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**SUBJECT:** RECOMMENDATION REPORT  
Sunrise Acquisitions (Hwy 7) Inc.  
4116-4142 Highway 7  
(North side of Highway 7, west of Sciberras Road)  
Application for site plan approval for a townhouse  
development  
File No.: SC 16 176274

**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

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**RECOMMENDATION:**

- 1) That the staff report dated June 20, 2016, titled "RECOMMENDATION REPORT, Sunrise Acquisitions (Hwy 7) Inc., 4116-4142 Highway 7, (north side of Highway 7, west of Sciberras Road), Application for site plan approval for a townhouse development, File No.: SC 16 176274," be received.
- 2) That the application be endorsed, in principle.
- 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 condition has 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'.
- 4) That Council authorize servicing allocation for 35 townhouse units (100 persons).
- 5) 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.
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

## **EXECUTIVE SUMMARY:**

Not applicable.

## **PURPOSE:**

The purpose of this report is to recommend endorsement, in principle, of an application for site plan approval for a 35 unit townhouse development on the north side of Highway 7, west of Sciberras Road.

## **BACKGROUND:**

### **Subject Property and Area Context (Figures 1 - 3)**

The subject lands comprise the south portion of draft approved plan of subdivision 19TM-13005. This draft plan of subdivision comprises:

- The extension of Lichfield Road through the property between the existing sections of Lichfield Road to the east and north.
- A 0.58 hectare (1.4 acre) development block between Highway 7 and future Lichfield Road (the subject lands of this report), to be developed with a total of 35 condominium townhouse units.
- Two development blocks on the north side of future Lichfield Road totaling 0.37 hectare (0.91 acre), to be developed with a total of 17 freehold townhouse units.
- A public walkway block along the west boundary of the property between Lichfield Road and Highway 7. This will provide a public walkway connection between Ferrah Street and Lichfield Road and Highway 7.

The Sunrise Acquisitions property was recently cleared for development, including the removal of the majority of the trees on the property, pursuant to a pre-servicing agreement with the City. The installation of the underground and above ground services, roadway, sidewalks and public walkway will be secured in a subdivision agreement.

To the north are existing homes fronting on Ferrah Street and backing onto the subject property. To the west is an automobile dealership (Volvo/Audi). To the east are freehold townhouses fronting on existing Lichfield Road and flanking onto the subject property. To the south across Highway 7 are several homes on large rural lots fronting on Highway 7.

### **Official Plan and Zoning**

The Sunrise Acquisitions property is designated 'Urban Residential – Medium Density 1' in the City's in-force Official Plan (Revised 1987), as amended. Site specific amendment No. 231, which was approved by the Ontario Municipal Board in April, 2015, permits the property to be developed with a maximum of 52 townhouses. The proposed development conforms with the policies of the 1987 Official Plan.

The Sunrise Acquisitions property is designated 'Residential Mid Rise' in the City's 2014 Official Plan, as partially approved by the OMB on October 30, 2015 and May 26, 2016.

Site specific Policy 9.19.9 restricts building heights to a minimum of 2 and a maximum of 3.5 storeys. The proposed development conforms with the policies of the 2014 Official Plan.

The subject lands (the south portion of the Sunrise Acquisitions property) are zoned "Community Amenity One" (CA1) by By-law 177-96, as amended by By-law 2015-126. (Figure 2) The proposed development complies with this zoning.

**Proposal**

The owner is proposing to develop the subject lands with four condominium townhouse buildings accommodating a total of 35 unit townhouse dwellings.

The buildings will face onto either Highway 7 or the extension of Lichfield Road and back onto a private lane. Each townhouse unit will have a double car garage accessed from the lane and second storey balcony to the rear. (Figure 4)

The buildings will be 3-storeys high. The base of the ground floor level of the buildings will be primarily faced with pre-cast stone. The upper portions will be brick. An artists rendering of one building, representative of all of the proposed buildings, is attached as Figure 5.

It should be noted that the proposed townhouses on the north side of future Lichfield Road will be freehold. Freehold townhouses are not subject to site plan approval.

**COMMENT:****The proposed built form and massing are acceptable**

The proposed development complies with the zoning by-law. The proposed townhouse buildings will address to Lichfield road and Highway 7 with the parking located out of public view behind the buildings. This will provide a comfortable built form relationship to the streets, enhanced by a high quality public realm including the urbanized boulevard treatment now being implemented by York Region along this section of Highway 7.

**Proposed environmental and sustainability measures**

Attached as Appendix 'B' is a letter from the applicant's design consultant outlining the sustainability measures proposed to be incorporated into the buildings. 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 stone facades with widely spaced windows broken up by mullions, are inherently bird friendly. Staff will work with the applicant to finalize the details of the exterior façades to ensure they meet the City's standards.

These matters will be secured in the site plan agreement.


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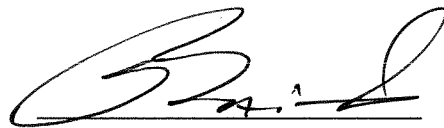
**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**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 - Artists Rendering – typical block

Appendix 'A' - Conditions of Site Plan Approval

Appendix 'B' - Letter from the applicant's design consultant outlining the proposed sustainability measures

Agent: Michael Hayek  
Exp Services Inc.  
1595 Clark Boulevard  
Brampton, Ontario  
L6T 4V1

Tel: (905) 793, 9800, ext. 2404  
Email: [Michael.Hayek@exp.com](mailto:Michael.Hayek@exp.com);

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**APPENDIX 'A'**

**Conditions of Site Plan Approval**

**Sunrise Acquisitions (Hwy 7) Inc.**

**4116-4142 Highway 7**

**(North side of Highway 7, west of Sciberras Road**

**File No. SC 16 176274**

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:

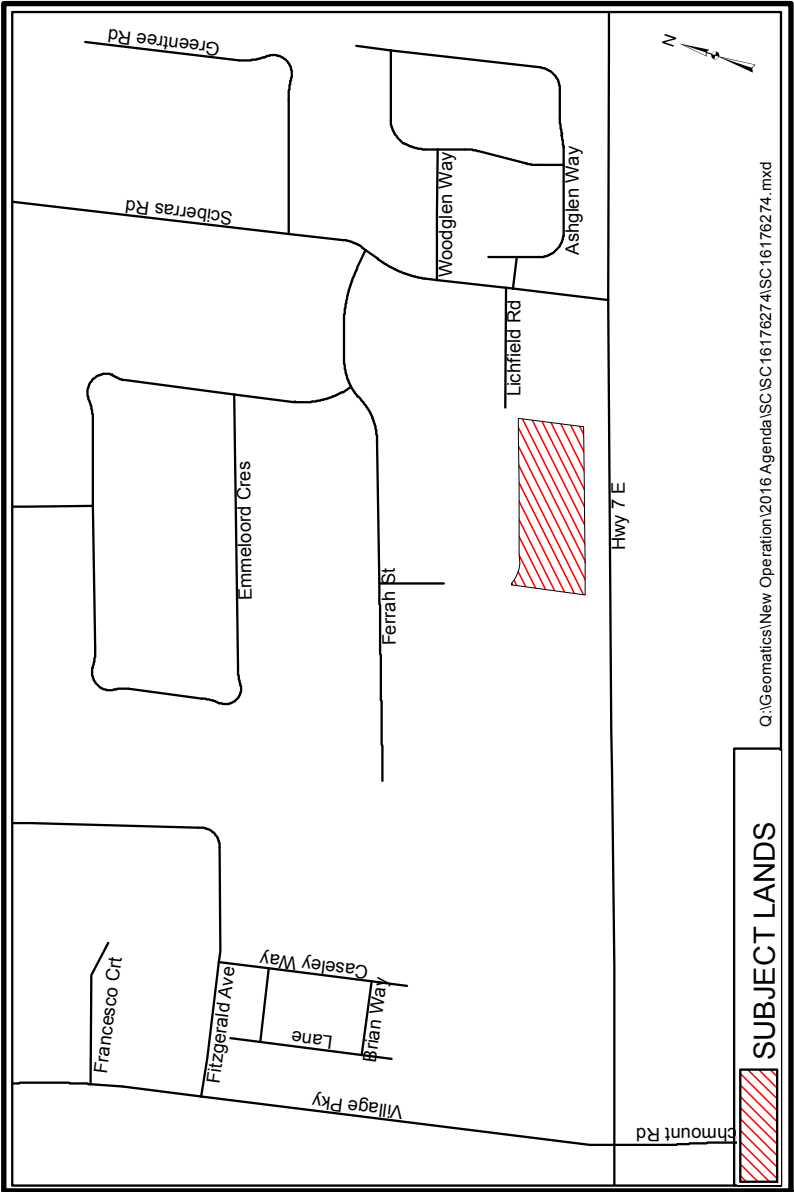
1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure 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.

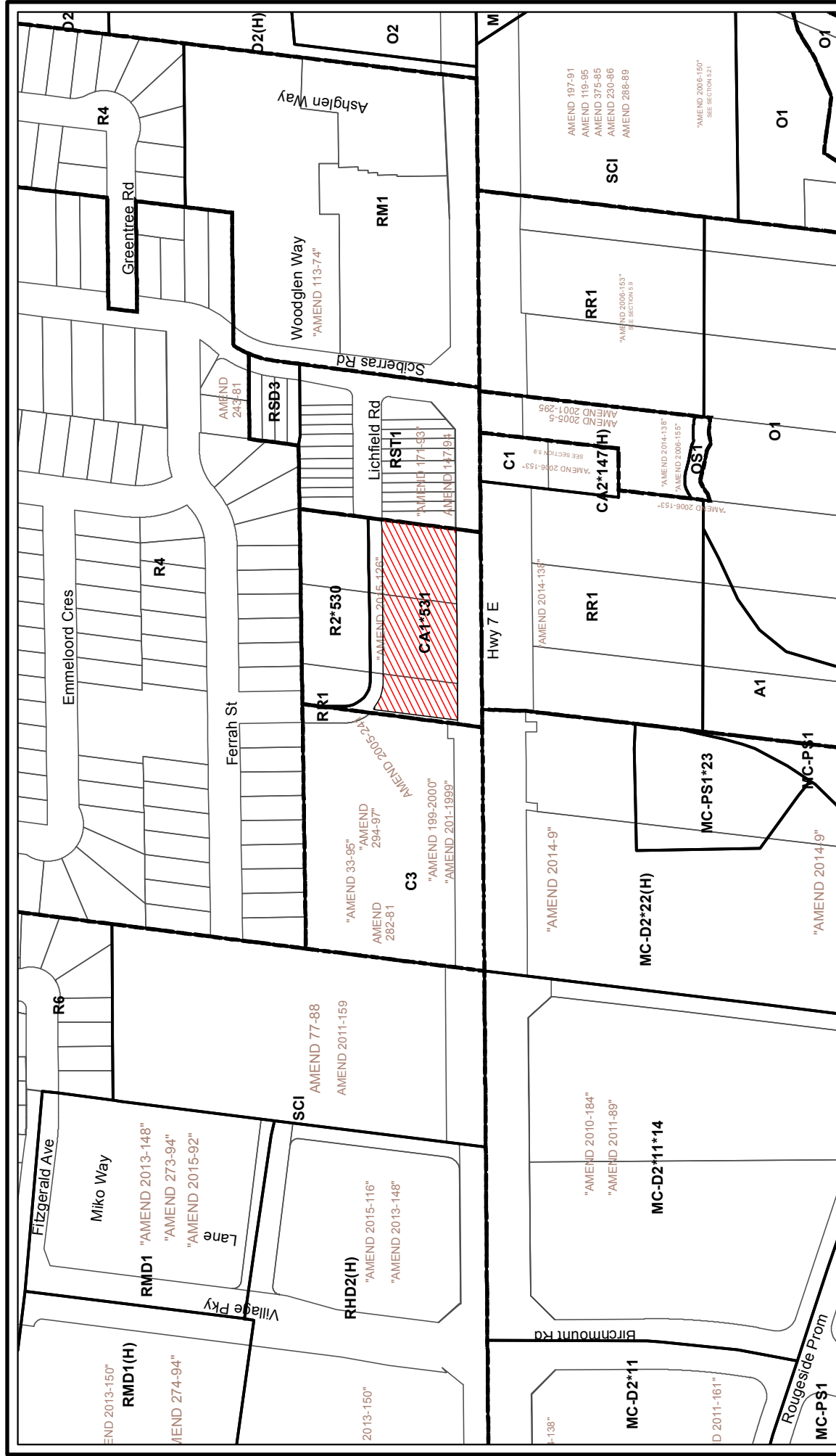
The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

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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# AREA CONTEXT / ZONING

APPLICANT: SUNRISE ACQUISITIONS (HWY 7) INC.  
4116-4142 HIGHWAY 7

FILE No. SC. 16176274 (SH)

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**IVARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SH

DATE: 30/05/2016

**FIGURE No. 2**





# AIR PHOTO (2015)

APPLICANT: SUNRISE ACQUISITIONS (HWY 7) INC.  
4116-4142 HIGHWAY 7

FILE No. SC. 16176274 (SH)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

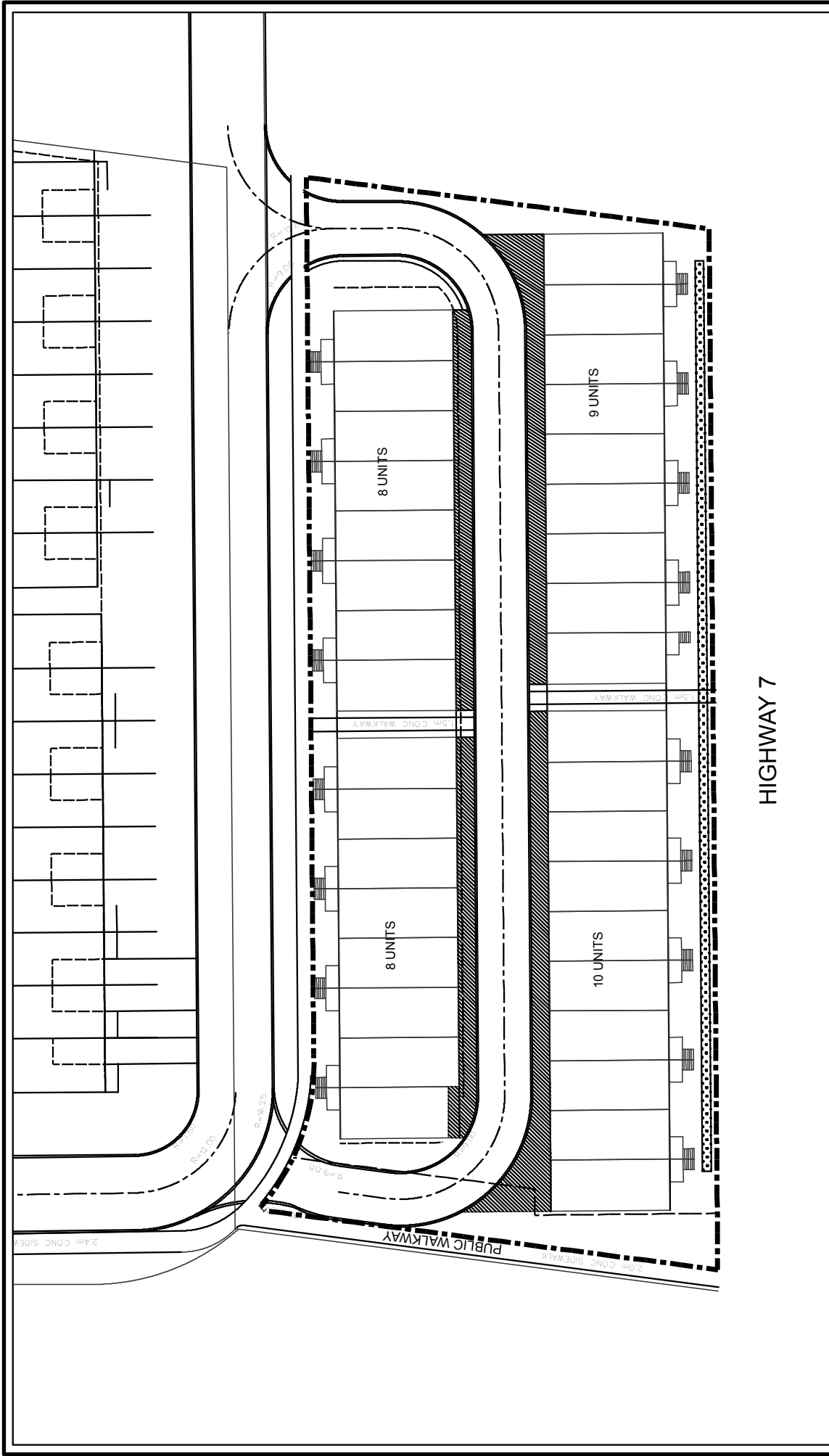
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DATE: 30/05/2016

**FIGURE No. 3**





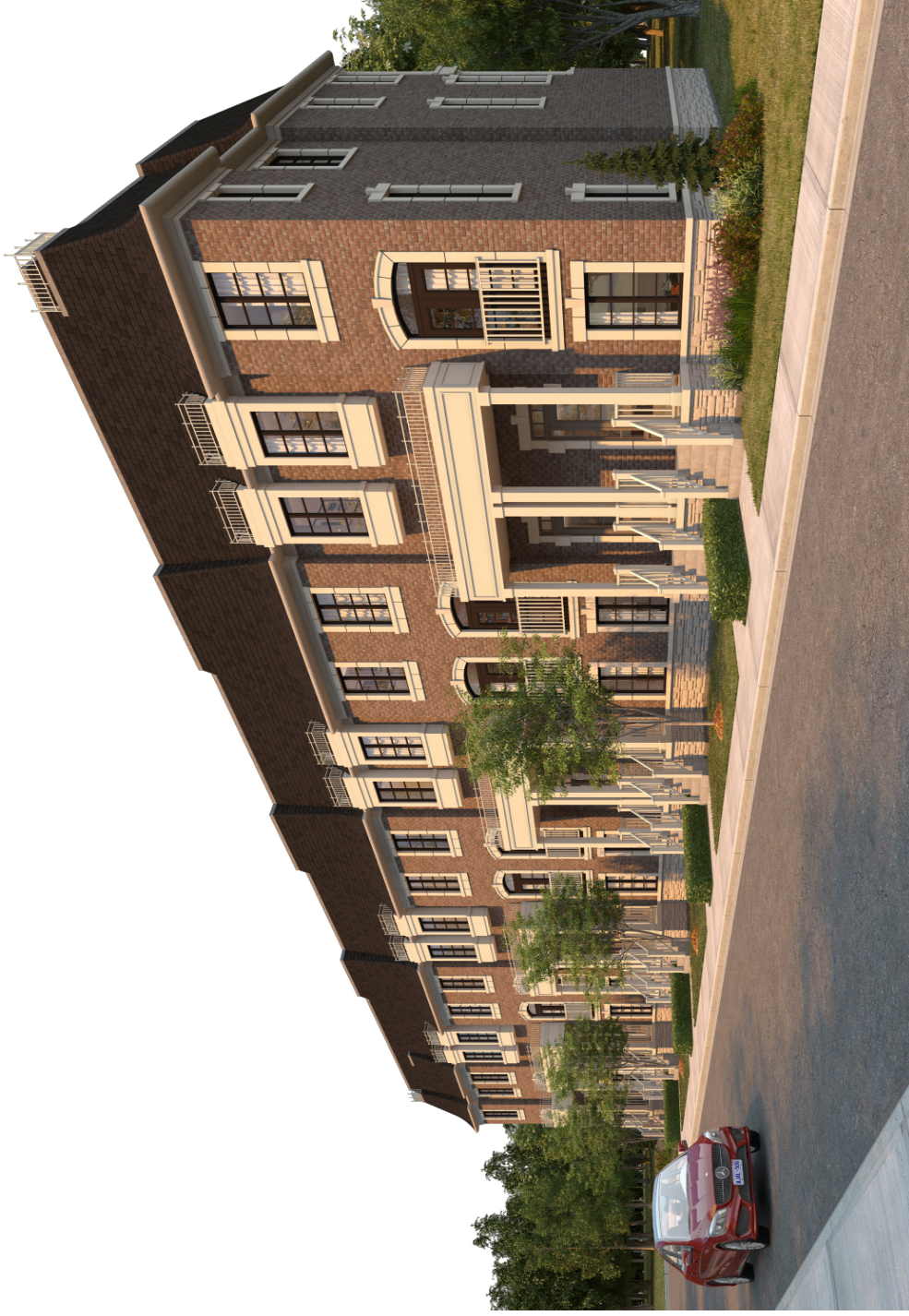
# SITE PLAN

APPLICANT: SUNRISE ACQUISITIONS (HWY 7) INC.  
4116-4142 HIGHWAY 7

 SUBJECT LANDS

FILE No. SC. 16176274 (SH)

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# ARTISTS RENDERING - TYPICAL BLOCK

APPLICANT: SUNRISE ACQUISITIONS (HWY 7) INC.  
4116-4142 HIGHWAY 7

FILE No. SC. 16176274 (SH)

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May 26, 2016

Sunrise Homes Ltd  
50 West Wilmot Street  
Richmond Hill, Ontario  
L4B1M5

Attention: Muzammil Kodwavi

Project #: 15050

Re: **Sunrise Acquisitions (Hwy 7) Inc**  
**4116, 4128, 4142 Highway 7**  
**Markham, Ontario**  
**Sustainability Measure for New Residential Development**

This report defines the improved site and residential construction detailing with respect to energy efficiency measures above the Ontario Building Code SB-12 prescriptive package option as requested by the City of Markham.

**Project Scope:**

- 4 Townhouse blocks comprising of 5.74m wide interior units and 5.89m wide end units
- 35 Townhouse units total

**Residential Unit Sustainability Measures:**

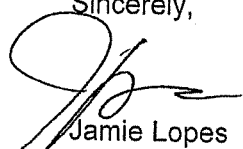
The chart below and on the following page is a comparison on the minimum OBC prescriptive Package J from Table 2.1.1.2.A from SB-12 and the construction standard for Sunrise Acquisitions (Highway 7) Inc.

Component	OBC 2012 Compliance Package J	Sunrise Acquisitions (Highway 7) Inc Construction Standard
Ceiling with Attic Space – Min RSI(R) Value	8.81 (R 50)	Pkg J or greater
Ceiling Without Attic Space- Min RSI (R) Value	5.46 (R 31)	Pkg J or greater
Exposed Floor – Min RSI (R) Value	5.46 (R 31)	Pkg J or greater with Spray Foam
Walls above Grade - Min RSI (R) Value	3.87 (R 22)	Pkg J or greater
Basement Walls (where applicable) – Min RSI (R) Value	2.11 (R 12)	Pkg J or greater

Component	OBC 2012 Compliance Package J	Sunrise Acquisitions (Highway 7) Inc Construction Standard
Edge of below Grade Slab <600mm Below Grade – Min RSI (R) Value	1.76 (R 10)	Pkg J or greater
Windows/Sliding Glass Doors – Max U Value	1.8	Pkg J or greater Argon filled, Low E
Furnace – Min AFUE	94%	94% or greater, High Efficiency 2 Stage
HRV – Min Efficiency	60%	60% or greater
Hot Water Heater – Min EF	0.67	0.67 or greater Tankless water heater system
Lighting	N/A	High Efficiency Fluorescent and/or LED lighting
Appliances	N/A	Energy Star Rated Appliances
Building Openings (windows/doors)	N/A	OBC Requirement plus Spray Foam and Caulked
Water Closets	N/A	Energy Star rated, 2 Stage, Low Consumption
Water Faucets/showers	N/A	Low Output Water Saver Fixtures

In conclusion, with the measures noted above the units constructed by Sunrise Acquisitions (Highway 7) Inc should be considered as meeting and/or exceeding the minimum requirements of Ontario Building Code 2012 Compliance Package J

Sincerely,



Jamie Lopes - Senior Residential Designer  
RN Design Limited  
8395 Jane Street, Suite 203  
Vaughan, Ontario L4K 5Y2