


MEMORANDUM

To: Mayor and Members of Council

From: Jim Baird, Commissioner of Development Services

Date: May 20, 2014

RE: Lindvest Properties (Cornell) Limited (SC. 12-115332)
Site Plan Application to permit 250 stacked townhouses south of Highway 7,
east of Ninth Line in the Cornell Community



RECOMMENDATION

That the site plan application attached as Appendix 'A' submitted by Lindvest Properties (Cornell) Limited to permit a 250 stacked townhouse development (Block 6) south of Highway 7, east of Ninth Line in the Cornell Community be received for information; and

That site plan endorsement be delegated to the Director of Planning and Urban Design, or designate, to be issued when the following conditions have been met:

- i) Approval Letter from the Regional Transportation and Community Planning Department; and
- ii) Confirmation from the Waste Management Department that the proposed waste system is acceptable.

BACKGROUND

In May, 2013 a report was received by the Development Services Committee recommending approval of a zoning by-law amendment to rezone the lands located on the south side of Highway 7 and east of Ninth Line (Figure 1) to permit 528 stacked townhouses on three blocks (Blocks 3, 4 and 6), 2.5 single detached lots and an open space block (Block 5) (Figure 1). A site plan application was also considered at the time for only Block 6 to permit 250 of the proposed stacked townhouses. Staff requested at the time that the site plan endorsement and approval be delegated to staff.

The site plan application was well received with support from the Ward Councillor and local resident group (Residents on Maryterence Court). The residents group did request that prior to site plan approval of a future block (Block 4) (Figure 1) that additional information be provided as it relates to the location of the underground ramp, parking, stairs to the underground parking, garbage room and details of gas/hydro meters and half walls. The site plan applications related to Blocks 3 and 4 will be brought to Committee at a later date for consideration.

At the meeting in May, 2013, Committee approved the zoning by-law, but requested that the site plan application (Block 6) be brought back to the Development Services Committee at a later date for approval to discuss the open space block north of the site on City owned land. This is discussed in detail below.

Outstanding site plan comments that need to be addressed prior to site plan endorsement

Staff are generally satisfied with the site plan and elevations and are currently working with the applicant to finalize some aspects of the project. The following details will have to be finalized prior to issuance of site plan endorsement:

(a) Waste Management System must be revised

The waste management system proposed for this site is based on the system implemented at 318-326 John Street. This system has a number of garbage chutes outside at ground level that connect to waste recycling rooms located in the underground garage. Each chute and room will serve approximately 60 units and will be set up to accept garbage, recycling and organics. On pick up days, the bins will be moved up from the underground by the property management company to a common collection area. Based on the standard of one chute/60 units this site would require a minimum of 4 chutes to serve the 250 townhouse units. The site plan only shows 2 chutes/rooms at this time. Staff will continue to work with the applicant to confirm the waste management system for this project. Site plan endorsement will not be issued until the Waste Management Department has confirmed that they are satisfied with the waste system.

(b) Clearance from Region of York required

The Region of York Transportation Department has not issued an approval letter for this project. The applicant is in the process of revising their engineering drawings to address the Region's comments. Site plan endorsement will only be issued after staff have received a clearance letter from the Region of York.

Public Open Space Block proposed north of the site

The City owns a 0.36 ha (0.9 acre), 20 m (66ft) wide strip of former Highway 7 road allowance immediately north of the site. Council has expressed an interest in acquiring an additional 0.28 ha (0.68 acre) irregular parcel owned by the Region of York immediately north of the City owned lands (Figure 1).

These lands would be combined with City owned lands to create a passive open space area and connection to the Golden Jubilee Greenway along 9th Line.

The Region's lands were originally proposed to be used for a future bus loop. The Region has advised that they are in the process of reviewing whether there is a need for a bus loop at this location and this item is scheduled to be considered by Regional Council at the end of May. Staff will continue to monitor the status of these lands and advise Council accordingly, should these lands become available.

Hold on the Property

The property is currently zoned Community Amenity One*493 (Hold) [CA1*493(H)]. The Hold provision was placed on the property to ensure that the following conditions are met:

- i) York Region has advised in writing that final plan registration can proceed;
- ii) Servicing allocation from the City;
- iii) Confirmation from the Cornell Developers Group that servicing is available;
- iv) Registration of Block 6 (19TM-06012); and
- v) Updated Traffic Study has been submitted and approved by the City.

The City has granted a servicing allocation of 250 (population 567.5) stacked townhouses and staff are currently in the process of preparing a subdivision agreement. The applicant is in the process of updating the Traffic Study for this project. Site plan approval will only be issued after the hold provision has been removed.

Recommendation

Staff are recommending that site plan endorsement be delegated to the Director of Planning and Urban Design and that the plans be endorsed after the outstanding comments have been addressed, to the satisfaction of the City and the Region of York.



AREA CONTEXT

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

FILE No. SC. 12115332 (TK)

Q:\Geomatics\New Operation\2014 Agenda\SC\12115332\SC12115332.mxd



Drawn By: CPW

Checked By: TK

DATE: 03/26/2014

FIGURE No. 1

This aerial map illustrates the proposed development at 11000 Highway 7. The site is bounded by Highway 7 to the north and the City of Markham Open Space/Parkland to the south. The development consists of 12 buildings, numbered 1 through 12, arranged in a grid-like pattern. The buildings are situated along Dunstheath Way, which runs north-south. To the east of the buildings, there are several future residential areas, including Future Residential, Future Residential, Future Residential, and Future Residential. The map also shows existing residential areas, including Existing Residential, and other streets such as Montagu Lane, The Barley Lea Street, Lane 3, and Kilmister Drive. A legend in the top left corner indicates the location of the development within the City of Markham. A scale bar in the bottom left corner shows a distance of 0 to 200 meters. A north arrow is located in the bottom right corner.





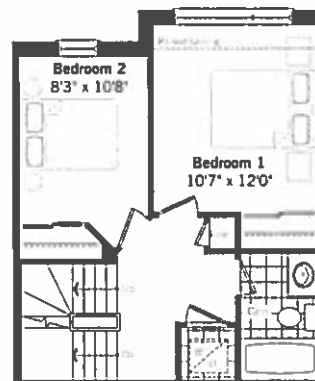
TRIBECA

REAR UPPER UNIT
WITH ROOF TERRACE

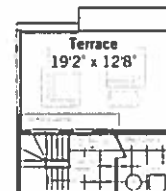
1,013 SQ.FT.
2 BEDROOM



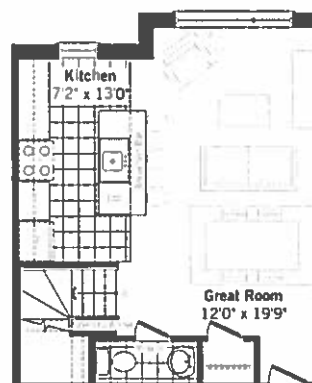
Typical Rear Elevation - Partial



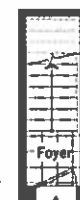
Typical Third Floor Plan
Interior Condition



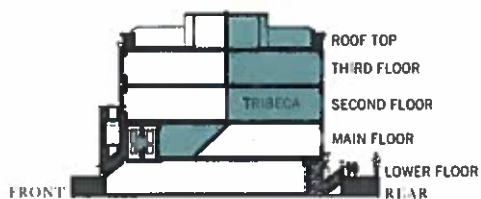
Typical Roof Terrace*
Interior Condition



Typical Second Floor Plan
Interior Condition



Main Floor Entry



Typical Cross Section

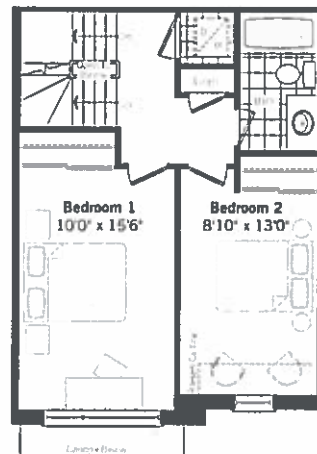
SOHO

FRONT UPPER UNIT
WITH ROOF TERRACE

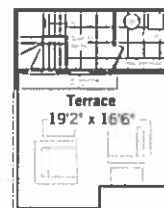
1,035 SQ.FT.
2 BEDROOM



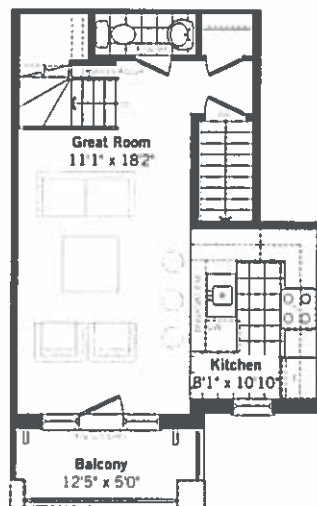
Typical Front Elevation - Partial



Typical Third Floor Plan
Interior Condition



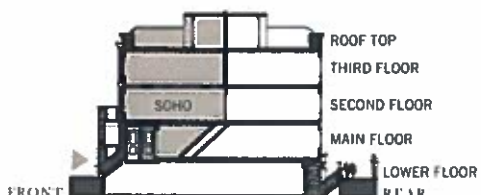
Typical Roof Terrace
Interior Condition



Typical Second Floor Plan
Interior Condition



Main Floor Entry



Typical Cross Section

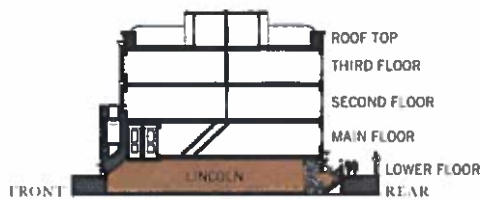
LINCOLN

LOWER UNIT

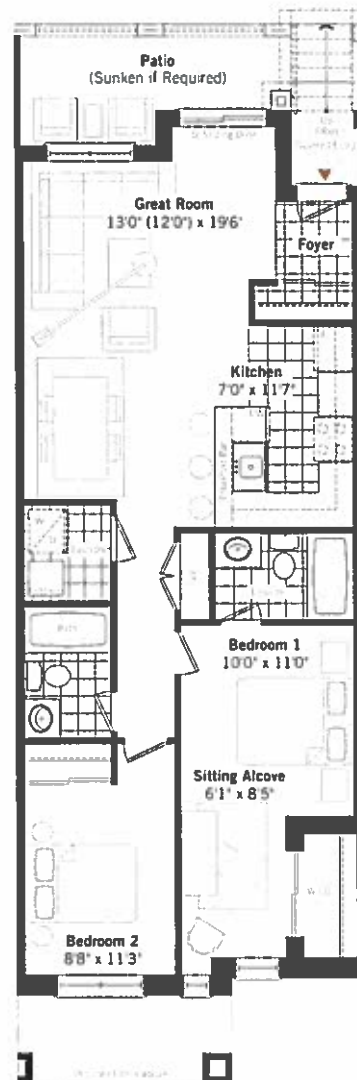
979 SQ.FT.
2 BEDROOM



Typical Rear Elevation - Partial



Typical Cross Section



Typical Lower Floor Plan
Interior Condition

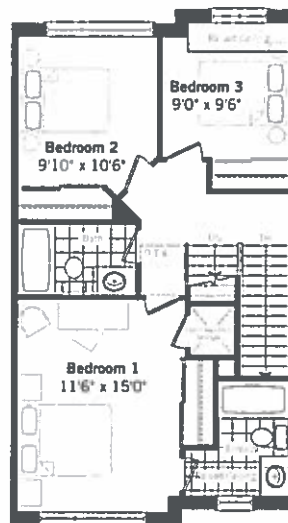
YORKVILLE

2 STOREY UPPER UNIT
WITH ROOF TERRACE

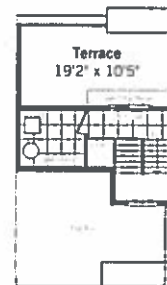
1,637 SQ.FT.
3 BEDROOM



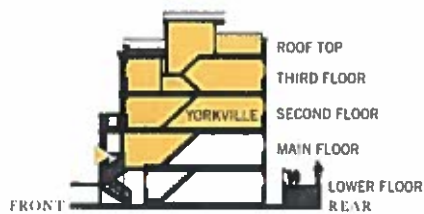
Typical Front Elevation - Partial
Buildings 10 + 11



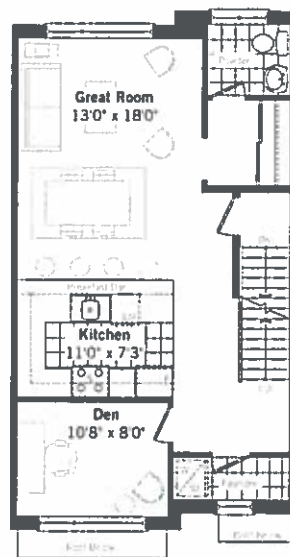
Typical Third Floor Plan
Interior Condition



Typical Roof Terrace
Interior Condition



Cross Section Buildings 10 + 11



Typical Second Floor Plan
Interior Condition



Main Floor Entry

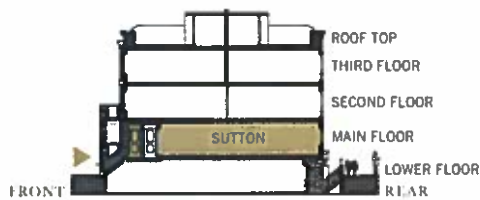
SUTTON

MAIN FLOOR UNIT

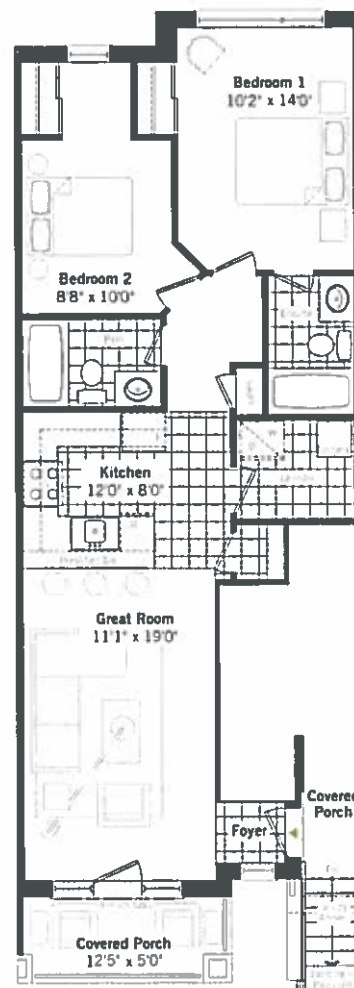
863 SQ.FT.
2 BEDROOM



Typical Front Elevation - Partial



Typical Cross Section



Typical Main Floor Plan
Interior Condition

HUDSON

2 STOREY LOWER UNIT

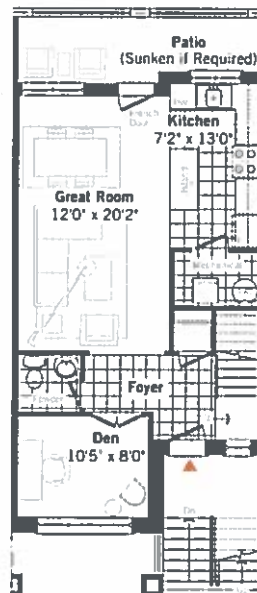
1,309 SQ.FT.
3 BEDROOM



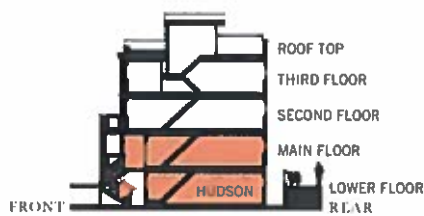
Typical Front Elevation - Partial
Buildings 10 + 11



Typical First Floor Plan
Interior Condition



Typical Patio Floor Plan
Interior Condition



Cross Section Buildings 10 + 11