



Report to: Development Services Committee

Report Date: April 21, 2015

SUBJECT: Preliminary Report – Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Urbancorp Inc.
9064 - 9110 Woodbine Avenue
File No's: SU/ZA/CU/SC 14 115777

PREPARED BY: Geoff Day MCIP, RPP, Ext. 3071
Senior Planner, West District

REVIEWED BY: David Miller, MCIP, RPP, Ext. 4960
Manager, West District

RECOMMENDATION:

1. That the Staff report titled “Preliminary Report – Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Urbancorp Inc. 9064 - 9110 Woodbine Avenue File No's: SU/ZA/CU/SC 14 115777” be received;
2. That a Public Meeting be held to consider the applications for Zoning By-law amendment and Draft Plan of Subdivision;
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides preliminary information on the re-zoning, draft plan of subdivision, plan of condominium and site plan applications and seeks authorization to hold a statutory Public Meeting. This report contains general information in regard to applicable Official Plan and other policies as well as other matters and the report should not be taken as Staff's opinion or recommendation on the applications.

The applications have been deemed complete:

The applications submitted by Urbancorp Inc. were deemed complete on December 23, 2014.

BACKGROUND:

The 0.95 ha (2.35 ac.) subject lands are located on the west side of Woodbine Avenue within the Buttonville Heritage Conservation District (Figure 1). A heritage dwelling is located on the southerly portion of the subject lands. The remainder of the lands are void of buildings. Numerous mature conifer and deciduous trees are located throughout the site. Identified as the “Buttonville Mill House”, this building is a remnant of Buttonville's early history as a 19th century rural mill village. The first phase of the

house, constructed *circa* 1840, is historically significant for its association with the Willcocks and Baldwin families of old Toronto.

In its location on the banks of the Rouge River, overlooking the site of the Venice Grist Mill, it is an important reminder of the Willcocks-Baldwin development of Millbrook (the original name for Buttonville). The Mill House is particularly significant as the last remaining feature of the milling operations that once formed the heart of the hamlet, and is the oldest remaining structure in the area. This house will be retained in its present location but converted into a semi detached dwelling. To the south and west is the former Markham Golf Course and tributary of the Rouge River. Further to the west is the Buttonville Airport which is also subject to development applications. To the north, is an existing townhouse condominium development (Millbrook Village). To the east is Woodbine Avenue, and on the east side of Woodbine Avenue, single detached houses (Figure 3).

Proposal

The proposal consists of 24 semi-detached dwellings, including the proposed conversion of the heritage dwelling into two semi detached units, and 4 single detached dwelling units for a total of 28 units (Figures 4 & 5). This equates to a net site density of 29.4 units per hectare (upha) (11.9 units per acre (upa)).

Access to the site is proposed via a new private road that connects to Woodbine Avenue at two locations. The proposed northerly connection, at an existing signalized intersection, is opposite Millbrook Gate (Figure 4). The second proposed access is non-signalized at the south end of the property. Thirteen (13) units are double fronted units facing Woodbine Avenue with vehicular access from the private road. The remaining fifteen (15) units are internal to the site and face the new private road that bisects the site.

Applications submitted in support of the proposal include rezoning, plan of subdivision approval, site plan approval and draft plan of condominium approval.

Official Plan

The in-force Official Plan (Revised 1987), as amended, designates the subject lands Urban Residential. In the recently adopted Markham Official Plan 2014 (not yet in force), the subject lands are designated Residential Low Rise.

Secondary Plan

The subject lands are designated Urban Residential – Medium Density 1 in the Buttonville Planning District. This designation provides for single detached, semi-detached, and townhouse units within the designation at a maximum net site density of 30 (upha) (12.2 units per acre (upa)) without direct frontage on a public street.

Zoning

The subject lands are zoned Residential Medium Density 1 (RMD1), Open Space 2 – Special Use (O2) and Open Space 3 - Environmental Buffer (O3) under By-law 19-94 as

amended (see Figure 2). The RMD1 zone permits detached, semi-detached, townhouses and cluster housing. The O2 zone permits golf courses, public or private parks, athletic fields and cemeteries. The O3 zone only permits 'environmental buffer landscaping'. The rationale behind the existing O2 zone is that it was historically part of Markham Golf Course. The O3 zone represents an environmental buffer between the banks of the Rouge River and the residential lands. A zoning By-law amendment is required to permit the proposed residential uses over the entire site which affects all three existing zoning designations.

There are 13 units with direct frontage onto Woodbine and 15 units that only have frontage onto a private road. All 28 units have their vehicular access from the private road.

The RMD1 zone standards and the Owners proposed standards are as follows:

Requirement	Semi-Detached dwellings	Single Detached dwellings	Proposed Semi-Detached Standard	Proposed Single Detached Standard
Minimum lot frontage	7.5 metres per unit	9 metres	7.5 metres per unit	13.82 metres
Minimum lot area	250m ² per unit	300m ²	199.5 m ² per unit	317 m ²
Minimum front yard	6 metres		For units fronting onto Woodbine Ave. – 4.3 m (containing only landscaped open space) For units only fronting onto a private road – 4.0 m to the front porch – 5.0 m to the main building – 6.0 to the garage	
Minimum side yard	1.5 metres		0.9 metres	1.8 metres
Minimum rear yard	6 metres		For units fronting onto Woodbine Ave. 4.0 m to the porch - 6.0 m to the rear of the garage For units only fronting onto a private road – one (1) unit at 3.0m, otherwise - 6.0 m	
Maximum lot coverage	40%		51%	
Maximum height	9 metres and not to exceed 2 ½ storeys		12.7 metres (3 storeys)	12.72 metres (3 storeys)

DISCUSSION:

Matters to be resolved

The matters below and any others identified through the circulation and detailed review of the proposal will be addressed in more detail in a final staff report to be presented to Committee at a later date.

External Agencies

1. The Region of York Transportation Planning section has advised that only one access to Woodbine Avenue, at the existing Millbrook Gate signalized intersection, will be permitted. Additional access to the site is recommended from Melissa Way to the north, a private condominium road.
2. Conveyance of a road widening of Woodbine Avenue is required over the entire frontage. This widening may affect the developable portion of the site. Additional consultation is required with the City and the Region to determine the amount of land required.
3. A regionally significant woodlot is located partially within and adjacent to this site. Further consultation is required with York Region staff to verify the significance of this feature and implications on the proposal.
4. The site is adjacent to the Rouge River which has been identified by the Ministry of Natural Resources and Forestry (MNRF) as potential Redside Dace habitat under the *Endangered Species Act (ESA), 2007*. The applicant will need to conform to any requirements of the MNRF relative to ESA. Further consultation is needed with the MNRF to determine the Redside Dace regulation requirements.
5. The applicant shall confirm requirements of the TRCA as they relate to, amongst other things, erosion and slope stability requirements.

Internal Departments

6. The City's Engineering Department is presently reviewing the noise, environmental site assessment, stormwater management, and traffic studies. Revisions to the plan including alternative secondary access points from the north or south, may be required resulting from a full assessment of these studies.
7. In December 2000, the site plan was approved for the Colridge development to the immediate north of this proposal. Provisions were included in the Colridge Site Plan Agreement that related to mutual private easements for integrated access and traffic circulation. The approved site plan also included a future connection from the Colridge lands onto this development site (Figure 5). City Staff have discussed this matter with the proponent and have advised that discussions with the condominium corporation to the north are required in order to provide integrated vehicular circulation from both sites.
8. The City's Fire, Waste Management and Operations departments are presently reviewing the applications. Revisions to the plan may be required resulting from these departments' comments.

9. Council approved the designation of the Buttonville Mill House under Part IV Heritage Markham on August 26, 2003. Formal comments from the City's Heritage Planning team and Heritage Markham will be instrumental relating to site design, appropriate architectural features and the retention, expansion and preservation of the existing heritage building.
10. City of Markham's current and new Markham Official Plan 2014 (not yet in force) requires that the natural heritage features be delineated and confirmed by the City in consultation with TRCA and requires a minimum 10 metre Vegetation Protection Zone (environmental buffer) from the natural heritage feature within an urbanized area. These natural features and buffers shall be conveyed into public ownership. Presently, the plan does not provide for the conveyance of this 10 metre buffer.
11. A riparian habitat buffer, (a section of land closest to the edge of the Rouge River which serves as a buffer between the water and the land that includes indigenous vegetation – trees, shrubs, wildflowers, grasses, and other plants) shall be conveyed into public ownership free of all costs and encumbrances. The minimum width of the riparian habitat buffer, typically 10 m in width, shall be determined by the City, the TRCA and MNRF, in consultation with the proponent. Presently, the plan does not provide for the conveyance of this riparian habitat buffer.
12. Further review of Urban Design matters including, but not limited to:
 - i. ensuring that the lot widths of the dwellings fronting onto Woodbine are appropriate;
 - ii. ensuring that the interface between the rear elevations/yards of the dwellings fronting onto Woodbine Avenue and the front yards of the units fronting onto the private road are appropriate;
 - iii. site design including (landscaping, heritage architectural design of buildings, outdoor lighting, accessibility and pedestrian walkways;
 - iv. ensuring that all building entries contain no more than four exterior risers;
 - v. requiring that an appropriately sized private outdoor amenity space is provided per unit;
 - vi. the provision for public parkland dedication and/or cash-in-lieu of parkland;
 - vii. the provision for an on-site tot-lot;
 - viii. sufficient visitor parking;
 - ix. the submission of a comprehensive list of sustainability measures;
 - x. ensuring that the development adheres to City of Markham dark sky and bird friendly requirements;
 - xi. The submission of a *Community Design Plan* ("CDP") and an *Architectural Design Guidelines* ("ADG") for the area.

13. Servicing allocation required for the proposed development remains to be assigned.

14. Further discussion with City Staff is required with respect to the provision for public art.

These matters and any others identified through the circulation and detailed review of the proposal will be addressed in a Staff Recommendation Report to Committee.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be evaluated in the context of the City's strategic priorities, including Growth Management.

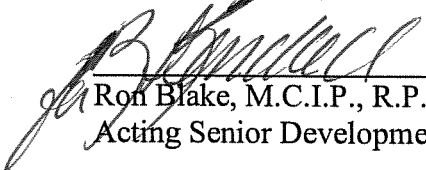
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review.

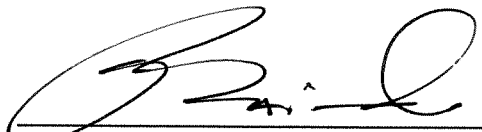
CONCLUSION:

Staff recommend that a statutory Public Meeting be held to consider these applications and obtain public input.

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 and Zoning
- Figure 3: Aerial Photo
- Figure 4: Conceptual Draft Plan of Subdivision/Site Plan/Plan of Condominium
- Figure 5: Renderings
- Figure 6: Colridge Site Plan Approval Plan

Figure 1: Location Map

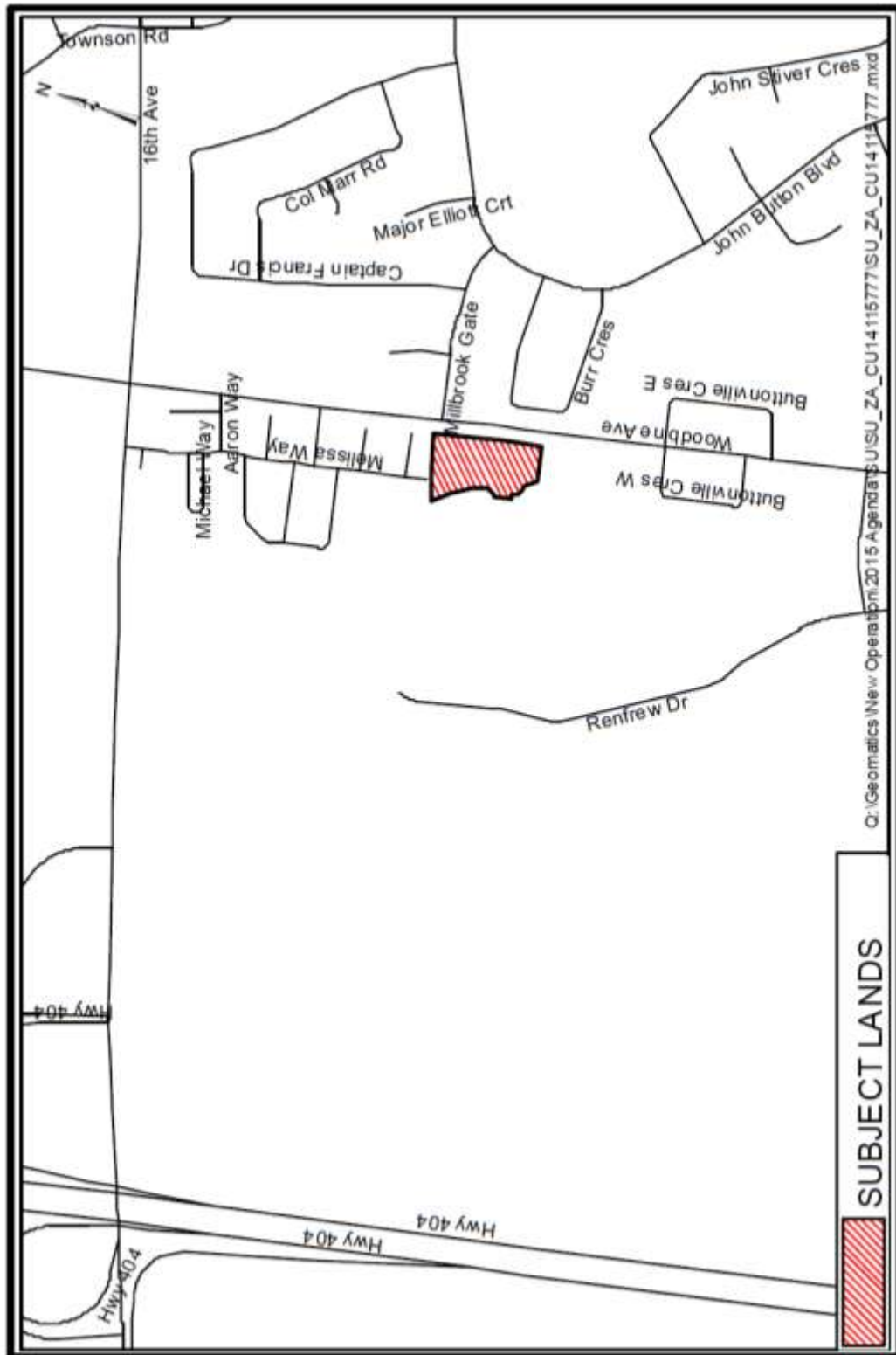


Figure 2: Area Context and Zoning

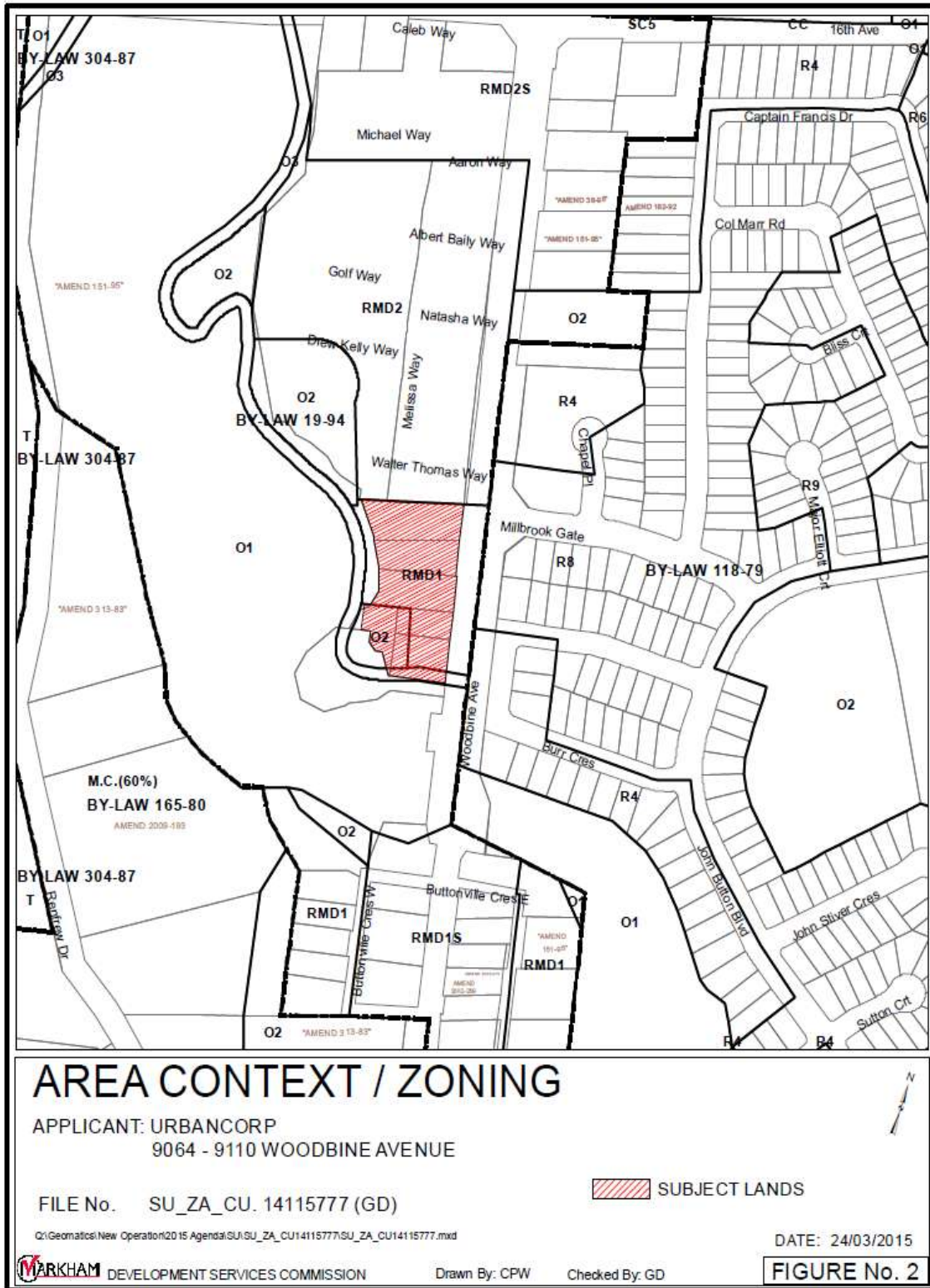


Figure 3: Aerial Photo




AIR PHOTO

APPLICANT: URBANCORP
9064 - 9110 WOODBINE AVENUE

FILE No. SU_ZA_CU. 14115777 (GD)

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 SUBJECT LANDS



DATE: 24/03/2015

Figure 5: Renderings



Figure 6: Colridge Site Plan Approval Plan

