



Report to: Development Services Committee

Report Date: October 9, 2012

SUBJECT: RECOMMENDATION REPORT
Stargrande Custom Homes
Rezoning and Site Plan applications to permit a townhouse
development at 6330 16th Avenue (north-east corner of
Williamson Road and 16th Avenue).
File Nos: ZA 11 119446 & SC 11 119447

PREPARED BY: Stacia Muradali, Ext. 2008
Senior Planner, East District

RECOMMENDATION:

- 1) That the report dated October 9th, 2012 titled "RECOMMENDATION REPORT, Stargrande Custom Homes, Rezoning and Site Plan applications to permit a townhouse development at 6330 16th Avenue (north-east corner of Williamson Road and 16th Avenue), File Nos: ZA 11 119446 & SC 11 119447", be received;
- 2) That the record of the Public Meeting held on October 11th, 2011 regarding the application submitted by Stargrande Custom Homes (ZA 11 119446) to amend Zoning By-law 304-87, as amended, be received;
- 3) That the application (ZA 11 119446) submitted by Stargrande Custom Homes to amend Zoning By-law 304-87, as amended, to permit a townhouse development at 6330 16th Avenue, be approved, and the draft By-law attached as Appendix 'C' be finalized and enacted without further notice;
- 4) That the Site Plan application (SC 11 119447) submitted by Stargrande Custom Homes to facilitate a townhouse development at 6330 16th Avenue be endorsed in principle, subject to the conditions attached as Appendix 'A';
- 5) That Site Plan Approval (SC 11 119447) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the site plan;
- 6) That the acceptance of any lands to be conveyed to the City for walkways, parks and open space areas be to the satisfaction of the CAO and City Solicitor, and free of any environmental liabilities, cost or encumbrances;
- 7) That 2011/2012 servicing allocation for 160 townhouses be assigned to the proposed development, subject to written confirmation from the Landowners Group that servicing allocation is available from the 2011/2012 sewer and water allocation previously assigned to Swan Lake;

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- 8) That the Town reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner;
 - 9) And 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 discuss and recommend approval of applications submitted by Stargrande Custom Homes to rezone 6330 16th Avenue in accordance with the Official Plan, and for site plan approval, to allow a townhouse development.

BACKGROUND:**Subject land and area context**

6330 16th Avenue (the “subject land”) is located at the north-east corner of Williamson Road and 16th Avenue and abuts Swan Lake (Figure 1). A small portion of the lake area is located on the subject land (Figure 3). The site is approximately 4.17 ha (10.3 acres) and contains a heritage house (the John Reesor House) as well as trees and vegetation. There are vacant lands and Swan Lake located to the north of the subject land. The vacant lands to the north of the subject site are owned by the City, and are intended to form part of the Community Park. The existing Amica retirement home with a second phase proposed to the east, a residential subdivision and proposed place of a worship on the west side of Williamson Road, and residential development on the south side of 16th Avenue (Figure 3).

Proposed townhouse development

The applicant is proposing a townhouse development consisting of a total of 160 townhouse units comprised of a mix of dual frontage, back to back and standard townhouse units, 2 to 3-storeys each. The proposed development will be a common element condominium. The dual frontage townhouses will be oriented along 16th Avenue and Williamson Road. The standard towns are proposed along the north and east perimeter of the site as well as some internal blocks. The back to back units will be centrally located within the proposed development.

The amenity space for the back to back and dual fronting townhouses will not be less than 9.2 m² (100 ft²). The depth of the rear yards for the standard townhouses will be at least 6m (19.6 ft) other than one (1) block of units which abut the proposed pathway adjacent to Swan lake, which will have rear yards ranging from approximately 5m (16ft) to 5.7m (18.7 ft). The main floor of the dual frontage units facing 16th Avenue and Williamson Road are above grade and will be accessed by stairs.

This proposal intends to preserve and convert the heritage house into a semi detached dwelling which will be incorporated within the development. The heritage house will be

a visual focal point at the access on 16th Avenue. A private amenity area, approximately 271 m² (2,917 ft²) will be located at the north-east corner of the site adjacent to the pathway. Forty-one (41) visitors parking spaces are being provided throughout the site (Figure 4).

There will be two (2) points of vehicular access to the site. A right-in, right-out only access on 16th Avenue and a full movement access on Williamson Rd. The access on Williamson Road will align with Maple Ridge Crescent.

Parkland Dedication

The property is located within the area of the Swan Lake Secondary Plan. The Swan Lake Secondary Plan identifies the location of the Community Park intended to serve the residents of the Swan Lake area. Figure 9 – shows the location of the Community Park identified in the Swan lake Secondary Plan, and other parks and open space blocks (including school sites) in the general area. It is also the intent of the Secondary Plan that a public edge to the lake permitting public access be established.

The applicant proposes to convey approximately 0.23 ha (0.56 acre) of land to the City for the purposes of a pathway. This pathway will connect to the existing trail around Swan Lake and serves to buffer the lake from the development. The lake area (0.23 ha / 0.56 acre), which is currently within Stargrande's ownership, is also proposed by the applicant to be conveyed to the City, as a non-parkland conveyance. Prior to the conveyance of any lands or portion of Swan Lake to the City, the CAO and City Solicitor will need to be satisfied that the lands and lake are free of any environmental, liabilities, cost or encumbrances. The Phase 2 Environmental Site Assessment (ESA) and the Record of Site Condition will need to be reviewed to determine if lands are suitable for conveyance to the City. As the Phase 2 ESA and Record of Site Condition have not yet been finalized, the amount of land being dedicated as parkland and the amount of monies paid as cash-in-lieu cannot be confirmed and may have to be revised. In the event that the walkway is not acceptable to the City it maybe conveyed as a strata conveyance, as discussed on page 5 of this report.

In the event that the lands or the portion of Swan Lake to be conveyed are not acceptable to the City, prior to the execution of the Site Plan Agreement, the applicant shall satisfy the City with respect to the long term ownership and stewardship of the Swan Lake, within the subject property, as well as the lower strata of the walkway.

The proponent of this development will be satisfying their requirement for parkland, in part through their participation in the developers group for the Greensborough area. The balance of the required park contribution will come to the City as cash-in-lieu, or as land. The City will only accept land if it is free of environmental liabilities. (Table 'A' below summarizes the parkland requirement for this development.)

Table 'A' – Parkland Summary	
Required	0.533 ha (1.317 ac.)
Credit from Developer's Group	0.26 ha. (0.642 ac.)
Provided	0.23 ha (0.56 ac.)*
Balance Owing (Cash-in-lieu)	0.043 ha (0.106ac.)*
* to be revised following confirmation that lands to be dedicated are free of any liabilities, including environmental, to the satisfaction of the City	

Official Plan and Zoning

The subject land is designated “Urban Residential”, “Open Space” and “Environmental Protection Area” in the Town’s Official Plan. The “Urban Residential” designation allows residential uses while the predominant uses within the “Open Space” designation includes conservation and outdoor recreation uses, pedestrian walkways and links. Lands designated “Environmental Protection Area” are intended to be secured for long term protection and includes lands and water bodies containing natural and/or ecological functions of significance to the City. The lands designated “Open Space” and “Environmental Protection Area” are proposed by the applicant to be conveyed to the City as part of the development process, subject to review and acceptance by the City. The proposed development conforms with the Official Plan.

The site is designated “Urban Residential”, “Medium Density (Area I) Housing” and “Open Space- Environmentally Significant Area” in the Swan Lake Secondary Plan (OPA 17) (the “Secondary Plan”). (See Figure 2.) The Secondary Plan contemplates townhouses among other residential uses such as semi-detached and linked housing, and apartments to be developed on the subject property within a net site density range of 37.1 to 79.9 units per hectare (15 to 32 units per acre). The proposed development has a net site density of approximately 45 units per hectare (18 units per acre) which is at the low end of the density range contemplated in the Secondary Plan. The Secondary Plan describes the “Open Space- Environmentally Significant Area” as an area which includes the water feature and a buffer area surrounding the water feature. The proposed development conforms with the Secondary Plan.

The subject site is zoned “Rural Residential Four (RR4)” which allows one single family detached dwelling. Rezoning of the land is required to permit the proposed development and to zone the buffer area around the water feature appropriately.

Public meeting held

The statutory public meeting was held on October 11th, 2011. A number of residents attended and a petition in opposition to the proposed development was submitted. The residents expressed concern with respect to increased traffic impacts, increase in number of school students and safety, impact on wildlife and preservation of Swan Lake.

OPTIONS/ DISCUSSION:**Environmental Impact Study undertaken**

The owner retained an environmental consultant to undertake a Environmental Impact Study (EIS) for the proposed development. The purpose of the EIS was to provide a background review and description of the physical and ecological characteristics, their functions, significance and sensitivity. On site, Black Walnut Manitoba Maples, Norway Spruce and White Cedar are among the existing trees. The shoreline consists of apple trees, Manitoba Maple and Black Locust trees. The study found that Swan Lake acts as a local staging area for migratory waterfowl and common nesting birds and as fish habitat.

The EIS did not identify any significant natural heritage features or functions on the subject property and concluded that the proposed development will not adversely impact Swan Lake. The EIS identifies overall potential effects of the proposed development such as: loss of table land vegetation, increased run-off from paved surfaces, soil compaction and removal of trees. It should be noted that stormwater from the proposed development will be directed to the south and west, with the majority draining to the stormwater pond on the west side of Williamson, on the north side of 16th Avenue beside Brother Andre Catholic High School. The townhouse development will not drain to Swan Lake.

If it is determined that the land is free of contamination a 10m (33 ft.) parcel of land, from the top of bank, will be conveyed to the City for the purposes of a public trail and buffer around Swan Lake. Alternatively, if the land is not suitable for conveyance to the City, the surface of the lands to a depth of 1.0 to 2.0 m (3.3 to 6.6 ft.) could be cleaned and the upper strata could be conveyed to the City, for use as a pathway. If the proposed parkland can not be conveyed the shortfall will need to be made up through a cash-in-lieu payment. This buffer will further minimize any potential impacts which the proposed development may have on Swan Lake.

The EIS recommends a number of mitigation measures which will be included in the site plan agreement (Appendix 'A'):

1. Additional planting and supplemental landscaping should be incorporated within the open space buffer .
2. Construction fencing installed between the rear yards and the edge of the lake should be regularly inspected and maintained in good working order throughout the construction period.
3. If grades need to be re-established, a silt fence should be placed down slope at the limit of the proposed re-grading to ensure that erosion and sediment movement does not occur during construction.
4. The removal or clearing of vegetation should occur outside of the breeding bird season which is generally from mid-April to mid-July in southern Ontario. For any proposed clearing within the breeding season, or where birds are suspected of nesting outside of the typical breeding season, an ecologist should undertake detailed nest searches immediately prior to site alteration to ensure that no active nests are present.

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5. A sediment control plan should be prepared for the construction phase of the development, prior to the start of construction and silt fencing should be installed at the top of bank adjacent to the shore of the lake to minimize the potential for any sediment to leave the site during construction. The silt fencing should not be removed until all of the development work has been completed and any exposed soils stabilized.

Region of York requirements

16th Avenue and the intersection of 16th Avenue and Williamson Road are under the jurisdiction of the Region of York. The Region of York has reviewed the development proposal and all related documentation and plans provided in support of the application. The Region has stipulated a number of conditions that are to be fulfilled. These conditions include: conveyance of lands to the Region of York to provide a widening across the full 16th Avenue frontage of 19.8m from the centerline of 16th Avenue, submission of a satisfactory noise study, and submission of a satisfactory Transportation Demand Management Plan (TDM Plan). City Staff has also requested a TDM Plan in support of the proposed development and this requirement will be provided for in the site plan agreement (Appendix 'A'). Further details of the TDM Plan are described below. The owner is required to comply with all Region of York conditions within the timelines established by the Region (Appendix 'A').

Transportation

The owner has submitted a Traffic Impact Study (TIS) in support of the proposed development. The TIS has been reviewed by Regional and City staff. The TIS will need to be revised to include a discussion of the existing conditions and future facilities in the vicinity of the subject site related to other transportation modes (eg. transit, pedestrian and cycling), as well as exploring alternative options including enhanced signage and/or pavement markings across the 16th Avenue accesses to address safety concerns related to students walking to school.

York Region is currently reviewing the recently revised TIS, TDM and engineering drawings, and will determine if road improvements (e.g. turning lanes, timing of traffic signals at Williamson Road and 16th Avenue) are necessary to facilitate this development. Final approval and site plan conditions will be provided by York Region following their review and approval of the TIS, TDM and engineering drawings. The TIS, TDM plan and engineering drawings will need to be revised to the satisfaction of the Commissioner of Development Services and York Region prior to site plan endorsement. York Region staff have verbally advised that they don't anticipate any Regional road capacity issues from this development.

Regional and City staff are also working with the applicant on implementing appropriate TDM measures in support of the proposed development. Both the Region of York and the City of Markham will not assume any financial responsibility for implementing the provision of TDM measures. The TDM measures should include: a travel information package for residents including a York Region Transit route map, GO Transit route map and schedule, community map including pedestrian connections, trails, cycling facilities,

etc, 2 preloaded Presto Cards with a cash value of \$25.00 per household and bicycle parking, amongst other things. The TDM Program must identify the roles and responsibilities of the developer regarding the operational and financial elements regarding program development, implementation, ongoing management and operations, and monitoring of the TDM Program. The owner will be required to provide the TDM Plan to the satisfaction of both the Region of York and the City of Markham prior to site plan endorsement (Appendix 'A').

Sustainable Initiatives

The owner (Greenpark) offers advanced green technology innovations and eco-friendly high performance features to create a more environmentally friendly and affordable home. The site plan agreement will contain a clause requiring the owner's commitment in implementing the sustainable measures described below and on the list in Appendix 'B' (Appendix 'B').

The owner has committed to implementing a number of sustainable initiatives (Appendix 'B' for the full list of sustainable initiatives):

1. Individual rear vegetable garden which lowers the cost of purchasing food and lowers the environmental impact transporting and warehousing food.
2. Whole House Electricity Use Monitor which measures how much electricity a household uses, helping the homeowner operate more efficiently and modify their usage.
3. 1 Rain Barrel per unit to collect the rain from the downspout of the eavestrough system for additional water supply. The recycled rain can be re-used for outdoor purposes such as watering lawns or gardens and exterior cleaning.
4. Low E windows
5. Recycled Cellulose Attic Insulation
6. Energy Star Rated Compact Fluorescent Bulbs
7. Low Volatile Organic Compounds (VOC) Paint, Stains and primer
8. Recycling centre in each unit
9. Integrated Heating System with efficient domestic hot water system.
10. Air Filtration System
11. Energy Star Programmable Thermostat
12. Solar Ready
13. Energy Star appliances
14. Shower Drain Water Heat Recovery System
15. High efficiency toilets
16. Low flow aerators for kitchens and bathrooms
17. Low flow shower heads.

Building elevations

A variety of brick colours will be used for each townhouse type and different building materials will be used within each block to create some visual interest. Certain features such as windows will be articulated. End units as well as rear elevations facing the pathway will have enhanced elevations. Balconies and porches are introduced

throughout many of the townhouse blocks. The entrances of the dual frontage units facing 16th Avenue and Williamson Road, are above grade and will be accessed by stairs. All of the dual fronting townhouses will have direct access to 16th Avenue and Williamson Road.

The site presented significant challenges for grading and drainage, due to an elevation difference of over 7m (23 ft.) through the site and a high invert elevation for the sewer main on Williamson Rd. adjacent to the site. The original solution from the applicant was based on an extensive series of retaining walls along 16th Avenue and Williamson Road, separating the new development from the street by up to 2m (6.6 ft.). City staff worked closely with the applicant over the summer to revise the grades within the site and lower the buildings next to the streets, thereby removing the retaining walls and allowing for direct walkway access from the house to the streets. City staff and the applicant are now satisfied with the grading and drainage solution for the site.

Servicing allocation

2011/2012 servicing allocation is available for the proposed development, therefore, a Hold provision will not be placed on the subject property. Through this report, Staff are requesting that 160 townhouse units of servicing allocation be assigned to the proposed development.

CONCLUSION

The proposed development is appropriate as the land use, built form and proposed density conforms with the Official Plan. The pathway connection to the existing trail and a portion of Swan Lake proposed to be conveyed to the City. Prior to the City accepting the land the CAO and City Solicitor will need to be satisfied that the lands are free of any environmental liabilities, cost or encumbrances. Swan Lake will be appropriately buffered from the proposed development with a 10m buffer which will be appropriately zoned to reflect its intended use. The Environmental Impact Study provided by the applicant concluded that the proposed development will not significantly impact Swan Lake, and all storm water drainage is being directed to the southwest away from Swan Lake.

Staff recommend that the zoning by-law attached in Appendix 'A' be approved and that the site plan be endorsed in principle, subject to the conditions identified in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development aligns with the City's strategic priorities for growth management, transportation and the environment.

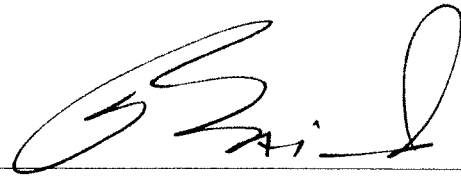
BUSINESS UNITS CONSULTED AND AFFECTED:

The rezoning and site plan applications have been circulated to various City departments and external agencies and their requirements have been incorporated into this report.

RECOMMENDED BY:



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



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

ATTACHMENTS:

- Figure 1: Location Map
 - Figure 2: Area Context/ Zoning/Secondary Plan
 - Figure 3: Air Photo
 - Figure 4: Site Plan
 - Figure 5: Back to Back Building Elevations
 - Figure 6: Dual Fronting Building Elevations (16th Avenue)
 - Figure 7: Standard Building Elevations
 - Figure 8: Dual Fronting Building Elevations (Williamson Road)
 - Figure 9: Area Park and Open Space
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- Appendix 'A': Site Plan Conditions
 - Appendix 'B': Sustainable Initiatives
 - Appendix 'C': Draft Zoning By-law

Coloured Renderings: Back to Back, Standard and Dual Fronting (16th Avenue, and Williamson Road).

APPLICANT CONTACT INFORMATION:

Attn: Anthony Martelli
Director
Greenpark Homes
8700 Dufferin Street
Concord, ON, L4K 4S6

Tel: 416-736-4096

Email: amartelli@greenparkhomes.com

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APPENDIX 'A'
SITE PLAN CONDITIONS
STRAGRANDE CUSTOM HOMES
6330 16TH AVENUE

That prior to site plan endorsement:

1. That the Owner satisfies the Region of York pre-endorsement conditions.
2. That the traffic impact study and TDM Plan be revised to the satisfaction of the Commissioner of Development Services and the Region of York.

That the Owner shall enter in a Site Plan Agreement with the City, containing all standards and special provisions and requirements of the City and other external agencies, including but not limited to:

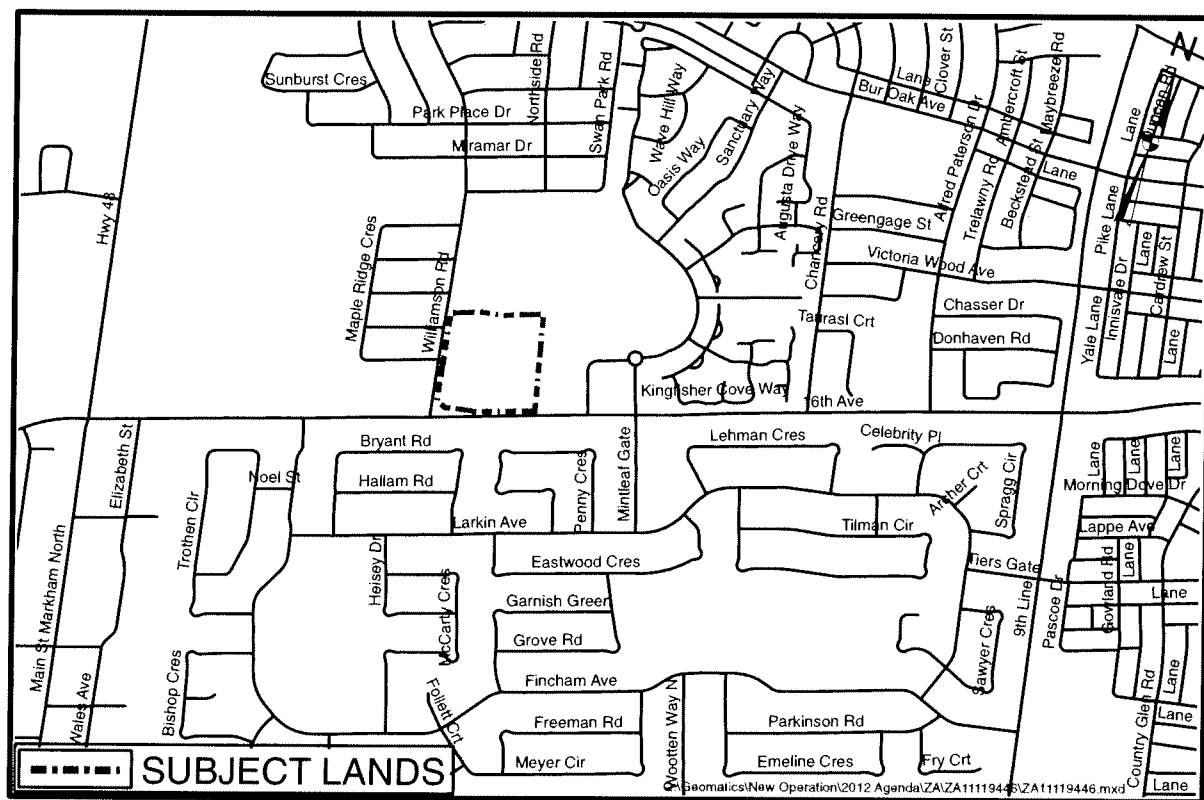
1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, provision of parkland dedication (including cash-in-lieu or approved alternative) and any financial obligation.
2. That the Owner agrees to implement the sustainable measures listed in Appendix 'B'.
3. That the Owner agrees to satisfy all of the Region of York requirements.
4. That the Owner agrees to implement any applicable mitigation measures recommended in the Environmental Impact Study prepared by Beacon Environmental dated January 2012.

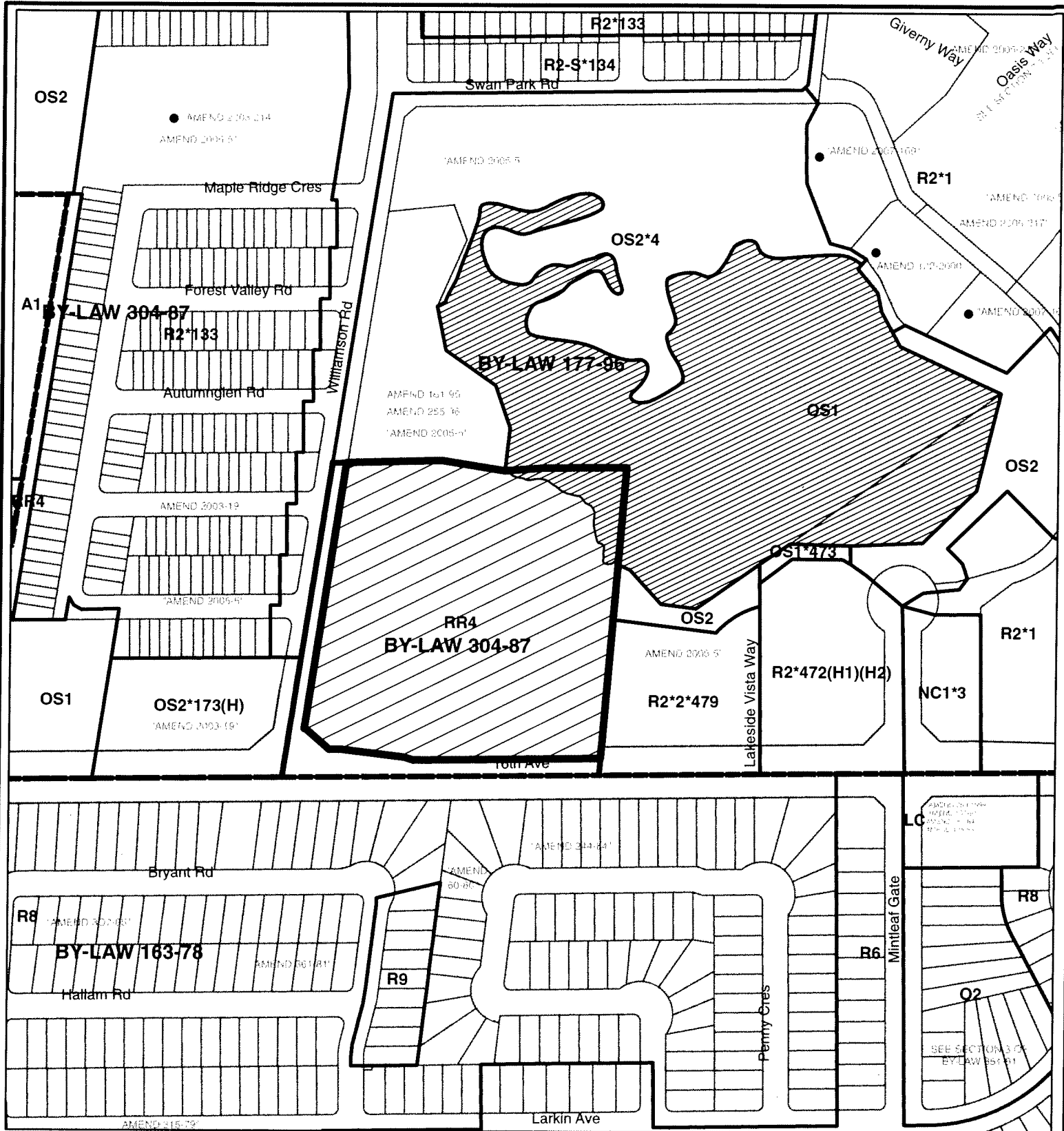
Prior to execution of a Site Plan Agreement:

1. The Owner shall submit final site plans, building elevations, engineering drawings, lighting plan and photometrics (if applicable), landscape plans, along with any other studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services.
2. The Owner shall convey the parks and open spaces areas to the City of Markham, free of all cost and encumbrances. The acceptance of any lands to be conveyed to the City will be to the satisfaction of the CAO and the City Solicitor, and free of any environmental liabilities, costs and encumbrances.
3. The Owner shall satisfy the Region of York regarding the conveyance of a required road widening along 16th Avenue.
4. The Owner shall, in the event the lands or the portion of Swan Lake to be conveyed are not acceptable to the City, satisfy the City with respect to the long term ownership and stewardship of the Swan Lake, within the subject property, as well as the lower strata of the walkway.

Prior to site plan approval:

1. That written clearance from the Region of York is received, to the satisfaction of the Commissioner of Development Services.





AREA CONTEXT / ZONING / SECONDARY PLAN

APPLICANT: STARGRANDE CUSTOM HOMES
 6330 16th AVENUE

FILE No. ZA11119446&SC11119447(SM)

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DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SM

SUBJECT LANDS
 MEDIUM DENSITY (AREA 1) HOUSING
 OPEN SPACE ENVIRONMENTALLY
 SIGNIFICANT AREA

DATE: 05/17/12

FIGURE No. 2



AIR PHOTO

APPLICANT: STARGRANDE CUSTOM HOMES
6330 16th AVENUE

 SUBJECT LANDS

FILE No. ZA11119446&SC11119447(SM)

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DATE: 05/17/12



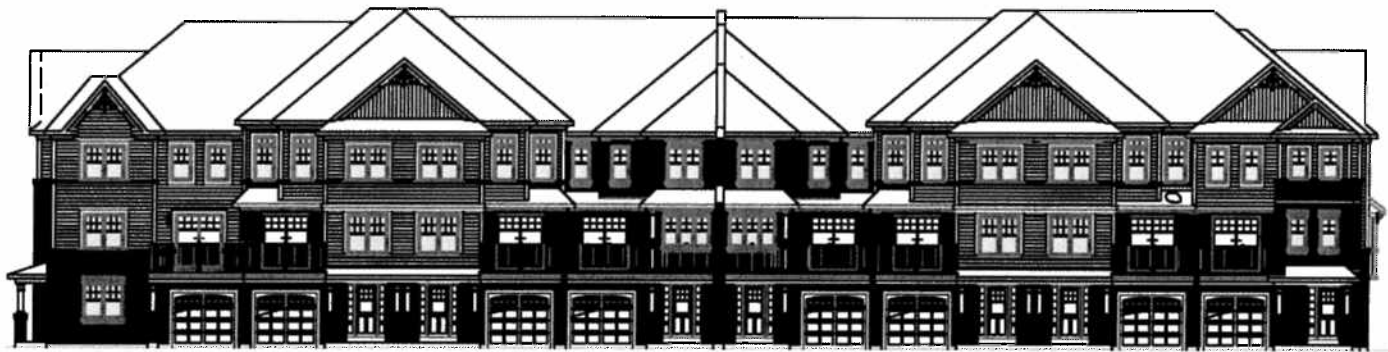
DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SM

FIGURE No. 3





BACK TO BACK TOWN



BACK TO BACK TOWN



BACK TO BACK TOWN

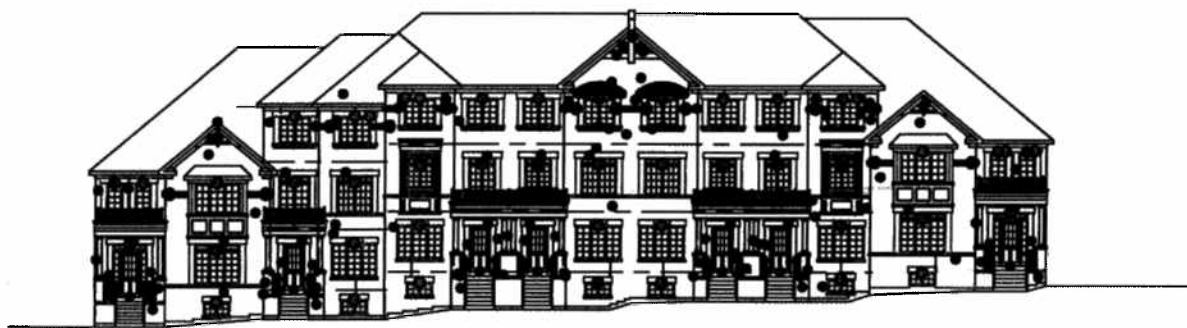
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BACK TO BACK TOWN

APPLICANT: STARGRANDE CUSTOM HOMES
6330 16th AVENUE

FILE No. ZA11119446&SC11119447(SM)

DATE: 05/17/12

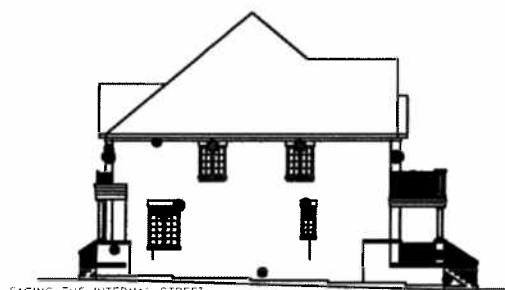


BUILDING 4-DUAL FRONTING

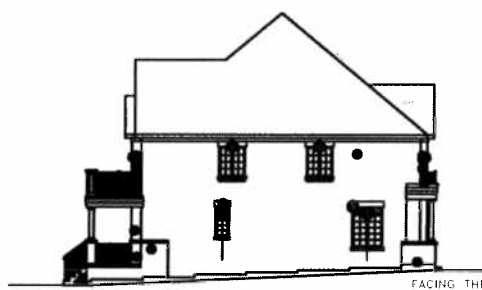


FACING THE INTERNAL STREET

BUILDING 4-DUAL FRONTING



FACING THE INTERNAL STREET



FACING THE INTERNAL STREET

BUILDING 4-DUAL FRONTING

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DUAL FRONTING (16TH AVENUE)

APPLICANT: STARGRANDE CUSTOM HOMES
6330 16th AVENUE

FILE No. ZA11119446&SC11119447(SM)

DATE: 05/17/12



STANDARD TOWN



STANDARD TOWN



STANDARD TOWN



STANDARD TOWN

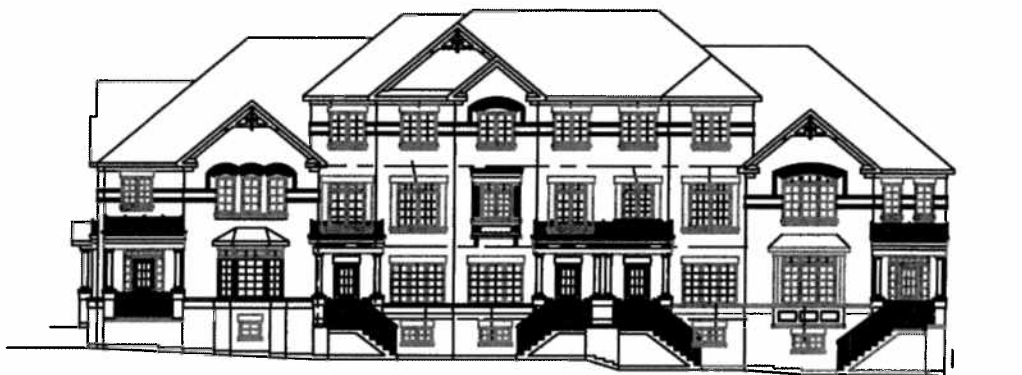
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STANDARD TOWN

APPLICANT: STARGRANDE CUSTOM HOMES
6330 16th AVENUE

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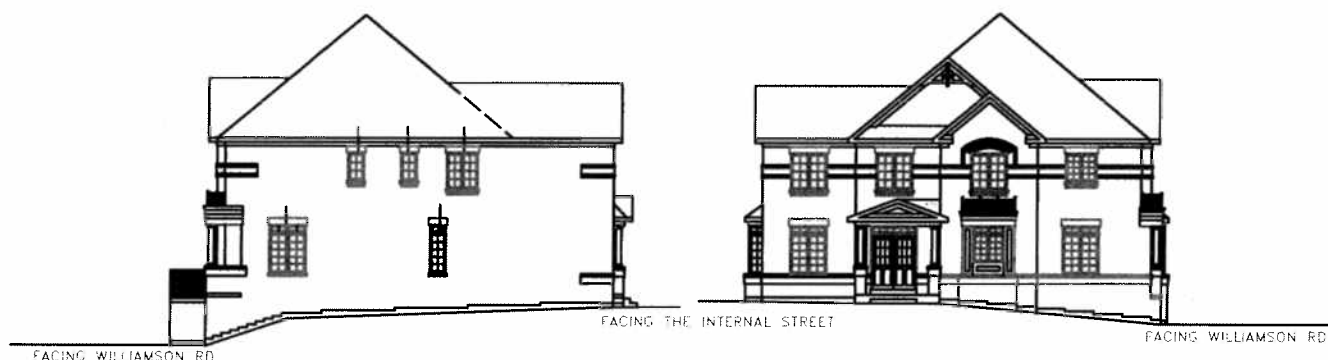
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FACING WILLIAMSON RD.
BUILDING 7-DUAL FRONTING



FACING THE INTERNAL STREET
BUILDING 7-DUAL FRONTING



BUILDING 7-DUAL FRONTING

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DUAL FRONTING (WILLIAMSON ROAD)

APPLICANT: STARGRANDE CUSTOM HOMES
6330 16th AVENUE

FILE No. ZA11119446&SC11119447(SM)

DATE: 05/17/12



Stargrande Custom Home Corp.

2 x 6 Exterior Stud Partition + R-22 Batt Insulation + R-4 Exterior Insulsheathing Board (BP)

This wall assembly system uses quality low-heat-loss, high density batt insulation on the inside of your home while wrapping the outside with insulation. It's like covering your home in a winter coat.

**Low E Windows Throughout (including basement) with Energy Star Zone C Rating**

Rated specifically for our climate zone, these windows are engineered to minimize condensation. Home comfort is increased considerably. (Manufactured to a maximum 1.8 U Value)

**R-50 Recycled Cellulose Attic Insulation**

Made of recycled paper, this insulation is ideal for attics as it is blown into place and conforms to the entire space, filling all the nooks crannies, and acts like a thick, cozy blanket.

**R-31 Foam Insulation for Exposed Floors and Critical Areas**

Using a spray-in-place foam Insulation provides an effective air-tight insulation system in exposed floors like rooms above the garage and in critical areas. The extra insulation helps to keep the floors above them warm in the winter and cool in the summer.

**R-20 Near Full-Height Basement Insulation**

Insulating the basement improves the basement's and first floor's overall comfort.

**Air Tight Building Design**

The home receives 3rd party performance testing to reduce drafts, improve comfort and reduce energy costs.

**Energy Star Rated Compact Fluorescent Bulbs (CFL) Throughout**

These bulbs use about 75% less energy than standard incandescent bulbs and last up to 10 times longer, according to Hydro One. They give off less heat, so they are cool to touch yet emit the same amount of light as standard bulbs.

**Return Air Joints and Supply Ducting Sealed with Foil Tape**

A conventional duct system leaks 20 - 30% of it's air through leaks, holes and gaps. In our Energy Star homes, air leakage is reduced by sealing the ductwork with foil tape. The benefits are increased comfort through improved air delivery and lower operating costs.

**Low Volatile Organic Compounds (VOC) Paint, Stains, and Primer**

Standard finishes release volatile organic compounds (VOC) that can adversely affect the home's air quality. Low-VOC finishes ensure your indoor air is clean and that your family is safe from chemical emissions.

**Recycling Centre**

Built in kitchen recycling centre with 2 bins.

**Rear Yard Vegetable Garden**

Growing your own vegetable garden can do more than provide tasty and healthy produce. It lowers the cost of providing your family with healthy, organic vegetables. Gardens also help to reduce the environmental impact of transporting and warehousing food. Homegrown produce often has greater nutritional value due to the fact it is picked when it is ripe and ready to be eaten.

**Integrated Heating System with Efficient Domestic Hot Water System**

High efficiency condensing HWT combination heating system (Envirosense or equivalent minimum 90% AFUE) with high velocity air distribution System. The integrated heating system uses one burner to provide space heating for the house and domestic hot water heating. This system provides 50% greater efficiency than a standard domestic hot water tank. Storing domestic hot water in an insulated pre-heat tank means lower utility costs and lots of hot water.

**Air Filtration System**

A superior filtration system that removes particles from the air in your home, resulting in better indoor air quality. (Merv 12 Media Filter)

**Energy Star Programmable Thermostat**

Matching your home's energy use to the lifestyle of the occupants is an ongoing challenge made easier with a programmable thermostat. Used properly, an Energy Star programmable thermostat can help save on your annual heating and air conditioning costs.

**Whole House Electricity Use Monitor**

Electricity monitoring lets you measure how much electricity is used, helping you operate more efficiently. Using this information to modify your usage can reduce your energy use and your electrical bill.

**Solar Ready**

A four-inch capped pipe leads directly from the furnace room to the roof, providing for the future installation of the solar on-site power generation or hot water heating.

**Energy Star Appliances**

An Energy Star rated fridge, stove, washer and dryer will use 10 to 50 percent less energy than standard appliances.

**1 Rain Barrel Per Unit**

Rain Barrels are used to collect the rain from the downspout of your eavestrough system for an additional water supply. This recycled rain can be re-used for outdoor purposes such as watering lawns or gardens and exterior cleaning. Collecting rain water helps to conserve water resources while saving money on your water bill.

**Shower Drain Water Heat Recovery System**

This system draws heat away from your home's warm drain water and uses it to pre-heat the water going into the hot water system. This can save as much as 35% on water heating costs.

**4.8 Litre Per Flush High Efficiency Toilet**

Your family can save over 30,000 litres of water per year with a 4.8L high efficiency toilet, resulting in a significant reduction in household consumption. Approximately 28% of household water is used by the toilet.

**Low-Flow Aerators for Kitchen and Bathrooms**

Faucets and showers fitted with low-flow aerators help reduce your domestic water use, which improves your home's efficiency and saves you money on the water bill.

**Low Flow Shower Heads**

Showers and baths account for the 35% of household water use. Low flow shower heads can reduce water use by 20%.





APPENDIX 'C'

BY-LAW XXXX

DRAFT

A By-law to amend 304-87, as amended.

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

1. By-law 304-87, as amended, be and the same is hereby further amended by deleting the land outlined on Schedule 'A' attached hereto from the designated area of By-law 304-87, as amended.
2. This By-law shall not come into effect until By-law 2012-XXX, amending By-law 177-96, as amended, comes into effect and the lands shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, 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
** DAY OF OCTOBER, 2012.

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

**EXPLANATORY NOTE*****DRAFT*****BY-LAW 2012-XXX****A By-law to amend By-law 304-87, as amended**

**Star Grande Custom Homes Corp.
6330 16th Ave
CON 8 PT LOT 16 65R27374 PT 1**

Lands Affected

The proposed by-law amendment applies to a 4.17 ha (10.3 acre) parcel of land located on the north-east corner of 16th Avenue and Williamson Road, and municipally known as 6330 16th Avenue.

Existing Zoning

The land subject to this By-law is zoned "Rural Residential Four (RR4)" in By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law is to delete the subject land from By-law 304-87, as amended, and incorporate it into By-law 177-96, as amended, and facilitate the zoning of the subject land to "Open Space (OS1) and "Residential Two* 484 (R2*484).

The effect of this By-law is to permit a townhouse development.

**BY-LAW 2012-XX****DRAFT**

A By-law to amend 177-96, as amended.

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

1.0 By-law 177-96, as amended, be and the same is hereby further amended as follows:

1.1 By expanding the designated area of the By-law to include a parcel of land comprising Concession 8, Part of Lot 16, Part 1, Plan 65R 27374, and municipally known as 6330 16th Avenue.

1.2 By zoning the lands identified on Schedule 'A' attached hereto:

Open Space One OS1

Residential Two * 484 R2*484

1.3 By adding the following new subsection to Section 7 – EXCEPTIONS to By-law 177-96, as amended.

“7.484 Stargrande Custom Homes – Townhouse Development

Notwithstanding any other provision of this By-law, the provisions in this Section shall apply to those lands denoted by symbol *484 on the Schedule 'A' to this By-law. All other provisions, unless specifically modified or amended by this Section, shall continue to apply.

7.484.1 Zone Standards

The following zone standards shall apply:

- a) Maximum number of *townhouse dwellings* – 160
- b) Maximum number of *semi-detached dwellings* – 2
- c) Maximum *height* – 13.5m
- d) Minimum required *yard* from the *north lot line* – 5.1m
- e) Minimum required *yard* from the *east lot line* – 1.2m
- f) Minimum required front *yard* – 2m
- g) Minimum number of *visitors parking spaces* – 41

7.484.2 Special Site Provisions

The following additional provisions shall apply:

- a) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned R2*484 shall be deemed to be one lot for the purposes of this By-law.
- b) Stairs, porches and balconies are allowed to encroach into any required yard but cannot encroach any closer than 0.6m from any lot line.

3.0 All other provisions of By-law **, 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
** DAY OF ***, 20**.

DRAFT

KIMBERLEY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR



DRAFT

EXPLANATORY NOTE

BY-LAW 2012-XXX

A By-law to amend By-law 177-96, as amended

**Star Grande Custom Homes Corp.
6330 16th Ave
CON 8 PT LOT 16 65R27374 PT 1**

Lands Affected

The proposed by-law amendment applies to a 4.17 ha (10.3 acre) parcel of land located on the north-east corner of 16th Avenue and Williamson Road, and municipally known as 6330 16th Avenue.

Existing Zoning

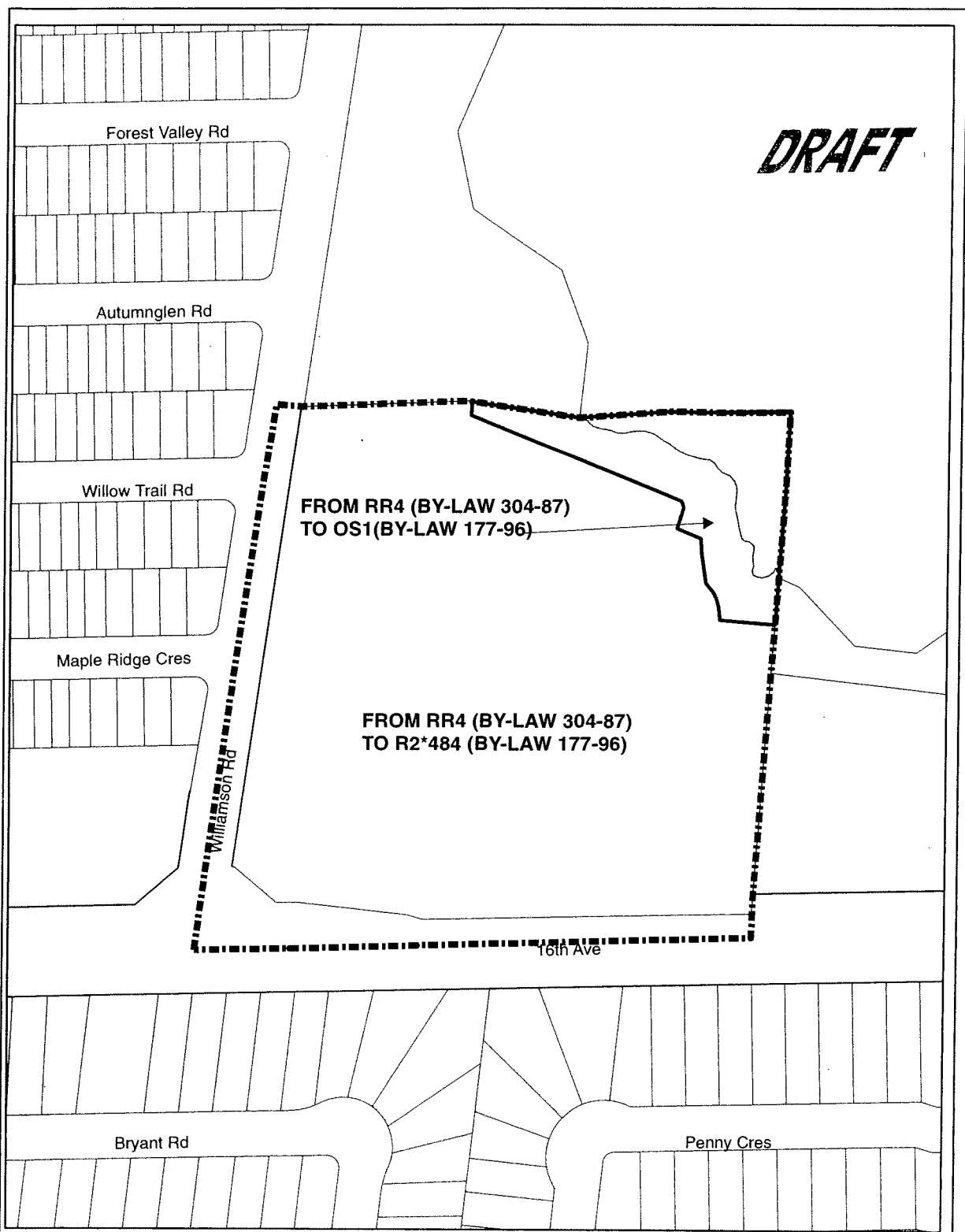
The land subject to this By-law is presently zoned Rural Residential Four (RR4) in By-law 304-87, as amended.

Purpose and Effect

The purpose of this By-law is to incorporate the subject land into the designated area of By-law 177-96, as amended, which will facilitate the zoning of the subject land to "Open Space One (OS1) and "Residential Two * 484 (R2 * 484)".

The effect of the By-law is to permit a townhouse development.

DRAFT



BY-LAW SCHEDULE "A" TO AMEND BY-LAW 177-96

- BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE
- BOUNDARY OF ZONE DESIGNATION(S)

- | | | | |
|-----|------------------------|-------|------------------|
| RR4 | RURAL RESIDENTIAL FOUR | R2 | RESIDENTIAL TWO |
| OS1 | OPEN SPACE ONE | *(No) | EXCEPTION NUMBER |

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BY-LAW AMENDMENT No.PASSED

.....(MAYOR).....(CLERK)

DRAFT

Forest Valley Rd

Autumnglen Rd

Willow Trail Rd

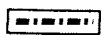
Maple Ridge Cres

Williamson Rd

16th Ave

Bryant Rd

Penny Cres

BY-LAW SCHEDULE "A" TO AMEND BY-LAW 304-87

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:DD

Checked By:SM

DATE:07/20/12

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



BUILDING 4 - DUAL FRONTING FACING 16TH AVENUE



BUILDING 4 - DUAL FRONTING FACING INTERNAL STREET



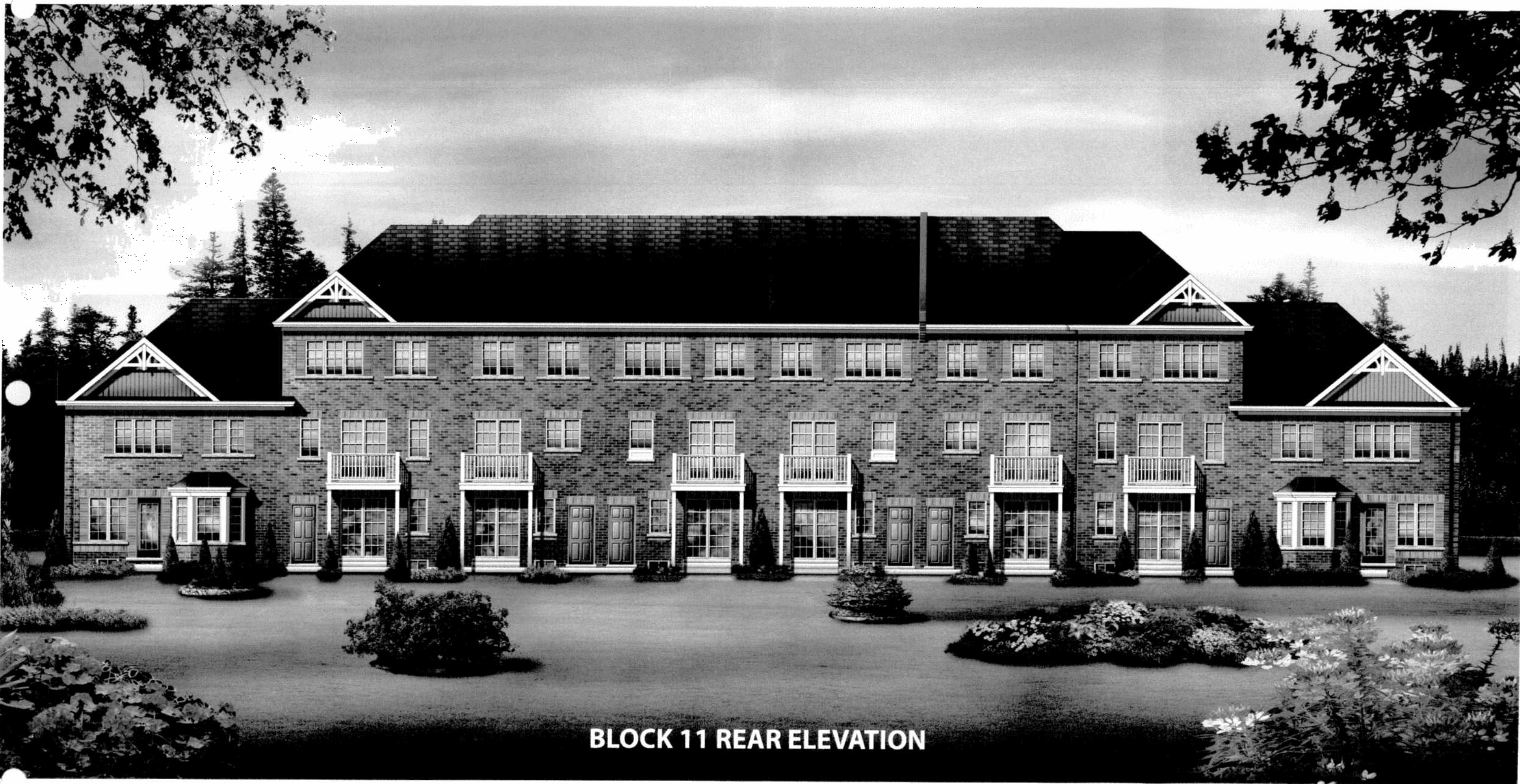
BUILDING 7 - DUAL FRONTING FACING INTERNAL STREET



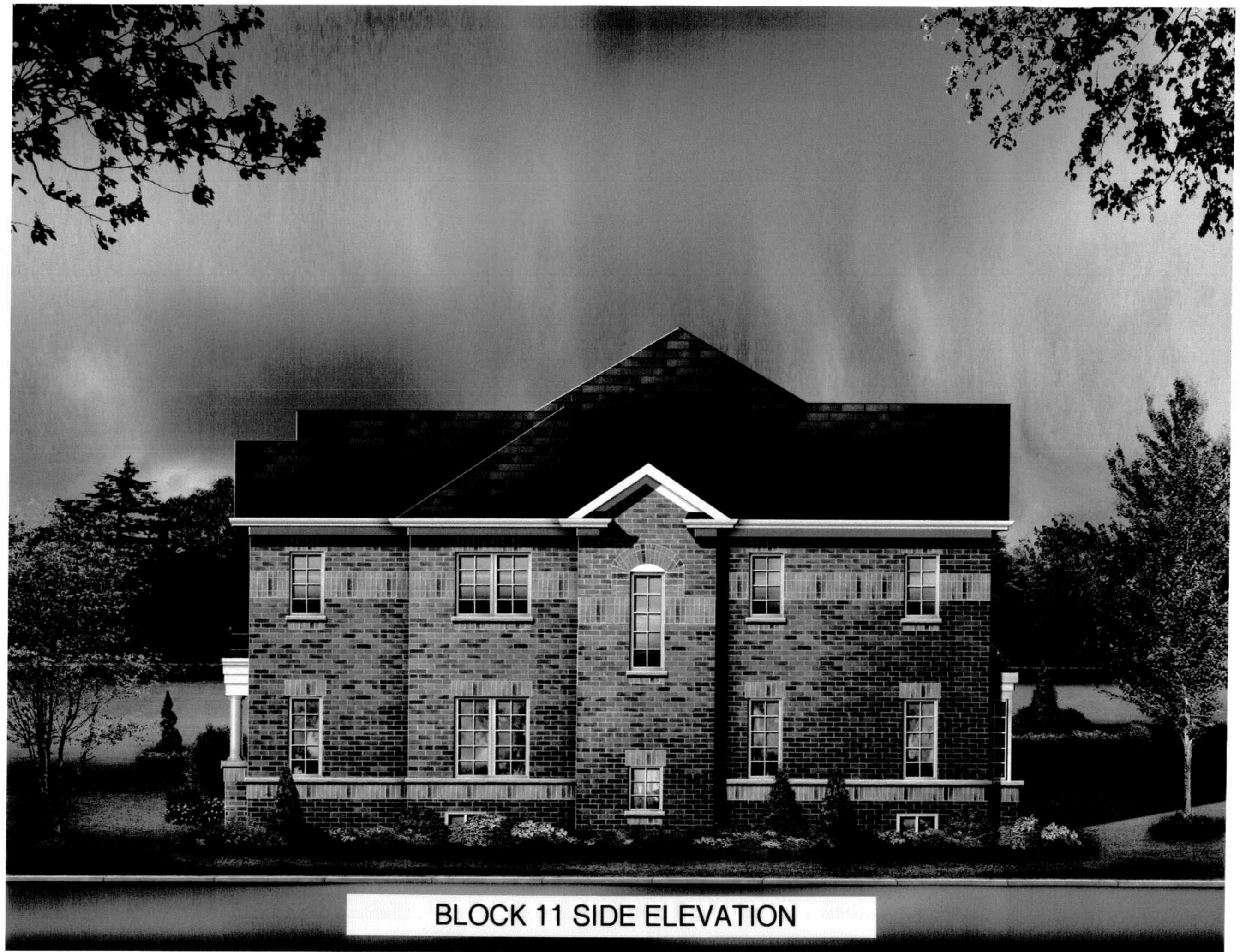
BUILDING 7 - DUAL FRONTING FACING WILLIAMSON ROAD



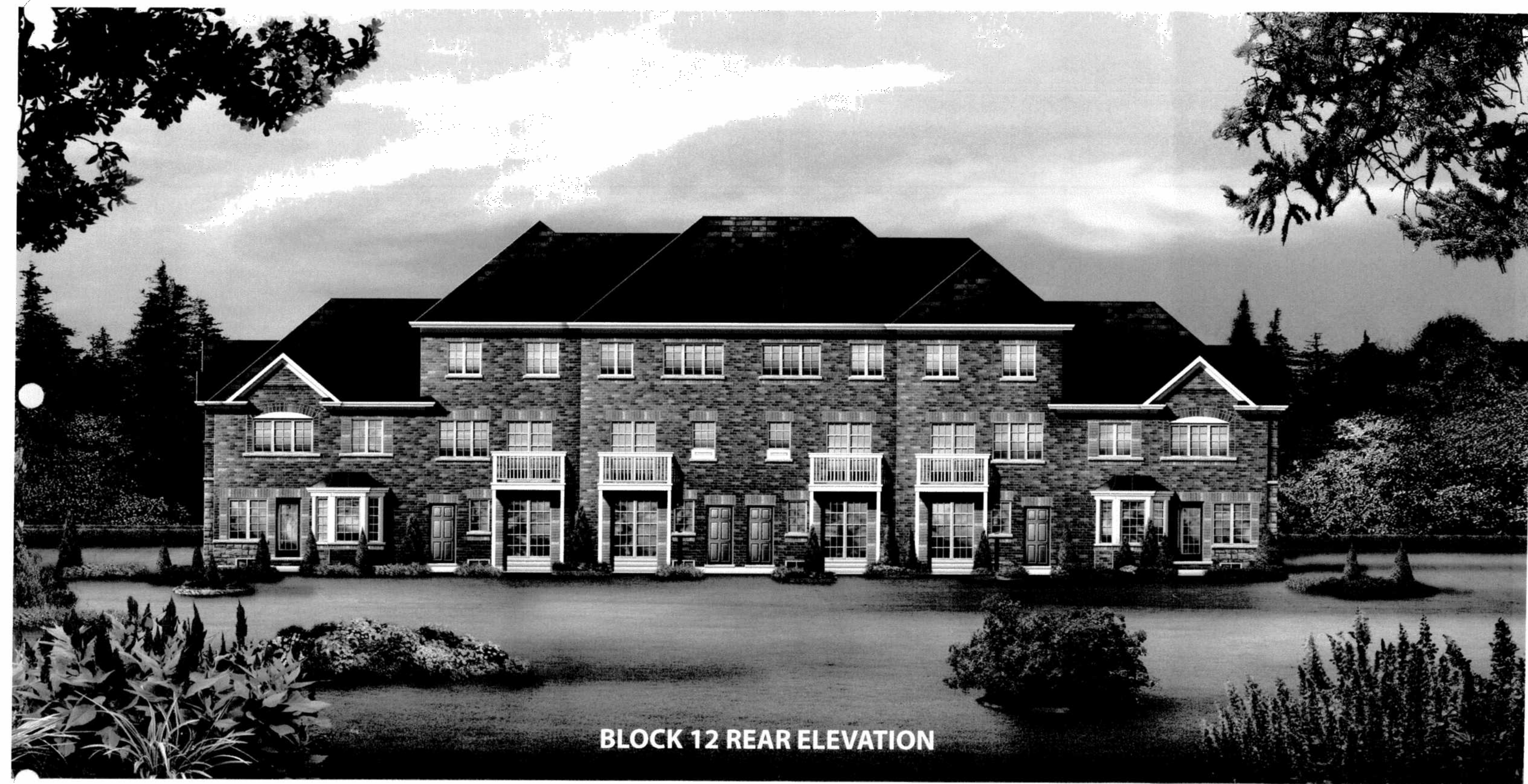
BUILDING 7 - INTERNAL STREET FACING WILLIAMSON ROAD



BLOCK 11 REAR ELEVATION



BLOCK 11 SIDE ELEVATION



BLOCK 12 REAR ELEVATION



BLOCK 12 SIDE ELEVATION



BLOCK 13 LOT 70 FLANKAGE ELEVATION



