

SUBJECT: RECOMMENDATION REPORT
1820266 Ontario Inc. (Times Group Inc.)
Block 3, Plan 65M-4464
4002/4022 Highway 7
North-east corner of Highway 7 and Village Parkway
Application for site plan approval for a townhouse
development
File No.: SC 15 161056

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 May 24, 2016, titled "RECOMMENDATION REPORT, 1820266 Ontario Inc. (Times Group Inc.), Block 3, Plan 65M-4464, 4002/4022 Highway 7, North-east corner of Highway 7 and Village Parkway, Application for site plan approval for a townhouse development," 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 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'.
 - The holding provision has been removed from the zoning of the lands in accordance with the provisions of the by-law.
- 4) That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law.
- 5) That Council authorize servicing allocation for 53 townhouse units (152 persons).
- 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.
- 7) 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 53 unit townhouse development at the north-east corner of Highway 7 and Village Parkway.

BACKGROUND:

Subject Property and Area Context (Figures 1 - 3)

The subject property, legally described as Block 3, Plan 65M-4464, has an area of 1.15 hectares (2.84 acres) and is located at the north-east corner of Highway 7 and Village Parkway. The property is vacant.

To the east is a commercial building (Canada Computers). To the south across Highway 7 is the Times Group's Uptown Market commercial development, anchored by a Whole Foods supermarket. To the west across Village Parkway are vacant lands owned by the Wyview Group which have been approved for an 8-storey apartment building and 12 townhouses. To the north is a townhouse development, also by the Times Group, which is under construction.

Official Plan and Zoning

On June 23, 2015, Council approved amendments to the City's Official Plans and zoning by-laws to permit the subject property to be developed exclusively with townhouses, whereas the Official Plan and zoning by-laws previously required the property to be developed with a mix of apartments and townhouses. Council's approval was subject to the owner entering into an agreement to transfer the unused density to lands owned by the applicant on the south side of Highway 7. Third reading of the by-laws did not occur until November 2, 2015 after the applicant had entered into the density transfer agreement required by Council. On January 21, 2016 Regional Council approved the amendments to the City of Markham Official Plans. There have been no appeals and these amendments and the implementing zoning by-law amendment are now in force.

Proposal

The owner is proposing to develop the subject property with eight condominium townhouse buildings accommodating a total of 53 unit townhouse dwellings. The dwellings will face onto either a public street or a private landscaped open space, with a double car garage and second storey balcony to the rear. (Figure 4)

The building facing onto Highway 7 will be 4-storeys with a raised basement and a raised cornice feature, giving the appearance of 5-storey massing (see Figure 5). This building will contain 15 townhouse units.

The remainder of the buildings will be 3-storeys and similar in design to the townhouses currently under construction immediately north of the subject property (see Figure 6). These buildings will contain a total of 38 townhouse units.

The ground floor level of the buildings will be primarily faced with pre-cast stone. The upper portions of the buildings will be brick.

Two driveways are proposed onto the street to the north and one driveway onto the future residential street to the east. Construction of this street, which straddles the property line with the adjoining property, is secured in the subdivision agreement.

12 visitor parking spaces are proposed.

COMMENT:

The proposed built form and massing are acceptable

The proposed development complies with the zoning by-law. Townhouse units face onto all of the adjoining streets with the parking, including the visitor parking, located 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. 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."

Proposed environmental and sustainability measures

The applicant is proposing to construct the buildings to the current version of Energy Star or equivalent, including 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 to 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.

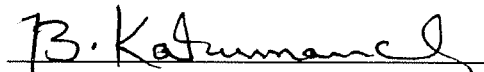
These matters will be secured in the site plan agreement.

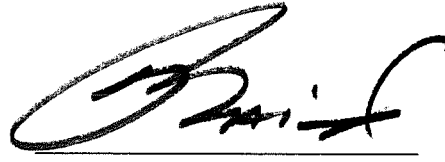
FINANCIAL CONSIDERATIONS AND TEMPLATE:

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 - Perspective of 4-storey building
- Figure 6 - Perspective of 3-storey buildings

Appendix 'A' – Conditions of Site Plan Approval

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File path: Amanda\File 15 161056\Documents\Recommendation Report

APPENDIX 'A'

**Conditions of Site Plan Approval
1820266 Ontario Inc. (Times Group Inc.)
Block 3, Plan 65M-4464
4002/4022 Highway 7
(North-east corner of Highway 7 and Village Parkway)
File No. SC 15 161056**

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.

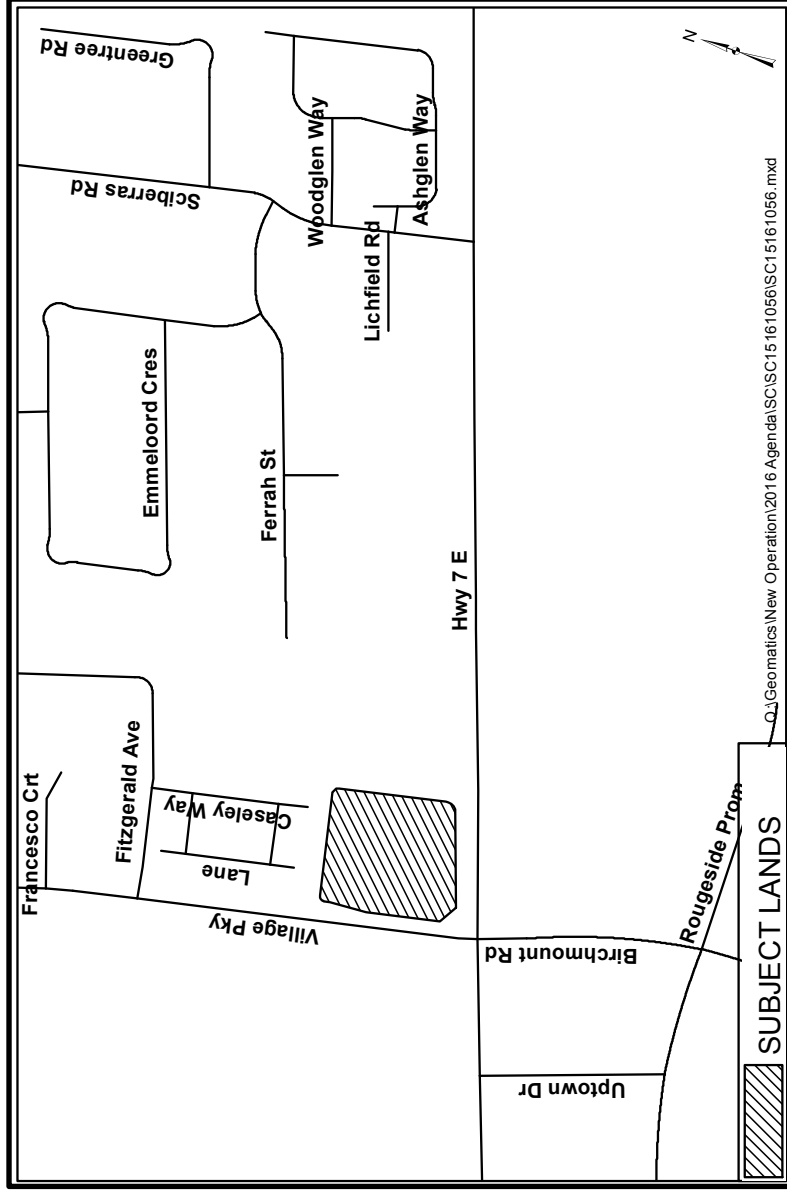
Prior to the execution of the site plan agreement, the Owner shall submit:

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 a bird-friendly building.
 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), public art contribution, 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.





AIR PHOTO (2015)

APPLICANT: 1820266 Ontario Ltd. (Times Group Inc.)
4002 & 4022 Highway 7

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 SUBJECT LANDS

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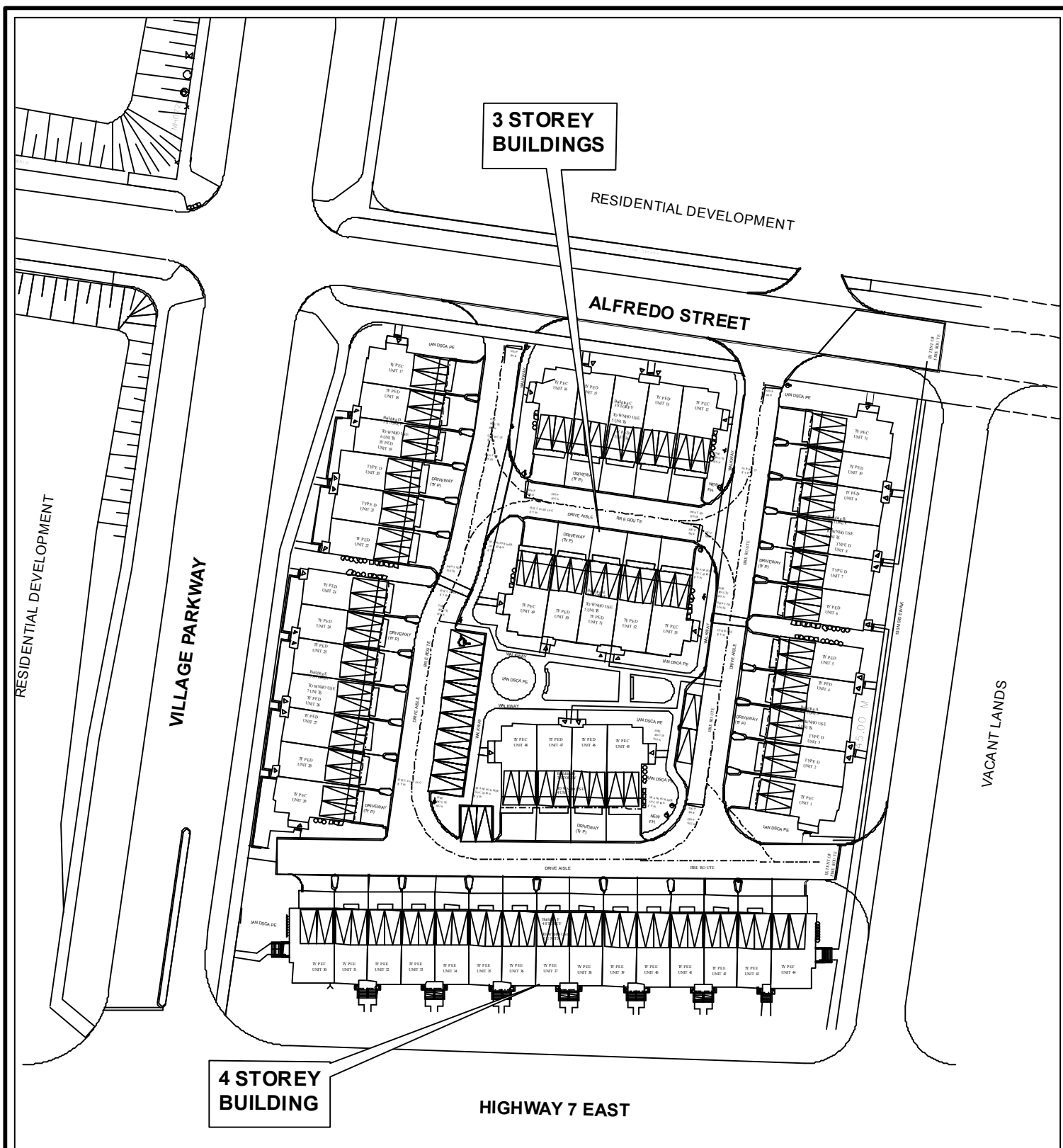
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FIGURE No. 3





SITE PLAN

APPLICANT: 1820266 Ontario Ltd. (Times Group Inc.)
 4002 & 4022 Highway 7

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FIGURE No. 4



PERSPECTIVE OF 4 - STOREY BUILDING

APPLICANT: 1820266 Ontario Ltd. (Times Group Inc.)

4002 & 4022 Highway 7

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FIGURE No. 5



PERSPECTIVE OF 3 - STOREY BUILDINGS

APPLICANT: 1820266 Ontario Ltd. (Times Group Inc.)

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FIGURE No. 6

