

SUBJECT: RECOMMENDATION REPORT
1297482 Ontario Ltd.
7713 Kennedy Road
Application for Site Plan Approval for a four-storey, fifteen-unit
apartment building
File No. SC 13 129400

PREPARED BY: Scott Heaslip, Senior Project Coordinator, Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager, Central District, ext. 6588

RECOMMENDATION:

- 1) That the report dated March 7, 2016 titled "RECOMMENDATION REPORT, 1297482 Ontario Ltd., 7713 Kennedy Road, Application for Site Plan Approval for a four-storey, fifteen-unit apartment building, File No. SC 13 129400" be received.
- 2) That the application be endorsed, in principle.
- 3) That final 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 Owner has provided the City (Director of Planning and Urban Design) with clearance letters from the Armadale Developers Group, the trustees for Concanmar and Cedarland, and the trustees for T.S.L Investments confirming that the required recoveries for municipal infrastructure have been paid.
 - The Owner has obtained a minor variance for the rear yard setback.
- 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 15 apartment units (34.1 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.

PURPOSE:

The purpose of this report is to recommend endorsement, in principle, of an application for site plan approval for a four-storey, fifteen-unit apartment building located on the east side of Kennedy Road, south of 14th Avenue.

BACKGROUND:

Property and Area Context (Figures 2 and 3)

The subject property is located on the east side of Kennedy Road, south of 14th Avenue. It has a frontage of 24 metres (80 feet), a depth of 56 metres (184 feet) and an area of 0.16 hectare (0.4 acre). The property is vacant.

To the east on Alai Circle are recently constructed single detached dwellings.

To the south is a heritage building which is occupied by a commercial bridal salon.

To the north is a 3 metre wide City-owned block which is intended to be used for a pedestrian walkway connection from the residential community to the east to Kennedy Road. Construction of the walkway is secured in the subdivision agreement for the lands to the east (Alai Circle). Staff will work with the developer of the Alai Circle subdivision to ensure that the walkway is constructed as soon as possible following completion of the proposed development. North of the future pedestrian walkway is a Bell Canada operations building.

To the west across Kennedy Road are commercial plazas and the Milliken Mills Community Centre.

Official Plan

The subject property is designated Urban Residential in the “in force” Official Plan (Revised 1987). In 2006 Council approved site specific Official Plan Amendment No. 151, which permits the property to be used for an apartment building not exceeding 4-storeys in height and containing a maximum of 16 apartment units.

The property is designated “Residential Low rise” in the 2014 Official Plan as partially approved on October 30, 2015. The “Residential Low Rise” section is subject to appeal and is therefore not yet in force.

Zoning By-law

The property is zoned High Density Residential One - RHD1, by By-law 193-81, as amended by site-specific By-law No. 2006-114, which implements the provisions of Amendment No 151 to the Official Plan (Revised 1987).

The proposed development complies with all provisions of the zoning by-law with the exception of rear yard setback, which is discussed below.

PROPOSAL (Figures 4, 5 and 6)

The owner is proposing to develop the subject property with a four-storey, fifteen unit condominium apartment building having a gross floor area of 2836m² (30,526 square feet). The ground floor level of the building will contain a fully enclosed 30 space parking garage accommodating all resident parking. All of the apartments are three level units, each having direct access to the parking spaces directly beneath the unit. Three exterior parking spaces are proposed, one in front of and two behind the building. The ground floor of the building will be faced with stone and the upper floors in brick.

OPTIONS/ DISCUSSION:**Project design is acceptable**

The overall built form and massing program for this property was established in 2006 when the site specific Official Plan and zoning by-law amendments were processed.

Staff have worked with the applicant to refine the site plan and building elevations to ensure that the proposed development appropriately addresses Kennedy Road and is compatible with the adjacent residential uses. In particular:

- The building materials have been refined to establish a clear base, middle and top for the building.
- The principle entrance doors facing Kennedy Road have been accentuated by surrounding architectural features to give them greater prominence and reduce the visual impact of the garage entrance door.
- The driveway and visitor parking space in front of the building will be paved with decorative interlocking stone, rather than asphalt. Most of the front yard needs to be paved to allow garbage trucks to maneuver on site, minimizing opportunities for soft landscaping.
- Intensive high and low level landscaping will be provided adjacent to the rear lot line to reduce the visual impact of the proposed development on the adjoining homes.

Minor Variance required

The proposed building is set back 7.5 metres from the rear lot line, whereas the by-law requires a 20 metre rear yard setback. The proposed setback is consistent with the setback of the adjoining homes to the rear. Staff can support a minor variance to permit the proposed setback for the following reasons:

- A 20 metre setback would have resulted in a significant number of parking spaces being located in the area behind the building. The noise generated by cars (doors opening/closing, engines starting, etc.) in the area behind a building can be particularly annoying to neighbouring residents because the area is shielded from background road noise by the building, making individual noises much more prominent.
- The proposed intensive high and low level landscaping will provide an adequate visual buffer.

Environmental and Sustainability Initiatives

Staff will work with the applicant prior to endorsement of final project plans to finalize the environmental sustainability features to be incorporated into the development. Items under discussion include the use of permeable paving throughout the site to minimize off-site storm water runoff, highly reflective roofing ('white roof'), external architectural shade structures/awnings, and potentially solar water heating. The final sustainability package will be secured in the site plan agreement.

Staff will also work with the project architect to finalize the details of the exterior façade, including measures to mitigate light and glare impacts in order to reduce bird fatalities. Before final plans are endorsed, the project architect will be required to submit a form confirming that the cladding design meets the requirements of the City's Bird Friendly standards.

There are several trees of varying sizes along the south boundary of the property and two larger trees at the front of the property. Staff will work with the applicant to preserve as many of these trees as possible. However, it is likely some of these trees will be required to be removed. As a condition of site plan approval the applicant will be required to compensate for any trees required to be removed.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

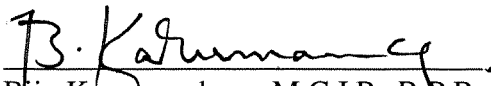
ALIGNMENT WITH STRATEGIC PRIORITIES:

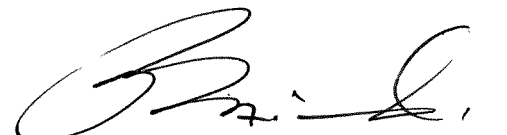
The proposed development has been reviewed in the context of Growth Management, Transportation and Municipal services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development was circulated to internal City departments and external agencies 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.

RECOMMENDED BY:


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 – West elevation and materials/colours
- Figure 6 – South, east and north elevations

Appendix 'A' – conditions of site plan approval

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APPENDIX 'A'
Conditions of Site Plan Approval
1297482 Ontario Ltd.
7713 Kennedy road
File No. SC 13 129400

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” outlined in their letter dated November 17, 2015 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.

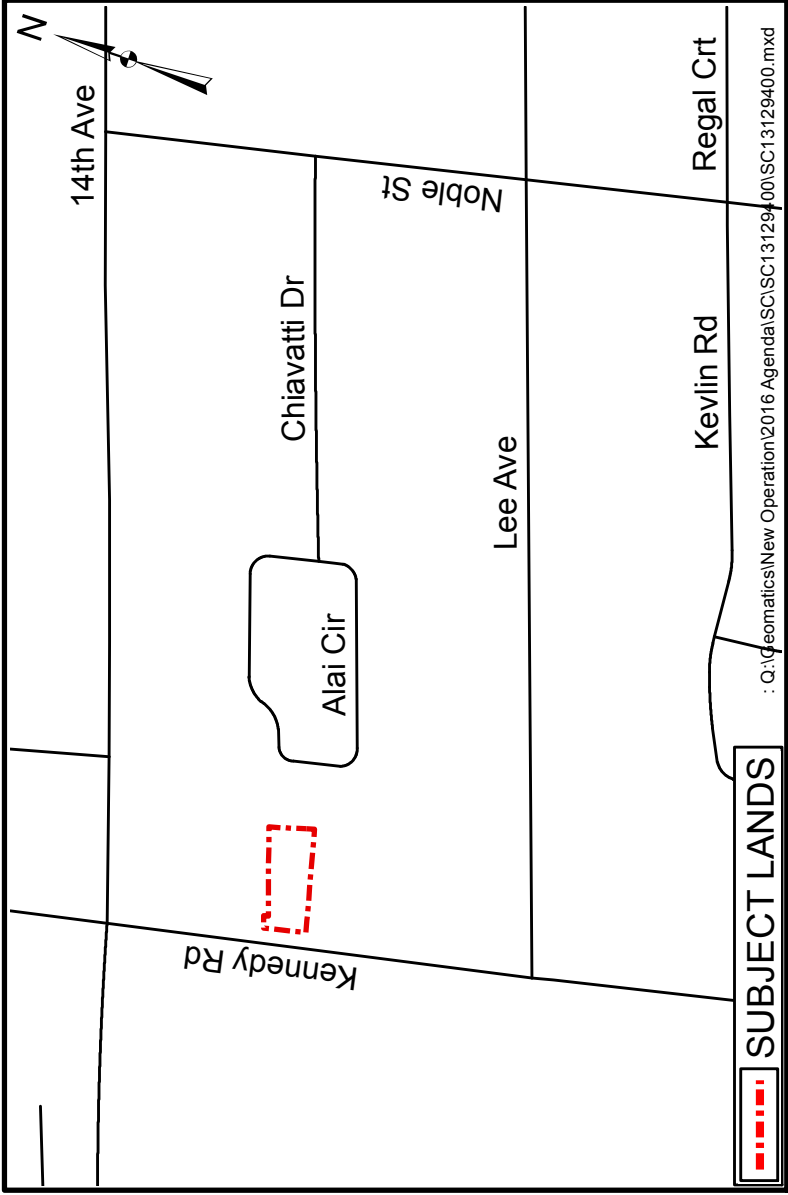
Prior to the execution of the site plan agreement, the Owner shall submit:

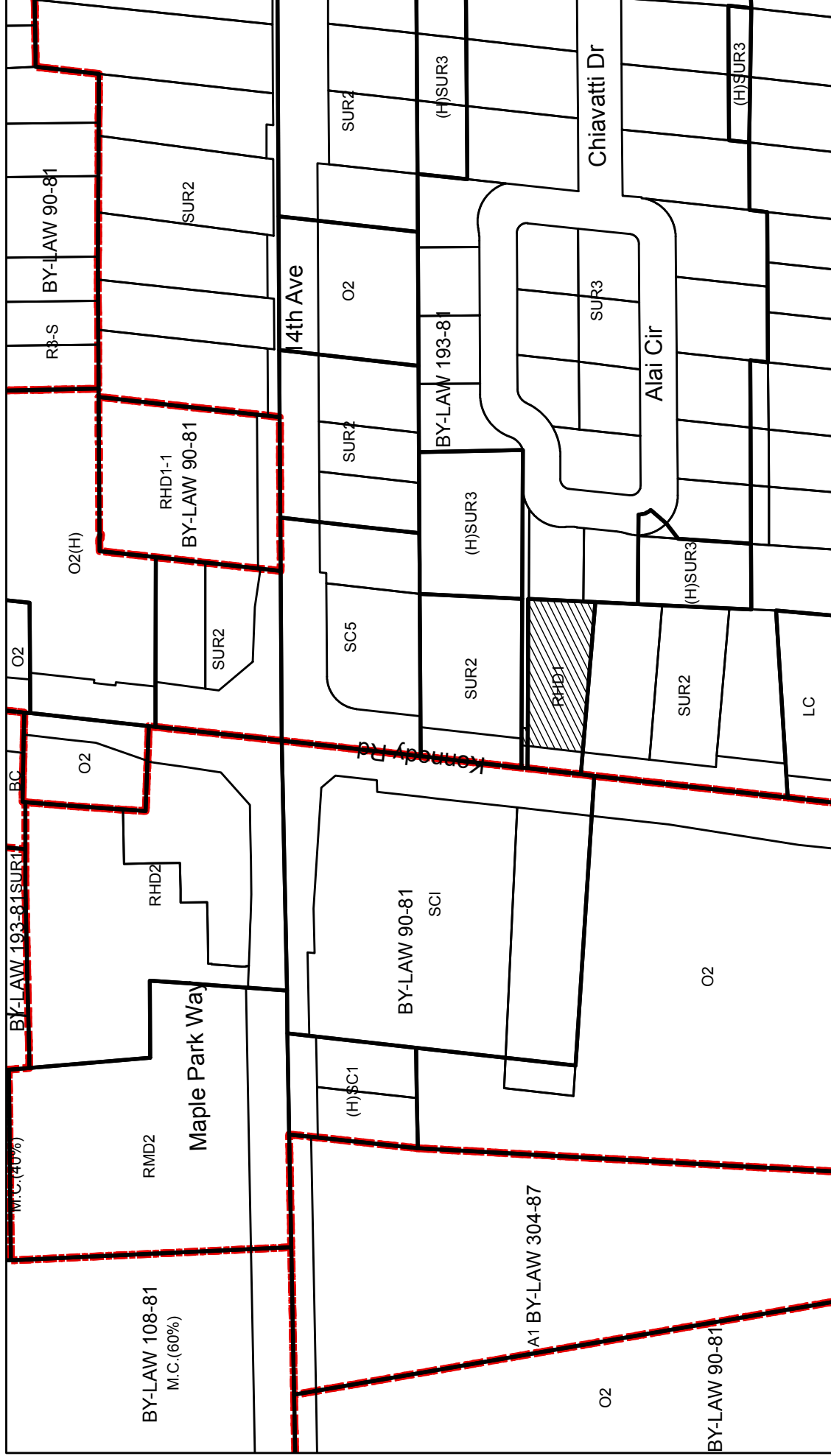
1. site plans, elevation drawings (including building materials, colours and details), parking garage layout plans, that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure a bird-friendly building.
 2. a Tree Assessment and Preservation Plan prepared by an ISA Certified Arborist in coordination with the Landscape Architect, to the satisfaction of the Director of Planning and Urban Design.
 3. 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.
 4. a stormwater management report, grading/servicing/site alteration/excavation plans and construction management plan, to the satisfaction of the Director of Engineering.
 5. 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), financial contribution for tree removal, 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 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. Provisions to ensure implementation of the recommendations of the approved reports.
8. Provisions for satisfying all requirements of City departments and public agencies.
9. 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: 1297482 ONTARIO LIMITED
7713 KENNEDY ROAD ROAD

FILE No: SC13129400(SH)

 SUBJECT LANDS





AIR PHOTO 2015

APPLICANT: 1297482 ONTARIO LIMITED
7713 KENNEDY ROAD ROAD

FILE No: SC13129400(SH)

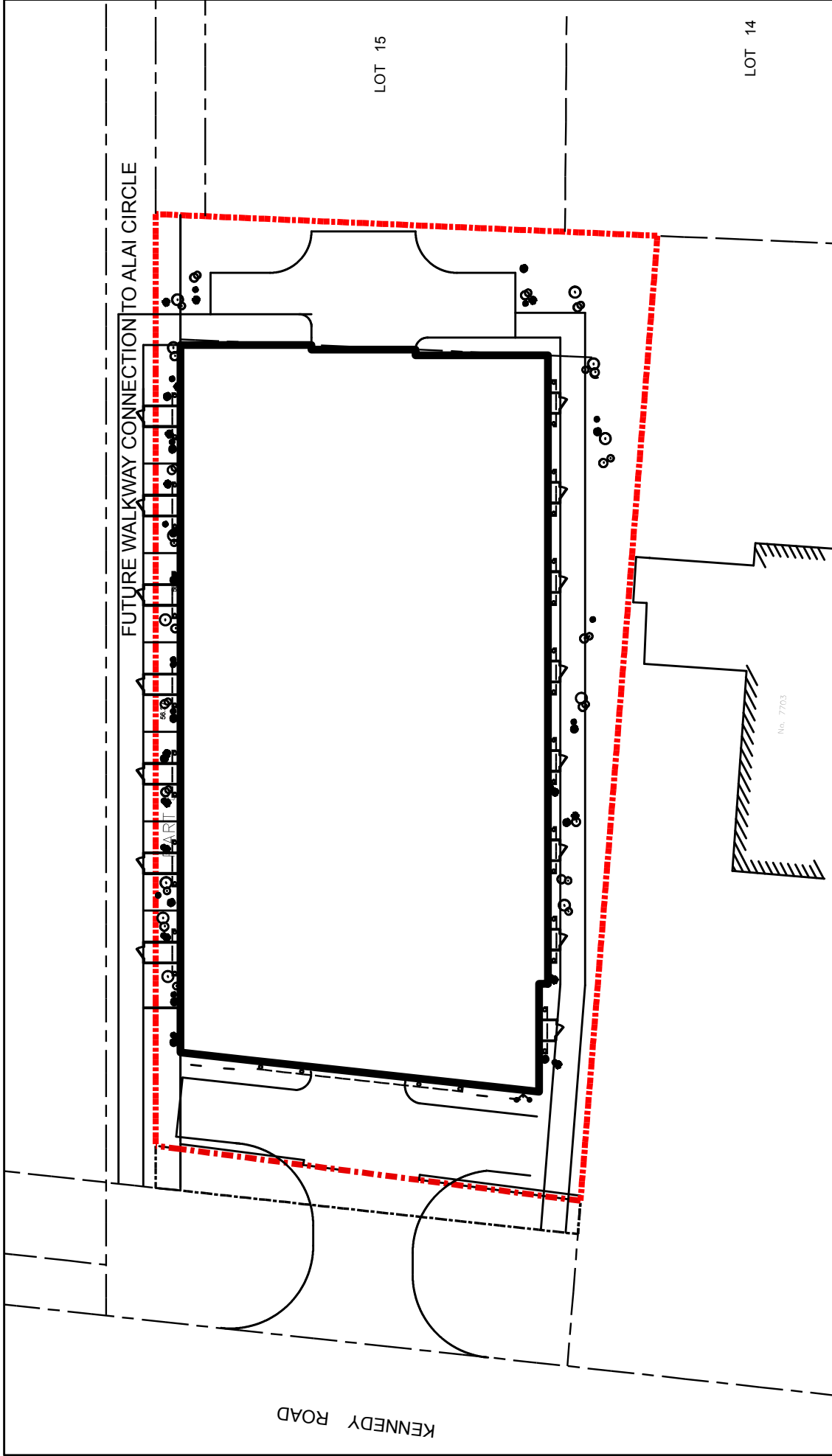
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 SUBJECT LANDS

DATE:02/01/16



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SITE PLAN

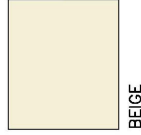
APPLICANT: 1297482 ONTARIO LIMITED
7713 KENNEDY ROAD ROAD

 SUBJECT LANDS

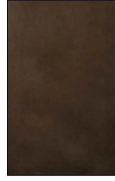
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DATE:02/01/16

WINDOWS-BEIGE
GARAGE DOORS-BEIGE
FRONT DOORS-ANTIQUE BROWN
SOFFIT-BEIGE
EAVES-ANTIQUE BROWN



BEIGE



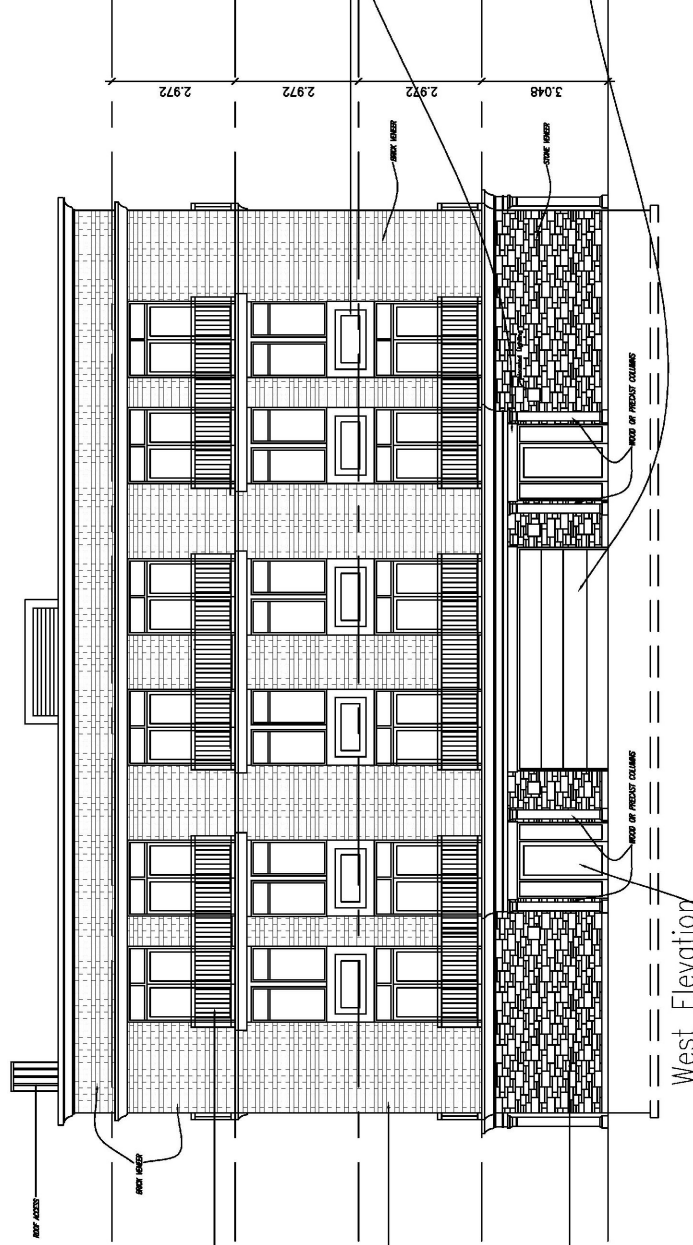
ANTIQU BROWN



PRE-CAST (GRAY)



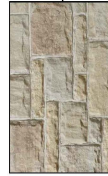
SINGLE GARAGE DOOR
(BEIGE)



BALCONY RAILINGS



BRICK: TUMBLED SERIES
(MANCHESTER)



STONE: ARTISTE
(SHORELINE)

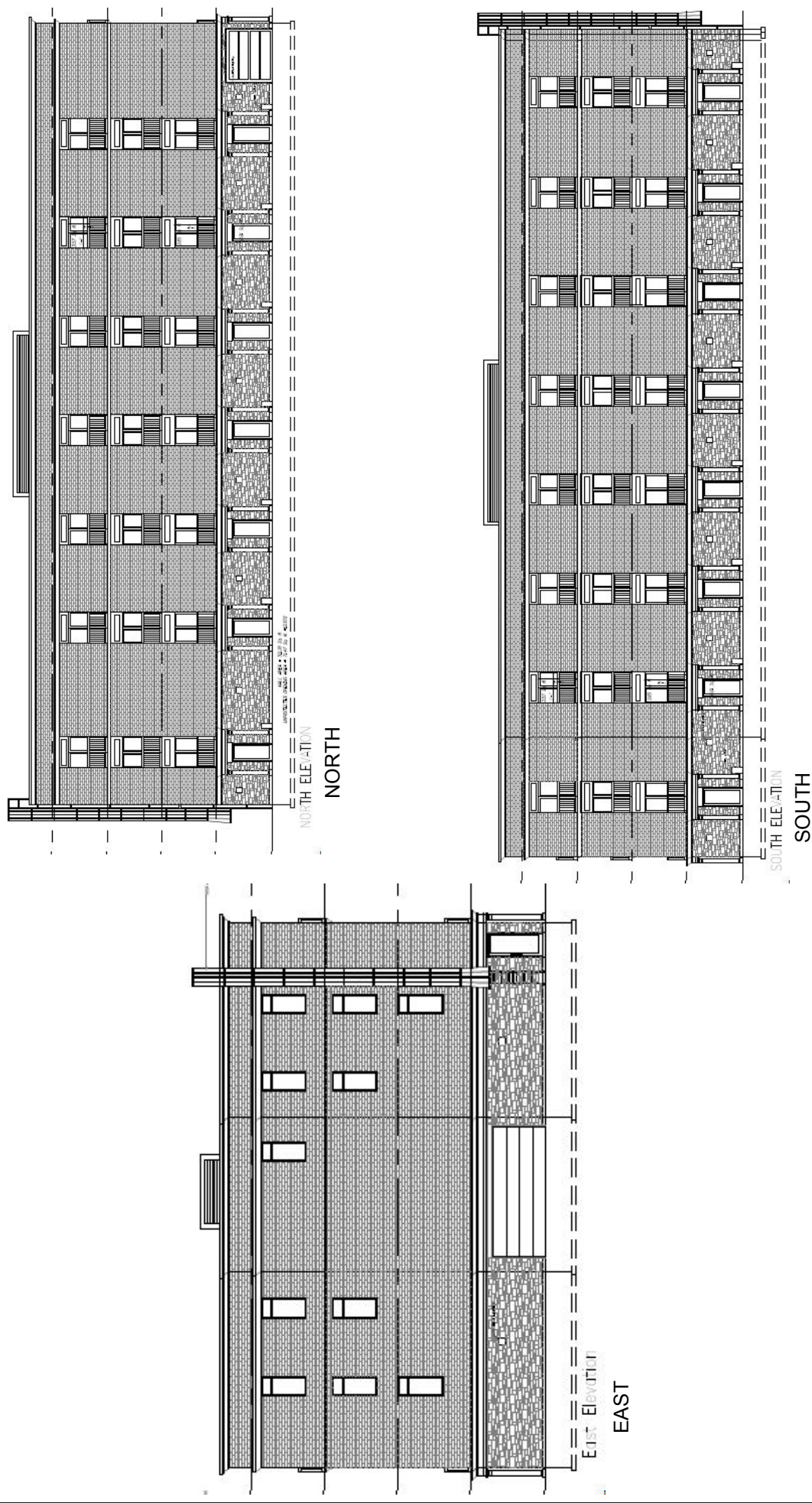


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WEST ELEVATION AND MATERIALS/COLOURS

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NORTH, SOUTH, EAST ELEVATIONS

APPLICANT: 1297482 ONTARIO LIMITED
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