

SUBJECT: PRELIMINARY REPORT
Digram Developments Markham Inc.
Zoning By-law Amendment and Site Plan Approval
applications to permit a townhouse development at 6232 16th
Avenue.

File Nos: ZA/SC 15 244470

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 September 22, 2015 titled “ Preliminary Report, Digram Developments Markham Inc., Zoning By-law Amendment and Site Plan Approval applications to permit a townhouse development at 6232 16th Avenue,” be received;

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the Zoning By-law Amendment and Site Plan Approval applications submitted by Digram Developments Markham Inc. to permit a townhouse development at 6232 16th Avenue. This report contains general information in regards to applicable Official Plan 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 June 25th, 2015. The CAO, who has delegated authority during Council’s summer recess, has authorized the scheduling of the statutory Public Meeting. The Public Meeting is scheduled for September 24th, 2015.

BACKGROUND:

Subject property and area context

The subject property is located at the north-west corner of 16th Avenue and Williamson Road, east of Markham Road (Figure 1). The subject property is approximately 0.75 hectares (1.85 acres) and is currently vacant. On September 27th 2011, Development Services Committee endorsed a site plan for a place of worship on the subject property.

Site plan approval was issued by the City in February 2014; however, the place of worship was never built. The property was eventually acquired by the current applicant.

Low density residential uses are located to the north and south. On December 11th, 2012, Development Services Committee endorsed a townhouse development which was proposed by Stargrande Custom Homes for the north-east corner of 16th Avenue and Williamson Road. Stargrande Custom Homes is currently in the process of obtaining site plan approval from the City to facilitate the development. There is an existing retirement home (Amica) to the east of the above-noted townhouse development. A second phase of this retirement home, to the east of the existing Amica retirement home, was endorsed by Development Services Committee on January 17th, 2012 and is in the process of obtaining site plan approval from the City. A stormwater management pond, St. Brother Andre Catholic High School and the Mount Joy Community Centre and Park are located to the west of the subject property.

Official Plan and Zoning

The subject property is designated “Urban Residential” in the City’s in-force Official Plan (1987 Revised), as amended. The subject property is also designated “Urban Residential – Medium Density (Area 1) Housing” in the Swan Lake Secondary Plan which contemplates residential uses such as detached and semi-detached houses, townhouses and apartments on a public or private street, within a density range of 37.1 to 79.9 units per hectare (15 to 32 units per acre) and up to a maximum height of three (3) storeys within 100 metres of the centerline of 16th Avenue, and six (6) storeys beyond 100 metres. The proposed townhouse development conforms to the in-force Official Plan (1987 Revised), as amended.

The subject property is designated “Residential Low Rise” in the City’s 2014 Official Plan (not yet in force), which does not currently provide for townhouses with frontage on a private street. However, the current application is only required to conform with the City’s in-force Official Plan (1987 Revised), as amended, given that the development applications were submitted prior to the City’s 2014 Official Plan (not yet in force) receiving approval. The proposed development does not require an Official Plan Amendment application. Staff anticipate bringing forward a modification to the 2014 Official Plan (not yet in force) to accommodate developments such as the current proposal, in appropriate locations.

The subject property is currently zoned “Open Space Two*173(Hold) [OS2*173(H)]” which only permits a place of worship subject to a Holding (H) provision.

Proposed townhouse development

Digram Developments Markham Inc. is proposing 44 townhouses on a common element condominium road with 11 visitor parking spaces (Figure 4). There will be 10 visitor parking spaces along the west property line, and one (1) visitor parking space located close to the Williamson Road access. Staff are working with the applicant on improving the location of the visitor parking spaces. The number of visitor parking spaces complies with the City’s Parking By-law requirement. Each townhouse has a single car garage and

can accommodate up to two (2) parking spaces per townhouse unit, one (1) in the garage and one (1) on the driveway. The townhouse widths are proposed to range between 4.5 to 4.65 metres (14.8 to 15.25 feet) with the exception of one (1) corner townhouse which will be approximately 6.38 metres (20.9 feet). Staff are currently working with the applicant on enhancing landscaping opportunities which are limited given the widths and number of townhouse units, and site layout.

The proposed density is approximately 58.66 units per hectare (23.8 units per acre). The proposed townhouses are three (3) storeys with flat roofs (Figures 5 & 6). The number of risers to the front entrances of the townhouses on 16th Avenue, and the proximity of the risers to the proposed 16th Avenue sidewalk are currently under review. The proposed setbacks between townhouse blocks and rear yard setbacks comply with the City's By-law requirements for townhouses. Staff will work with the applicant on improving the external setbacks of the townhouse block and visitor parking spaces along the westerly property line. Two (2) vehicular accesses are proposed, one (1) on Williamson Road which is proposed to provide full moves and one (1) on 16th Avenue which is shown to be restricted to allow right-in and right-out turns only.

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:

1. The site and block layout and configuration, number of units and unit widths, location of visitor parking spaces, number of risers leading to main entrances along 16th Avenue, relationship of the proposed development to the surrounding lands and public streets, setbacks and appropriate development standards are all under review as part of the applications process.
2. Urban design matters including building elevations and materials and landscaping will also be addressed as part of the site plan application.
3. Technical studies and reports including but not limited to a transportation study, noise study, tree inventory and preservation plans and engineering reports are under review and the applicant will be required to address any comments resulting from the review of these studies to the satisfaction of the City and the Region of York where applicable.
3. 16th Avenue is under the jurisdiction of the Region of York and the proposed access on 16th Avenue is subject to Regional review and approval.

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.

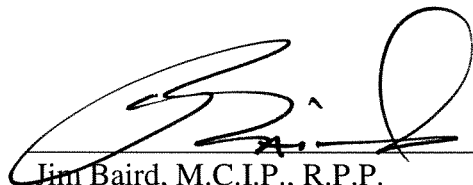
BUSINESS UNITS CONSULTED AND AFFECTED:

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 is 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



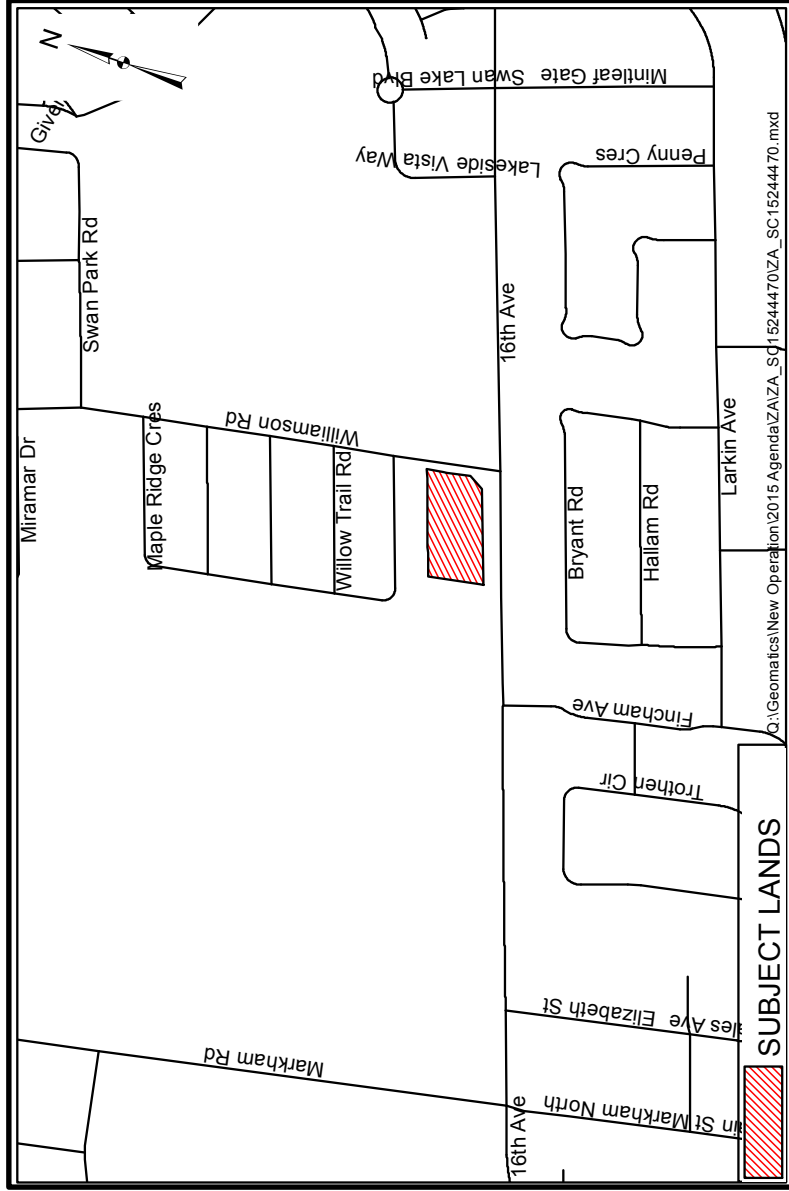
Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

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| Figure 1: | Location Map |
| Figure 2: | Area Context/ Zoning |
| Figure 3: | Air Photo |
| Figure 4: | Proposed Site Plan |
| Figure 5: | Proposed Building Elevations for Townhouse Blocks Fronting onto 16 th Avenue |
| Figure 6: | Proposed Building Elevations for Townhouse Blocks Fronting onto the private road |

AGENT CONTACT INFORMATION:

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AIR PHOTO

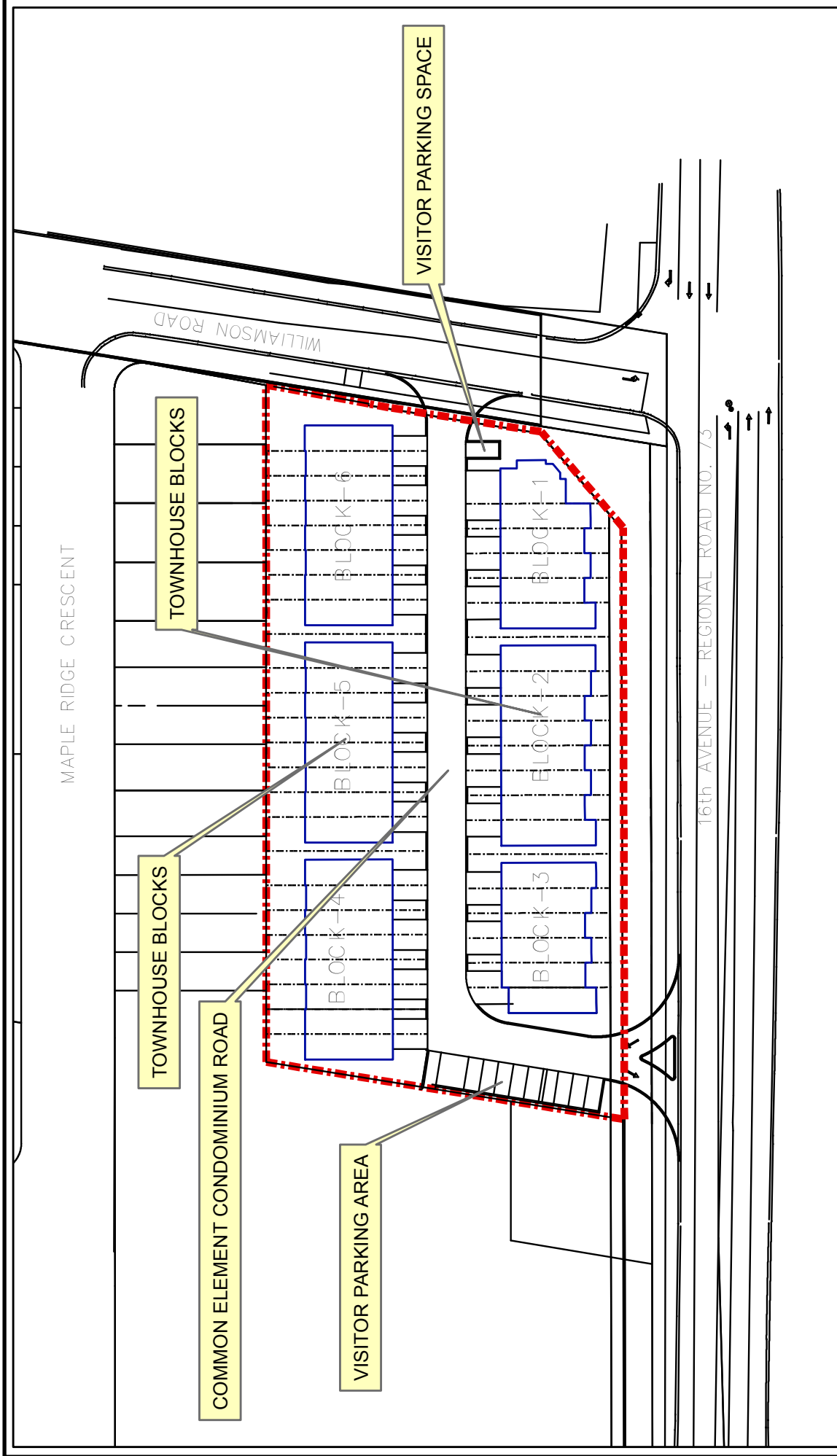
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6232 16TH AVE.

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 SUBJECT LANDS

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DATE: 13/08/2015



SITE PLAN

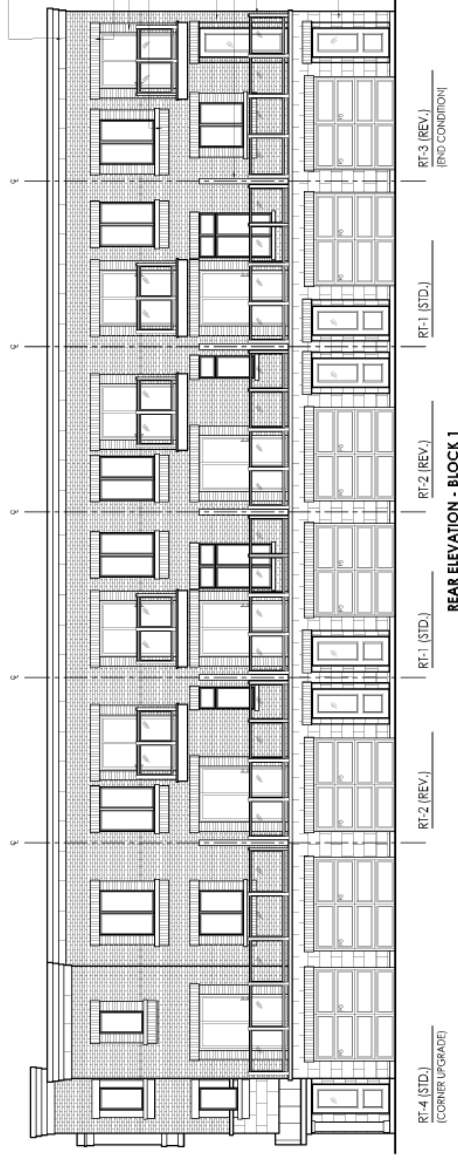
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(FRONT ELEVATIONS FRONTING ONTO 16TH AVENUE)



(REAR ELEVATIONS OF TOWNHOUSES ON 16TH AVENUE)

BLOCK 1 ELEVATIONS

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.
6232 16TH AVENUE

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Drawn By: CPW

Checked By: SM

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FIGURE No.5

FIGURE No.6

