

SUBJECT: Litchfield Developments Limited (Lanterra Developments)
4116, 4128 and 4142 Highway 7 (north side, west of
Sciberras Road)
Applications for Official Plan and zoning by-law amendments
and draft plan of subdivision to permit a townhouse
development

FILE NOS. OP 13 125529, ZA 13 125529 and SU 13 125529

PREPARED BY: Scott Heaslip, Senior Project Coordinator
Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager
Central District, ext. 6588

RECOMMENDATION:

- 1) That the staff report dated February 4, 2014 titled "PRELIMINARY REPORT, Litchfield Developments Limited (Lanterra Developments), Applications for Official Plan and zoning by-law amendment and draft plan of subdivision to permit a townhouse development," be received.
- 2) That a Public Meeting be held to consider the applications.
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on applications to amend the City's Official Plan and zoning by-laws and for draft plan of subdivision to accommodate a townhouse project, and to seek authorization to hold a statutory Public Meeting. This report contains general information regarding applicable Official Plan and other policies as well as any issues/concerns identified during staff's preliminary review of the applications, and should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Property and Area Context

The subject lands comprise three adjoining former residential properties on the north side of Highway 7 between Sciberras Road and Village Parkway. The properties have a combined frontage of 174 metres (570 feet), a depth of 99 metres (325 feet) and an area of 1.2 hectares (3 acres). The west portion is occupied by two older dwellings and

several garages/sheds which are being used for commercial purposes. The east portion is vacant. The lands contain a number of mature trees associated with the dwellings. To the north are existing homes fronting on Ferrah Street and backing onto the subject lands. To the west is an automobile dealership (Volvo/Audi) and a block of land conveyed to the City as a condition of site plan approval of the Volvo/Audi dealerships for the extension of Litchfield Road (orange area on Figure 4). To the east are existing freehold townhouses fronting on Litchfield Road and flanking onto the subject property. To the south across Highway 7 are several homes on large rural residential lots fronting on Highway 7.

Official Plan

The subject lands are designated "Urban Residential" by the Official Plan (Revised 1987).

Secondary Plan PD1-15 (Amendment #15 to the 1987 Official Plan) further designates the lands "Urban Residential – Medium Density 1 (Area 1)", which permits a range of multiple housing types, at an overall density not to exceed 31 units per hectare (12.5 units per acre), and heights generally in the range of 2 to 3 ½ storeys. The proposed development has a density of 42 units per hectare (17 units per acre), which exceeds the maximum density permitted by the secondary plan.

The lands are designated "Residential Mid Rise" in the new Official Plan. This designation permits mid-rise residential buildings at a maximum overall density of 2.0 FSI (floorspace index) and heights between 3 and 8 storeys. The lands are subject to a site specific policy (9.19.1), which restricts building heights to not less than 2 and not more than 3.5 storeys. The proposed development conforms with the policies of the new Official Plan.

Zoning

The subject lands are zoned "Rural Residential One" (RR1) by By-law 122-72. This zone permits single family detached dwellings on lots having a minimum area of 0.4 ha (1 acre). The proposed development requires the subject lands to be rezoned to an appropriate medium density category, with site specific development standards reflecting the proposed development.

Proposed development (see Figure 4)

The applicant has applied to amend the City's Official Plan and zoning by-laws, and for draft plan of subdivision, to permit:

- The extension of Litchfield Road through the subject lands between the existing sections of Litchfield Road to the east and north.
- Three development blocks on the north side of Litchfield Road containing 2-storey townhouse buildings of 4-6 units each, accommodating a total of 16 freehold townhouse units. Each dwelling includes a front facing single car garage with space for a second car on the driveway in front of the garage.
- A 0.57 hectare (1.4 acre) block between Highway 7 and future Litchfield Road containing five 3-storey condominium townhouse buildings of 6 – 8 units each,

accommodating a total of 34 condominium townhouse dwellings. The townhouse buildings face onto either Highway 7 or Litchfield Road and back onto a private lane. Each dwelling includes a double car garage accessed from a private lane. Conceptual elevations of these building are shown on Figure 5.

Requested Amendments

The subject applications were submitted after adoption by Council of the new Official Plan. However, until the new Official Plan receives final approval from York Region, the 1987 Official Plan remains the operative document.

The owner has applied to amend the 1987 Official Plan to increase the permitted residential density from 31 units per hectare (12.5 units per acre) to 42 units per hectare (17 units per acre). The applicant is proposing a total of 50 units.

The owner has also applied to amend to the City's zoning by-laws to rezone the property from "Rural Residential One" to a medium density residential category, and for draft plan of subdivision.

OPTIONS/ DISCUSSION:

Staff have conducted a preliminary review of the applications and have the following comments:

Proposed development conforms with the policies of the new Official Plan

The proposed development conforms with the policies of the new Official Plan. Therefore, if the subject development had been proposed after final approval of the new Official Plan, the requested Official Plan Amendment would not have been required.

Proposed development is appropriate for the site

The proposed development completes Litchfield Road as shown on the schedules to Secondary Plan PD15-1. No vehicular connections are proposed to either Highway 7 or the adjacent automobile dealerships. Pedestrian walkway connections are proposed to Highway 7.

The townhouses on the north side of the road continue the pattern of development on the existing section of Litchfield Road. The two storey height of these townhouses, in combination with a generous 7.5 metre rear yard setback, ensures compatibility with the existing homes to the north.

The configuration of the townhouses on the south side of the road – with one group of buildings facing Litchfield Road and the other facing Highway 7 - is compatible with the townhouses on the south side of existing Litchfield Road, and ensures that there are homes facing onto, rather than backing onto, this section of Highway 7, contributing to the City's and the Region's urban design objectives for Highway 7.

No significant technical issues have been identified

Consultants for the applicant consulted extensively with City staff when preparing the project plans and have addressed identified technical issues.

The City's Parks and Open Space Development Section has reviewed the applications and advises the subject lands are not required for, or an appropriate location for, a City park. The applicant will be required to pay cash-in-lieu of dedication of land for parkland purposes.

The applicant will be required to enter into cost sharing agreement(s) with other developers in the area for the sanitary and storm sewer and water main infrastructure upfronted by these groups.

The applicant has not yet applied for site plan approval for the proposed townhouses. The detailed design of the buildings and other issues including tree preservation and compensation and buffer landscaping, will be addressed through the site plan approval process. The applicant has been encouraged to apply for site plan approval in advance of the Public Meeting for the subject applications.

Conclusions

Staff recommend that a Public Meeting be scheduled to consider the subject applications.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

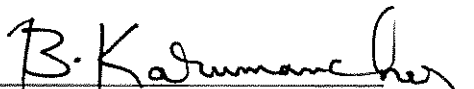
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal development aligns with the City's growth management priority.

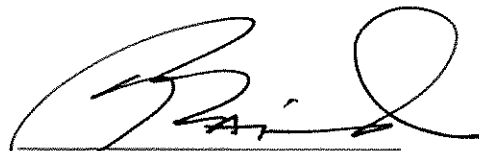
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:



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



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

ATTACHMENTS:

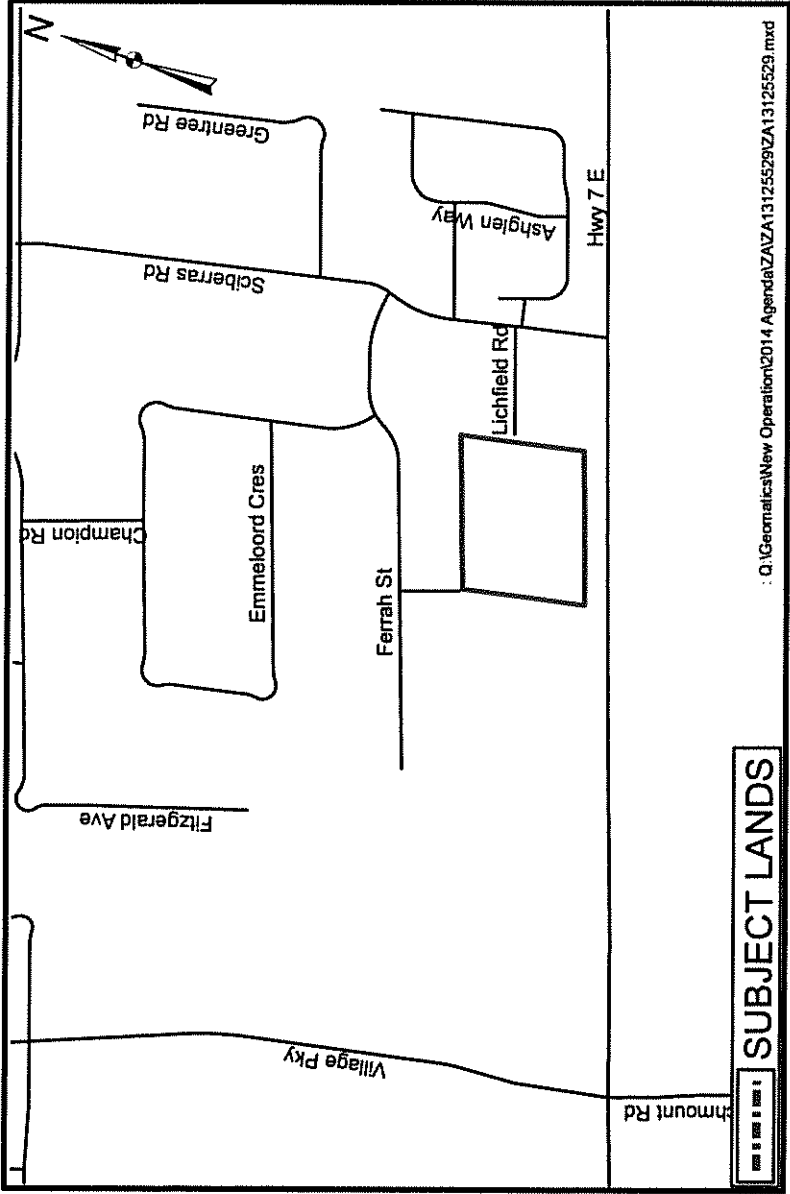
- Figure 1 - [Location Map/Google link](#)
- Figure 2 - Area Context/Zoning
- Figure 3 - Air Photo 2012
- Figure 4 - Site Plan
- Figure 5 - Conceptual Elevations – Condominium Townhouses

APPLICANT:

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Email: rhumpheries@humpheriesplanning.com

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AREA CONTEXT/ZONING

APPLICANT: LITCHFIELD DEVELOPMENTS LIMITED
4116, 4128, AND 4142 HIGHWAY 7

FILE No: ZA13125529(SH)


MARKHAM DEVELOPMENT SERVICES COMMISSION

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DATE:01/16/14

FIGURE No. 2

 SUBJECT LANDS


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AIR PHOTO 2012

APPLICANT: LITCHFIELD DEVELOPMENTS LIMITED
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FILE No: ZA13125529(SH)

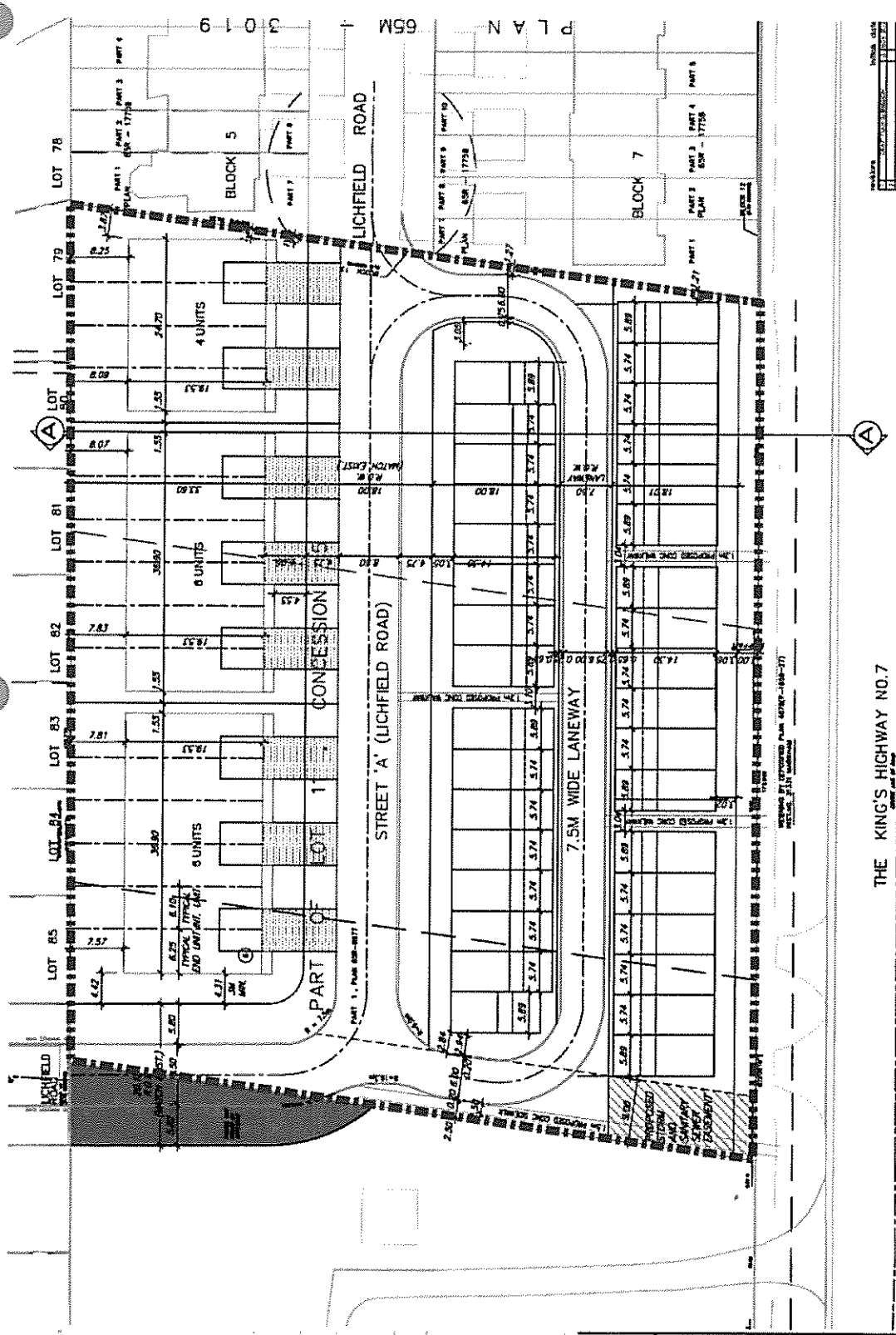
 SUBJECT LANDS

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FIGURE No. 3



SITE PLAN

APPLICANT: LITCHFIELD DEVELOPMENTS LIMITED
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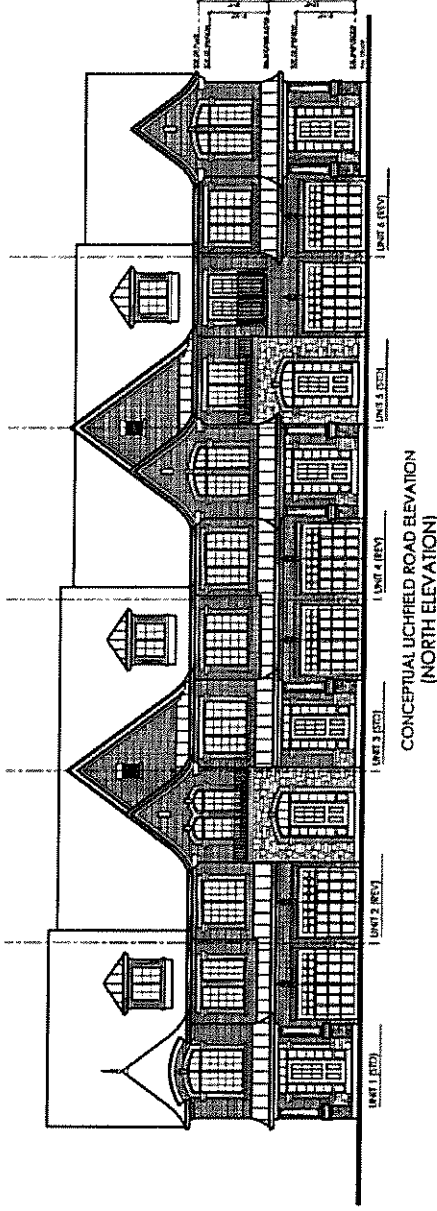
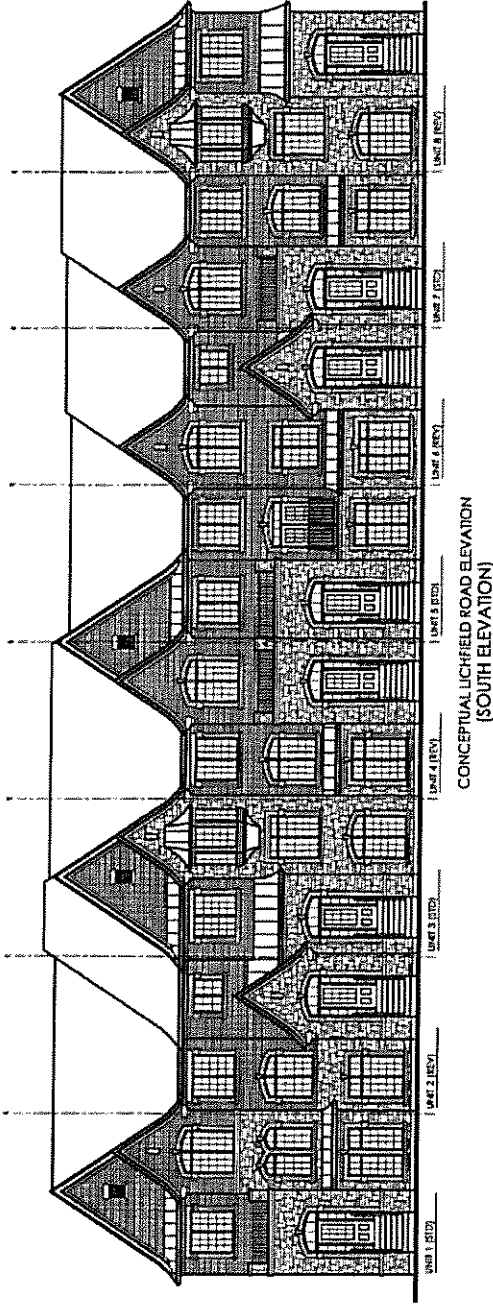
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FIGURE No. 4

SUBJECT LANDS

THE KING'S HIGHWAY NO.7

| NO. | DESCRIPTION | AREA (SQ. M.) |
|-----|-------------|---------------|
| 1 | LOT 85 | 1,125.75 |
| 2 | LOT 86 | 1,125.75 |
| 3 | LOT 87 | 1,125.75 |
| 4 | LOT 88 | 1,125.75 |
| 5 | LOT 89 | 1,125.75 |
| 6 | LOT 90 | 1,125.75 |



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CONCEPTUAL ELEVATIONS - CONDOMINIUM TOWNHOUSES

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FIGURE No. 5