



SUBJECT: INFORMATION REPORT
Application for Zoning Amendment to permit new residential lots, 5 Rouge St. (Joseph Dimartino)
File: ZA 13 113809

PREPARED BY: Peter Wokral, Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson, Manager Heritage Planning ext. 2080

RECOMMENDATION:

- 1) THAT the report entitled “INFORMATION REPORT, Application for Zoning Amendment to permit new residential lots, 5 Rouge St. (Joseph Dimartino)” dated August 8, 2013 be received”
- 2) THAT a Public Meeting be held to consider the rezoning application by Joseph Dimartino;
- 3) AND 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 the zoning by-law amendment application submitted by Joseph Dimartino. This report contains general information in regards to applicable OP or other applicable policies as well as issues, and the report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:

The property is located in the Markham Village Heritage Conservation District
The subject property is located in the Vinegar Hill residential area of the Markham Village Heritage Conservation District, south of Highway 7 and east of Main St. S. (See Figure 1: Location Map and Figure 3: Air Photo). The property has an approximate area of 1,573.2 m² (16,934.3 ft²) and has frontage on both Rouge St. to the north, and James Scott Road to the south. The property is occupied by a two storey single detached dwelling of approximately 287.69 m² (3,096.77 ft²) which was constructed in the 1950’s and fronts onto Rouge St. (See Appendix ‘A’, photograph of existing house)

The applicant plans to sever the subject lot into three parcels

The applicant proposes to divide the existing lot into three lots. One lot would be created by severing the rear of the subject property to create a 832.70m² (8,963.4 ft²) retained lot fronting Rouge St. which would continue to be occupied by the existing house. The applicant also proposes to divide the severed rear portion of the lot into two equally sized 11.1m (36.5 ft) wide, 355.84m² (3,830.36 ft²) building lots fronting James Scott Road.

The applicant has also submitted a site plan application to the City to seeking approval for two, new, 287.69 m² (3,096.77 ft²) single detached dwellings on these lots, addressed as 16 and 18 James Scott Road (See Figure 4 Site Plan). The applicant was required to submit a zoning amendment application due to the magnitude of the deviations from the development standards of By-law 1229 as shown in the table below.

| Development Standard | Proposed by Applicant | Permitted by By-law 1229 |
|-----------------------------|------------------------------|---------------------------------|
| Minimum Lot Area | 3,830 ft ² | 6,600 ft ² |
| Minimum Lot Frontage | 36.5 ft | 60 ft |
| Lot Coverage | 40% | 35% |
| Net Floor Area Ratio | 81% | 45% |
| Side Yard Setback | 2 ft | 6 ft |
| Rear Yard Setback | 23 ft | 25 ft |

The property is designated as “Urban Residential” in the City’s Official Plan

The “Urban Residential” designation of the City’s Official Plan primarily permits different forms of housing along with limited uses that are complementary to, or serve basic residential uses.

The property is zoned R1 Single Family Residential

The property is currently zoned R1 Single Family Residential by By-law 1229, as amended, which only permits single detached dwellings (See Figure No.2: Area Context/Zoning).

OPTIONS/ DISCUSSION:

Details of the Proposed Development

The applicant has submitted a zoning amendment application and site plan application proposing to sever off the rear portion of 5 Rouge St. while retaining the existing single detached dwelling on the lot facing Rouge St., and to then subdivide the severed lot into two new building lots fronting on James Scott Road to permit the construction of two new single detached dwellings.

Identified Issues

The following is a brief summary of concerns/issues raised to date. These matters, and others identified will be addressed through the circulation and detailed review of the proposal.

Lot Frontage

The proposed 11.1m frontage of the two new building lots would be the smallest in the section of James Scott Road between Markham Main St. S. and Shouten Crescent. There are however several properties on the eastern portion of James Scott Road occupied by townhouses with smaller frontages of approximately 7.6m.

Tree Preservation

There are several healthy trees on the property that fall within the proposed building foot prints and driveways of the new homes, which are identified for removal. The site plan approval process will include provisions to protect the trees identified to be retained and to calculate appropriate compensation for the healthy trees that are to be removed.

Design Continuity/Heritage Markham

The six homes immediately to the east of the proposed new building lots were all designed by the same architectural designer over the last eight years, and exhibit a certain design uniformity and character. Heritage Staff and Heritage Markham will work with the applicant to ensure that the two proposed new houses are complementary to the architectural character, massing and scale established by the neighbouring homes (See Figure 5: Elevations).

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

“Not Applicable”

ENVIRONMENTAL CONSIDERATIONS:

There are several healthy trees on the proposed new building lots and along the adjacent property lines. The applicant will be required to submit a tree inventory and preservation plan by a certified arbourist to help ensure the survival of trees identified to be retained, and to determine appropriate compensation for those healthy trees identified to be removed as part of the proposed development of the property.

ALIGNMENT WITH STRATEGIC PRIORITIES:

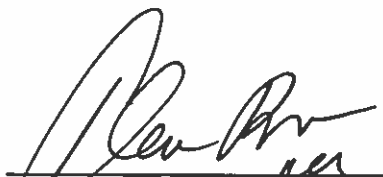
The application should be considered within the context of the City’s growth management and strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to internal departments and Heritage Markham and is currently under review. Requirements of the City departments will be reflected in a future recommendation report.

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

Appendix 'A'-Photograph of the existing dwelling

Figure 2- Area Context/Zoning

Figure 3- Air Photo

Figure 4- Site Plan

Figure 5 -Elevations

File path: Amanda\File 13 113809\Documents\Recommendation Report

APPLICANT/AGENT

Applicant:

Agent:

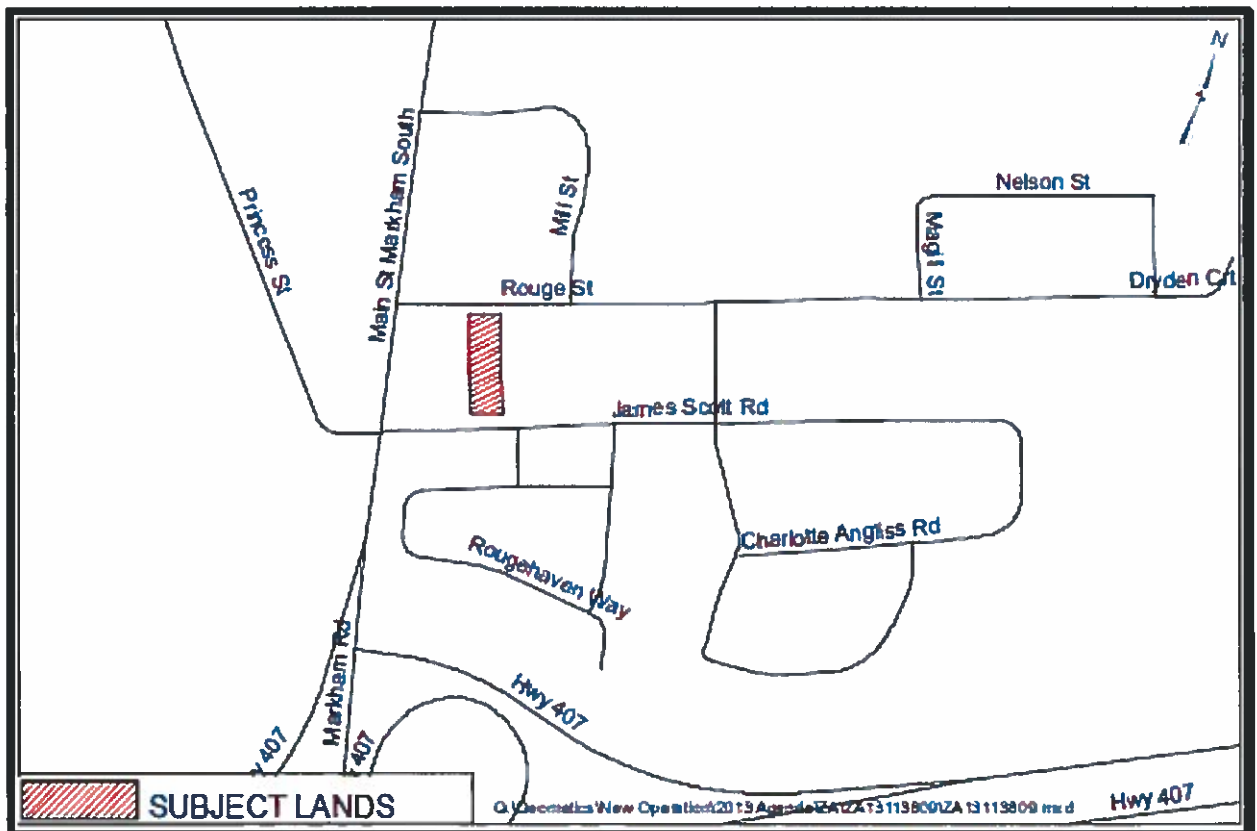
Joseph Dimartino
124 Laurentide Drive
Toronto ON M3A 3E5
(416) 414-7860

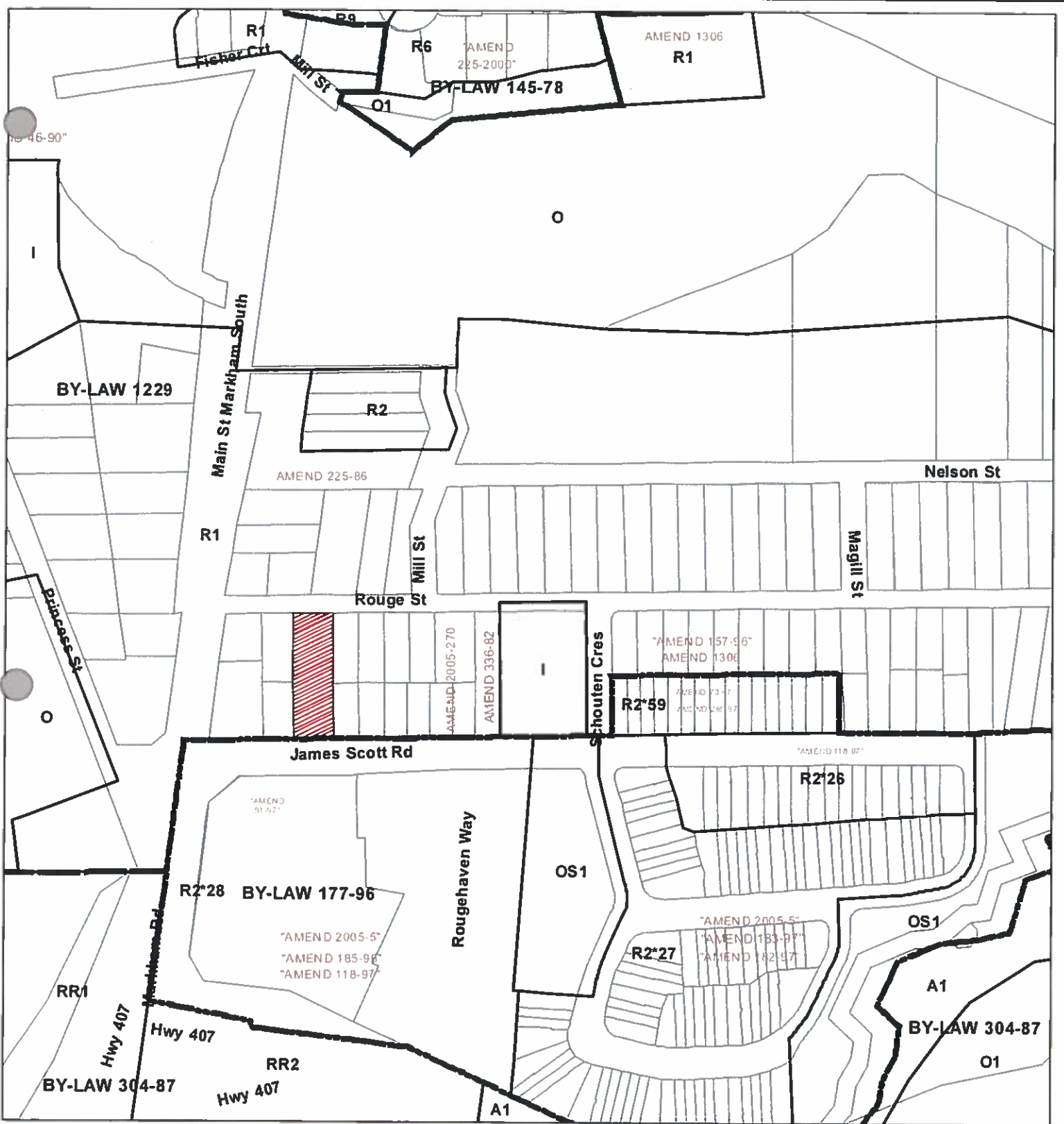
joe@marconihomesltd.com

Jim Kotsopoulos
JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill ON L4E 5E9
(416) 435-5876

jkopanning@gmail.com

FIGURE No. 1 LOCATION MAP





AREA CONTEXT / ZONING

APPLICANT: JOSEPH DI MARTINO
 5 ROUGE STREET, MARKHAM VILLAGE



 SUBJECT LANDS

FILE No. ZA. 13113809 & SC. 13113809 (PW)

Q:\Geomatics\New Operation\2013 Agenda\ZA\ZA13113809\ZA13113809.mxd

DATE: 09/08/2013



AIR PHOTO

APPLICANT: JOSEPH Di MARTINO
 5 ROUGE STREET, MARKHAM VILLAGE



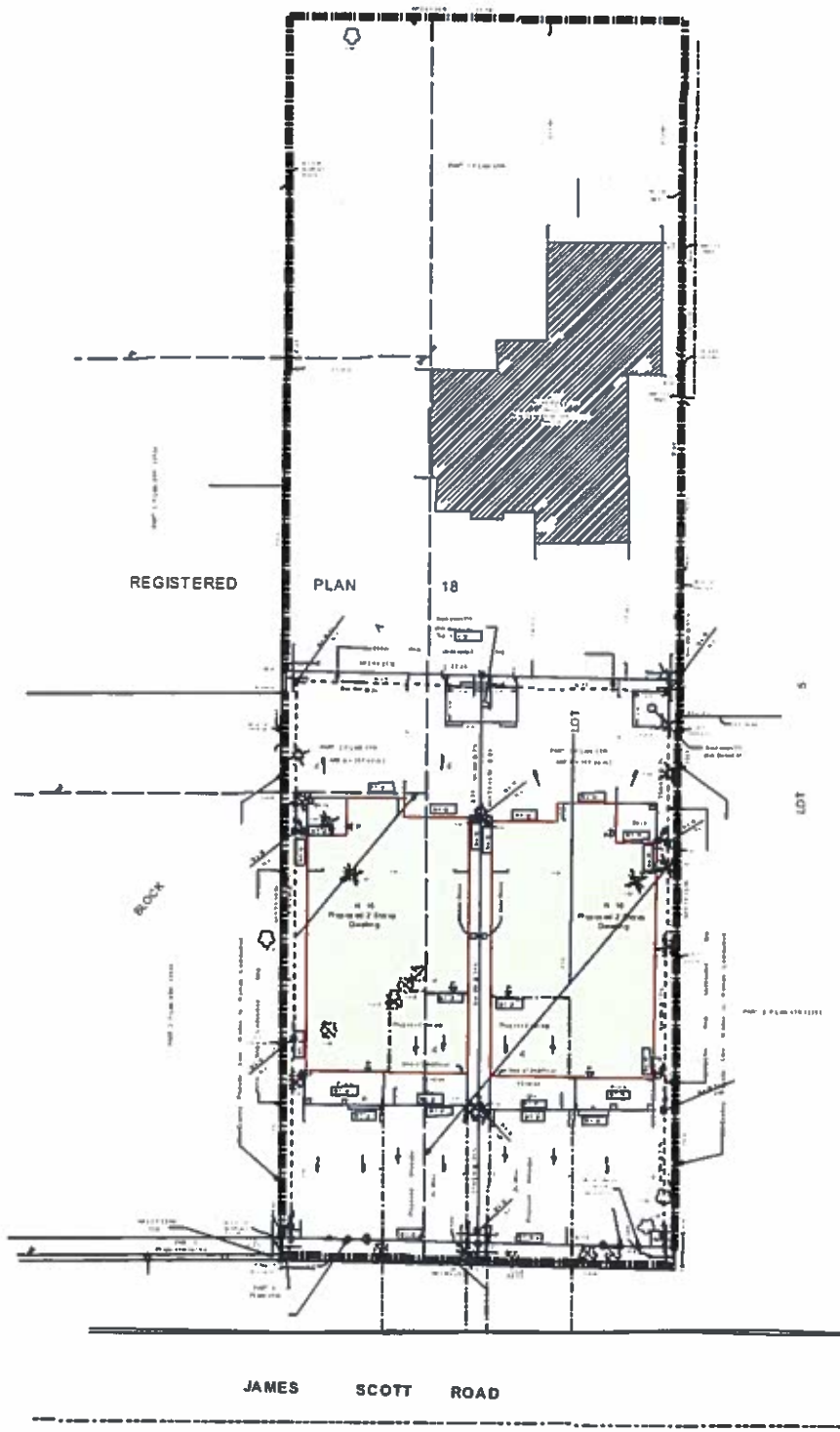
 SUBJECT LANDS

FILE No. ZA. 13113809 & SC. 13113809 (PW)

Q:\Geomatics\New Operator\2013 Agenda\ZA\ZA13113809\ZA 1311 3809.mxd

DATE: 09/08/2013

ROUGE STREET



JAMES SCOTT ROAD

SITE PLAN

APPLICANT: JOSEPH DI MARTINO
5 ROUGE STREET, MARKHAM VILLAGE

FILE No. ZA. 13113809 & SC. 13113809 (PW)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2013 Agendat\ZA\ZA13 113809\ZA 13113809.mxd

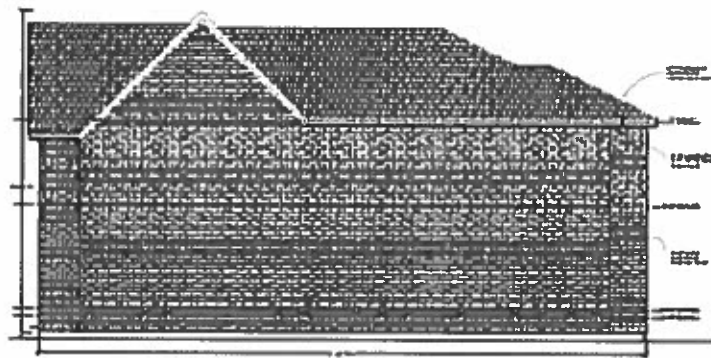
DATE: 09/08/2013



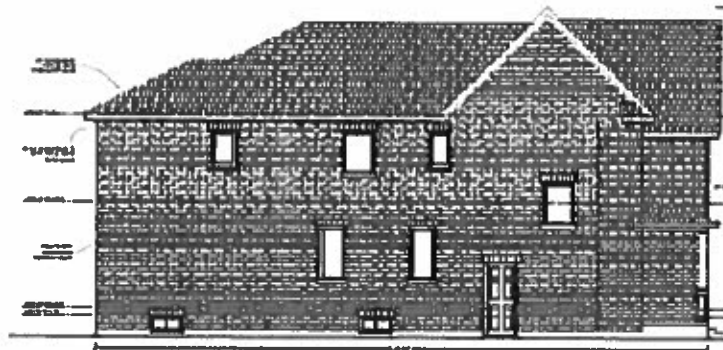
*Front Elevation
18 James Scott Road*



*Rear Elevation (North)
18 James Scott Road*



*Side Elevation (East)
16 James Scott Road*



*Side Elevation (West)
16 James Scott Road*

ELEVATIONS

APPLICANT: JOSEPH DI MARTINO
5 ROUGE STREET, MARKHAM VILLAGE

FILE No. ZA. 13113809 & SC. 13113809 (PW)

C:\Geomatics\New Operation\2013 Agenda\ZA\ZA13113809\ZA13113809.mxd

DATE: 09/08/2013

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: PW

FIGURE No. 5



Appendix 'A'- Photograph of the existing dwelling

