

SUBJECT: **PRELIMINARY REPORT**
2391004 Ontario Ltd. (Bellport Homes)
Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision to permit the development of 3
single detached and 41 townhouse dwellings at 6845 - 6853,
6869 and 6889 14th Avenue
Files: ZA 14 137887, SU 14 137887 & OP 14 137887

PREPARED BY: Stephen Corr, Planner II, East District
Ext. 2624

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

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, 2391004 Ontario Ltd. (Bellport Homes), Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, Files: ZA 14 137887, SU 14 137887 & OP 14 137887," dated January 27, 2015, be received;
- 2) That a Public Meeting be held to consider the Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision applications submitted by 2391004 Ontario Ltd. (Bellport Homes), to permit the development 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue; and,
- 3) 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 applications and seeks 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 applications.

The applications have been deemed complete

The original application submission proposed a Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of 3 single detached and 35 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue. The Zoning By-law Amendment and Draft Plan of Subdivision applications were deemed complete on April 17th 2014. The applicant requested that Development Services Committee's consideration of a preliminary report dated June 17, 2014 be deferred until further notice.

On December 18, 2014 a revision to the proposal was made by adding six townhouse dwelling units, to now contemplate a development comprised of 3 single detached and 41 townhouse dwellings. This revision required the submission of an Official Plan Amendment application to increase the density allowed in the Secondary Plan for the Boxgrove Planning District. The Official Plan Amendment Application was deemed complete on December 22, 2014.

BACKGROUND:

The 1.28 ha (3.16 ac) site ("subject land") is located on the south side of 14th Avenue, between 9th Line and Box Grove By-Pass (see Figures 1, 2 and 3). The subject land is comprised of three properties, municipally known as 6845 - 6853, 6869 and 6889 14th Avenue. 6845 - 6853 14th Avenue, which is 0.54 ha (1.33 ac) in size, is developed with an existing legal non-conforming automotive body shop and a single detached dwelling. 6869 14th Avenue, which is 0.22 ha (0.54 ac) in size, is developed with an existing single detached dwelling. 6889 14th Avenue, is 0.46 ha (1.14 ac) in size, and is vacant. The site also includes two 0.01 ha (0.03 ac) part lots (Block 242, Plan 65M-3967 and Block 408, Plan 65M-3853) that are adjacent to the existing residential subdivision to the south, along Kentwood and Germain Crescents. Additionally, a 0.04 ha (0.1 ac) part lot is proposed to be added to the subject lands, from adjacent lands to the west (Plan B Homes, File SU 12 127915). Figure 4 identifies the location of the two part lots to the south and the part lot to the west. These part lots will form part of the site to create complete residential lots, facilitating the development shown on Figure 4.

Surrounding land uses include:

- single detached dwellings and a mixed use residential and commercial building, to the north (across 14th Avenue);
- a one storey commercial plaza, to the east;
- a low density residential subdivision consisting of single detached dwellings (constructed between 2006 and 2008), to the south; and
- a parcel of land, abutting to the site to west, has recently been draft approved and rezoned to allow a subdivision of 14 single detached dwellings (6 fronting 14th Avenue, and 8 fronting Kentwood Crescent).

Figure 5 shows the proposed development, as it relates to the context of the surrounding area.

PROPOSAL:

The applicant is proposing 3 two-storey single detached dwellings and 41 three-storey townhouse dwellings on the subject lands (see attached site plan – Figure 4). A new public road is proposed to extend Barter Street northwards from Kentwood and Germain Crescents to 14th Avenue, as contemplated by the approved Box Grove Community Design Plan (2005). Two of the single detached dwellings are proposed to front onto Kentwood Crescent. The third single detached dwelling is proposed to front onto Germain Crescent. Nine (9) street townhouse lots are proposed to front the west side of the new public street. The remaining 32 townhouses are proposed to be part of a

common element condominium development with access from a private road. Sixteen (16) of these townhouses (two blocks of eight units) are proposed to have double frontage, facing onto 14th Avenue as well as the north side of the private street. The remaining sixteen (16) townhouses (two blocks of eight units) are proposed to front onto the south side of the private street. Twelve (12) visitor parking spaces are provided on the condominium site, located between two northerly townhouse blocks. The visitor parking on the condominium site exceeds the minimum number required by Parking Standards By-law 28-97, which requires a minimum of eight (8) visitor spaces for the 32 condominium townhouse units. Each unit will have a minimum of two parking spaces (one on a driveway and one within a private garage).

The proposed three (3) single detached dwellings lot frontages are: 12.7 m (41.7 ft), 16.2 m (53.2 ft) and 21.79 m (71 ft), which is consistent with the built form of existing single detached dwellings along Kentwood and Germain Crescents. Interior street townhouse and block townhouse dwellings each propose a lot frontage of 5.5 m (18.0 ft). Corner and end unit townhouse lots (both street and block townhouse lots) will have lot frontages that range from 6.7 m (22.0 ft) to 10.1 m (33.3 ft) to accommodate interior and flankage yard setbacks, typically required for dwellings in Zoning By-law 177-96, as amended.

The street townhouse and block townhouse dwelling units are each proposed to be 5.5 m (18.0 ft) wide.

OFFICIAL PLAN

In Force City of Markham Official Plan (revised 1987)

- Designated “Urban Residential Low Density”
- Designation allows for single detached dwellings, street townhouse dwellings and block townhouse dwellings.

Boxgrove Secondary Plan

- Designated “Urban Residential Low Density I”, “Urban Residential Low Density II”, and “Community Amenity Area – Village Centre”
- Designations allow for single detached dwellings, street townhouse dwellings and block townhouse dwellings.

The Boxgrove Secondary Plan identifies that the subject lands are part of the ‘Existing Community’, which are expected to evolve into an urban setting, and overtime become integrated with surrounding urban development on urban services. Consequently, the secondary plan allows for expanded uses to facilitate and encourage this transition over time. The plan afforded the existing former hamlet properties on 14th Avenue a flexible range of land use opportunities and increased density in consideration of new urban development on surrounding lands and increased traffic on 14th Avenue (a Regional arterial road). Figure 6 shows the Secondary Plan Designations applicable to the Subject lands. The densities allowed in the Secondary Plan are based on the ‘Net Site Area’, which refers to the contiguous area of the development parcel, exclusive of lands

intended for environmental protection, parks, stormwater management facilities, and public roads. The maximum allowed and proposed densities for each designation are summarized in Table 1 below:

Table 1

Secondary Plan Designation	Density Allowed in Secondary Plan	Net Site Area within Designation	Maximum Number of Units Allowed within designation	Proposed Number of Units within designation
Urban Residential Low Density I	37 units per ha (15 units per ac)	0.31 ha (0.77 ac)	11.47 units	13.4 units
Urban Residential Low Density II	37 units per ha (15 units per ac)	0.56 ha (1.38 ac)	20.72 units	23.0 units
Community Amenity Area – Village Centre	80 units per ha (32 units per ac)	0.15 ha (0.37 ac)	12.0 units	7.6 units
		Total	44.19 units	44.0 units

Table 1 identifies that the proposed net density within “Urban Residential Low Density I and II designations exceeds the maximum density allowed by 1.93 units and 2.28 units, respectively. The Official Plan Amendment proposes to increase the allowed net density in the Urban Residential Low Density I & II designations in the Boxgrove Secondary Plan. The Official Plan Amendment also proposes to allow three-storey townhouse dwellings, whereas a maximum of 2.5 storeys is allowed for in each of the three designations in the Boxgrove Secondary Plan. However, overall the 44 units proposed conforms to the combined density requirements identified for these lands across all three Secondary Plan designations combined.

2014 City of Markham Official Plan (not yet in force)

- Designated “Residential Low Rise”
- Single detached dwellings and street townhouse dwellings are allowed within this designation.

Block Townhouses are not provided for as of right in the “Residential Low Rise” designation (although in this instance the use is permitted by the pre-existing Secondary Plan). Given that the Boxgrove Secondary Plan will be repealed upon approval of the 2014 Official Plan, the Official Plan amendment, if approved, will provide for the proposed block townhouses in the “Residential Low Rise” designation for the subject lands.

ZONING

- 6845 - 6853 and 6889 14th Avenue are zoned Rural Residential Zone (RR1) under By-law 194-82, as amended
- 6869 14th Avenue is zoned Rural Residential Zone (RRH) under By-law 194-82, as amended

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- The part lot to the south, adjacent to Kentwood Crescent (Block 242, Plan 65M-3967) is zoned Residential Two Exception *224 and *323 (R2*224*323) under By-law 177-96, as amended
 - The part lot to the south, adjacent to Germain Crescent Block 408, Plan 65M-3853) is zoned Residential Two Exception *224 and *232 (R2*224*232) under By-law 177-96, as amended
 - The part lot to the west, proposed to form part of the subject lands is zoned Residential Two Exception *521 (R2*521) under By-law 177-96, as amended.

Figure 2 shows the zoning designations for above noted lands. The RR1 zone in By-law and the RRH zone in By-law 194-82, as amended, both permit single detached dwellings on large lots. Townhouse dwellings are not permitted. A zoning by-law Amendment to remove the properties from By-law 194-82, as amended, is required. These properties will be required to be rezoned to a Residential Two (R2) zone category under Urban Residential Zoning By-law 177-96, as amended. If approved, the Zoning By-law amendment will permit single detached dwellings on smaller lots and townhouse dwellings. It will also include site specific exceptions to apply appropriate development standards with respect to the proposed development.

The part lots adjacent to Kentwood and Germain Crescents were zoned in accordance with By-law 177-96, as amended when the residential subdivision (Wintergarden Estates), to the south, was rezoned. The adjacent part lot to the west was zoned in accordance with By-law 177-96, as amended when the adjacent lands were rezoned as part of the approval of the draft plan of subdivision. The Zoning of these three blocks permits single detached dwellings and townhouse dwellings. However, the proposed zoning by-law amendment, if approved, will rezone these three blocks to provide development standards, consistent with the rezoning of the entire subject site.

The minimum lot frontage of a single detached lot in By-law 177-96, as amended is 9.0 m (29.5 ft). The three single detached dwellings each propose lot frontages that will comply with the required minimum lot frontage. These lots will be compatible with the existing single detached lots along Kentwood and Germain Crescents. The proposed street and block townhouse lots are considered 'wide shallow lots', as the lot depth of each unit is less than 30 m (98 ft). Wide shallow townhouse lots are required to have minimum lot frontages as follows:

- Interior Unit Lots - 7.5 m (24.6 ft);
- End Unit Lot 8.7 m - (28.5 ft); and
- End Unit Corner Lot - 9.9 m (32.5 ft).

Each interior unit street and block townhouse lot proposes a lot frontage of 5.5 m (18 ft). The end unit street and block townhouse lots propose lot frontages that range between 6.7 m (22.0 ft) and 12 m (39.4 ft). The end unit street and block townhouse corner lots propose lot frontages that range between 8.19 m (26.9 ft) to 10.14 m (33.3 ft). Review of the proposed Zoning By-law amendment will assess the appropriateness of townhouse lot frontages that are less than minimum lot frontage requirements noted above, as it pertains to several of the proposed units.

Servicing Allocation

Servicing allocation has not been assigned to these lands. Prior to Registration of the Draft Plan of Subdivision, the applicant will be required to obtain servicing allocation from the City and clearance from the Trustee of the Boxgrove Developers Group.

Barter Street Extension and Townhouse Development

As noted, a new public street is proposed to extend Barter Street northwards from Kentwood and Germain Crescents to 14th Avenue, as contemplated by the approved Box Grove Community Design Plan (2005). Development Services Commission staff considers this new public road to be desirable as it will improve automobile and pedestrian access and circulation in the area. The Fire Department requires this new public road. It will provide the Fire Department and other emergency service vehicles with a second access to the existing neighbourhood to the south, to ensure reliable access at all times.

A concept plan showing the proposed extension to Barter Street was provided in consideration of a proposed draft plan of subdivision and rezoning on the adjacent lands to the west (6805 and 6827 14th Avenue, Plan B Homes, Files ZA & SU 127915) at the February 25, 2014 Development Services Committee meeting. At that meeting, three deputations from members of the public were made objecting to this road extension. A subsequent staff memorandum dated March 18, 2014 advised Development Services Committee about this proposed road extension. A number of members of Committee preferred that the Barter Street extension be modified to be an emergency vehicle access lane. E-mails from area residents have since been received by City staff, objecting to this extension.

Additionally, Committee and area residents also expressed concerns with the townhouse dwellings proposed on the subject lands, when this development was shown as a concept plan at the February 25, 2014 and March 18, 2014 Development Services Committee meetings. Some members of Committee felt that single detached dwellings would be more compatible with the surrounding community. As noted, this discussion took place when the subject development was presented as a concept plan, prior to the submission of formal applications. Notwithstanding the concerns raised, the applicants submitted formal Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications proposing the development of three single detached and 41 townhouse dwellings, as these uses are contemplated in the Boxgrove Secondary Plan.

Community Information Meeting

City staff have met with the Ward Councillor to discuss this proposal. The Ward Councillor has indicated that he would like to host a Community Information Meeting, prior to a Statutory Public Meeting. Dates for a Community Information Meeting and a Statutory Public Meeting will be coordinated with the Ward Councillor. Staff anticipate that these will be scheduled in the Winter/Spring of 2015.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Barter Street extension is recommended by staff for access, connectivity and emergency services response, but is of concern to some area residents;
2. Review of the lotting pattern, density, built form and unit type, as they relate to existing residential on 14th Avenue, Kentwood and Germain Crescents;
3. Engineering staff will review the appropriate routing of sanitary sewers, storm sewers and watermain connections to service this development;
4. The lands are required to be developed in accordance with the approved Box Grove Community Design Plan, 2005. An addendum to the approved Box Grove Architectural Design Guidelines, appendices 'A' and 'C' to include the subject lands, will be required as a condition of draft plan approval to ensure that the proposed development is compatible with existing residential development and in keeping with the general architectural style of the Box Grove Community;
5. Urban Design staff will determine the required amount of parkland dedication or cash in lieu generated by the proposed development;
6. The Owner will be required to confirm that satisfactory arrangements are in place to obtain the adjacent 0.04 ha parcel of land from property to the west to ensure this parcel can be incorporated as part of the proposed Zoning By-law Amendment, Official Plan Application and Draft Plan of Subdivision applications;
7. The Owner will be required to convey land for the purposes of a Regional road widening, a day light triangle and a 0.3 m reserve along 14th Avenue, as requested by the Region of York in their letter dated July 22, 2014.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

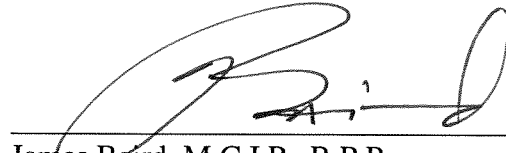
The proposed applications will be reviewed in the context of the City's strategic priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report.

RECOMMENDED BY:


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


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

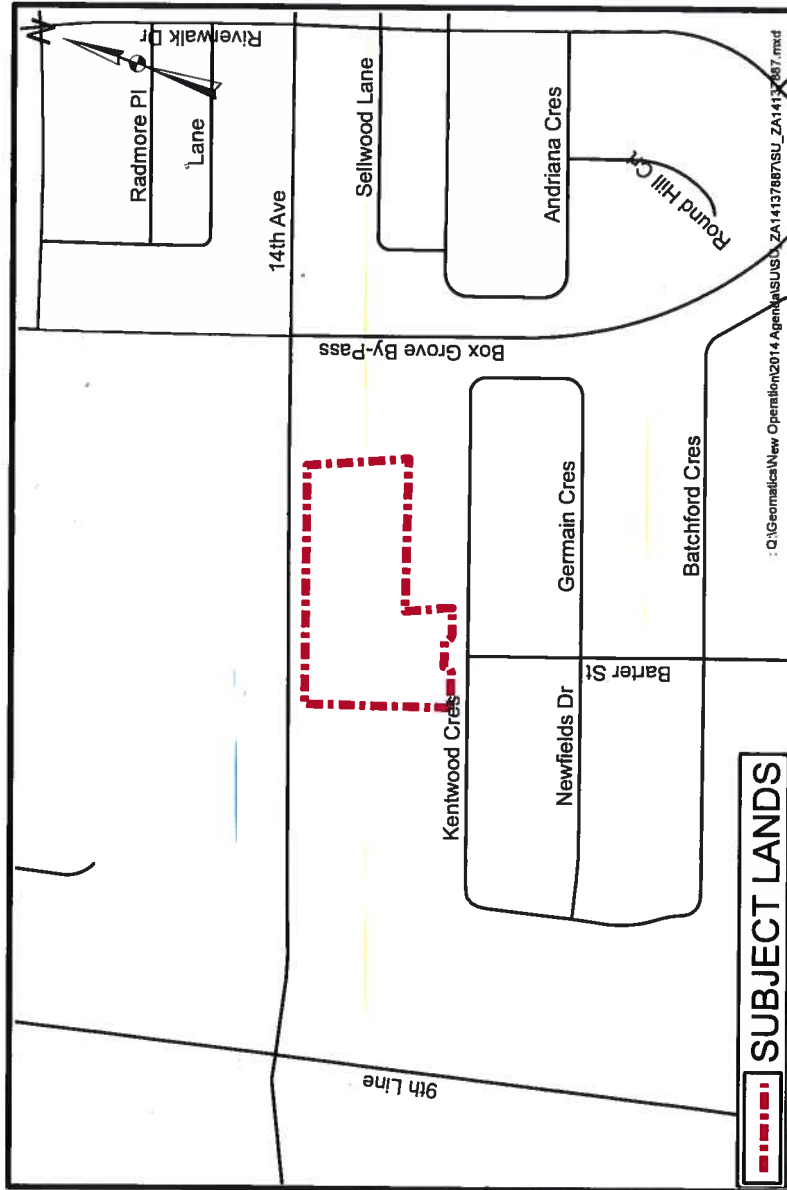
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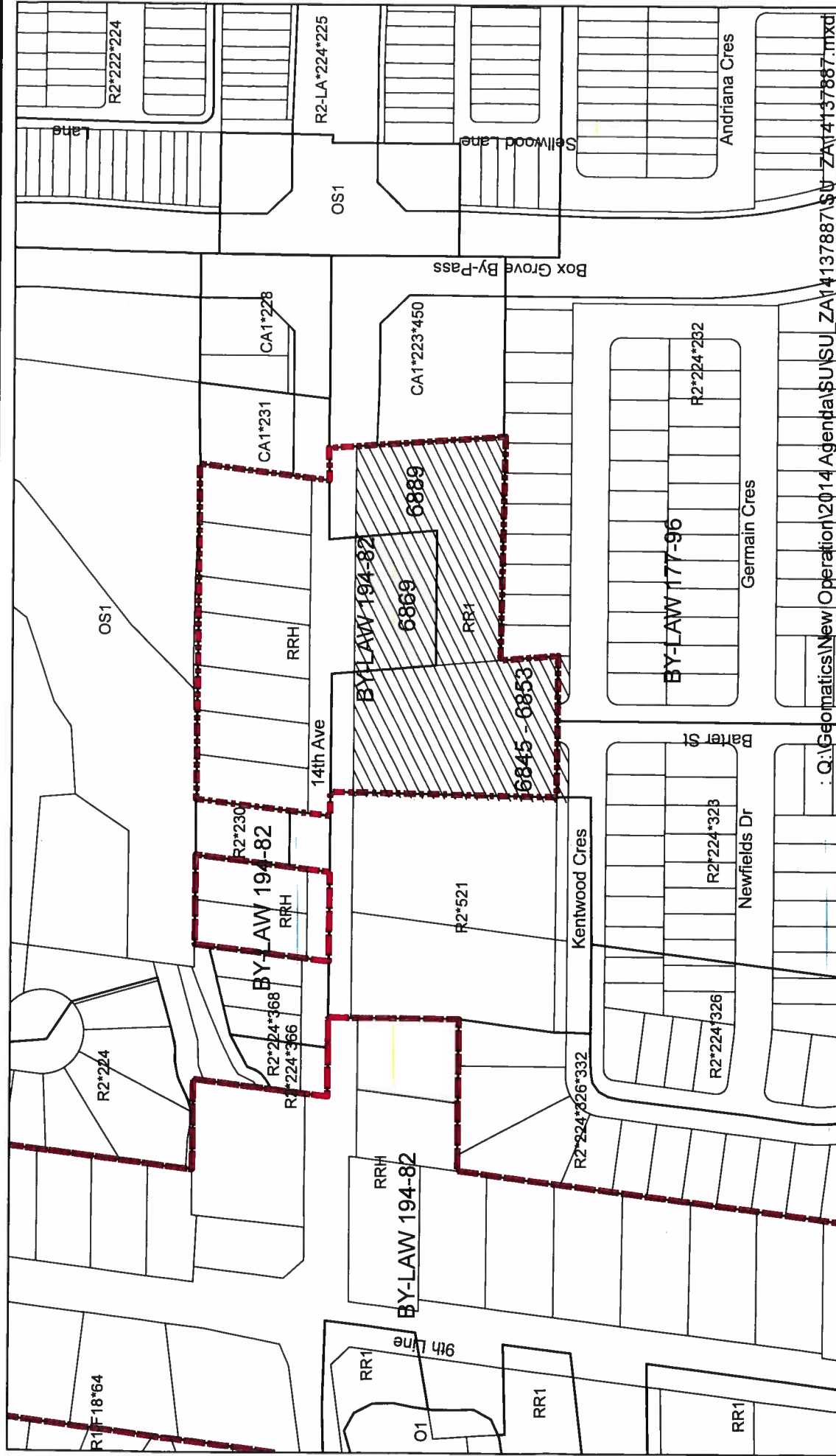
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Concept Site Plan
Figure 5 – Concept Site Plan and Surrounding Area Context

APPLICANT: **Owner: 2391004 Ontario Ltd. (Bellport Homes).**
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Email: sbaldwin@larkinassociates.com

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SUBJECT LANDS

AREA CONTEXT/ZONING

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

FILE No: SU_ZA14137887 (SC)

05/07/14

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD Checked By:SC

FIGURE No. 2



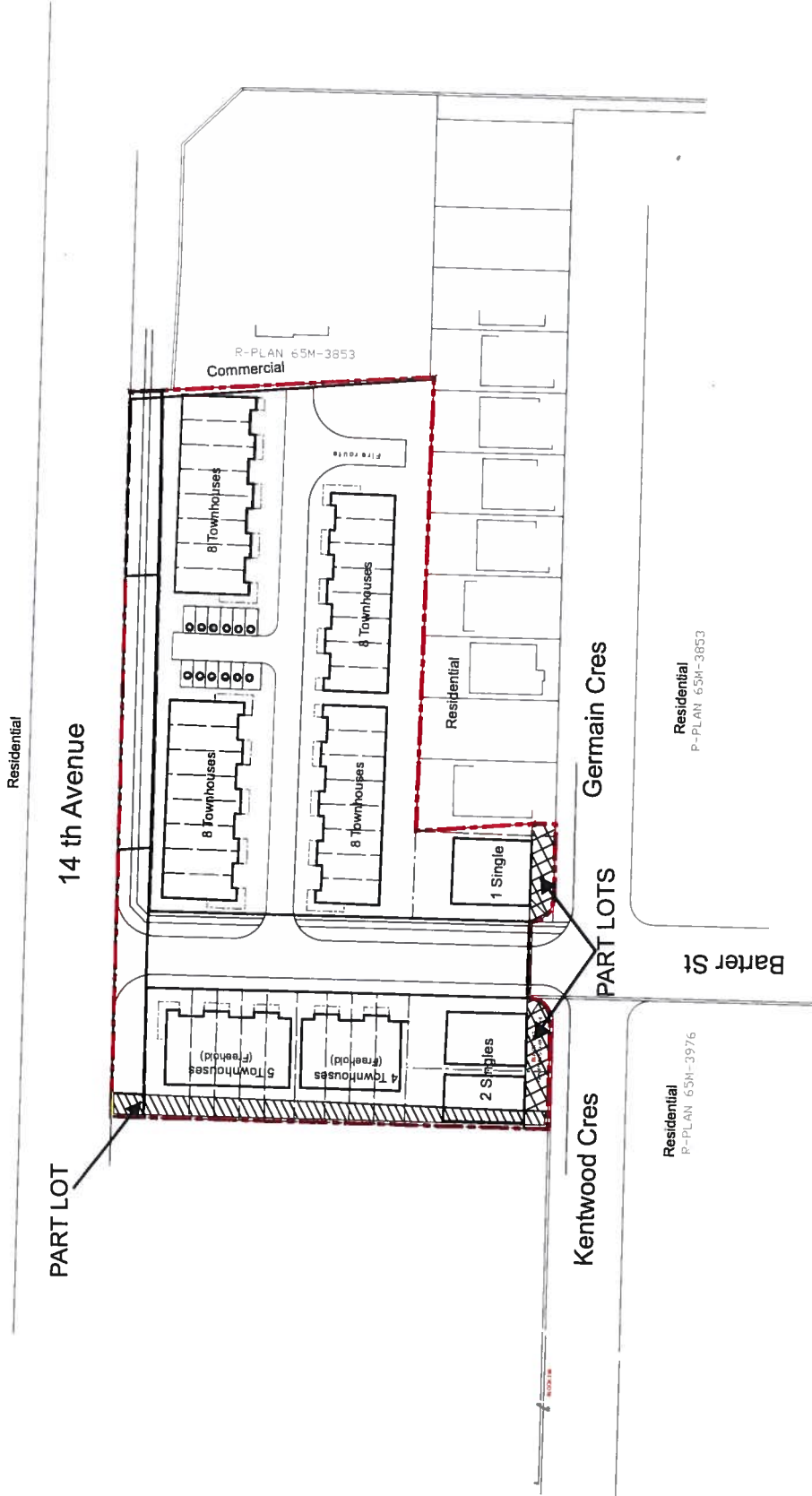
AIR PHOTO 2014

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

FILE No: SU_ZA14137887 (SC)

 SUBJECT LANDS

05/07/14



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SITE PLAN

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

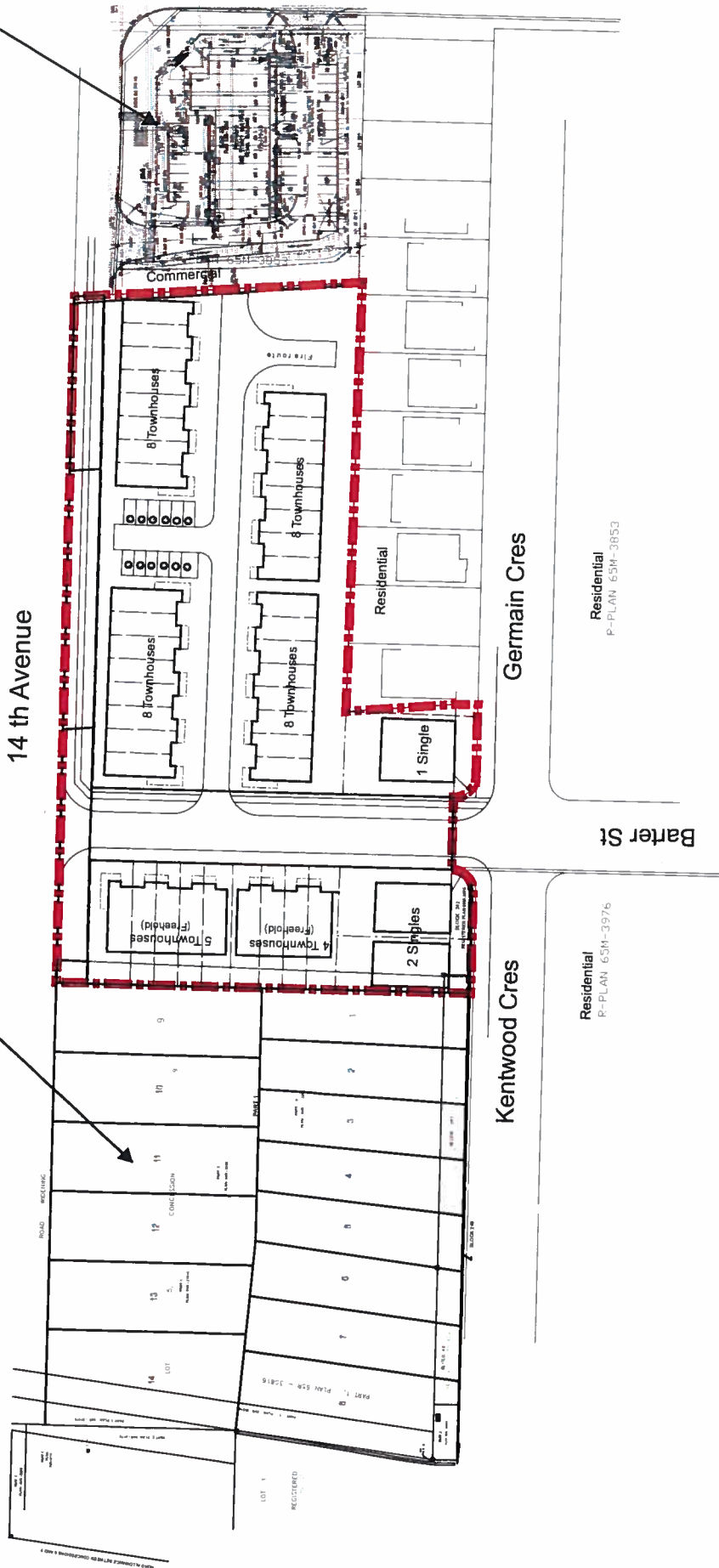
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 SUBJECT LANDS

01/07/15

DRAFT APPROVED PLAN OF SUBDIVISION-
14 SINGLE DETACHED DWELLINGS

EXISTING
ONE-STOREY COMMERCIAL SHOPPING CENTRE
Residential



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SITE PLAN AND SURROUNDING AREA CONTEXT

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

 SUBJECT LANDS

FILE No: SU_ZA14137887 (SC)

01/20/15