



Report to: Development Services Committee

Report Date: May 7, 2013

SUBJECT: PRELIMINARY REPORT
Digram Developments Inc.
6475 Major Mackenzie Drive East
Part of Lot 20, Concession 3
Draft Plan of Subdivision and Zoning By-law Amendment
Applications to permit a 76 unit Townhouse Common
Element Condominium
File Nos. SU 12 113735 & ZA 12 113735

PREPARED BY: Rick Cefaratti, ext. 3675, Planner II, East District

REVIEWED BY: Dave Miller, ext. 4960, Manager, East District

RECOMMENDATION:

- 1) That the report dated May 7, 2013, entitled "Preliminary Report, Digram Developments Inc., 6475 Major Mackenzie Drive East, Part of Lot 20, Concession 3, Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 76 unit Townhouse Common Element Condominium", File Nos.: SU.12-113735 & ZA.12-113735, be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Draft Plan of Subdivision and Zoning By-law Amendment; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications and to seek authorization to hold a statutory Public Meeting. 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 Zoning Amendment and Draft Plan of Subdivision Applications submitted by Digram Developments Inc., to permit 76 townhouses on the subject lands, were deemed complete on January 14, 2013.

Property and Area Context

The subject property has an area of 1.66 ha. (4.10 ac.) and is located south east of the intersection of Major Mackenzie Drive and the Donald Cousens Parkway in the Greensborough Planning District. (See Figure 1 – Location Map). A vacant parcel of land abuts the property to the west, which is expected to be developed for an automobile service station. To the east of the property are approved freehold condominium townhouse developments which are currently under construction. Rural Residential and Open Space lands exist to the north, across Major Mackenzie Drive. To the south, across Donald Cousins Parkway are residential detached dwellings.

Proposal

The proponent has submitted two applications in support of their proposed 76 unit common element condominium three storey townhouse development on the subject lands (See Figure 5 – Conceptual Site Plan).

The application for Draft Plan of Subdivision (see Figure 4 – Draft Plan of Subdivision) proposes to create a residential block (Block 1), two 0.3 m reserves (Blocks 3 and 4) abutting Major Mackenzie Drive and the Donald Cousens Parkway as well as a proposed road widening (Block 2). The proposed subdivision is described below in a table format:

Use and Area	Blocks	Units
Residential – common element condominium 1.605 ha. (3.966 ac.)	1 (Block 1)	76
Road widening 0.0052 ha. (0.0128 ac.)	1 (Block 2)	
0.3 m (1 ft.) reserve 0.007 ha. (0.018 ac.)	2 (Blocks 3 & 4)	
Total Site Area 1.66 ha. (4.11 ac.)	Total Blocks: 4	Total Units: 76

The Zoning Amendment application has been submitted to permit the proposed uses and to incorporate development standards in the implementing By-law. The applicant proposes to rezone the subject lands from a Neighbourhood Commercial One Holding Zone [(NC1)(H)] to a Community Amenity Area Zone under By-law 177-96, as amended.

Based on the conceptual site plan submitted with the applications (see Figure 5) the proposed townhouse units will have a width of 4.5 m (14.8 ft.). The conceptual site plan shows future laneways within the subject lands that connect to the proposed laneways in Block 35, Plan 65M-4334 and Block 36, Plan 65M-4334 to the east. A third laneway connection to Fimco Crescent is also proposed (See Figure 5 – Conceptual Site Plan).

Official Plan

The property is designated Commercial – Community Amenity Area in the current Approved City of Markham Official Plan. The Community Amenity Area policies of the Official Plan permit a wide range of commercial uses including retail, office, and service uses. These policies also permit Medium and High Density Housing at appropriate locations such as at an intersection of an arterial road and/or provincial highway with an arterial or collector road. The Medium and High Density Housing categories in the Official Plan provide for multiple dwelling types including townhouses, stacked townhouses, duplexes, triplexes and apartments. In addition these lands are designated Residential Low Rise in the City's Draft Official Plan. This designation permits low scale building forms including detached and semi-detached , townhouse and multiplex units.

These lands are also subject to the policies of the Secondary Plan for the Greensborough Planning District. The Secondary Plan designates the lands Community Amenity Area – North of By-Pass. In addition to the Medium and High Density categories permitted in the Official Plan, the Secondary Plan allows for Low Density Housing. Consequently, the allowable housing density for this area ranges between 17 units per hectare to 148 units per hectare (6.9 to 60 units per acre). The proposed residential density of this development is approximately 50 units per hectare (20 units per acre).

Zoning

The subject lands are zoned NC1*417(H) Neighbourhood Commercial One Holding Zone. Permitted uses in this zone category include, but are not limited to, business offices, personal service shops, and retail stores. Residential Dwellings are not permitted.

OPTIONS/ DISCUSSION:

The proposed development appears to be consistent with the Greensborough Secondary Plan. The proposed laneways are consistent with the locations of proposed laneways in the two adjoining freehold condominium townhouse developments to the east.

Servicing allocation

The draft plan of subdivision (and conceptual site plan), has sufficient current servicing allocation as confirmed in the City's June 26, 2012 Development Services Committee report on servicing allocation.

The Greensborough Developer's Group has indicated that the draft plan of subdivision and proposed common element condominium townhouse development has 76 units of current servicing allocation (76 townhouse units x 2.82 ppu = 214.32 population).

CONCERNS AND ISSUES TO BE RESOLVED

The following is a brief summary of issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Development Services Committee at a later date.

1. Review of the proposed density, lotting pattern, laneway configuration and the relationship to approved residential development to the east and future commercial development to the west; and,
2. Urban Design staff will require Architectural Design Guidelines to be implemented as part of the proposal to ensure building elevations for the proposed dwellings are sympathetic to existing residential development;
3. Any issues resulting from the review of Addendum to the Community Design Plan, Archaeological Assessment, Environmental Noise Analysis, Functional Servicing and Stormwater Management Report;
4. The widths of the proposed townhouse units will require further consideration relative to the City's standard minimum requirements; and,
5. A portion of the subject lands is located within the TRCA Regulated Area in relation to the Rouge River Watershed. Compliance with TRCA requirements will have to be demonstrated to the satisfaction of the Toronto and Region Conservation Authority.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

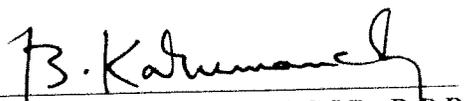
ALIGNMENT WITH STRATEGIC PRIORITIES:

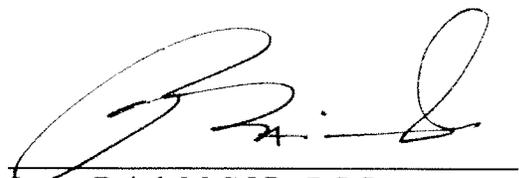
The proposed applications, if approved, will align with the Town's strategic priorities of Growth Management and Municipal Services by implementing the proposed development in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City 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

Figure 3 – Air Photo

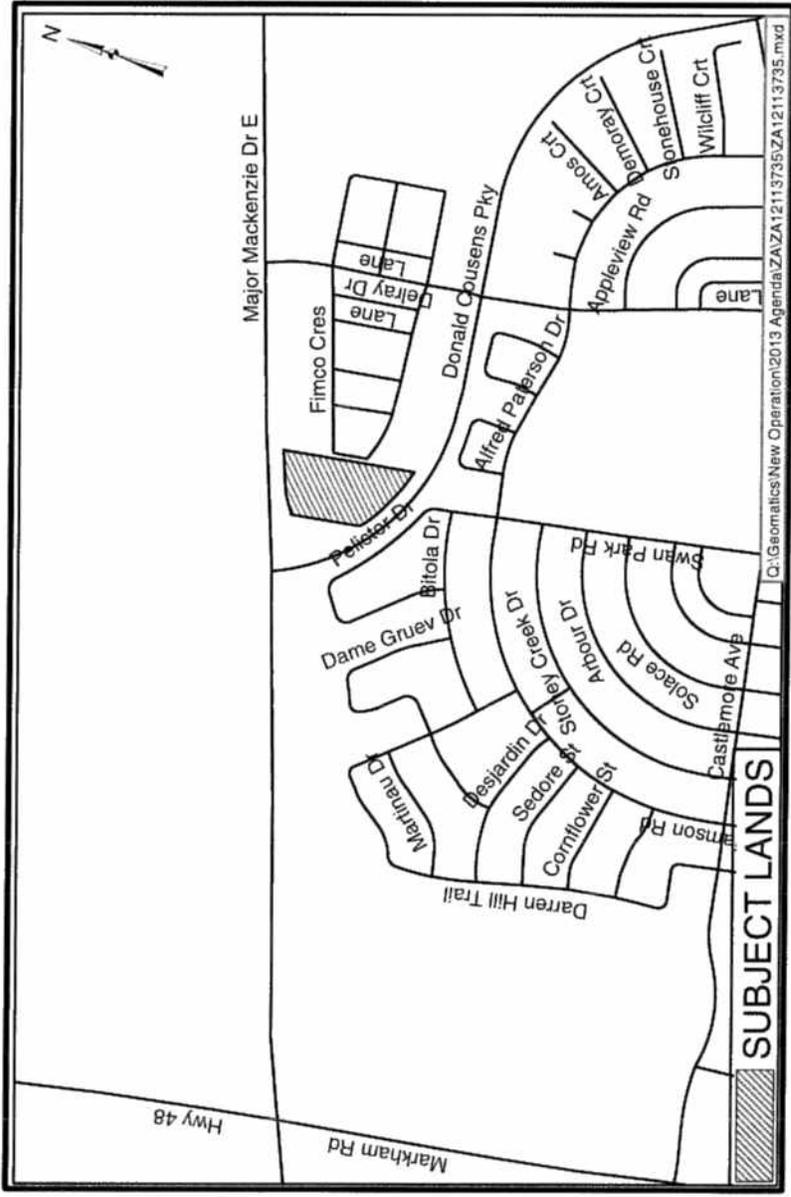
Figure 4 – Proposed Draft Plan of Subdivision

Figure 5 – Preliminary Site Plan

Owner: Digram Developments Inc.
Attn: Mr. Ikhlaq Memon
327 Renfrew Drive
Markham, ON
L3R 9S8
Tel: (905) 513-7999

Agent: KLM Planning Partners Inc.
Attn: Sandra Wiles
64 Jardin Drive, Unit 1B
Concord, ON
L4K 3P3
Tel: 905-669-4055 Fax: 905-669-0097
Email: swiles@klmplanning.com

File path: Amanda\File 12 113735\Documents\Recommendation Report



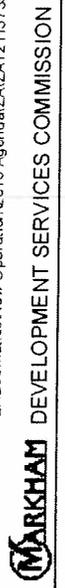


AIR PHOTO

APPLICANT: DIGRAM DEVELOPMENTS INC.
 6475 MAJOR MACKENZIE DR. EAST

FILE No. ZA.12113735 & SU.12113735 (RC)

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 SUBJECT LANDS

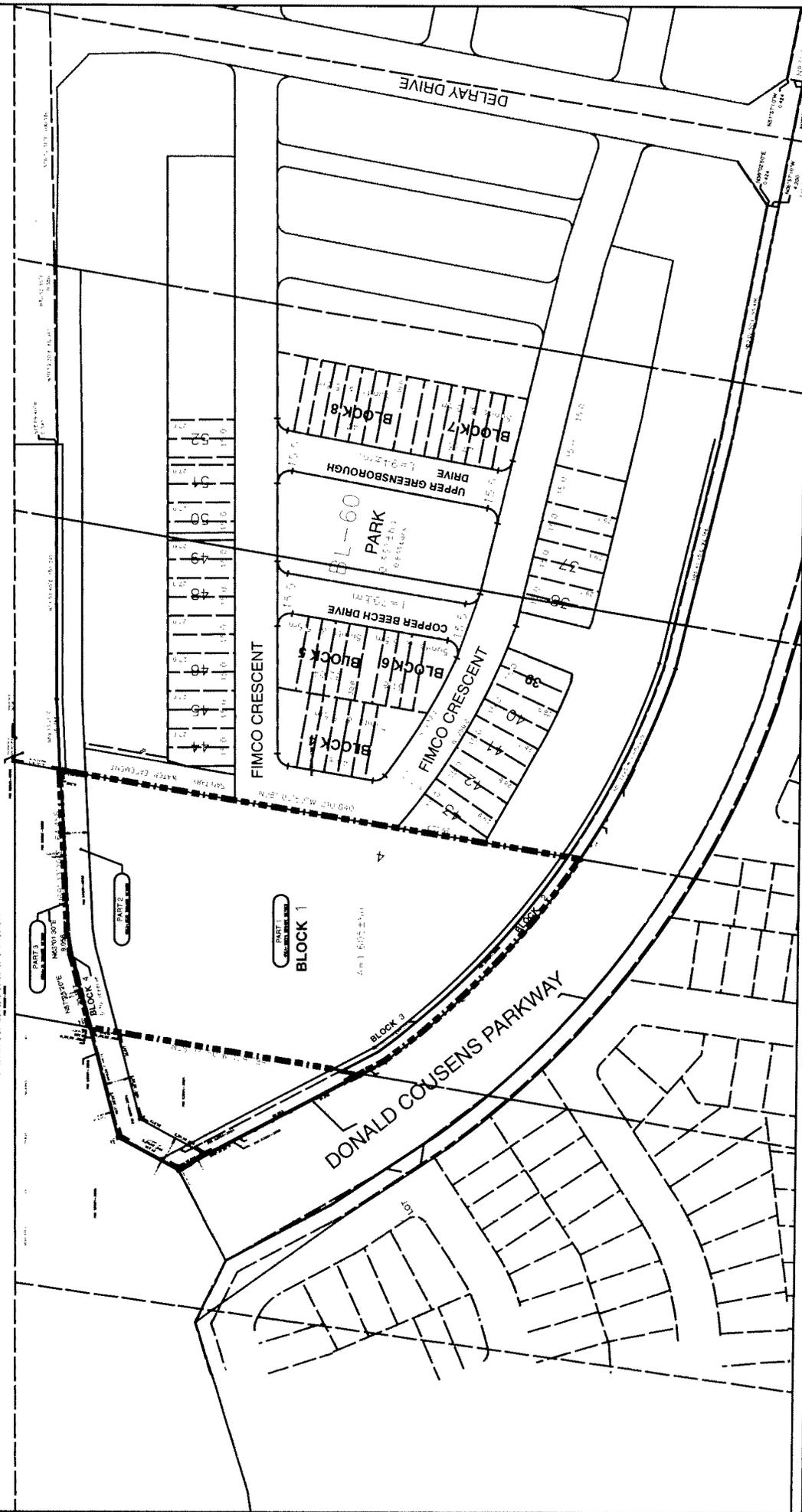
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FIGURE No. 3

MAJOR MACKENZIE DRIVE EAST - REGION ROAD No. 25



DRAFT PLAN OF SUBDIVISION

APPLICANT: DIGRAM DEVELOPMENTS INC.
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MARKHAM DEVELOPMENT SERVICES COMMISSION

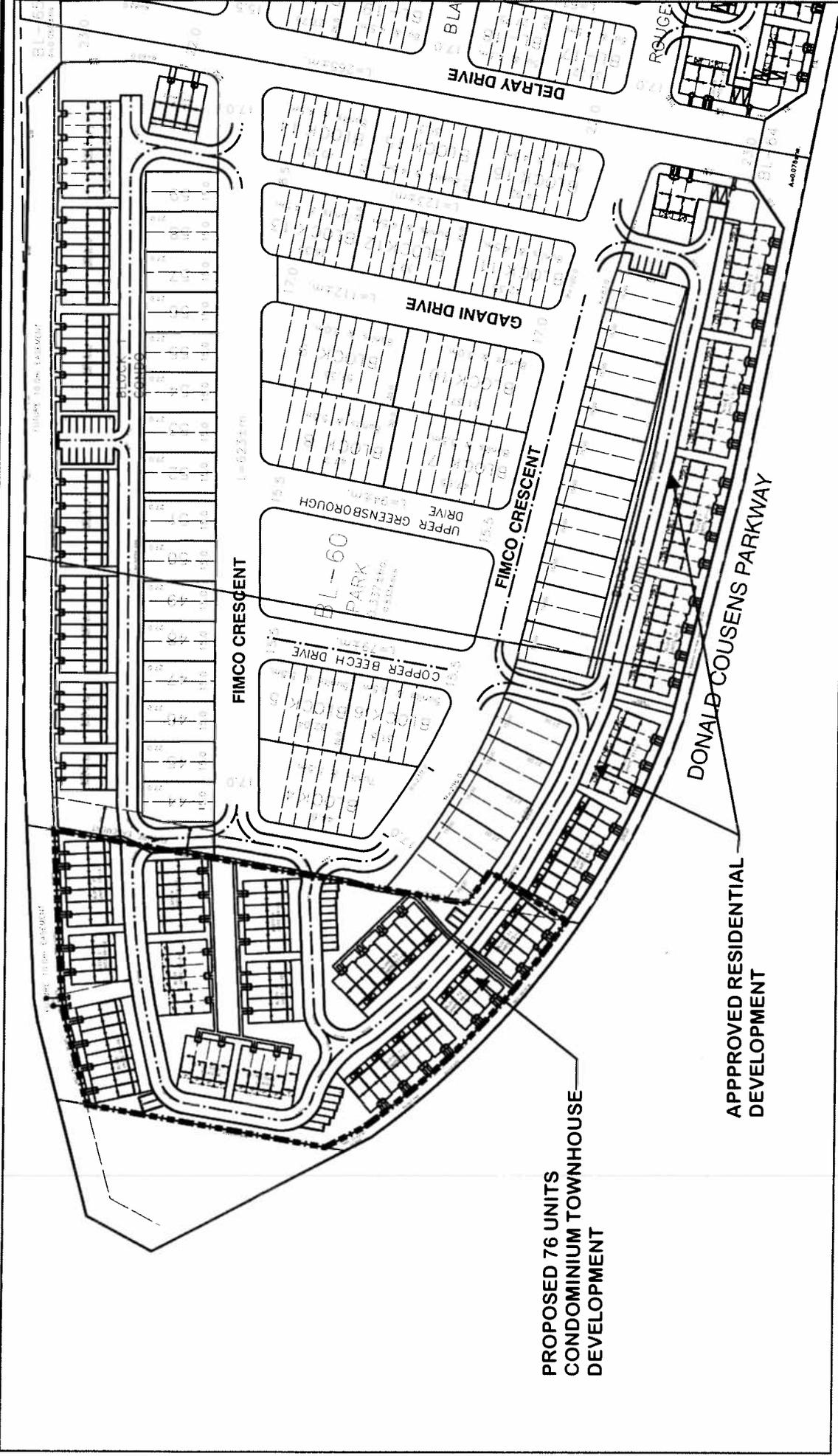
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FIGURE No. 4



CONCEPTUAL SITE PLAN

APPLICANT: DIGRAM DEVELOPMENTS INC.
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 SUBJECT LANDS

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