



Report to: Development Services Committee

Report Date: March 29, 2016

SUBJECT: Preliminary Report
Corrado Gazze Holdings Limited
Official Plan and Zoning By-law Amendment Applications
for a proposed six-storey 117 unit condominium apartment
building at 9700 9th Line

Files OP 16 124169 & ZA 14 124169

PREPARED BY: Stephen Corr, ext 2624
Planner II, East District

REVIEWED BY: Sally Campbell, MCIP, RPP, ext 2645
Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Corrado Gazze Holdings Limited, Official Plan and Zoning By-law Amendment Applications for a proposed six-storey 117 unit condominium apartment building at 9700 9th Line, Files OP 16 124169 & ZA 16 124169, dated March 29, 2016, be received;
- 2) That staff be authorized to hold a Public Meeting to consider the proposed Official Plan and Zoning By-law amendment applications; and
- 3) 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 provide preliminary information on the Official Plan and Zoning By-law Amendment applications prior to the statutory Public Meeting, which staff have been authorized hold. This report contains general information in regards to applicable Official Plan (OP) or other policies as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the application.

The Applications have been Deemed Complete

The rezoning application was submitted on January 8, 2016 by Corrado Gazze Holdings Limited, and was deemed complete on January 27, 2016.

Upon preliminary review of the zoning amendment application, it was determined that an amendment to the in-force Official Plan (Revised 1987) is also required to facilitate the proposed development. The Official Plan amendment application was submitted on February 23, 2015, and was deemed complete on February 29, 2016.

BACKGROUND:

The subject lands are located on the west side of 9th Line, east side of Donald Cousens Parkway and south of Major Mackenzie Drive East, as shown in Figures 1, 2 and 3. The 0.38 ha (0.94 ac) site is currently being used as a contractor's yard (CG Construction services) and is developed with a storage building and an unoccupied single detached dwelling. The dwelling is listed on the Markham Register of Property of Cultural Heritage Value or Interest, known as the William A. Harrington House. The surrounding area includes:

- The Greensborough Storm Water Management Pond, a vacant parcel of land anticipated to be developed with residential uses, and a portion of the Cornerstone Community Church parking lot to the north;
- A single detached dwelling and the Rouge Park to the east (across 9th Line);
- The Cornerstone Community Church to the south; and
- A residential subdivision to the west (across Donald Cousens Parkway).

PROPOSAL

The proposal is to demolish the existing buildings, including the William A. Harrington house, and build a six-storey 117 unit residential condominium apartment building on the subject lands. Markham Heritage Committee has previously indicated they do not object to the demolition of this dwelling, as per the resolution dated December 22, 2014 (see Appendix 'A'). Markham Heritage Committee has been circulated the Official Plan and Zoning By-law amendment applications, and at the Heritage Committee meeting held on March 9, 2016, Markham Heritage Committee concurred with the previous 2014 resolution. It has been recommended that a Markham Remembered Plaque commemorating the William A. Harrington House be installed on the property as a condition of any redevelopment agreement for the site.

The proposed apartment building will have a maximum height of 24.8 m (81.4 ft), measured to the top of the mechanical penthouse. The proposed building is oriented towards the 9th Line street frontage with setbacks ranging between 3 m (9.8 ft) to 7 m (23.0 ft). The 117 unit building proposes a Floor Space Index (FSI) of approximately 2.47. The exterior façade comprises concrete and masonry treatments, with pre-fabricated exterior-insulated-finishing-system (EIFS) panels on the upper three levels. Decorative wood parapets are proposed along the top of the roof line, and the balconies will consist of aluminum frames with glazed panels. The proposed development includes two-levels of underground parking for 143 vehicles, with 6 additional surface parking spaces. The underground parking garage includes areas for waste storage, mechanical rooms, bicycle racks, and storage lockers. Vehicular access to the site is provided from 9th Line, from where the driveway (that also serves as the Fire Access Route) accesses the underground garage at the southwest side of the building. The proposed site plan and elevation plans are shown in Figures 4 and 5, respectively.

The applicant is required to submit a Site Plan Control application to initiate the technical review of the site design details to facilitate this development, which to date has not yet been received by the City. It is anticipated that the Site Plan application will be submitted in the Spring of 2016.

OFFICIAL PLAN AND ZONING

The site is designated 'Commercial' in the in-force Official Plan (Revised 1987) and 'Community Amenity' in the Greensborough Planning District Secondary Plan (PD 40-1) both of which provide for medium and high density residential land uses. The Official Plan (Revised 1987) provides for a maximum net site density of 148 units per hectare (60 units per acre) whereas the proposed net site density is approximately 308 units per hectare (125 units per acre). Accordingly, the applicant has submitted an Official Plan Amendment application requesting a site specific exception to the permitted net site density to facilitate the 117 unit building on the 0.38 hectare (0.94 acre) site.

The site is designated 'Residential Low Rise' in the 2014 Official Plan (partially approved Oct. 2015), which provides for low density residential land uses. The 'Residential Low Rise' designation currently remains under appeal at the Ontario Municipal Board. The proponents have submitted a site specific appeal to the 2014 Official Plan for the subject lands requesting that the policies of the Greensborough Planning District Secondary Plan (PD 40-1) be carried forward into the new Official Plan to continue to allow for medium and high density residential land uses on the subject lands. A site specific modification to the 2014 Official Plan would be required to permit the development contemplated in the Official Plan and Zoning by-law amendment applications. A Council decision on these applications will be required prior to consideration of any settlement proposal for the site specific appeal at the Ontario Municipal Board.

The site is zoned Agricultural (A1) under By-law 304-87, as amended, which permits agricultural uses and an accessory residential dwelling. The Zoning Amendment proposes to remove the subject lands from Rural Area Zoning By-law 304-87, as amended and rezone them into a Community Amenity designation under By-law 177-96, as amended, including site specific development standards to facilitate the proposed development. Parking Standards By-law 28-97, as amended, regulates the minimum amount of parking required for a site based upon its use. Apartment buildings require a minimum of 1.25 parking spaces per unit, plus an additional 0.25 spaces per unit for visitor parking. The applicant is proposing to provide 1.0 parking space per unit, plus the required 0.25 spaces per unit for visitor parking. This results in a deficiency of approximately 29 required parking spaces onsite. To facilitate the proposed amount of parking, the Zoning By-law Amendment will need to include a site specific reduction to the minimum required amount of parking. A Traffic Impact Study has been provided with the applications. A parking justification will be required to support the proposed reduction in on-site parking standards, which will have to be assessed by staff to determine the appropriateness of any reduced parking standards. Alternatively, the applicant could increase the amount of parking proposed onsite, if possible, or reduce the proposed number of units to accommodate the proposed development.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the applications will be discussed in a future recommendation report:

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1. The appropriateness of the proposed amendments to the Official Plan and Zoning By-law are being considered as part of the applications review process.
 2. A site plan application will be required to facilitate the proposed development. Cash in-lieu of parkland dedication, applicable tree compensation fees and Section 37 Benefits in relation to the proposed increase in net site density will be collected through the site plan process should the Official Plan and Zoning By-law Amendment applications be approved.
 3. 9th Line is under the jurisdiction of the Region of York and comments from the Region of York are required as it pertains to the proposed access.
 4. The approval authority of the Official Plan Amendment is currently the Region of York, unless it is delegated by the Region to the City. A formal request to delegate the approval authority will be made by staff, if deemed appropriate and the applicant provide the Region with the associated fees for such requests prior to the Statutory Public Meeting.
 5. The subject lands are within the Toronto Region Conservation Area (TRCA) Screening Zone and comments from the TRCA will be considered as part of Staffs review of the application and included in a future recommendation report.
 6. The applicant submitted a Transportation Impact Study (TIS) which is currently under review by both the Region of York and the City. It will be required to be updated with a parking justification in relation the Zoning Amendment requiring a site specific reduction to the onsite parking requirements for this development.
 7. The applicant will be required to implement appropriate transportation demand management (TDM) measures in support of the proposed development including, but not limited to, unbundling parking, promoting public transit use and providing a car share program.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

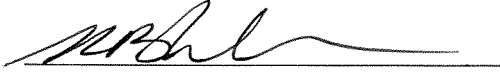
ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being considered within the context of the City's growth management and strategic priorities/

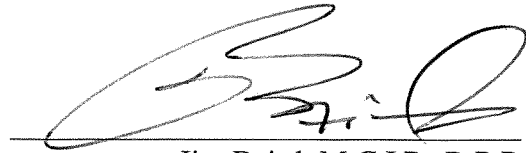
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies, and are currently under review. All conditions and requirements received will be reviewed and if appropriate will be incorporated into the proposed amendments or future site plan conditions.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

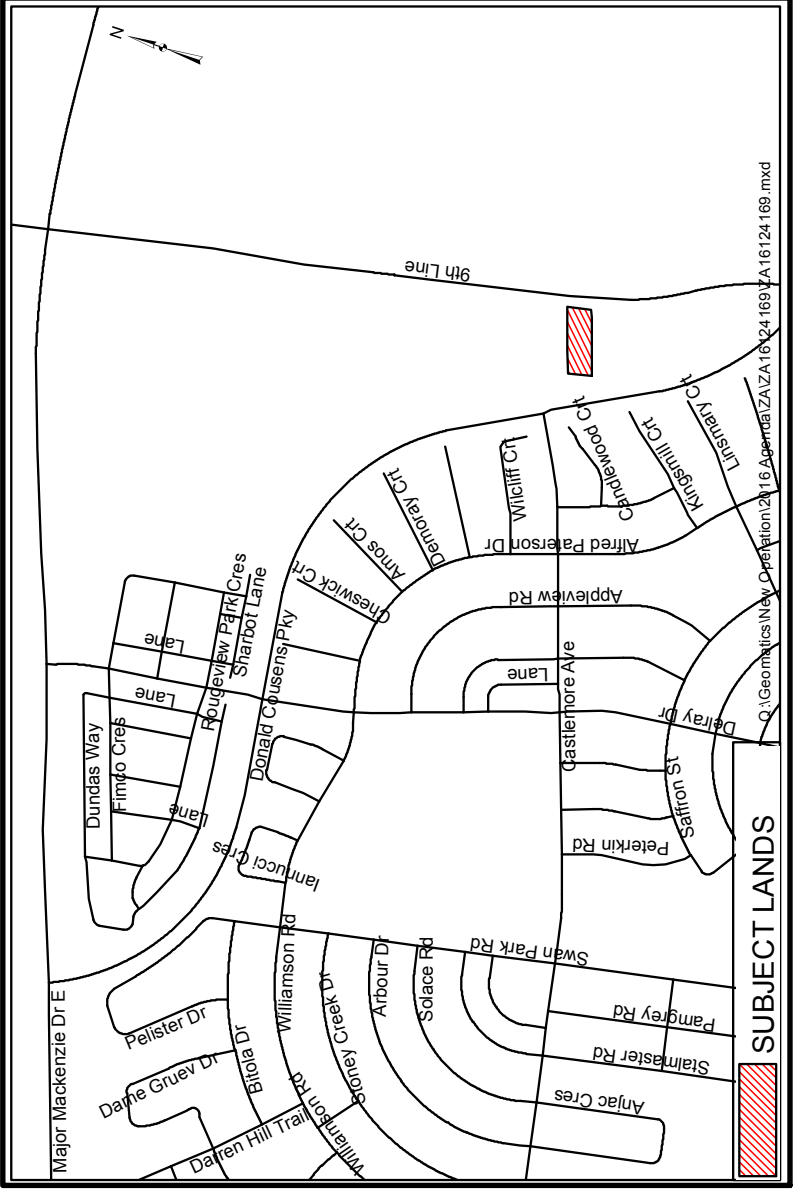


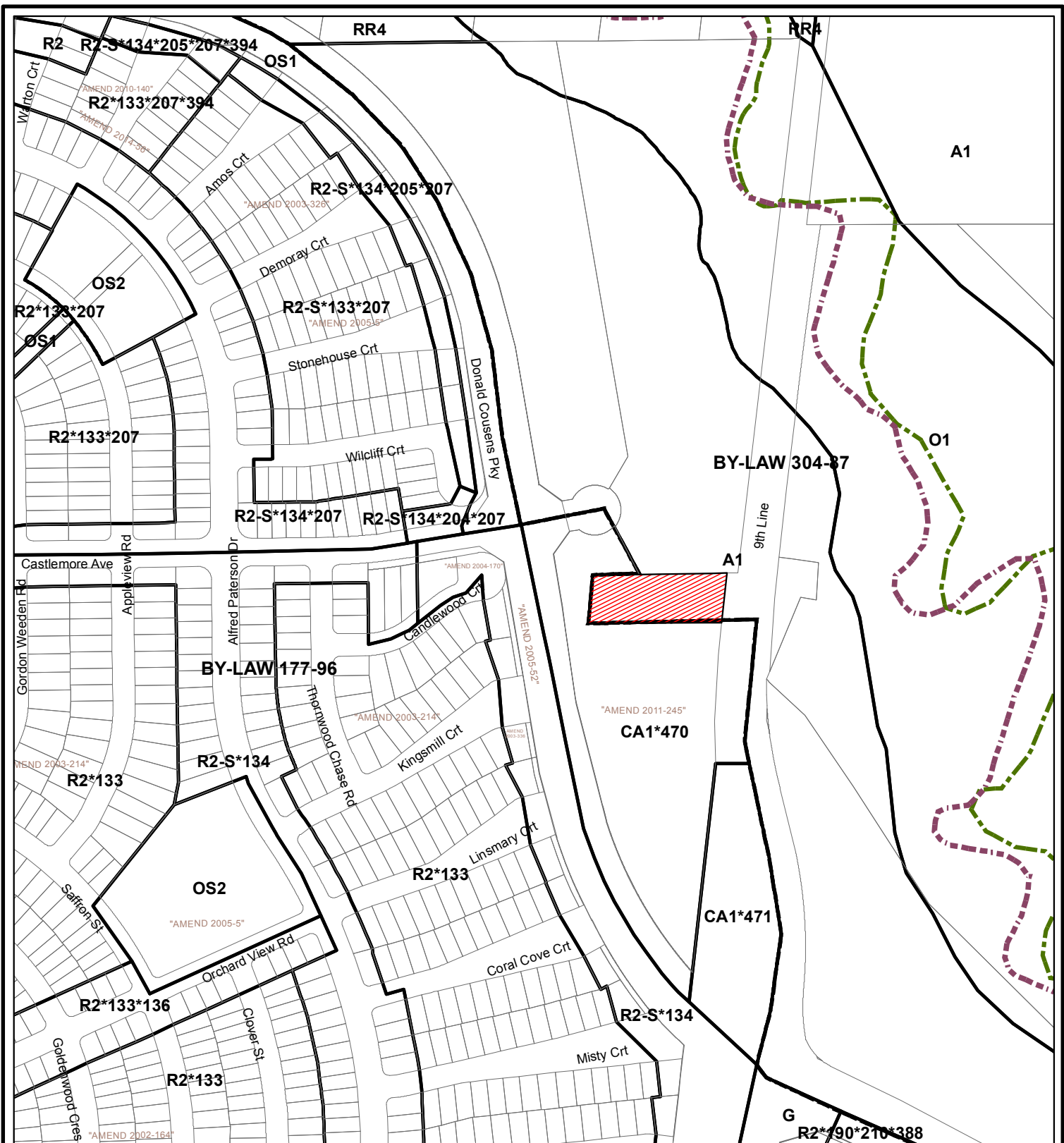
Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1 – Site Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Aerial Photograph
- Figure 4 – Site Plan (concept)
- Figure 5 – Building Elevations (concept)

File path: Amanda\File 16 124169\Documents\Recommendation Report





AREA CONTEXT /ZONING

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9th LINE

FILE No. ZA. 16124169 (SC)

 SUBJECT LANDS

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DATE: 20/01/2016



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

FIGURE No. 2



AIR PHOTO

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9th LINE

FILE No. ZA. 16124169 (SC)

 SUBJECT LANDS

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DATE: 20/01/2016



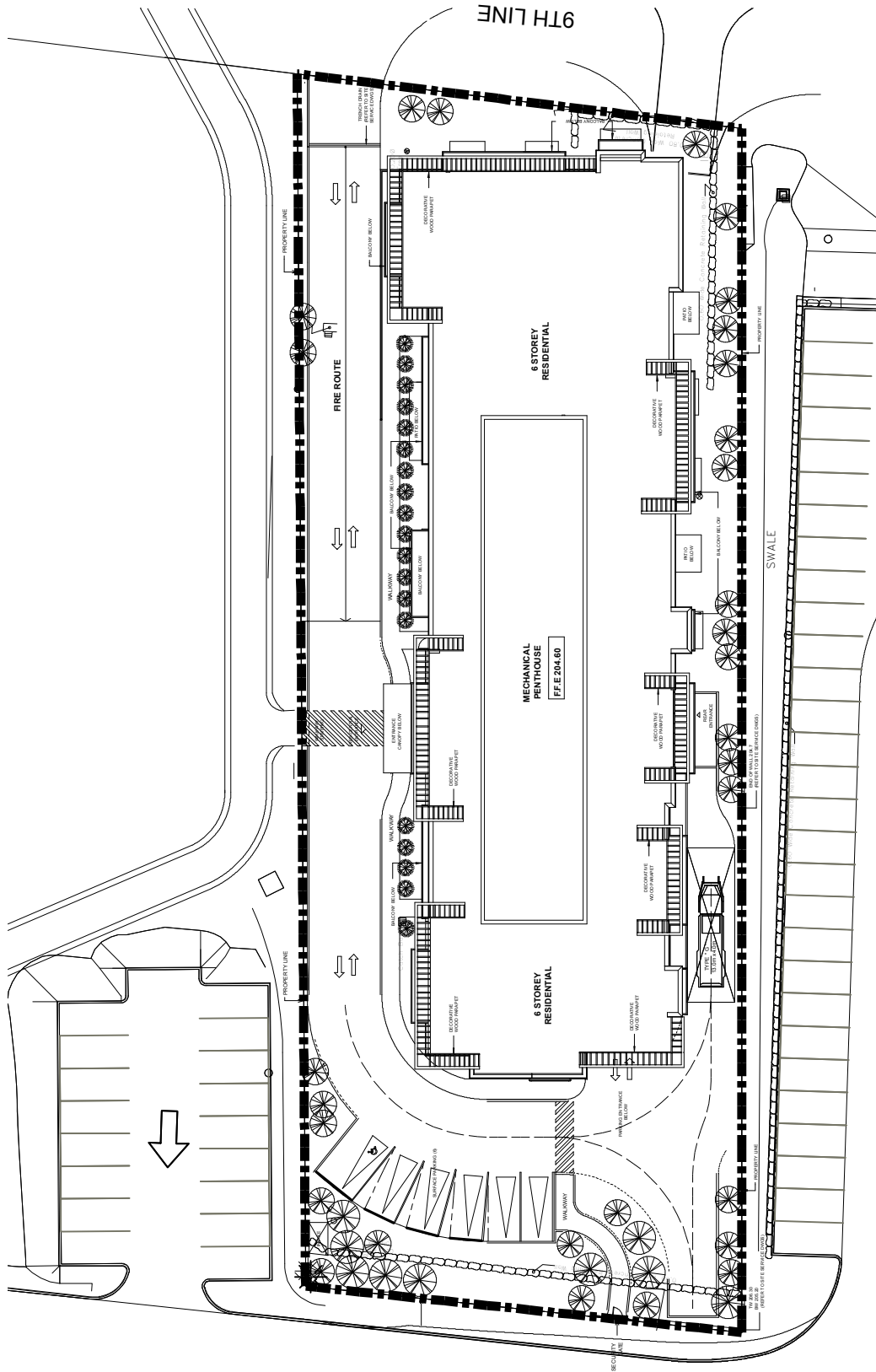
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

FIGURE No. 3





SITE PLAN

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9TH LINE

FILE No. ZA.16124169 (SC)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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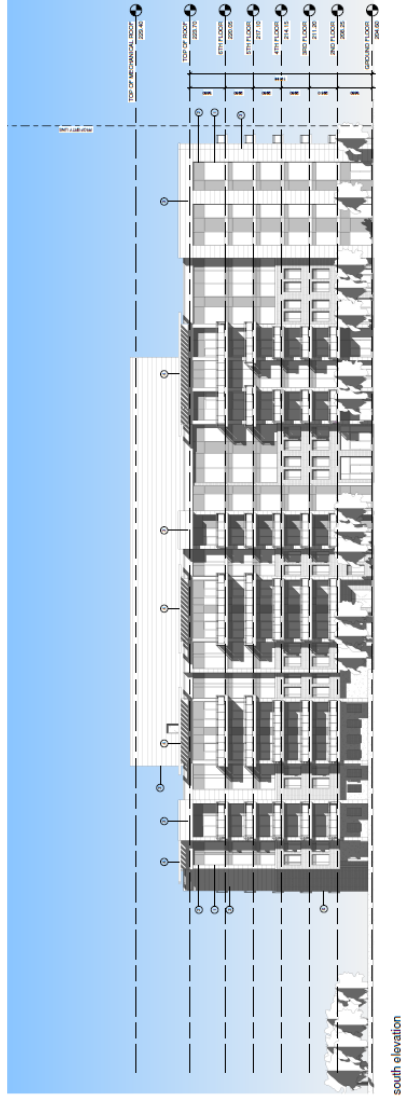
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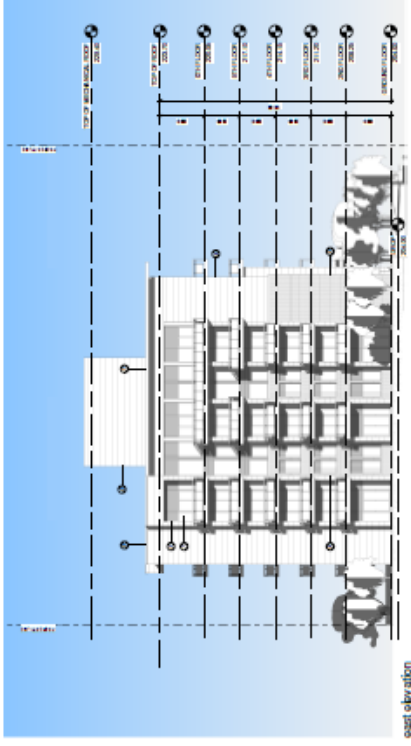
FIGURE No. 4

SUBJECT LANDS

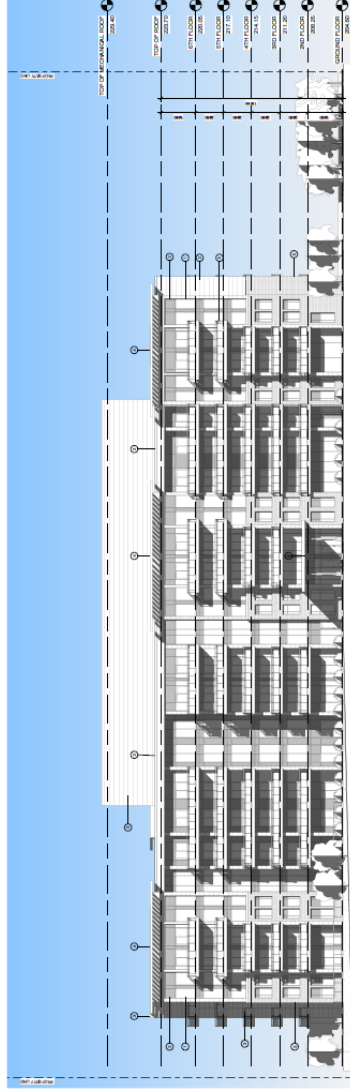




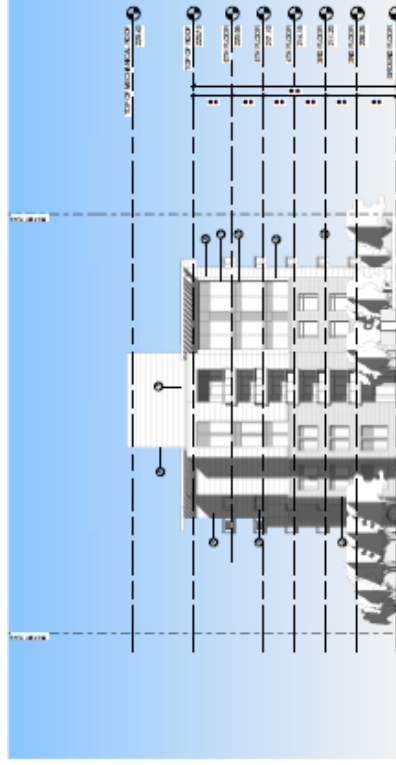
south elevation



east elevation



north elevation



west elevation

ELEVATIONS

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9TH LINE

FILE No. ZA.16124169 (SC)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: SC

DATE: 20/01/2016

FIGURE No. 5



ELEVATION RENDERING

APPLICANT: CORRADO GAZZE HOLDING LTD.
9700 9TH LINE

FILE No. ZA.16124169 (SC)

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HERITAGE MARKHAM EXTRACT

DATE: December 22, 2014
TO: File
R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #9 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON DECEMBER 10, 2014.

- 9. Request for Feedback –
9700 9th Line, Markham
Evaluation of the William A. Harrington House (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

Recommendation:

That Heritage Markham has no objection to any future application to demolish the William A. Harrington House at 9700 Ninth Line provided that the installation of a Markham Remembered Plaque commemorating the house be a condition of any redevelopment agreement for the property.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: December 10, 2014

SUBJECT: Request for Feedback
9700 9th Line
(The William A. Harrington House)

Property/Building Description: 1 ½ storey single detached dwelling constructed c. 1895

Use: Residential

Heritage Status: Listed on the Markham Register of Properties of Cultural Heritage Value or Interest.

-

Application/Proposal

- An agent for parties interested in re-developing 9700 9th line would like to know if the house located on the property is sufficiently significant to warrant its retention and incorporation into any future development of the property.

Background

- The property has been researched by Heritage Staff and formally evaluated by the Building Evaluation Sub-Committee of Heritage Markham as a Group 3 building;
- Group 3 buildings are those considered noteworthy, but are not necessarily worthy of preservation.

Staff Comment

- Given the Group 3 rating of this building, Heritage Section Staff has no objection to a future application to demolish the house located at 9700 9th Line, but recommends that the installation of a Markham Remembered plaque commemorating the William A. Harrington House be a condition of any redevelopment agreement for the property.

Suggested Recommendation for Heritage Markham

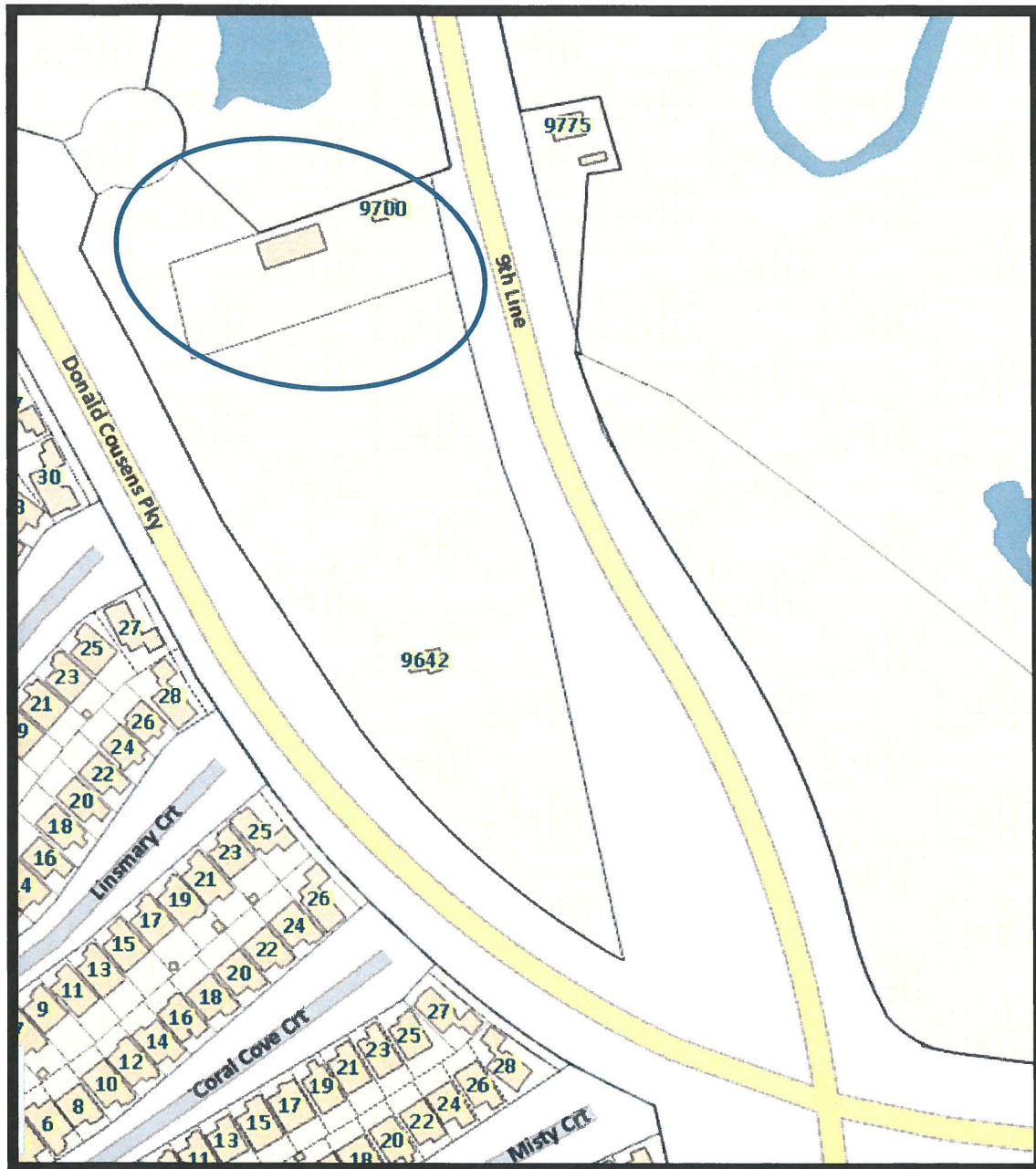
THAT Heritage Markham has no objection to any future application to demolish the William A. Harrington House at 9700 Ninth Line provided that the installation of a Markham Remembered Plaque commemorating the house be a condition of any redevelopment agreement for the property.

File: 9700 9th Line

9700 9th Line
Markham



9700 9th Line Markham





William A. Harrington House, c.1895

9700 Ninth Line

Part of East Half of Lot 18, Concession 8

The east quarter (50 acres) of Lot 18, Concession 8 was purchased by James Darius Harrington from Jacob Miller in 1856. In 1874, James and Catherine (Burke) Harrington had a new house (9642 9th Line) constructed on the property by builders from the Harrington Planing Mill in Unionville. James D. Harrington was a cousin of Robert Harrington, who ran the Planning Mill.

In 1894, James and Catherine Harrington sold a parcel off the 50 acres to William A. Harrington, one of their sons. It is believed the small frame house on the property was built at about the time of the sale (c.1895). The house, a vernacular building, has been modernized with newer windows, aluminum siding, a large window on the front and a small addition on the south side. The form of the house and the proportions of the second storey windows are an indication of the period of construction. The front gable treatment, with a pent eave above the second storey windows, indicates the influence of the Queen Anne Revival style.

Evaluated by: Barry Martin, Peter Wokwal, George Duncan

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 9700 Ninth Line
 Legal Description: _____ Lot: _____ Conc: _____
 Date of Evaluation: Dec. 3, 2014 Name of Recorder: _____

Group: 3

HISTORICAL	E	G	F	P	TOTAL
Trends/Patterns/Themes	40	27	14	0	14/40
Date of Construction	30	20	10	0	20/30
Events	15	10	5	0	0/15
Persons	15	10	5	0	0/15
Archaeological (Bonus)	10	7	3	0	3/10
Historic Grouping (Bonus)	10	7	3	0	3/10
HISTORICAL TOTAL					40/100

ARCHITECTURAL	E	G	F	P	TOTAL
Style	30	20	10	0	10/30
Design	20	13	7	0	7/20
Architectural Integrity	20	13	7	0	7/20
Physical Condition	20	13	7	0	13/20
Designer/Builder	10	7	3	0	0/10
Interior Elements (Bonus)	10	7	3	0	0/10
ARCHITECTURAL TOTAL					37/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	13/20
ENVIRONMENTAL TOTAL					41/100

SCORE

INDIVIDUAL

DISTRICT

Historical Score
 Architectural Score
 Environmental Score

40 X 40% = 16
 37 X 40% = 14.8
 41 X 20% = 8.2

X 20% = _____
 X 35% = _____
 X 45% = _____

TOTAL SCORE

39

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less