



Report to: Development Services Committee

Report Date: June 17, 2014

SUBJECT:

PRELIMINARY REPORT

2391004 Ontario Ltd. (Bellport Homes)

Zoning 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

Files: ZA 14 137887 & SU 14 137887

PREPARED BY:

Stephen Corr, ext. 2624, Planner II, East District

REVIEWED BY:

David Miller, R.P.P., M.C.I.P., Manager, East District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, 2391004 Ontario Ltd. (Bellport Homes), Zoning 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, Files: ZA 14 137887 & SU 14 137887," dated June 17, 2014 be received;
- 2) That a Public Meeting be held to consider the Zoning Amendment & Draft Plan of Subdivision applications submitted by 2391004 Ontario Ltd. (Bellport Homes), to permit the development 3 single detached and 35 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.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

This report provides preliminary information on the application 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 Zoning Amendment and Draft Plan of Subdivision Applications submitted by 2391004 Ontario Ltd. (Bellport Homes), to permit the development of 3 single detached and 35

townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, were deemed complete on April 17, 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 is 0.54 ha (1.33 ac) in size. There is an existing legal non-conforming automotive body shop and a single detached dwelling on this property. 6869 14th Avenue is 0.22 ha (0.54 ac) in size. There is an existing single detached dwelling on this property. 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) reserve blocks (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) parcel of land is proposed to be added to the subject lands, from adjacent lands to the west (File SU 12 127915).

Surrounding land uses include:

- existing single detached dwellings and a mixed use residential and commercial building, to the north (across 14th Avenue);
- an existing one storey commercial plaza, to the east;
- an existing low density residential subdivision (constructed between 2006 and 2008), to the south; and
- a parcel of land, owned by Plan B Homes, 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).

PROPOSAL:

The applicant is proposing three single detached dwellings and 35 townhouse dwellings on the subject lands (see attached site plan). Each proposed lot will front onto either 14th Avenue, Kentwood Crescent, Germain Crescent, a new private road, or a new public road. The new public road extends 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. Seven (7) street townhouse lots are proposed to front the west side of the new public street. The remaining 28 townhouse unit lots (block townhouse units) are proposed to be part of a common element condominium development with access from the private road. Fourteen (14) of these lots (two blocks of seven units) are proposed to be double frontage units, and front onto the south side of 14th Avenue and the north side of the private street. Fourteen (14) of these lots (two blocks of seven units) are proposed to have frontage onto the south side of the private street.

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). The street townhouse dwelling units are each proposed to be 6.4 m (21.0

ft) wide. The majority of the block townhouse units are also proposed to be 6.4 m (21.0 ft) wide each, with the exception of three end units that are 7.41 m (24.3 ft) wide.

OFFICIAL PLAN AND ZONING:

The subject lands are designated “Urban Residential Low Density” in the Markham Official Plan (revised 1987). The subject lands are also designated “Urban Residential Low Density I”, “Urban Residential Low Density II”, and “Community Amenity Area – Village Centre” in the Secondary Plan for the Box Grove Planning District. These designations permit single detached dwellings, street townhouse dwellings and block townhouse dwellings. 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	11.8 units
Urban Residential Low Density II	37 units per ha (15 units per ac)	0.56 ha (1.38 ac)	20.72 units	20.1 units
Community Amenity Area – Village Centre	80 units per ha (32 units per ac)	0.15 ha (0.37 ac)	12.0 units	6.1 units

As shown in Table 1, the proposed net density within “Urban Residential Low Density I” designation exceeds the maximum density allowed within this designation by 0.33 units. The proposed net density within the “Urban Residential Low Density II” and “Community Amenity Area – Village Centre” designations conform to the densities allowed in the Secondary Plan.

The subject lands are designated “Residential Low Rise” in the Council adopted Official Plan (2013), which at the time this report was prepared, was pending approval from the Region of York. 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). Since the applications were submitted prior to the Region of York’s approval of the new Official Plan, the current Official Plan (revised 1987) and the Secondary Plan for the Box Grove Planning Area are the policy documents applicable to the subject applications. As noted above, the Secondary Plan for the Box Grove Planning Area allows block townhouses. Consequently, the proposal conforms to the uses allowed in the City’s Official Plan. However, to conform to the densities allowed in the Secondary Plan, 0.33 units will be required to be removed from the area designated Urban Residential Low Density I”.

6845 - 6853 and 6889 14th Avenue are zoned Rural Residential Zone (RR1) under By-law 304-87, as amended. 6869 14th Avenue is zoned Rural Residential Zone (RRH) under By-law 194-82, as amended. Large lots for single detached dwellings are permitted in the RR1 Zone of By-law 304-87, as amended, and By-law 194-82, as amended. Townhouse dwellings are not permitted in the RR1 Zone of By-law 304-87, as amended or By-law 194-82, as amended. A Zoning By-law Amendment to remove the properties from RR1 Zone of By-law 304-87, as amended, and By-law 194-82, as amended, is required. These properties will be required to be rezoned to be incorporated into a Residential Two (R2) zone category under Urban Residential Zoning By-law 177-96, as amended, which will include the site specific exceptions to apply appropriate Zone standards.

The reserve block 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 reserve block 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. These Blocks were zoned when the residential subdivision (Wintergarden Estates) on Kentwood and Germain Crescents, to the south of the subject lands, were rezoned. The adjacent block 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. This Block was zoned when the adjacent lands were draft approved as part of a plan of subdivision. Although the reserve blocks and adjacent block to the west are zoned in accordance with By-law 177-96, as amended, and permit the uses being proposed, a Zoning By-law Amendment will rezone these blocks to provide appropriate development standards, consistent with the rezoning of the entire subject site.

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.

Barter Street Extension

As noted above, 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 both 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 memorandum dated March 18, 2014 informed Development Services 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. Additionally, a number of community members have indicated they are in objection to this proposed extension of Barter Street. Three deputations were made objecting to this extension at the February 25, 2014 Development Services Committee meeting, in consideration of a Draft Plan of Subdivision and Zoning By-law Amendment on adjacent properties to the west, 6805 and 6827 14th Avenue (Plan B Homes,

Files ZA & SU 127915). E-mails from area residents have also since been received by City staff, objecting to this extension, since the Memorandum dated March 18, 2014 was provided to Development Services Committee, and since the Draft Plan of Subdivision and Rezoning applications have been deemed complete.

Engineering Review

On February 18, 2014, the area Ward Councillor and City staff met with nine property owners along 14th Avenue to discuss the sanitary servicing options. During this meeting, residents raised concerns that the proponent was not servicing the subject development through 14th Avenue. Instead, the applicant is proposing to service the lands from the south. Consequently, the extension of sanitary and storm sewers are not required along 14th Avenue to facilitate the proposed development. The extension of the services from the south can be achieved with or without the extension of Barter Street. The Engineering Department will be providing a separate report to Development Services Committee to discuss matters related to the extension of the sanitary sewer to service properties on the north side of 14th Avenue.

Community Information Meeting

City staff have met with the area Ward Councillor to discuss this proposal. The area 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 are yet to be determined. Staff anticipate that these will be scheduled in the Fall of 2014.

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 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. Staff have advised Development Services Committee and the applicants there are concerns with the proposed built form, particularly townhouses dwellings along the extension of Barter Street;
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 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.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

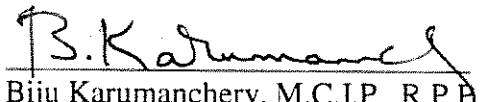
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed applications will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing infrastructure.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager

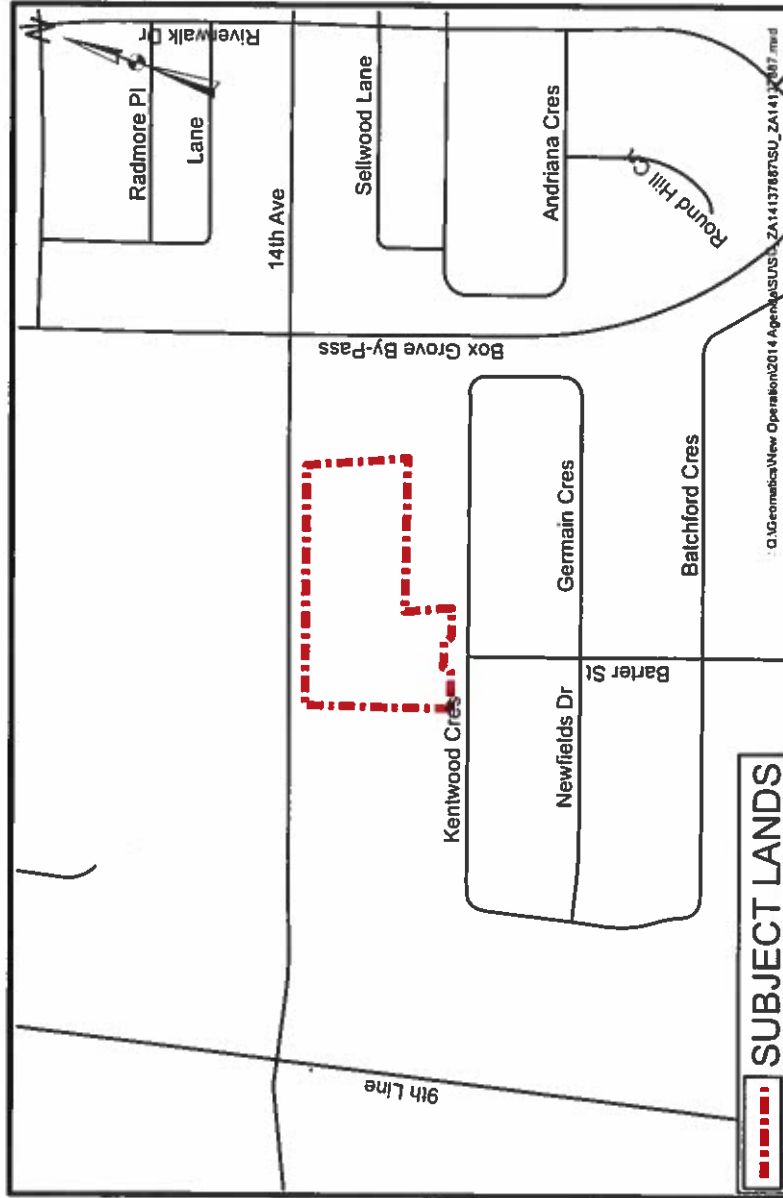

James Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision

APPLICANT: **Owner: 2391004 Ontario Ltd. (Bellport Homes).**
Attn: Dominic Poretta
115 Woodstream Blvd
Woodbridge, Ontario
L4L 8K5
Tel: 905-851-7893 ext. 109
Email: dominic@bellporthomes.ca

AGENT: **Larkin + Associates Planning Consultants Inc.**
Attn: Sarah Baldwin
849 Gorham Street
Newmarket, ON
L3Y 1L7
Tel: 905-895-0554 Fax: 905-895-1817
Email: sbaldwin@larkinassociates.com





AREA CONTEXT/ZONING

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

FILE No: SU_ZA14137887 (SC)

 SUBJECT LANDS

05/07/14



AIR PHOTO 2012

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

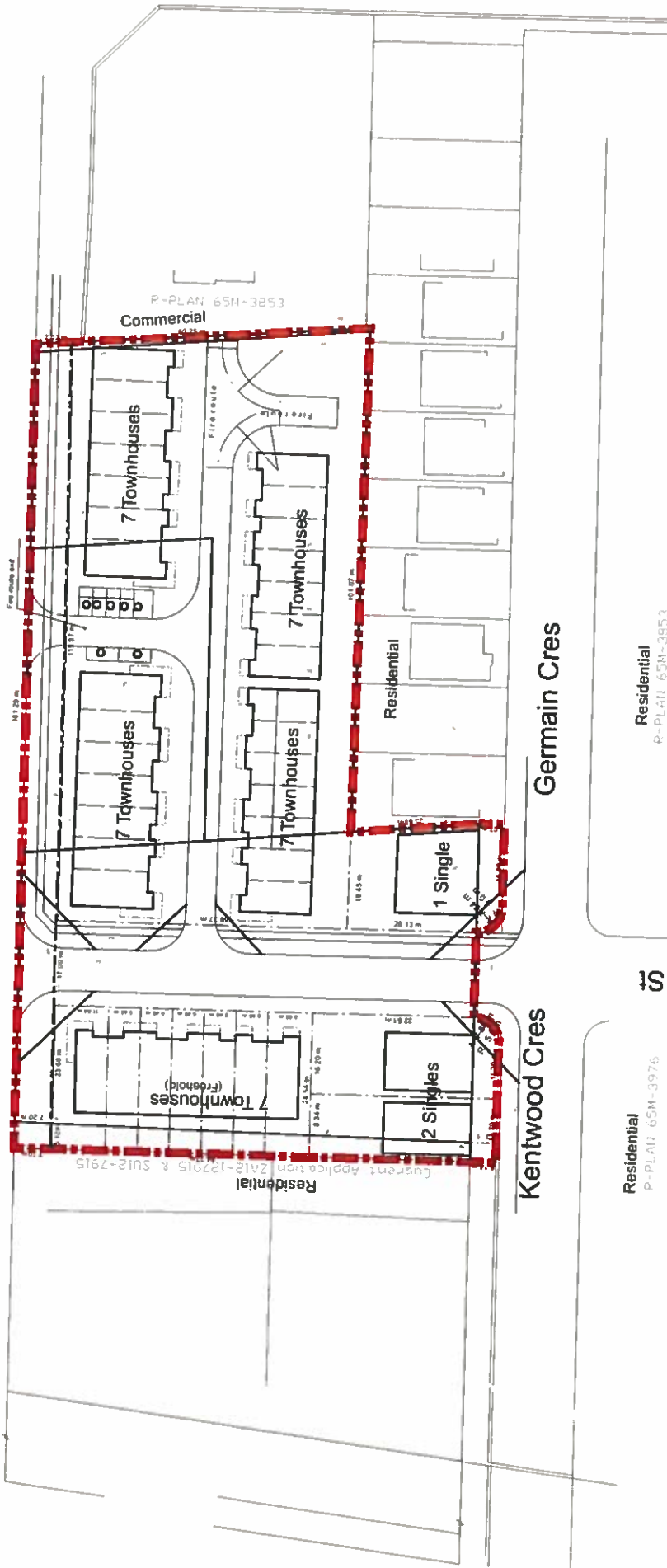
FILE No: SU_ZA14137887 (SC)

 SUBJECT LANDS

05/07/14

14 th Avenue

Residential



Barter St

Kentwood Cres

Germain Cres

: Q:\Geomatics\New Operation\2014 Agenda\SU\SU_ZA14137887\SU_ZA14137887.mxd

SITE PLAN

APPLICANT: 2391004 ONTARIO LTD
6845 TO 6889 14th AVENUE

FILE No: SU_ZA14137887 (SC)

MARKHAM DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

05/07/14

Checked By: SC

Drawn By: DD

FIGURE No. 4