



Report to: Development Services Committee

Report Date: March 4, 2014

SUBJECT:	PRELIMINARY REPORT Shining Hill Homes Inc., Official Plan & Zoning By-law Amendment applications to permit a Mixed-Use, Common Element Condominium Townhouse development at 360 John Street File Nos. OP 13 108797 & ZA 13 108797
PREPARED BY:	Rick Cefaratti, ext. 3675, Planner II, West District
REVIEWED BY:	Ron Blake, ext. 2600, Manager, West District

RECOMMENDATION:

- 1) That the report titled "Shining Hill Homes Inc., Official Plan & Zoning By-law Amendment applications to permit a Mixed-Use Common Element Condominium Townhouse development at 360 John Street, File Nos. OP 13 108797 & ZA 13 108797," dated March 4, 2014 be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications, in advance of the statutory Public Meeting, also scheduled for March 4, 2014. 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:

The 3.13 ha. (7.13 ac.) site is located on the north side John Street between the CN Rail Line and Aileen Road (see Figure 1 – Location Map). The north lot line of the property also has frontage on Green Lane. Residential detached dwellings are located to the east of the site and to the north across Green Lane. Employment uses are located to the west of the site, and south across John Street.

On March 19, 2013, pursuant to the ongoing Thornhill Revitalization Area Study (which includes the subject site), Council adopted a resolution endorsing the conversion of this property from employment to mixed residential and commercial uses, which has been reflected in the site-specific policies of the City's new Official Plan, as discussed in more detail below.

The application for Official Plan Amendment was deemed complete in March 2013 and the application for Zoning By-law Amendment was deemed complete on December 27, 2013. On February 4th, 2014, the Development Services Committee authorized staff to schedule a Public Meeting on March 4, 2014 regarding the proposed development.

PROPOSAL:

The owner has applied for an Official Plan Amendment to re-designate the property from Industrial – Business Corridor in the current approved Official Plan and Thornhill Secondary Plan to Mixed Use Low Rise, Residential Low Rise and Open Space designations, and a Zoning By-law Amendment to permit a townhouse development on the subject lands including at grade retail units fronting on to John Street (see Figure 4 – Conceptual Site Plan). The proposed development includes:

- 85 three-storey freehold townhouse units with a width of 5.5 m (18.0 ft.) fronting on to private roads internal to the site;
- 14 live/work townhouse units fronting on to John Street;
- population projection @ 2.82 people per unit (ppu) : 279 people
- net residential density expressed as units per hectare (uph): 35 uph
- vehicular site access to be provided from John Street (2 locations) and on Green Lane (1 location);
- 2 parking spaces per residential unit and 1.7 parking spaces per commercial unit;
- a public park fronting on to Green Lane with pedestrian access provided from Green Lane, Confessor Court and a future private road

The proposed development will be subject to an application for Site Plan Approval. A Draft Plan of Condominium application is also required as tenure is proposed to be in the form of freehold townhouse units on a private road. These applications have not yet been submitted.

OFFICIAL PLAN AND ZONING:

The subject lands are designated Industrial – Business Corridor in the Official Plan (revised 1987) and Business Corridor Area – John Street/Green Lane by the Thornhill Secondary Plan (PD-No.3). These designations permit limited industrial and commercial uses on the site. The subject lands are designated Service Employment in the new Council adopted (approval by the Region of York is pending) Official Plan which permits limited industrial and commercial uses. However, this land use designation is subject to a deferral, and Section 9.18.20 of the new Official Plan states that an appropriate ‘Mixed Use Low Rise’ and ‘Residential Low Rise’ designation may be considered by amendment to the new Council adopted Official Plan. Official Plan and Secondary Plan Amendments are required to permit the proposed development.

The property is zoned Industrial Hold - [M(H)] by By-law 77-73. At grade retail commercial uses not associated with Industrial operations as well as townhouse dwellings are not permitted uses. An implementing Zoning By-law is required to permit the proposed development.

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. Review of the proposed conceptual comprehensive block plan and the relationship to adjacent residential development;
2. Urban Design staff will require Architectural Design Guidelines to be implemented as part of the proposal to ensure building elevations for the proposed townhouses including the live work units fronting on to John Street are compatible with the existing communities to the north and east of the property;
3. The integration of a publicly owned park within the development, of an appropriate size, to serve residents within the proposed development as well as existing residential low rise development to the east and north across Green Lane;
4. Coordination of downstream capacity monitoring by Engineering staff to determine what improvements (if any) are required to accommodate the proposed development;
5. Alignment and configuration of the proposed main entrance into the site from the existing signalized intersection on John Street;
6. Provision and appropriate distribution of visitors parking

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:

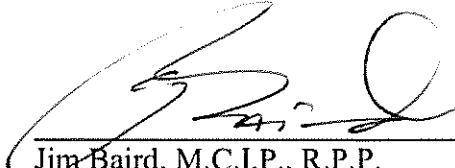
The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with available servicing allocation.

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:


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


Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan

Owner/Applicant Contact Information:

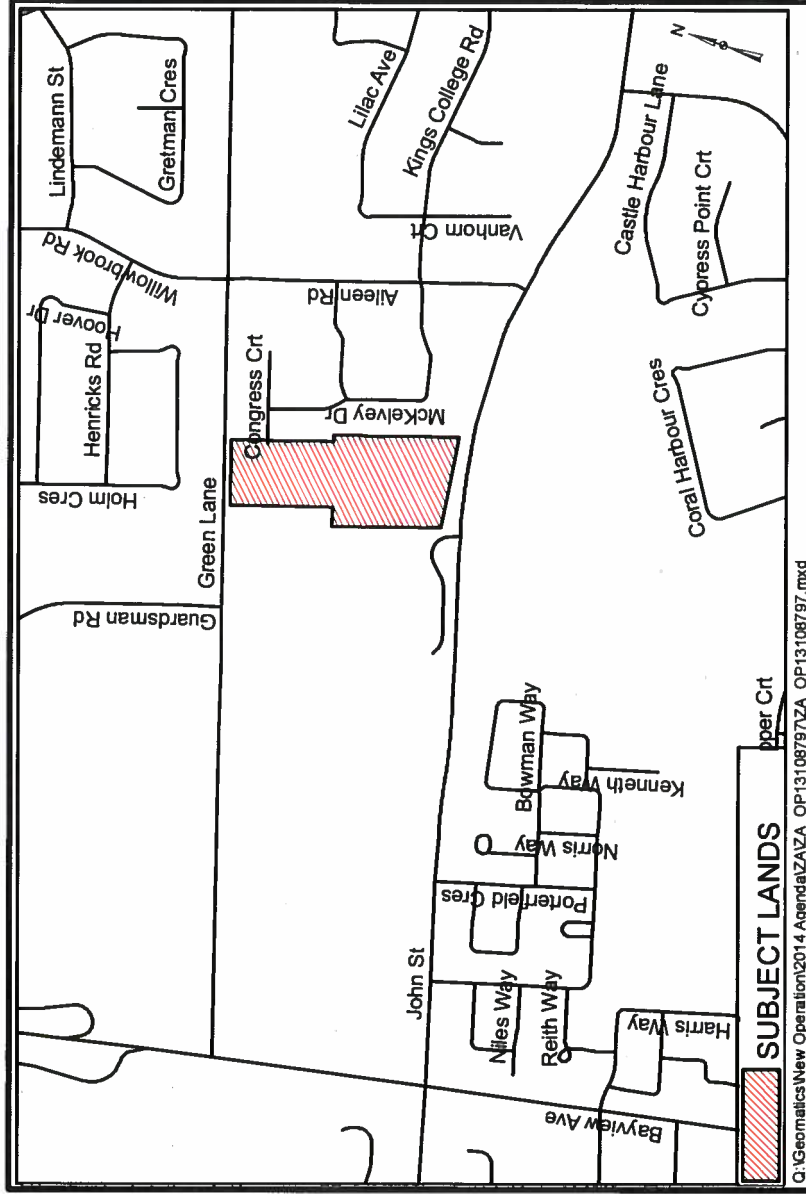
Owner

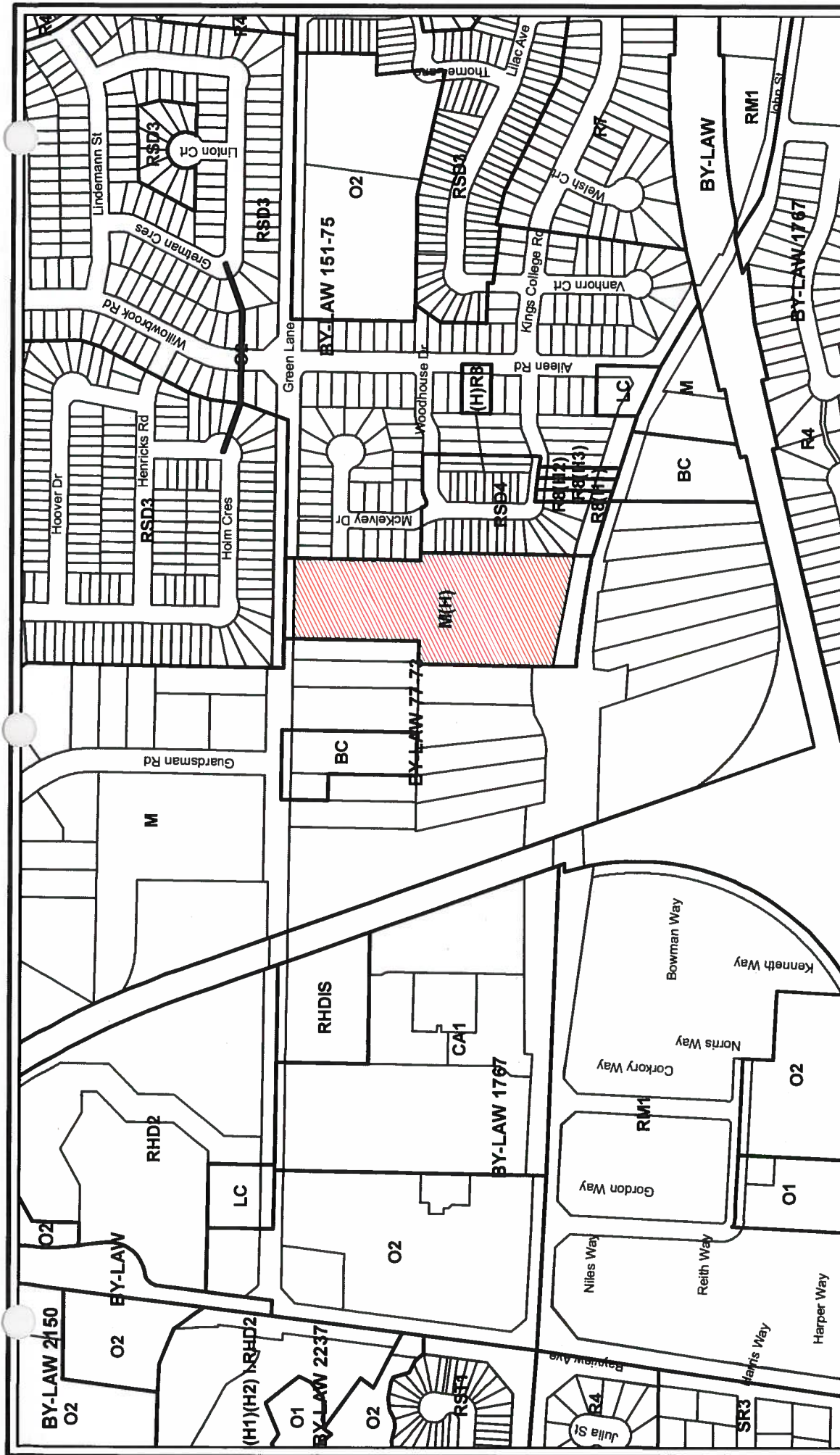
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File path: Amanda\File 13 108797\Documents\Recommendation Report





 SUBJECT LANDS

AREA CONTEXT / ZONING

APPLICANT: SHINING HILL HOMES INC.
360 JOHN STREET

FILE No. ZA_OP13108797

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AIR PHOTO

APPLICANT: SHINING HILL HOMES INC.
360 JOHN STREET

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MARKHAM DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS



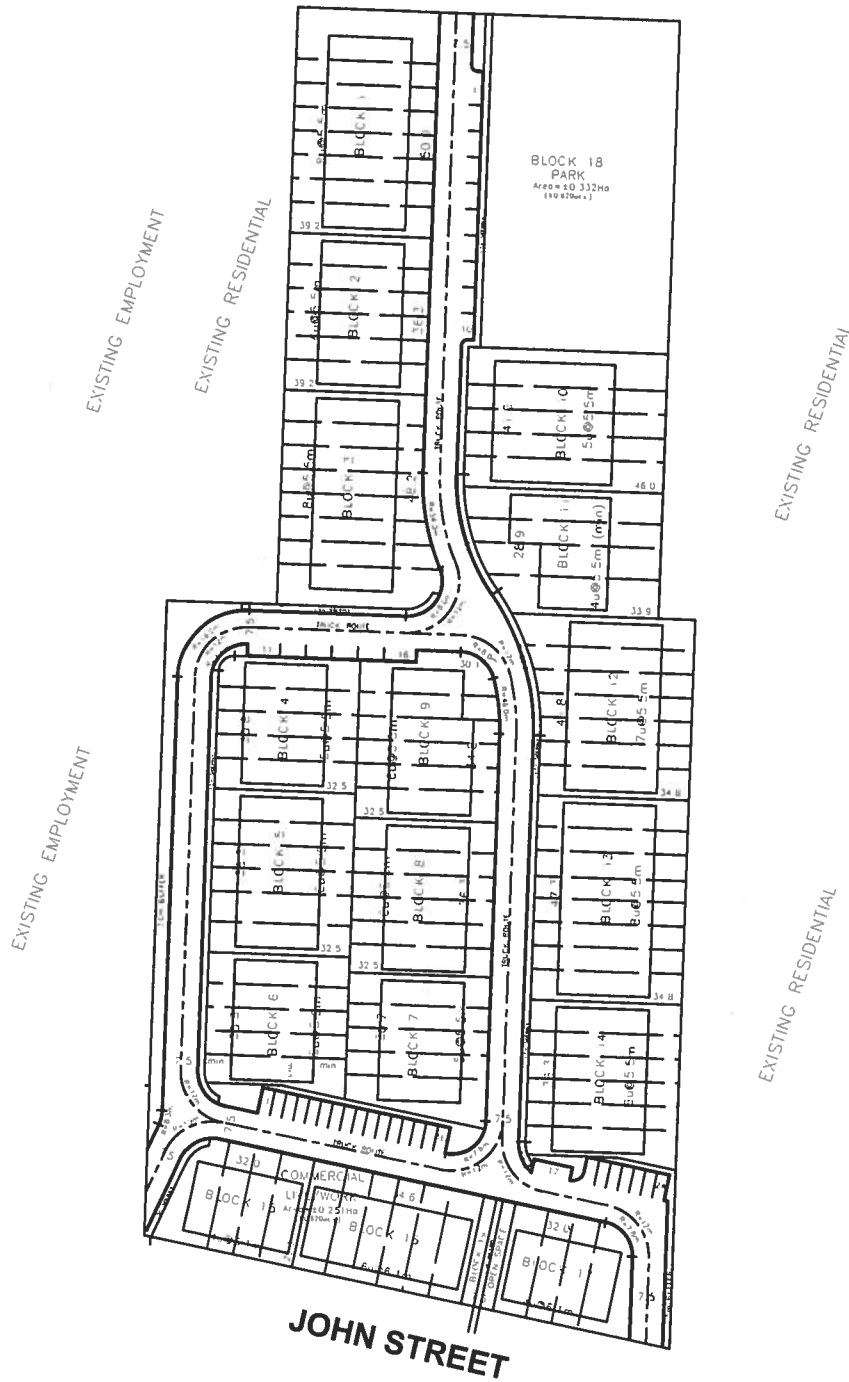
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FIGURE No.3

GREEN LANE



SITE PLAN

APPLICANT: SHINING HILL HOMES INC.
360 JOHN STREET

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FIGURE No. 4