- 3) That Site Plan Approval (SC 15 244470) to facilitate a townhouse development consisting of 42 townhouses be delegated to the Director of Planning and Urban Design or his designate and not be issued prior to the execution of a site plan agreement;
- 4) 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;
- 5) That Council assign servicing allocation for 42 townhouses to the subject development;
- 6) 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 Digram Developments Markham Inc., for a development consisting of 42 townhouses at 6232 16th Avenue, subject to the site plan conditions attached as Appendix 'A'.

BACKGROUND:**Subject property and area context**

The subject property is located at the north-west corner of 16th Avenue and Williamson Road, which is east of Markham Road (Figure 1). The subject property is approximately 0.75 hectares (1.85 acres).

Low density residential uses are located to the north and south. A townhouse development is proposed across the street at the north-east corner of 16th Avenue and Williamson Road, and a retirement home (Amica) is located east of the aforementioned townhouse development. A stormwater management pond and St. Brother Andre Catholic High School are located to the west of the subject property (Figure 3).

Official Plan and Zoning

The subject property is designated “Urban Residential” in the City’s in-force Official Plan (Revised 1987), as amended and “Urban Residential- Medium Density (Area 1) Housing” in the Swan Lake Secondary Plan which contemplates residential uses such as detached and semi-detached dwellings and townhouses. The subject property is designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved by the OMB on October 30, 2015 and May 26, 2016), which provides for townhouses up to a maximum of three (3) storeys in height.

On November 10th, 2015 Council passed a site-specific zoning by-law amendment which zoned the subject property “Residential Two *548 (R2*548) to permit a maximum of 42 townhouse dwellings and which implemented development standards including minimum unit widths (Figure 2).

Proposed townhouse development

Digram Developments Markham Inc. is proposing to develop the subject property with 42 townhouses on a common element condominium road (Figure 4). The interior townhouse units will be 4.5 metres (14.76 feet) wide, the majority of the end units will be approximately 5.8 metres (19 feet) wide and the corner units will range in width from 6 to 7.8 metres (19.7 to 25.6 feet). The proposed townhouses will be three (3) storeys in height (Figures 5 & 6). Some of the corner and end units will have double car garages while the remaining townhouses will have single car garages. Eleven (11) visitors parking spaces, which complies with the City’s Parking Standards By-law are located at the south-west corner of the proposed development and will incorporate permeable pavers throughout the visitors parking area.

The townhouses fronting onto 16th Avenue (Blocks 1, 2 & 3) will have balconies over the garage at the rear which will provide amenity space facing the private road (Figure 7). These townhouses will also have porches facing 16th Avenue and concrete walkways and small landscaped areas along 16th Avenue. The townhouses within the northerly blocks (Blocks 4, 5 & 6) will all have rear yards which will be a minimum of 7 metres (23 feet) deep. A right-in/right-out access will be provided on 16th Avenue and a full movement access will be provided on Williamson Road.

The proposed development is in conformity with the City's 2014 Official Plan and Zoning By-law.

OPTIONS/ DISCUSSION:

The site plan and building elevations are acceptable

The site plan has been revised and addresses concerns raised by Staff and Development Services Committee namely, the number of townhouses has decreased from 44 to 42 which allows for the end and corner townhouses to be wider. The applicant has also worked with staff to pair the front porches and reduce the number of risers accessing the front porches along 16th Avenue (Figure 7). The risers now range between two (2) and four (4) which presents a more pedestrian-friendly relationship to the street. Previously seven (7) to nine (9) risers were proposed.

The built form, massing and placement of the townhouse blocks provide a strong street edge and respond to the corner of 16th Avenue and Williamson Road by providing upgraded façade treatments with additional articulation and architectural features to add visual interest (Figures 5 & 6). The dominant materials are stone and brick, which are appropriately used to create well articulated elevation treatments with variation between blocks (Figures 7 and 8).

Pedestrian activity and street interaction is supported with walkway connections to 16th Avenue as well as an accessible walkway linking the site to the neighbourhood to the north via a new trail connection through the storm pond block (Figure 4). The planting plan proposes native species, which are lower maintenance, drought tolerant and provide greater wildlife enhancement. Furthermore, the internal private road will be lined with street trees and constructed with various materials, including permeable pavers, to soften the extent of hard surfaces and improve rainwater infiltration. There will be shrub plantings throughout the site including in the front, side and rear yards, and along the rear of the visitors parking area. The landowner will also be providing tree compensation in the form of tree planting in the adjacent stormwater management pond. Given that parkland will not be provided on site, the Owner will be required to pay cash-in-lieu of parkland in accordance with the City's requirements.

Proposed sustainability features

Attached as Appendix 'B' is a letter from the applicant's consultant, KLM Planning Partners Inc. outlining the sustainability measures which will be incorporated into the proposed development. Some of the sustainability measures include the following :

1. Provision of native and drought-tolerant vegetation;
2. Use of permeable pavers within residents' driveways, parking areas and at intervals along the private road;
3. Owner will work with York Region Transit (YRT) in promoting PRESTO cards and transit incentive programs, distributing transportation information packages to all new residents, and participate in marketing outreach to encourage alternative modes of transportation;
4. Provision of bioswale along the north property boundary which will be planted with

native plant material.

CONCLUSION:

Based on the above discussion Staff recommend that the site plan application submitted by Digram Developments Markham Inc. 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.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This site plan application has been considered within the context of the City's growth management and strategic priorities.

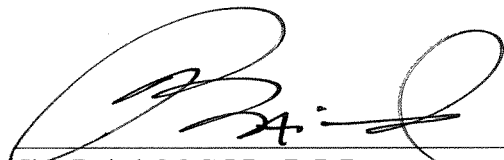
BUSINESS UNITS CONSULTED AND AFFECTED:

This site plan application has been circulated to various City departments and external agencies, and their comments have been taken into consideration in this report and/or conditions of approval.

RECOMMENDED BY:



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



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: | Air Photo |
| Figure 4: | Site Plan |
| Figure 5: | Building Elevations (Block 1) |
| Figure 6: | Building Elevations (Block 6) |
| Figure 7: | Perspective (Blocks 1 to 3) |
| Figure 8: | Perspective (Blocks 4 to 6) |
| Appendix 'A': | Site Plan Conditions |
| Appendix 'B': | Sustainable Features |

Appendix 'A'

Site Plan Conditions

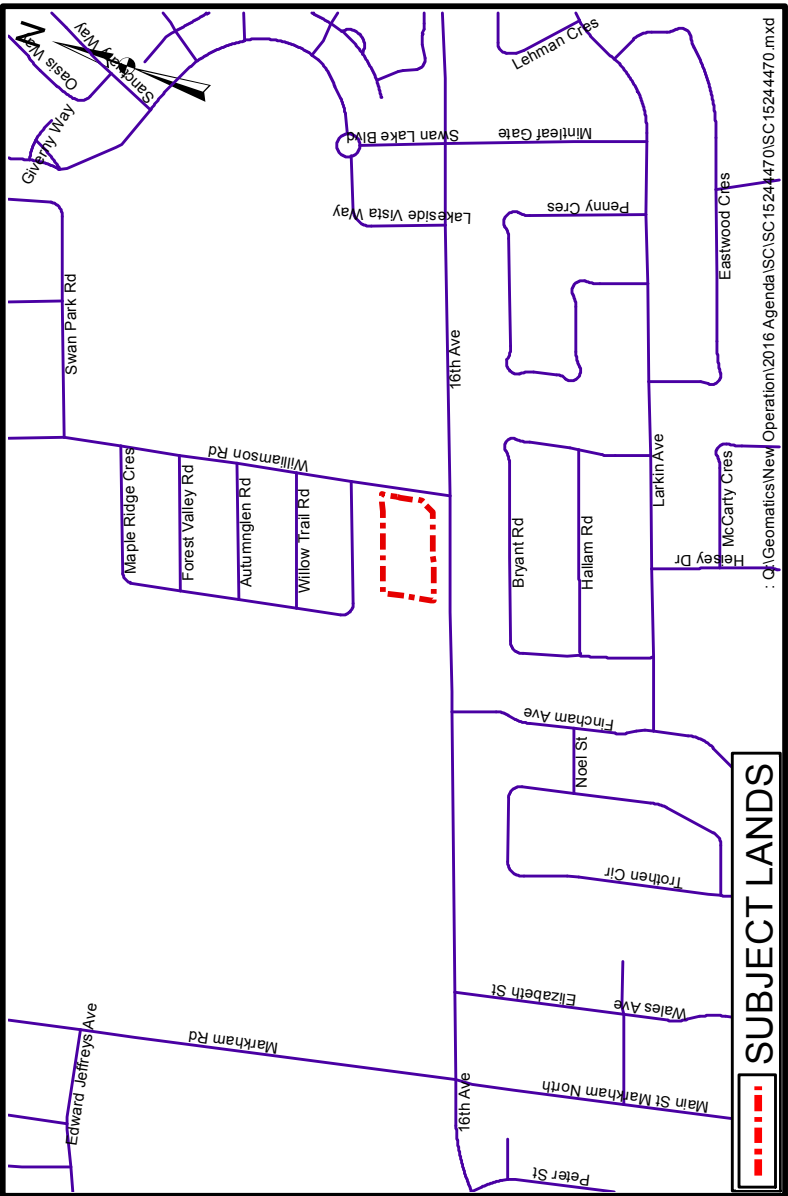
Digram Developments Markham Inc.
6232 16th Avenue
SC 15 244470

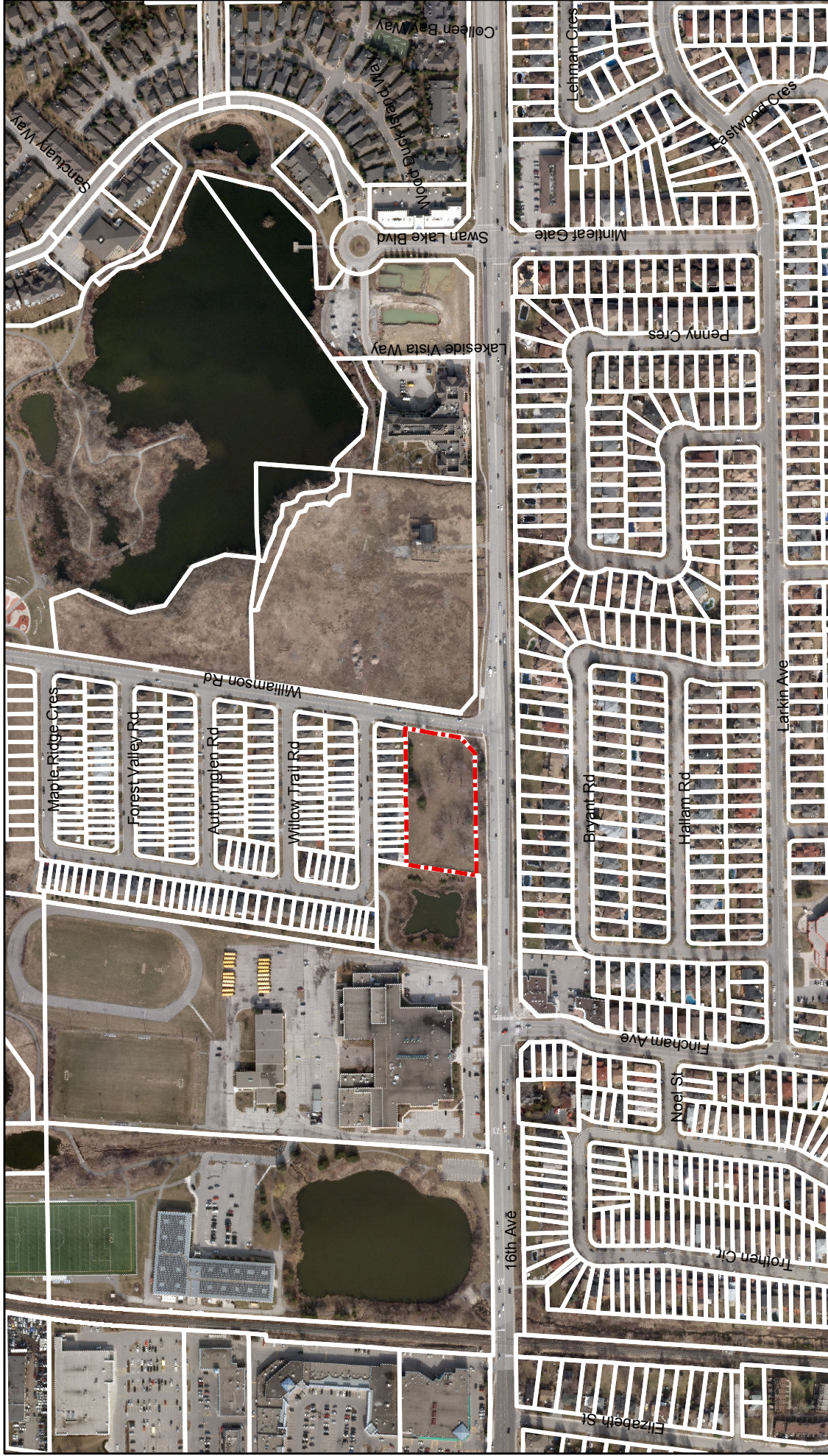
That the Owner shall enter into a Site Plan Agreement with the City containing all standards and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable, fees, recoveries, development charges and any other financial obligations and securities.
2. Provisions to satisfy all of the Region of York requirements.
3. That the Owner agrees to implement Bird Friendly measures and Dark Sky lighting to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner agrees to implement the sustainable features provided by KLM Planning Partners Inc. dated July 20, 2016 attached as Appendix 'B' to the satisfaction of the Director of Planning and Urban Design.
5. That the Owner agrees to implement Transportation Demand Management (TDM) measures to the satisfaction of the Director of Engineering.
6. Provision for the payment by the Owner of parkland dedication in accordance with the City's requirements.

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 and the Director of Engineering.






AIR PHOTO 2015

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.

6232 16th. AVENUE

FILE No: SC15244470 (SM)

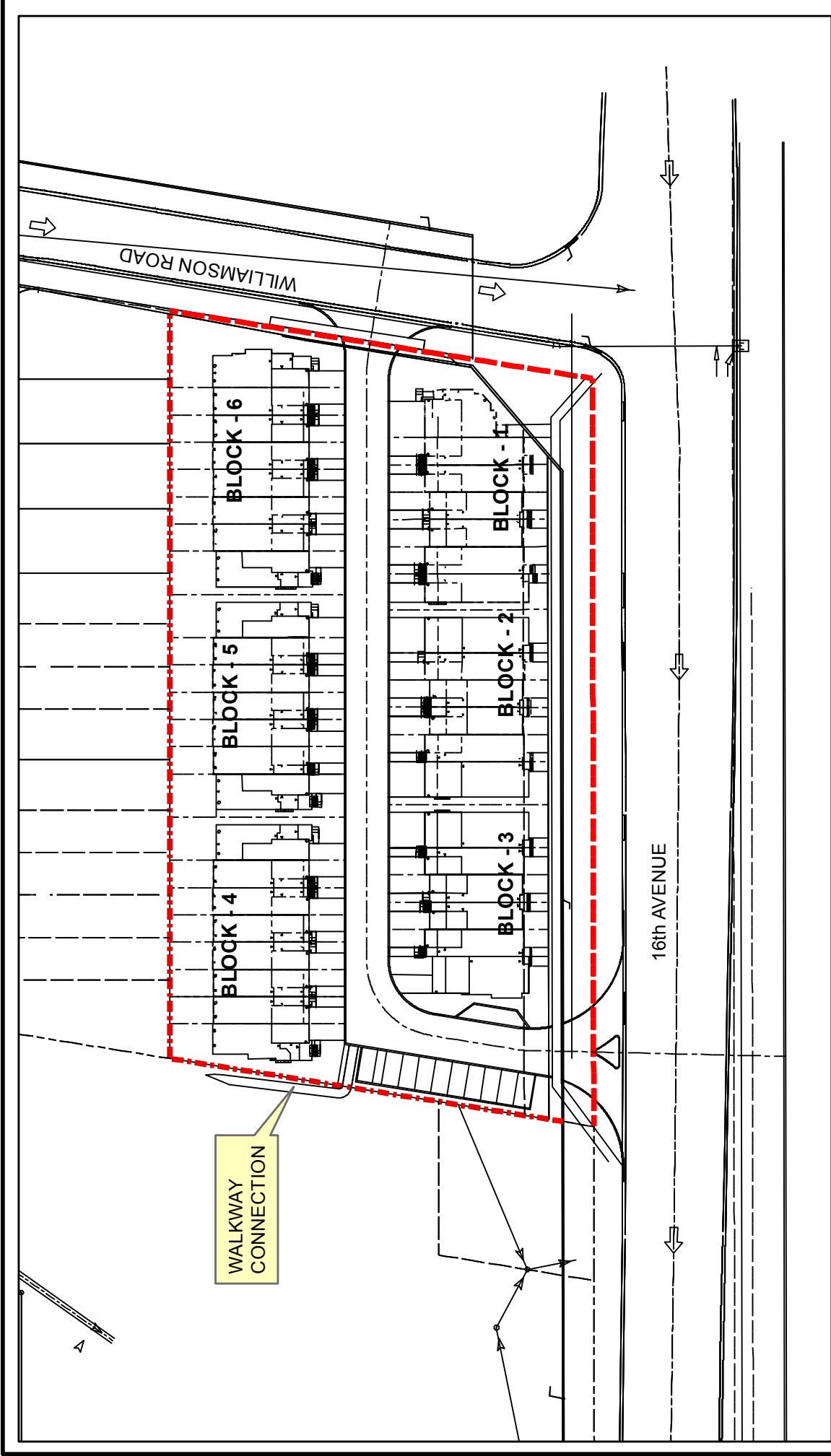
 SUBJECT LANDS

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DATE: 07/29/16


FIGURE No. 3



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SITE PLAN

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.
 6232 16th. AVENUE
 FILE No: SC15244470 (SM)

 SUBJECT LANDS





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BLOCK 1 (FRONT ELEVATION FACING 16th. AVE.)

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.

6232 16th. AVENUE

FILE No:SC15244470 (SM)



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BLOCK 6 (FRONT ELEVATION FACING PRIVATE ROAD)

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.

6232 16th. AVENUE

FILE No: SC15244470 (SM)



PERSPECTIVE (BLOCKS 1 TO 3)

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.

6232 16th. AVENUE

FILE No: SC15244470 (SM)

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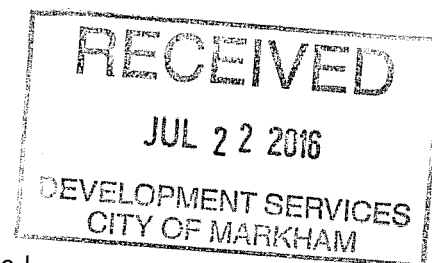


PERSPECTIVE (BLOCK 4 TO 6)

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.
6232 16th. AVENUE
FILE No: SC15244470 (SM)

July 21, 2016

6232 16th Avenue
City of Markham
Sustainable Features

**Architectural**

- All Units to be constructed under Ontario Build Code Compliance Package J
- Minimum required ceiling (with attic space) insulation under code is R50; R50 or greater will be used
- Minimum required ceiling (without attic space) insulation under code is R31; R31 or greater will be used
- Minimum required exposed floor insulation under code is R31; R31 or greater will be used
- Minimum required wall above grade insulation is R22; R22 or greater will be provided
- Minimum required basement wall insulation is R12; R12 or greater will be provided
- Minimum required edge of below grade slab insulation is R10; R10 or greater will be provided
- Maximum U Value for windows and sliding glass doors is 1.8; 1.8 or lower will be provided with argon filled, Low-E windows
- Minimum furnace efficiency of 94% is required; 94% or greater efficiency, High Efficiency Stage 2 furnaces will be provided
- Minimum efficiency of 60% Heat Recovery Ventilator is required; 60% or greater Heat Recovery Ventilator to be provided
- Hot water heater with minimum Energy Factor of 0.67; 0.67 or greater tankless water heater system to be provided
- High efficiency fluorescent and/or LED lighting will be provided
- Energy Star rated appliances will be provided
- Energy Star rated, Stage 2, low consumption water closets will be provided
- Low output water saver faucets and showers will be provided

Landscape

- Tree-lined and shaded street
- Existing trees in boulevard to be retained, where feasible
- Native and drought-tolerant vegetation will be provided
- Connection to existing walking trail will be provided
- Permeable pavers will be provided within driveways, parking areas, laneway curb and intervals along laneway

Miscellaneous

- High standard of urban design
- Pedestrian connection provided directly to 16th Avenue
- Close proximity to transit routes along 16th Avenue and Williamson Road
- Owner will work with York Region Transit in promoting PRESTO Cards and transit incentive program, distributing transportation information packages to all new residents and tenants, and participate in marketing outreach to encourage alternative modes of transportation
- Owner will distribute travel surveys (provided by the City) to all homeowners at the time of purchase

Engineering

- Erosion and sediment control during construction
- Reduced lot grading
- 300mm topsoil depth will be provided
- Bioswale will be provided along north property boundary planted with native plant material