



Report to: Development Services Committee

Report Date: December 11, 2012

SUBJECT: RECOMMENDATION REPORT
Introduction of Site Plan Control Approval and Community Design Guidelines for the Hughson Drive Community (Hughson Drive, Lunar Drive, Ankara Court, Polaris Drive and Athens Drive [west end])
File No. SD 10 110091

PREPARED BY: Richard Kendall, M.C.I.P., R.P.P.
Manager, Central District, extension 6588

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

RECOMMENDATION:

- 1) That the report titled "Recommendation Report, Introduction of Site Plan Control Approval and Community Design Guidelines for the Hughson Drive Community" be received;
- 2) That Council adopt the attached Hughson Drive Community Design Guidelines for consideration when processing Site Plan Control applications within the Hughson Drive Community;
- 3) That Council enact the attached by-law to place lands within the Hughson Drive Community under Site Plan Control;
- 4) 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 seek Council's endorsement of Community Design Guidelines for the Hughson Drive community and the enactment of a by-law to introduce Site Plan Control to this community. The attached Site Plan Control by-law and Community Design Guidelines are being brought forward in accordance with Council's direction at the time of the adoption of new zoning standards for this Community, in January, 2012.

BACKGROUND/DISCUSSION:

Following a lengthy consultation process with the community, in January, 2012, Council adopted By-law 2012-13 which introduced new development standards for the Hughson Drive community and which also allows for the severance of each existing lot within the community, into one new lot which is half of the lot area and lot frontage of the existing lot at the time of the adoption of the by-law. This by-law was appealed to the Ontario Municipal Board (OMB) and following a hearing in July, 2012, was approved by the OMB with modifications to address site specific issues of certain appellants.

At the time of adoption of the by-law, Council also directed staff to prepare design guidelines dealing with such matters as tree preservation and building design to be brought forward to Development Services Committee for consideration, and further directed staff to bring forward an amendment to the Site Plan Control By-law to include the Hughson Drive Study Area. Site Plan Control would allow staff to review individual development proposals within the area and provide the opportunity to work with applicants to ensure the character of the community is respected as the area transitions.

Establishment of a Site plan Control Area

Section 41(2) of the Planning Act authorizes the establishment of a site plan control area by by-law. The City's Official Plan (7.12.2) identifies all lands within the municipality as a proposed Site Plan Control area and also outlines the types of development which are exempt from Site Plan approval. Typically, single and semi-detached dwellings and accessory buildings and structures thereto are exempt from Site Plan Control as reflected in the City's Site Plan Control By-law (262-94). However, singles and semi's within Heritage Districts, properties designated under Part IV of the Ontario Heritage Act, and properties within the Oakcrest/Sabiston and other identified communities are subject to Site Plan Control.

The draft Site Plan Control by-law (Appendix B) requires all development within the Hughson Drive community be subject to Site Plan Control approval with the exception of buildings or structures and additions which have a gross floor area of less than 20 square metres (215 square feet), provided the addition does not materially alter any building façade that fronts onto a private or public street. This wording is consistent with the requirements for Site Plan Control approval for the Oakcrest/Sabiston Community. There is no requirement in the Planning Act or the Official Plan for further public consultation prior to the passing of a Site Plan Control By-law.

Establishment of Design Guidelines

The design review identified no unifying or consistent architectural character elements within the community. As such, the Guidelines focus primarily on building design elements, landscape opportunities (both preservation of existing and introduction of new landscaping) and the relationship of the development to the streetscape (Appendix A).

The key objectives of the guidelines are summarized below:

- To achieve sensitive infill of new single family detached housing in the existing neighbourhood.
- To achieve a high standard of urban design.
- To facilitate the site plan approval process for the development proponents and to assist with solutions by putting the design considerations "up-front".

The community is characterised by large lots, generous setbacks, openness and mature trees. The predominance of space, mature trees and other landscaping, is central to the existing streetscape character. Therefore, preservation of mature trees, landscaping in the

front yard and tree re-planting is one of the primary design objectives for new development, as a unifying element of community character.

With respect to building design, new residences should have heights, massing and scale appropriate for the site and should use design elements which are generally complimentary with the existing neighbouring residences, while accommodating a variety of building styles, materials, colours and avoiding duplication. The use of rich architectural details and materials is recommended to reduce the visual scale of residences, including the use of varied roof forms which can incorporate design elements such as dormers and other features.

Development located at street corners should incorporate façade features and treatments that address both street frontages. These lots require special design consideration with respect to adjoining properties and views along public streets. Site and building orientation, as well as location of vehicular access should be considered. Side street yards should provide opportunities for generous landscaping and tree planting to maintain a continuous green edge along the streets, particularly given the lack of sidewalks within the community.

Site layout, building design and landscaping should be sensitive to the existing topography and adjacent properties with the aim to preserve desirable trees and significant vegetation in close proximity to site boundaries of new development. Grading plans should be designed to ensure drainage patterns are maintained around existing vegetation that is to remain. Potential injury to the abutting vegetation on neighbouring properties should be minimized by appropriate site planning, sensitive grading and, where required, special tasks as determined by tree preservation plans.

New development should also be sensitive and maintain, to the extent possible, access to light and views as well as microclimatic conditions for outdoor spaces of the neighbours. Overlooking neighbouring private amenity spaces should be avoided by thoughtful placing of windows facing into interior side yards.

While new development will occur, the Guidelines seek to balance the goal of protecting the community character through the placement of dwellings, the protection of existing trees, the introduction of new landscaping, and respecting existing grades.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendation aligns with the City's Growth Management Strategy and provides for the protection of residential neighbourhoods.

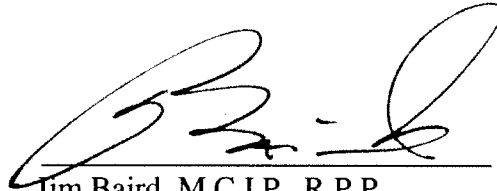
BUSINESS UNITS CONSULTED AND AFFECTED:

The draft by-law has been reviewed by the Building Department and Legal and their comments have been incorporated into the By-law.

RECOMMENDED BY:

A handwritten signature in black ink, appearing to read 'R. Mostacci', written over a horizontal line.

Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design

A handwritten signature in black ink, appearing to read 'Jim Baird', written over a horizontal line.

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

ATTACHMENTS:

Figure 1: Air Photo of Study Area

Appendix A: Draft Community Urban Design Guidelines

Appendix B: Draft Site Plan Control By-law



HUGHSON DRIVE STUDY AREA WITH MUNICIPAL ADDRESSES

HUGHSON DRIVE LAND USE STUDY

FILE No. SD. 10110091 (AH)



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AH

DATE: 09/05/11

FIGURE No.1



SUBJECT LANDS



Hughson Drive Community Design Guidelines

Hughson Drive Community: Hughson Drive, Lunar Crescent, Ankara Court, Polaris Drive and Athens Drive (west end) Figure 1.

Purpose and Applicability:

The purpose of the Community Design Guidelines for the Hughson Drive Community is to promote sensitive infill development within the community and to encourage preservation of the unique characteristics of the neighbourhood.

The Guidelines should be considered by property owners, property developers and design and building professionals when preparing and implementing plans for new residences and additions within the Hughson Drive Community. New homes and their settings should be designed to fit the existing context and to integrate with this established neighbourhood.

The Guidelines provide a framework for review by the City of Markham of site plan applications within the Community. While the guidelines provide flexibility, they are intended to ensure that new development achieves a high standard of design and respects the established character of the neighbourhood.

Objectives:

- To achieve sensitive infill of new single family detached housing in the existing neighbourhood.
- To achieve a high standard of urban design.
- To facilitate the site plan approval process for the development proponents and to assist with solutions by putting the design considerations “up-front”.

1. Streetscape and Settings

The community is characterised by large lots, generous setbacks, openness and mature trees. New development should be balanced with the goal of respecting the existing characteristics of this neighbourhood.

- New development should be sited to minimize impact on views from public streets which help define this residential neighbourhood and the characteristics of the streetscape.
- This neighbourhood is characterised by landscaped setbacks which create a green edge along public streets. The predominance of space, mature trees and other landscaping is central to the existing streetscape character. Therefore, preservation of mature trees, landscaping in the front yard and tree re-planting should be one of the primary design objectives and should be implemented for new development as a unifying element of community character.
- Existing topography should be respected and preserved by the new development. Grade difference with adjoining properties should be minimized. Grading plans should be designed to ensure existing drainage patterns are maintained around existing vegetation that is to remain.
- Mature trees on site and front yard landscaping are existing characteristics which new development should be sensitive to and should work with. Future building footprint, driveways and walkways, drainage and grading details as well as new service and utility connections should take into account the goal of preserving the existing vegetation, to the extent possible. In addition, opportunities for landscaping and shade tree planting should be created. Project proponents should prepare a tree inventory and should implement tree preservation and planting plans as part of the development.
- Wide driveways and extensive paving of the front yards can detract from the existing character of this community. New development should minimize width of the driveways and expanse of hard surface in the front yard, and should soften vehicular access from views along public streets by generous landscaping and tree planting.
- Infill housing for the corner lots requires special design consideration with respect to adjoining properties and views along public streets. Site and building orientation as well as location of vehicular access should be carefully considered and should maintain the existing character to the extent possible. Flankage yards should provide opportunities for generous landscaping and tree planting to maintain continuous green edge along the streets. Privacy fences, if desired, along side street property lines should be sensitive to the street views and should be screened by landscaping.
- New development should provide for street tree planting along the curb in accordance with the Streetscape Manual 2009, as amended from time to time.

2. Building Design

The new residences should have heights, massing and scale appropriate for the site and should use design elements which are generally complementary with the existing neighbouring residences.

- The new buildings should have a complementary relationship with the existing residences and amenity areas, while accommodating a variety of building styles, materials, colours and avoiding duplications. Use of architectural details and a

variety of materials is recommended to break up the mass and to reduce the visual scale of larger residences. New residences should emphasize single story massing elements on the street facing facades by including architectural features such as porches, bay windows, horizontal change in exterior materials and other measures.

- Use of varied roof forms is encouraged to reduce appearance of height for the new residences. The overall massing of the roof could be further reduced by incorporating design elements such as dormers and other features.
- New residences should avoid use of unbroken solid wall surfaces facing streets: variation in building mass, architectural detailing, ornamental features and altering exterior finish materials and colour is strongly encouraged to provide articulation to street facing facades and to create visual interest along public streets. Infill development located at street corners should incorporate façade features and treatments that address both street frontages.

3. Parking and Garage Location and Design

The visual impact of off-street parking and access to new development should be minimized by sensitive site planning and appropriate design features of the new development.

- The width of the garage and driveway should be minimized to the extent possible to ensure that the streetscape is not dominated by garages and driveways.
- Opportunities for tree planting and soft landscaping should be created to screen and soften off-street parking and to visually separate driveways along the street edge.
- Prominence of garages on street facing facades should be minimized by creating a recess for the garage doors on the street facing facade and/or by adding architectural detailing for the garages as well as creative use of landscaping.
- Innovative design solutions such as use of pervious surfaces are encouraged to soften appearance of driveways and associated parking.

4. Respect the Existing Community

Site layout, building design and landscaping should be sensitive to the existing adjacent properties.

- New development should be sensitive and aim to preserve desirable trees and significant vegetation in close proximity to site boundaries of new development. Potential injury to the abutting vegetation on neighbouring properties should be minimized by appropriate site planning, sensitive grading and, where required, special tasks as determined by tree preservation plans.

- New development should be sensitive and maintain to extent possible access to light and views as well as microclimatic conditions for outdoor spaces of the neighbours.
- Overlooking neighbouring private amenity spaces should be avoided by thoughtful placing of windows facing into interior side yards.
- Placement of AC units and waste/recycling bin storage on site should take into account location and use of the private amenity space of the neighbours.



BY-LAW 2012-XXX

A By-law to amend By-law 262-94, as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM
HEREBY ENACTS AS FOLLOWS:

1.0 By-law 262-94, as amended, is hereby further amended as follows:

1.1 By adding the following Section 9:

“9. Hughson Drive/Lunar Crescent/Ankara Court Community

Notwithstanding Section 4 of this by-law, DEVELOPMENT located within the boundaries of the Hughson Drive/Lunar Crescent/Ankara Court community, as shown on Schedule ‘A’ attached hereto, shall be subject to the approvals in Section 3 of this by-law except for the following DEVELOPMENT:

“Buildings or structure and additions and alterations to buildings and structures which have a total gross floor area of less than 20 square metres, provided the addition does not materially alter any building façade that fronts onto a public or private street.”

1.2 By renumbering Section 9 to Section 10 and Section 10 to Section 11:

2.0 All other provisions of By-law 262-94, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
XX DAY OF XXXX, 2012.

KIMBERLEY KITTINGHAM
TOWN CLERK

FRANK SCARPITTI
MAYOR



EXPLANATORY NOTE

BY-LAW 2012-XXXX

A By-law to amend By-law 262-94, as amended, a by-law to designate the City of Markham as an area of Site Plan Control.

LANDS AFFECTED

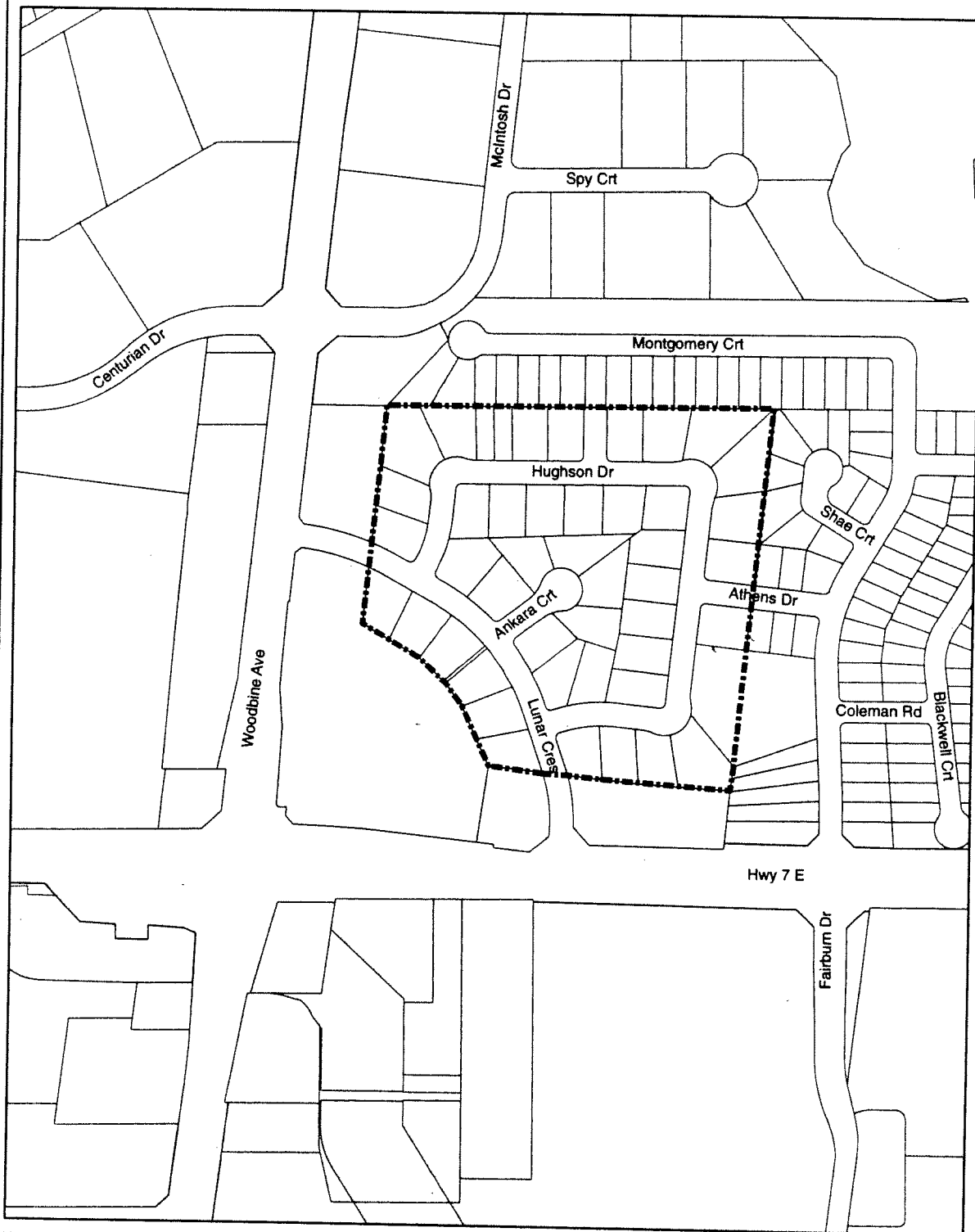
The proposed Site Plan Control By-law amendment applies to a neighbourhood located north of Highway 7 and east of Woodbine Avenue. The neighbourhood generally consists of single detached residential dwellings located on Hughson Drive, Lunar crescent and Ankara Court.

EXISTING ZONING

The lands are zoned in By-law 221-81, as amended.

PURPOSE AND EFFECT

The purpose and effect of this by-law amendment is to make certain development within the Hughson Drive community subject to Site Plan Control.



BY-LAW SCHEDULE 'A' TO AMEND BY-LAW 262-94



BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE



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BY-LAW AMENDMENT No. PASSED

..... (MAYOR) (CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: R KENDALL

DATE: 11/20/2012

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham Clerk's Office