



Report to: Development Services Committee

Report Date: January 27, 2015

SUBJECT: PRELIMINARY REPORT, Kylemore Communities (Yorkton) Limited, Official Plan, Draft Plan of Subdivision & Zoning By-law Amendment Applications to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue

PREPARED BY: Rick Cefaratti, MCIP, RPP, Planner II, West District

REVIEWED BY: Dave Miller, MCIP, RPP, West District Manager

RECOMMENDATION:

- 1) That the report titled “Preliminary Report, Kylemore Communities (Yorkton) Limited, Official Plan, Draft Plan of Subdivision & Zoning Amendment Applications to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue” dated January 27, 2015, be received;
- 2) That a Public Meeting be held to consider the Official Plan, Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 94 townhouse units and 80 apartment units (174 units total) on the subject lands; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable

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 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.

BACKGROUND:

Property and Area Context

The subject lands comprise an area of 4.46 hectares (11.02 acres) and are located on the west side of Kennedy Road, approximately 265 metres (870 feet) north of 16th Avenue in the Angus Glen Planning District (Planning District No. 31) (see Figure 1 – Location Map). The proposal includes an assembly of 5 rural residential lots fronting on to Kennedy Road and an adjoining vacant parcel of land adjacent to York Downs Golf & Country Club. Agricultural uses and a place of worship are located on the adjoining properties to the north (St. Philips On-The-Hill Anglican Church). Single detached and Townhouse dwelling units are located to the south, across Royal Aberdeen Road. Vacant lands for future residential development are located to the east, across Kennedy Road (see Figure 3 – Aerial Photo).

The Official Plan, Draft Plan of Subdivision and Zoning Amendment Applications were deemed complete on October 23, 2014.

PROPOSAL:

The owner has applied for Official Plan, Draft Plan of Subdivision and Zoning By-law Amendments to permit a townhouse and apartment unit development on the subject lands. (see Figure 4 – Conceptual Site Plan). The proposal includes:

1. The retention of a single detached lot (Block 1) containing a Heritage Dwelling (The Thomas Lownsbrough House);
2. 1 lane based townhouse block containing 2 townhouse dwellings (Block 2);
3. 5 street based townhouse blocks containing a total of 24 street townhouses fronting on to Royal Aberdeen Road (Blocks 5, 6, and 7) and a future public street (Blocks 3 and 4);
4. 1 medium density lane based townhouse block (Block 8) containing 36 townhouse dwellings;
5. 1 high and medium density block (Block 9) containing 80 apartment units with underground parking and 31 lane based townhouse dwellings;
6. A 0.166 hectare, centrally located, park block (Block 10) and a 0.136 hectare open space block (Block 11) abutting proposed street townhouses on the north side of Royal Aberdeen Road;
7. Proposed gross residential density is 39 units per hectare (15.8 units per acre)
8. Three new public streets:
 - a) a future northerly extension of Yorkton Boulevard;
 - b) a future street from Yorkton Boulevard to Kennedy Road to be aligned with Beckett Avenue;
 - c) a new north-south street.

The apartment buildings are proposed to be four storeys in height. Each apartment building will contain 16 units (4 units per storey) for a total of 5 apartment buildings (see Appendix 'C' – Preliminary Concept for apartment units). Three apartment buildings are proposed to front on to the east side of the future extension of Yorkton Boulevard overlooking the York Downs Golf & Country Club. Two apartment buildings are proposed to front on to the north side of the future street to be aligned with Beckett Avenue.

The proposed development will be subject one or more applications for Site Plan Approval. Draft Plan of Condominium application will also be required as tenure is proposed to be in the form of freehold townhouse units on private lanes and apartment units. These applications have not yet been submitted.

Official Plan and Zoning By-law**Official Plan**

The in force Markham Official Plan (revised 1987) designates the western portion of the subject lands adjacent to the York Downs Golf & Country Club as 'Open Space', and designates the eastern portion fronting on to Kennedy Road as 'Agriculture 1'(see

Appendix 'A' – Schedule A: Land Use). Permitted uses within the 'Open Space' designation include conservation, outdoor recreation, farming activity, golf courses, managed woodlots and similar compatible uses. Permitted uses within the 'Agriculture 1' designation include farming activity and associated uses, and existing rural residential uses. A 'Future Urban Area' overlay also applies to all of the subject lands. The 'Future Urban Area' overlay is used to identify lands that are suitable to accommodate projected future urban growth within the municipality.

An Amendment to the in force Markham Official Plan (revised 1987) is required as the 'Open Space' and 'Agriculture 1' designations noted above do not permit townhouses or apartments on these lands.

The new Official Plan 2014 (not yet in force) designates the western portion of the subject lands as 'Private Open Space', and designates the eastern portion fronting on to Kennedy Road as 'Mixed Use Mid Rise'. Permitted uses within the 'Private Open Space' designation include existing private golf courses, and new cemeteries. Permitted uses within the 'Mixed Use Mid Rise' include apartment buildings, townhouses, street related retail and service uses and small scale office uses (see Appendix 'B' – Map 3: Land Use).

The 'Private Open Space' area noted above does not permit residential development. Consequently, an amendment to the Official Plan 2014 (not yet in force) is required to permit townhouse and apartment dwellings on the subject lands.

Zoning By-law

The western portion of the subject lands adjacent to York Downs Golf & Country Club is zoned Commercial – Recreation (CR) under By-law 304-87, as amended. Permitted uses under the CR zone category include a golf course and associated facilities. The eastern portion of the subject lands fronting on to Kennedy Road are zoned Rural Residential (RR1) under Zoning By-law 304-87, as amended. Permitted uses under the RR1 zone category include a single detached dwelling and a home occupation (see Figure 3 – Area/Context Map).

A Zoning By-law amendment is required to permit the proposed 174 unit townhouse and apartment building development on the subject lands. The applicant is proposing to remove the above noted portions from By-law 304-87 to appropriate Residential zone categories under By-law 177-96, as amended.

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 through a staff recommendation report to Committee:

1. Architectural Design Guidelines will be required to ensure, among other matters, that building elevations for the proposed townhouses and apartment units are compatible with the existing communities to the south the property;

2. Confirmation that the proposed lots for townhouse buildings and apartment buildings will comply with the zone provisions provided under By-law 177-96, as amended;
3. The total proposed parkland area as shown on the conceptual site plan does not satisfy the entire parkland dedication requirement for the subdivision and the proposed location and configuration of these park blocks will require further review and consultation with the applicant;
4. Further review and consultation is required to ensure that a draft plan provides high degree of connectivity and walkability, with an enhanced public realm; a priority for pedestrians and cyclists; and opportunities to link to the City wide trail system and established pedestrian greenway system across Kennedy Road to the east;
5. The proposed street and block pattern needs to be reviewed to ensure that connectivity to adjacent lands and lands within the "Future Urban Area" as identified in the current Official Plan is appropriate;
6. Confirmation that visitor parking for the proposed townhouse and apartment development will comply the City's Parking By-law; and,
7. Confirmation that the proposed development can be appropriately serviced by municipal sanitary services, municipal water and the existing stormwater management system;

Servicing Allocation

Servicing allocation has not been assigned to these lands. The owner will be required to obtain servicing allocation from the City prior to the proposed mixed use and residential low rise zone provisions coming into effect.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with available servicing allocation.

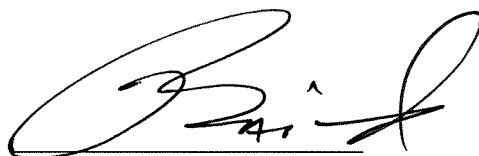
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Zoning By-law amendment and future Site Plan and Condominium processes.

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, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Proposed Site Plan

Appendix 'A' – Current Official Plan Schedule 'A' – Land Use

Appendix 'B' – New Official Plan Map 3 – Land Use

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APPLICANT/AGENT:

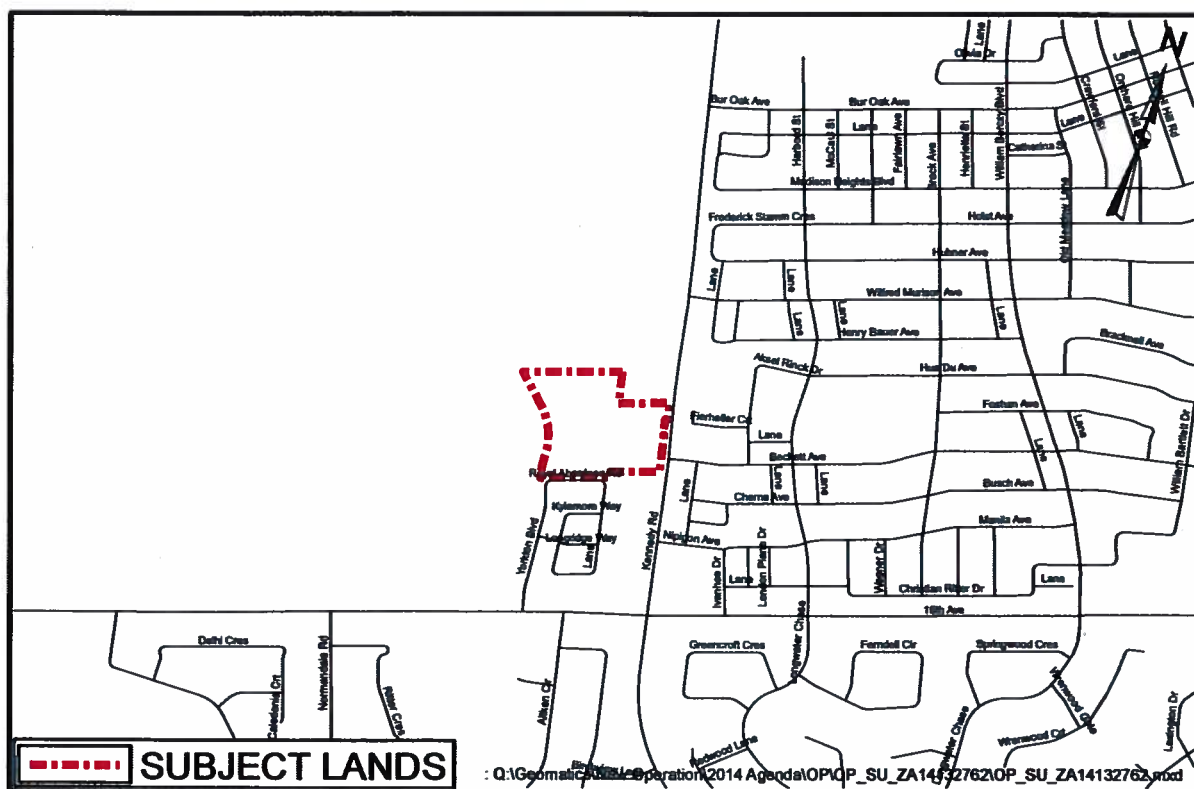
Gatzios Planning + Development Consultants Inc. (Maria Gatzios)

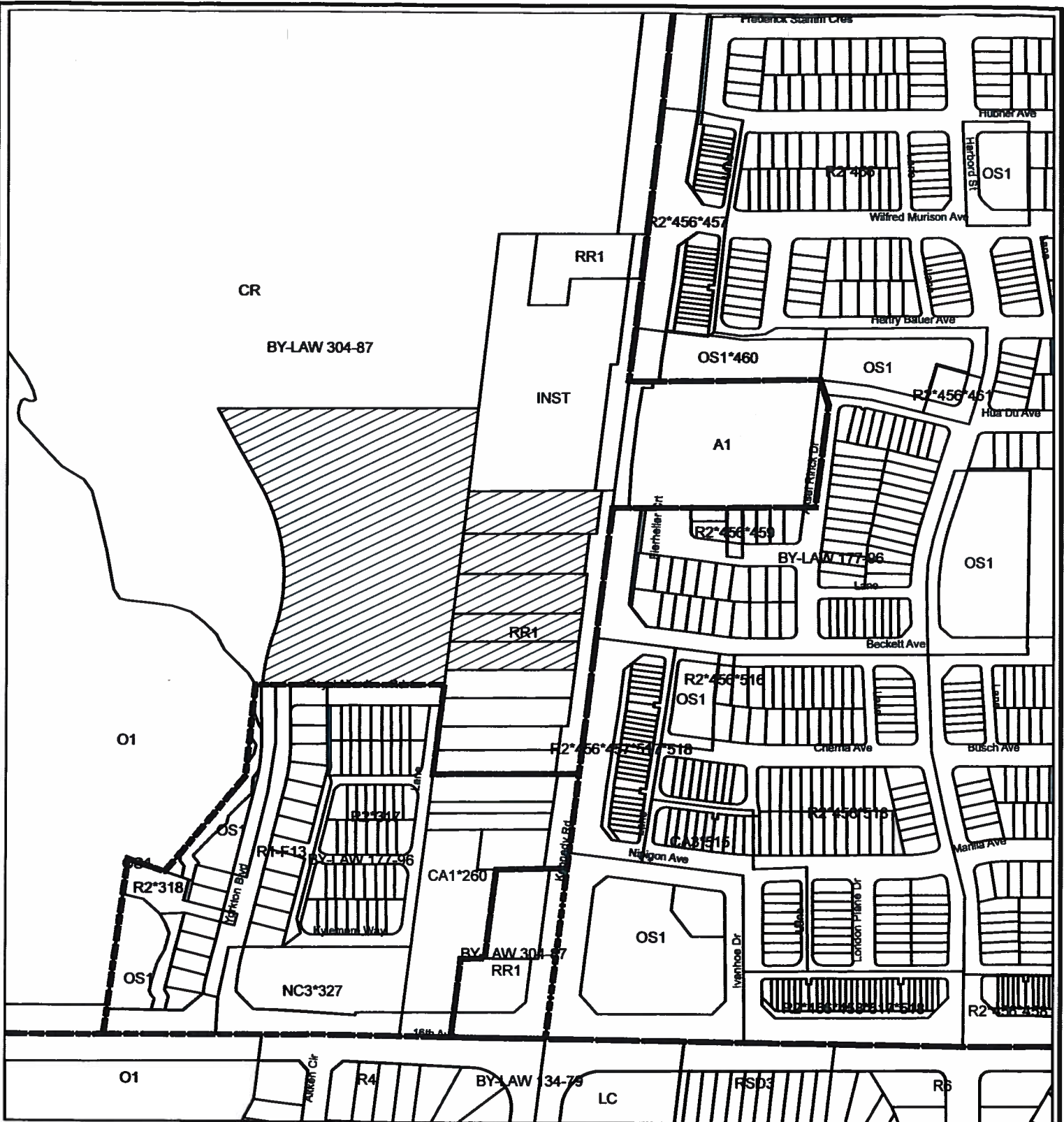
701 Mount Pleasant Road, 3rd Floor

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Tel: (647) 748-9466

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AREA CONTEXT

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APPLICANT: GATZIOS PLANNING & DEVELOPMENT CONSULTANTS INC.
FOR KYLEMORE COMMUNITIES
9350 KENNEDY ROAD

FILE No:OP_SU_ZA14132762(RC)

 SUBJECT LANDS

DATE: 12/12/14



AIR PHOTO 2014

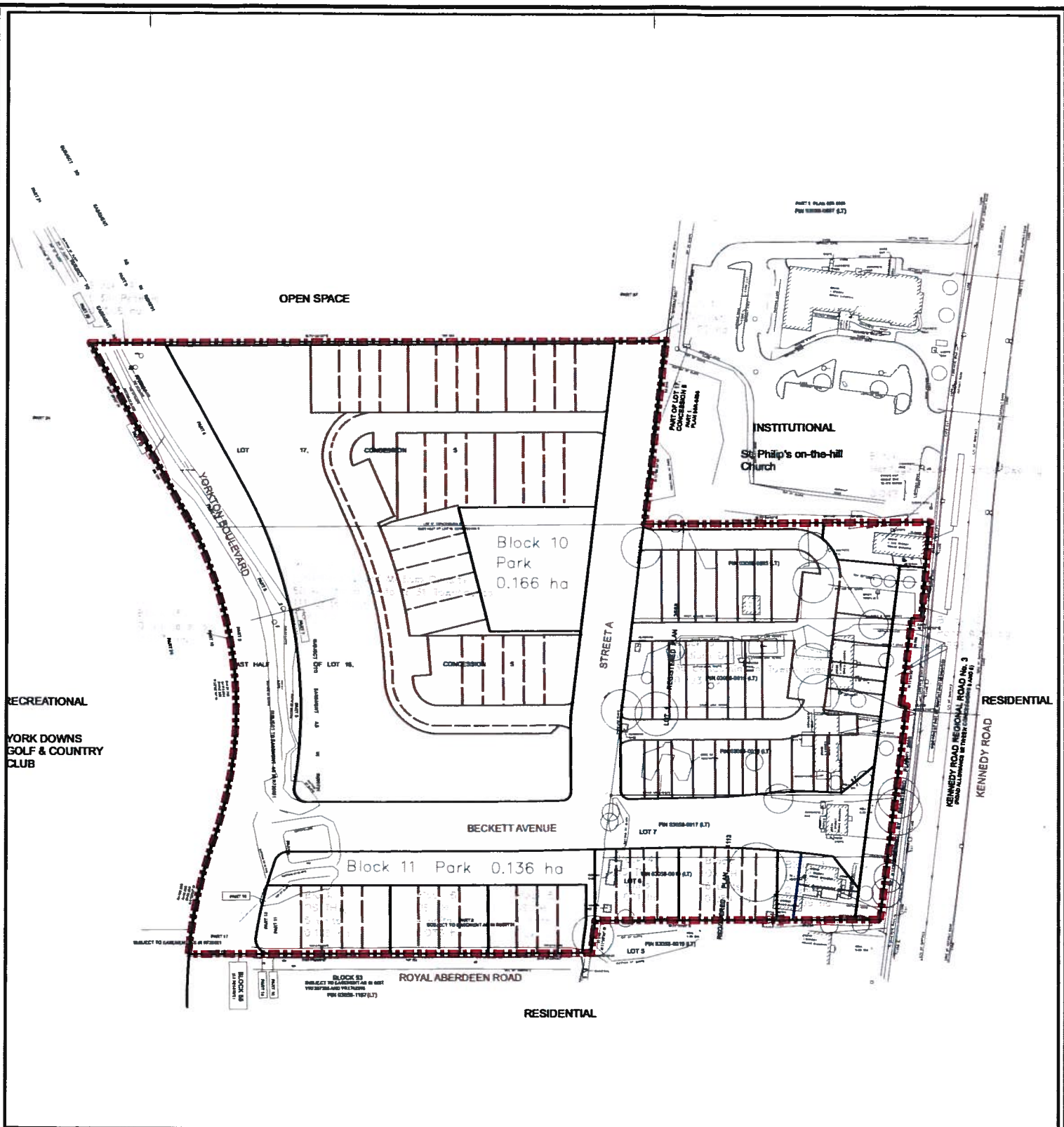
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SITE PLAN

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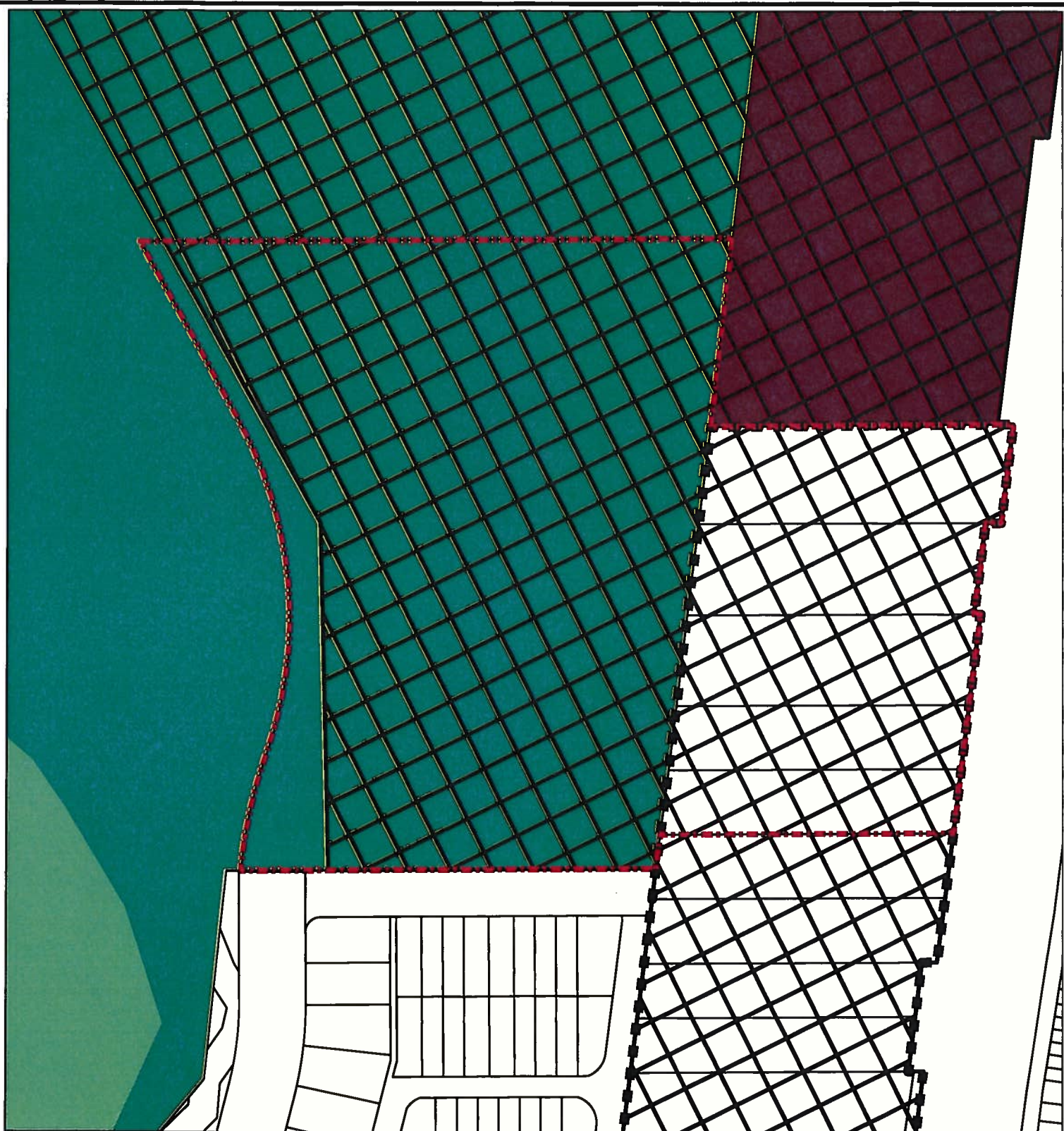


DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 4



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CURRENT OFFICIAL PLAN SCHEDULE 'A' - LAND USE

APPLICANT: GATZIOS PLANNING & DEVELOPMENT CONSULTANTS INC.
FOR KYLEMORE COMMUNITIES
9350 KENNEDY ROAD

FILE No: OP_SU_ZA14132762(RC)



Future Urban Area



Agriculture



Hazard



Institutional



Open Space

Urban Residential



SUBJECT LANDS



DATE: 12/12/14

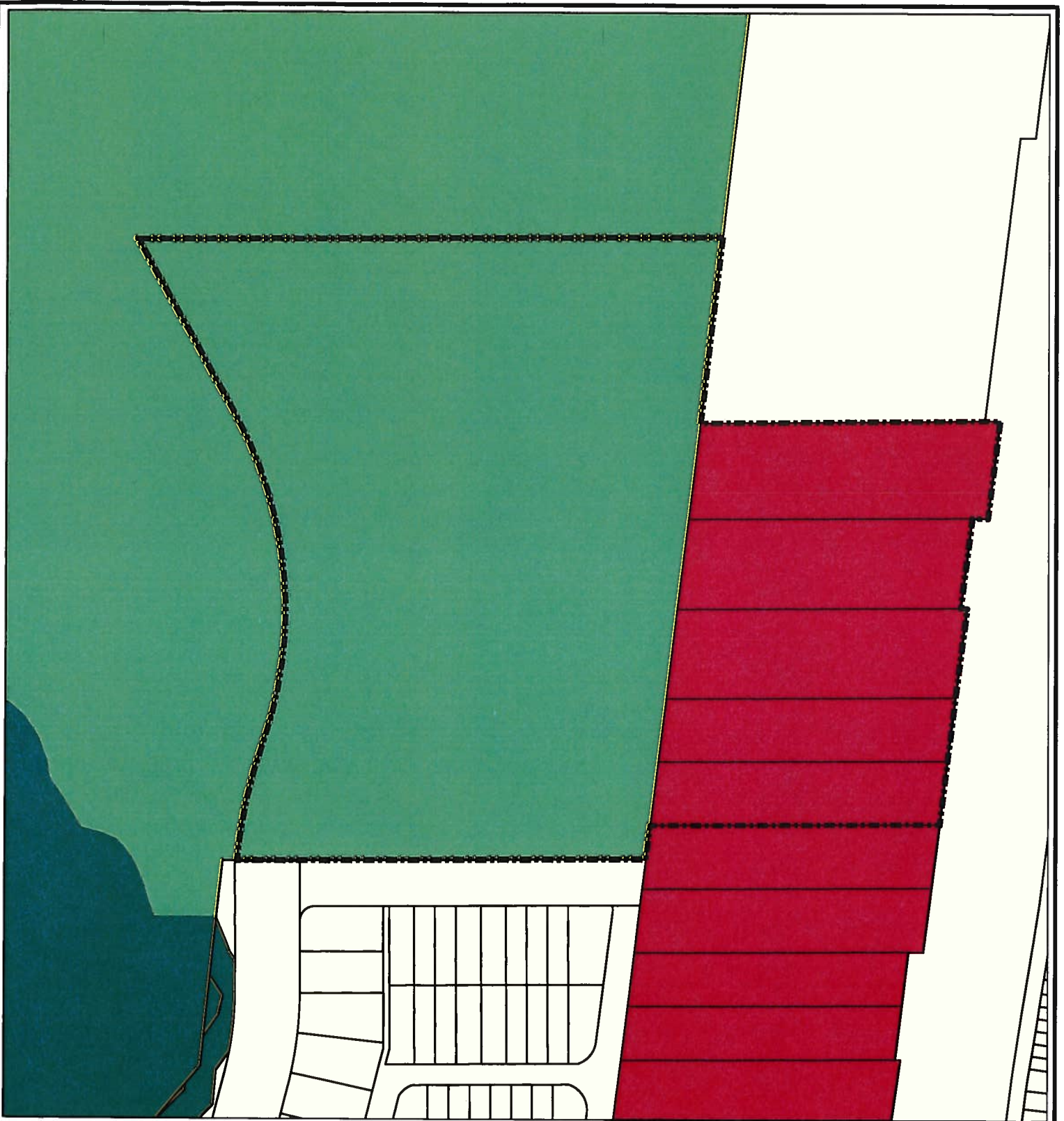
APPENDIX 'A'



DEVELOPMENT SERVICES COMMISSION

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NEW OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: GATZIOS PLANNING & DEVELOPMENT CONSULTANTS INC.
FOR KYLEMORE COMMUNITIES
9350 KENNEDY ROAD

FILE No: OP_SU_ZA14132762(RC)



Greenway



Mixed Use Mid Rise

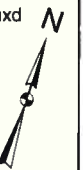


Private Open Space

Residential Low Rise



SUBJECT LANDS



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APPENDIX 'B'



Site Statistics - Block 9a	
Unit Count: 80 Units	
Lot Area: 7,345.33 sqm (0.73 ha)	
Road Area: 846.59 sqm	11.5%
Building Area: 3,013.15 sqm	41.0%
Landscape Area: 3,483.54 sqm	47.4%
FSI:	
GFA: 12,052.6 sqm	
12,052.6 / 7,345.33 = 1.64	
Building Heights	
	13.85m (Midpoint of Roof)
	16.55m (Peak of Roof)