

SUBJECT: Preliminary Report
Markham (7350 Highway 48) Holdings Inc.
Zoning By-law Amendment application to permit a
townhouse development at 7350 & 7360 Markham Road.

File No: ZA 15 156659

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

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

RECOMMENDATION:

- 1) That the report dated October 19th, 2015 titled "Preliminary Report, Markham (7350 Highway 48) Holdings Inc., Zoning By-law Amendment application to permit a townhouse development at 7350 Markham Road, File No: ZA 15 156659", be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Zoning By-law Amendment application;
- 3) 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 provide preliminary information on the Zoning By-law Amendment application submitted by Tercot Development Group on behalf of Markham (7350 Highway 48) Holdings Inc., to permit a townhouse development at 7350 Markham Road, and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable 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 Zoning By-law Amendment application was deemed complete on July 7th, 2015.

BACKGROUND:

Subject property and area context

The subject property (7350 Markham Road) is located at the south-west corner of Markham Road and Golden Avenue, north of Denison Street (Figure 1). The subject property is approximately 2.4 hectares (5.9 acres) and a contractor's construction yard (Dagmar Construction) has occupied the site since the 1980s. There is a recently constructed six (6) storey residential apartment building at the north-west corner of

Markham Road and Golden Avenue with low density residential development further west along the north side of Golden Avenue. There is a four (4) storey residential apartment building and existing residential uses including semi-detached and single detached houses located to the south of the subject property and residential development to the west of the subject property. There is commercial development at the north-east corner of Markham Road and New Delhi Drive. A proposal for two (2)- 8 storey residential apartment buildings across Markham Road at the south-east corner of Markham Road and New Delhi Drive is currently under review by City Staff (Figure 3). The subject property is partially located within the Toronto and Region Conservation Authority (TRCA) Screening Zone.

Proposed townhouse development

The applicant is proposing 117 townhouses on a common element condominium road (Figure 4). The townhouses will be approximately 5.49 to 5.79 metres (18 to 19 feet) wide and are three (3) storeys in height. 20 visitor parking spaces are proposed however, the City's parking by-law requires 29 visitor parking spaces. Approximately 37 townhouses (those that front onto Markham Road and Golden Avenue) will have double-car garages. The remaining 80 townhouses will have single-car garages with driveways and rear yards with depths of approximately 7 metres (23 feet). Functional common amenity areas have not been proposed at this time. One (1) vehicular access is proposed on Golden Avenue.

Official Plan and Zoning

The subject property is designated "Community Amenity Area" along the Markham Road frontage and "Urban Residential" on the remainder of the site in the City's in-force Official Plan (1987 Revised), as amended. The Armadale Secondary Plan designates the site "Community Amenity Area" along the Markham Road frontage, and "Urban Residential – Medium Density" on the remainder of the site. The "Community Amenity Area" designation provides for medium and high density residential uses as well as a range of commercial uses. The average net site density for medium density residential uses is 37.1 to 79.9 units per hectare and 80 to 148 units per hectare for high density residential uses. The "Urban Residential- Medium Density" designation provides for townhouses, stacked townhouses and other forms of multiple housing up to a maximum net site density of 62 units per hectare (25 units per acre). The proposed net site density is 49 units per hectare (19.8 units per acre) which conforms to the in-force Official Plan (1987 Revised) as amended. The maximum permitted height of buildings within the "Urban Residential – Medium Density" designation is generally be three (3) storeys, however, an increase to four (4) storeys may be considered subject to appropriate integration with surrounding development.

The subject property is designated "Mixed Use Mid Rise" in the City's 2014 Official Plan (not yet in force). The "Mixed Use Mid Rise" designation contemplates apartment buildings, multi-storey non-residential or mixed-use buildings, stacked townhouses and townhouses with a minimum building height of three (storeys), a maximum height of eight (8) storeys and a maximum overall density up to 2.0 FSI.

The subject property is zoned "Agriculture One (A1)" in Zoning By-law 304-87, as amended (Figure 2). The current zoning needs to be amended to permit the proposed development. The existing contractor's construction yard is deemed to be a legal non-conforming use as it predates the current zoning which does not permit this use.

DISCUSSION:

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

1. A future site plan application is required to facilitate the proposed development. Adequate setbacks and landscape buffers, landscaping, tree preservation and open space, common amenity areas, site circulation, pedestrian connectivity, the internal road network, building elevations, urban design matters and other site plan matters will all be reviewed as part of the site plan application.
2. The principle of zoning the lands to permit three (3) storey townhouses particularly in the context of the Markham Road frontage and the corner of Markham Road and Golden Avenue, needs careful consideration having regard for matters such as streetscape (i.e existing and proposed built form along the arterial road) and transit supportive built form and densities. The "Community Amenity Area" designation in the in-force Official Plan (1987 Revised) as amended, and the "Mixed Use Mid Rise" designation in the 2014 Official Plan (not yet in force) provide for more intensive built form along Markham Road and at the Markham Road/ Golden Avenue intersection.
3. The provision of adequate visitor parking spaces in appropriate locations needs to be examined.
4. Technical studies including transportation are still under review.
5. A preliminary engineering review has been undertaken and the following is a summary of some of the comments that need to be addressed:
 - The increase in sanitary flow from the subject property will need to be assessed under the Highway 48 sewer upgrade Environmental Assessment (EA) study. Any respective financial contribution from the proposed development will be evaluated under the EA.
 - The proposed development needs to provide its own onsite stormwater management measures for quantity, quality, erosion control and water balance.
 - Low impact development (LID) measures shall be implemented to meet the water balance requirement.

6. The proposed development must address any comments from the TRCA and the Region of York.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Zoning By-law Amendment application is being considered within the context of the City's growth management and strategic priorities.

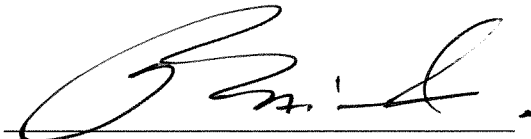
BUSINESS UNITS CONSULTED AND AFFECTED:

The Zoning By-law Amendment application has 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 amendment or future site plan conditions.

RECOMMENDED BY:



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



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

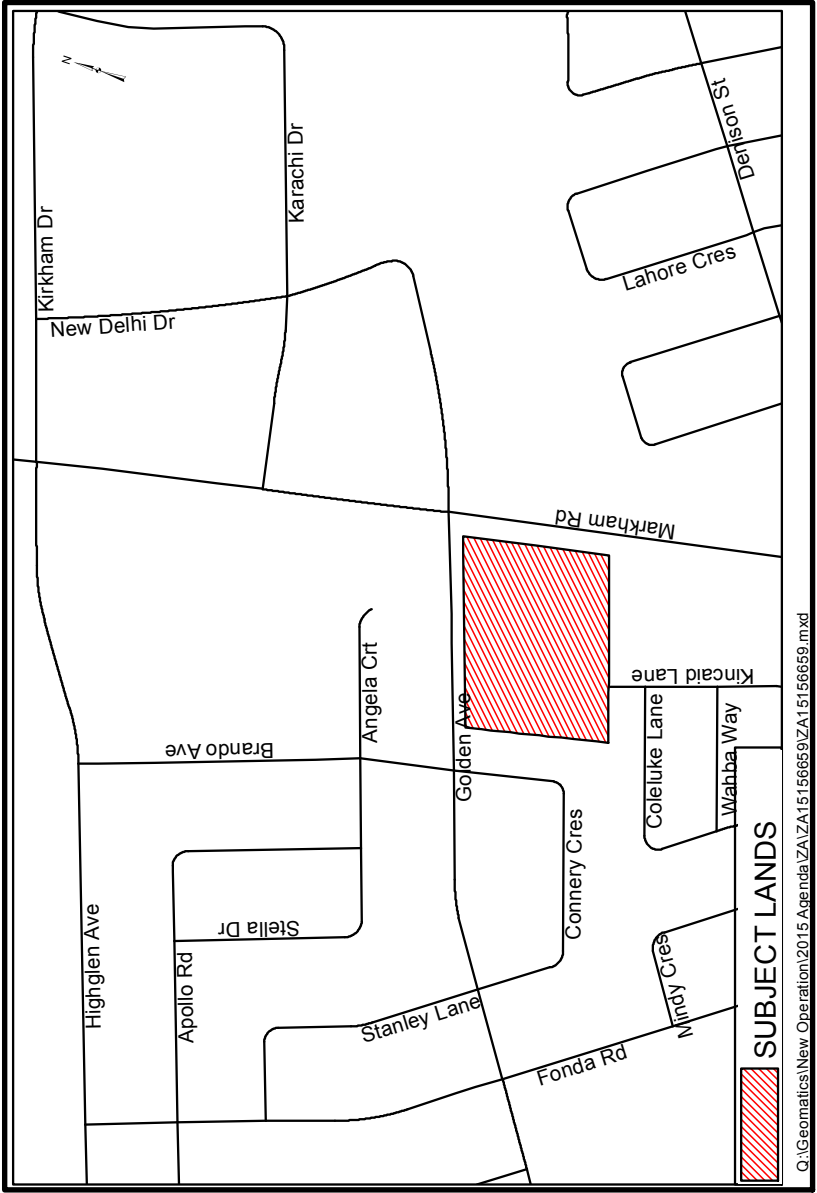
ATTACHMENTS:

- Figure 1: Location Map
Figure 2: Area Context/ Zoning
Figure 3: Air Photo
Figure 4: Proposed Site Plan

AGENT CONTACT INFORMATION:

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AIR PHOTO

APPLICANT: MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.
7350 MARKHAM ROAD

FILE No. ZA. 15156659 (SM)

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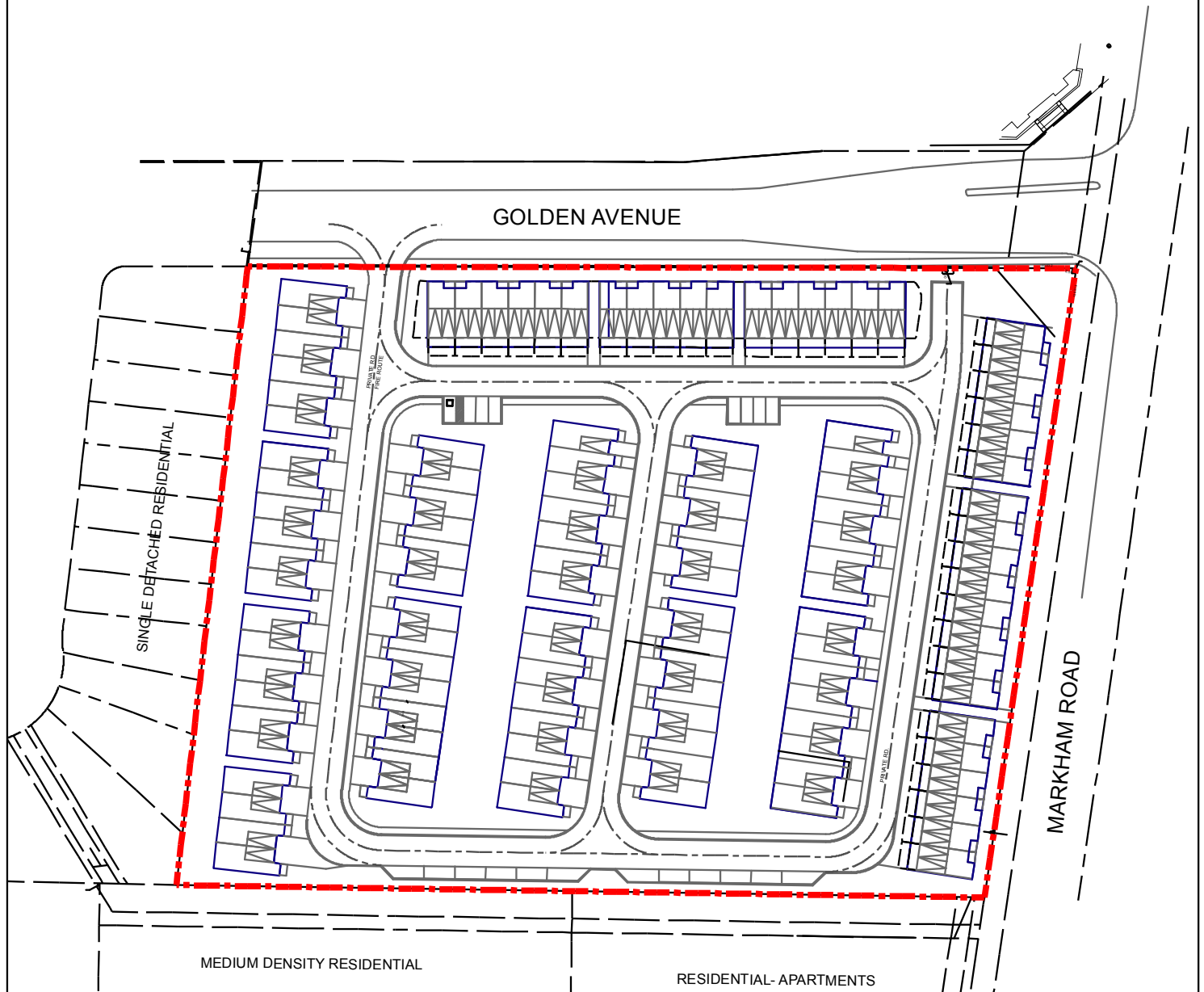


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No. 3



SITE PLAN

APPLICANT: MARKHAM (7350 HIGHWAY 48) HOLDINGS INC.
7350 MARKHAM ROAD

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