



Report to: Development Services Committee

Report Date: September 11, 2012

SUBJECT: INFORMATION REPORT
Cornell Rouge Development Corporation
Zoning By-law Amendment application to rezone certain
lands within draft plan of subdivision 19TM-08002
North of Highway 7, west of Donald Cousens Parkway
File Number: ZA.12-110334

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated September 11, 2012, entitled "Information Report, Cornell Rouge Development Corporation, Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-08002, north of Highway 7, west of Donald Cousens Parkway, File Number: ZA.12-110334," be received;

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the application. A Public Meeting was authorized by the CAO on July 27, 2012. The Public Meeting is scheduled for the evening of September 11, 2012. This report contains general information in regards to applicable OP 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:

Property and area context

The subject lands are to contain a total of 251 townhouse units that form part of draft plan of subdivision 19TM-08002. The lands are located north of Highway 7, west of Donald Cousens Parkway (Figure 1). The townhouse blocks requiring the rezoning include Blocks 31-36, 82, 83, 106-108, 128, 129, 146, 147, 164, 165, 196, 197, 209, 210, 249, 271, 272, 445-447, 541, 562, 563, 609, 648, 649, 663-668.

The surrounding context is as follows:

- To the northwest is existing residential development (previous phases of Cornell Rouge)
- To the south, across Highway 7, are undeveloped lands designated Avenue Seven Corridor-Mixed Residential.
- To the west, across Cornell Centre Blvd., is a plan of subdivision by Wykland Estates.
- To the northeast, across Donald Cousens Parkway and Reesor Road, are agricultural lands which form part of the Rouge Park.

Proposal

CRDC has submitted a rezoning application for all the townhouse units within their Phase 4 Draft Plan (19TM-08002), as approved by Markham Council April 13, 2010 (Figure 4). The rezoning application was submitted after discussion with staff regarding certain matters as discussed below that arose during the review of a recent building permit submission regarding porch depth.

The application for zoning by-law amendment is to rezone the lands to:

- Reduce the minimum setback requirement between the rear garage and rear lot line of townhouse units (i.e. the length of the driveway) in Cornell Rouge Phase 4 from 5.8 metres to 5.4 metres which would affect 202 townhouse units.
- To permit a reduction of porch depth for exterior townhouse end units and for certain townhouse blocks and for 29 end townhouse units from 1.5 metres to 1.1 metres. The total number of units affected by this reduction is 39 townhouse units.

Official Plan and Zoning

The City's Official Plan designates the lands Urban Residential. The Cornell Secondary Plan designates the lands Residential Neighbourhood. The lands are currently zoned R2*190*193(H1) and R2*190*193 by By-law 177-96, as amended (Figure 2). A zoning by-law amendment is required to permit the proposed reductions in the setback and porch depths.

OPTIONS/DISCUSSION:

Public Meeting authorized by the CAO

During the summer, the CAO has delegated authority to call a Public Meeting. On July 27, 2012, the CAO authorized a Public Meeting to consider the proposed zoning by-law amendment application. The Public Meeting is scheduled for the evening of September 11, 2012.

Townhouses were designed and approved in accordance with all previous phases in Cornell Rouge Development Corporation's land

The applicant has constructed townhouses using these approved building designs through Phases 1-3. Phase 4A is registered while Phase 4B and C are being processed for

registration. The townhouses subject to this application are located in Phase 4A, B and C as well as a future phase (Phase 4D)(Figures 5, 6 and 7).

The townhouse blocks in Phase 4 were designed and approved consistent with all previous phases of Cornell Rouge Development Corporation's lands. The townhouse lots and building design were established during the Phase 1 approvals in July 2003, including specific zoning provisions and building envelope requirements. All siting approvals met the then Town of Markham minimum porch depth of 1.1 metres, along with other standards at that time. The townhouse block size and building envelope established in Phase 1 has been applied consistently to all subsequent phases of CRDC's development, including Phase 4.

Amendment to By-law 177-96 revises porch depths in 2005

An amendment to By-law 177-96, as amended, increased the minimum porch depth from 1.1 meters to 1.5 m in 2005 in order to make the porches more useable. The change in porch depth cannot be achieved within the block size found in draft approved plan 19TM-08002, or by using the current Markham approved building designs. However in discussions with the proponent, it was agreed that the new 1.5 m porch depth can be accommodated in most of the units if the required driveway depth from the lane was reduced from 5.8 m to 5.4 m (See Figure 8). This will reduce the number of townhouses that require the reduced porch depth.

Parking for townhouse units is provided through a combination of a single car garage in front of a single car driveway accessed from the rear lane. Reducing the driveway depth by 0.4 m allows the overall building envelope to be shifted on the lot, leaving room in the front of the unit for a 1.5 m deep porch. The zoning amendment being requested to facilitate this agreed upon direction is to reduce the minimum setback between the rear garage and the rear lot line from 5.8m to 5.4m (Figure 8). The reduced setback would mean that the length of the required parking space on the driveway will be reduced. However, it should accommodate most vehicles (for example; a typical mini van which is approximately 5 metres long will be able to park in this space). Specific warning clauses advising purchasers of this adjusted setback and reduce parking space size will be added to all purchase and sale agreements for the affected lots.

Although the zoning request discussed above works for the vast majority of the units it does not work for any of the exterior end units. As required for urban design reasons, these units are oriented toward the flankage street and hence the front porch is located along the flankage side of the unit. Changing the driveway length at the rear of the lot does not result in a deeper porch given the "side yard" location of the porch and the minimum building setback requirements from the flankage street. As part of the rezoning, CRDC is requesting that all exterior townhouse units continue to be permitted with a porch depth of 1.1m (See Figure 8).

Committee of Adjustment granted approval to Blocks 80 and 81

On May 30, 2012 the Committee of Adjustment granted approval for Blocks 80 and 81 within 19TM-08002 to be constructed with a porch depth of 1.1 m. These two blocks are

included in the rezoning application as the rezoning is for all of Phase 4 and these two blocks are part of Phase 4.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

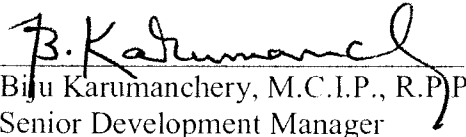
HUMAN RESOURCES CONSIDERATIONS:

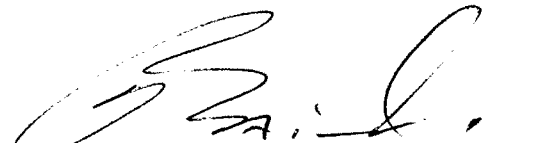
Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposal has been circulated to various City departments and external agencies and is currently under review. All conditions and requirements received will be addressed and incorporated in the zoning by-law amendment, should it be approved.

RECOMMENDED BY:


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

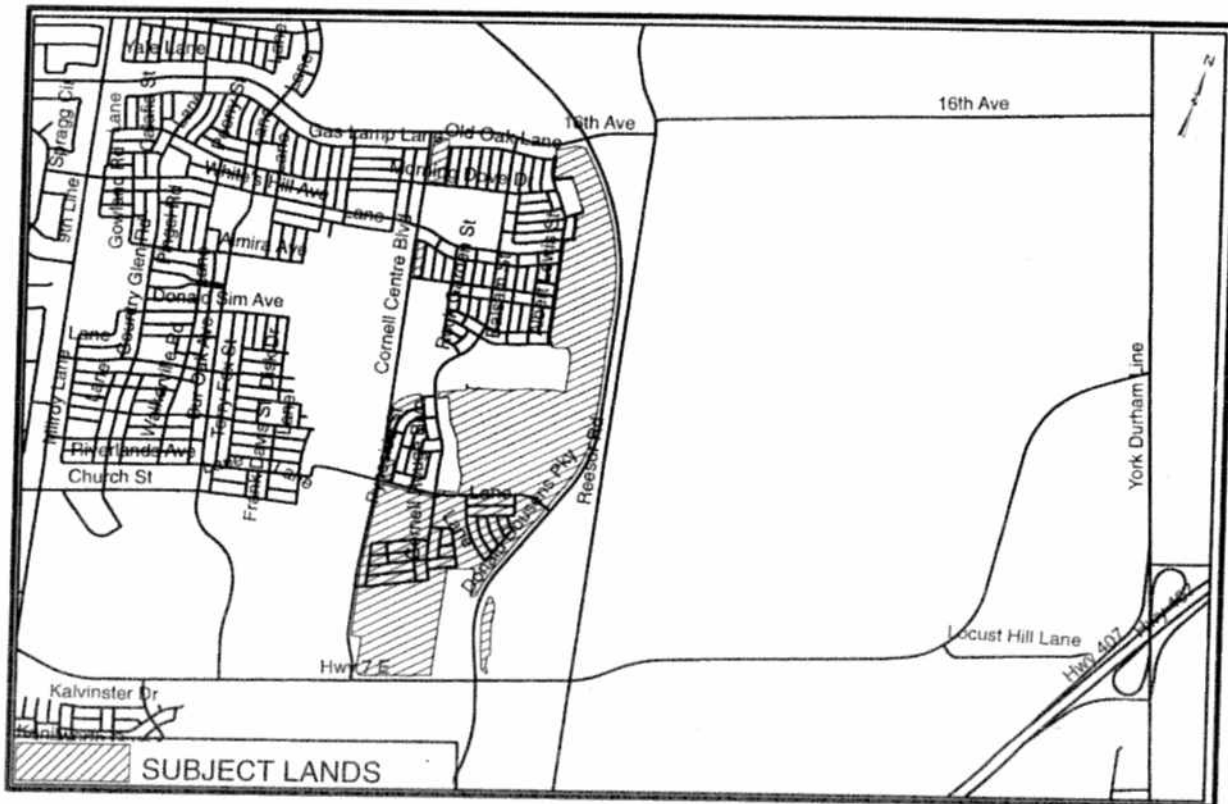

Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

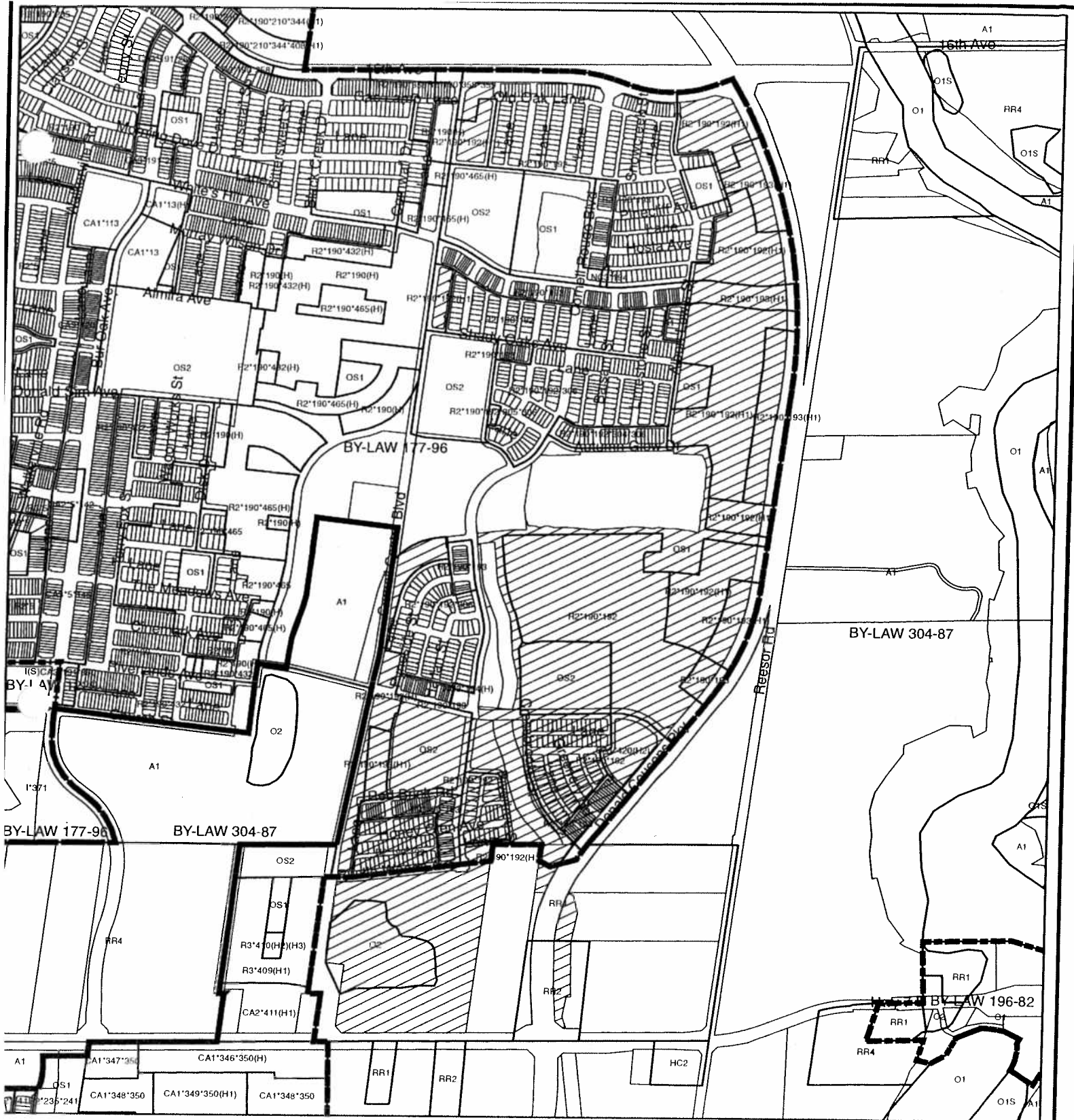
ATTACHMENTS:

- Figure 1 – Location Map
- Figure 2 – Area Context
- Figure 3 – Air Photo
- Figure 4 – Draft Approved Plan
- Figure 5 – Detail One of Draft Approved Plan
- Figure 6 – Detail Two of Draft Approved Plan
- Figure 7 – Detail Three of Draft Approved Plan
- Figure 8 – Typical Site Plan

APPLICANT/AGENT: Cornell Rouge Development Corporation
Attn: Niomie Massey
369 Rimrock Road
Toronto, ON
M3S 3G2

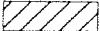
Tel: 416-661-4000 ext 239
Email: niomie@madisongroup.ca





AREA CONTEXT / ZONING

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

 SUBJECT LANDS

FILE No. ZA12110334(SK)

DATE: 07/27/12

FIGURE No. 2



AREA CONTEXT

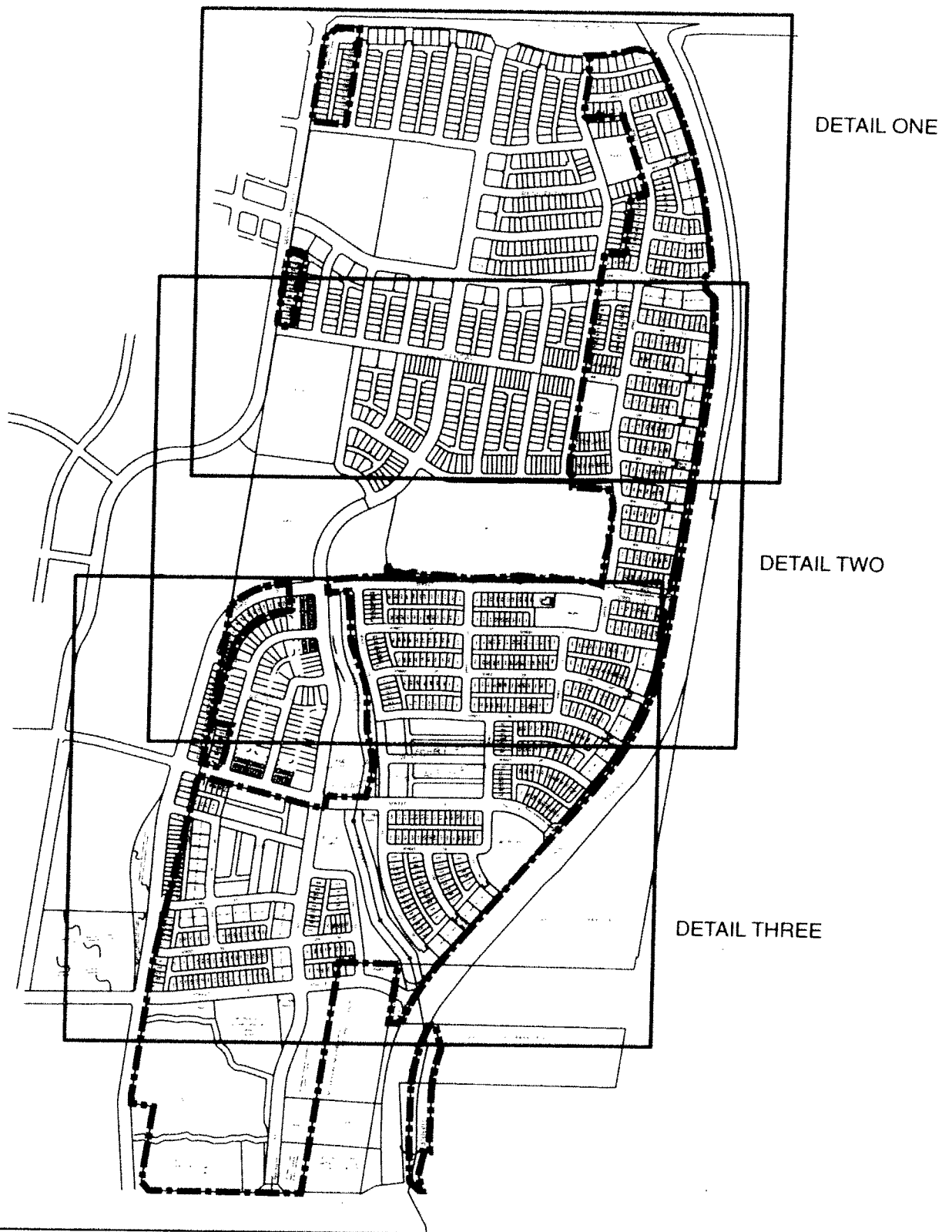
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WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
7 SOUTH OF 16th AVE

--- SUBJECT LANDS

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FIGURE No. 3



DRAFT APPROVED PLAN

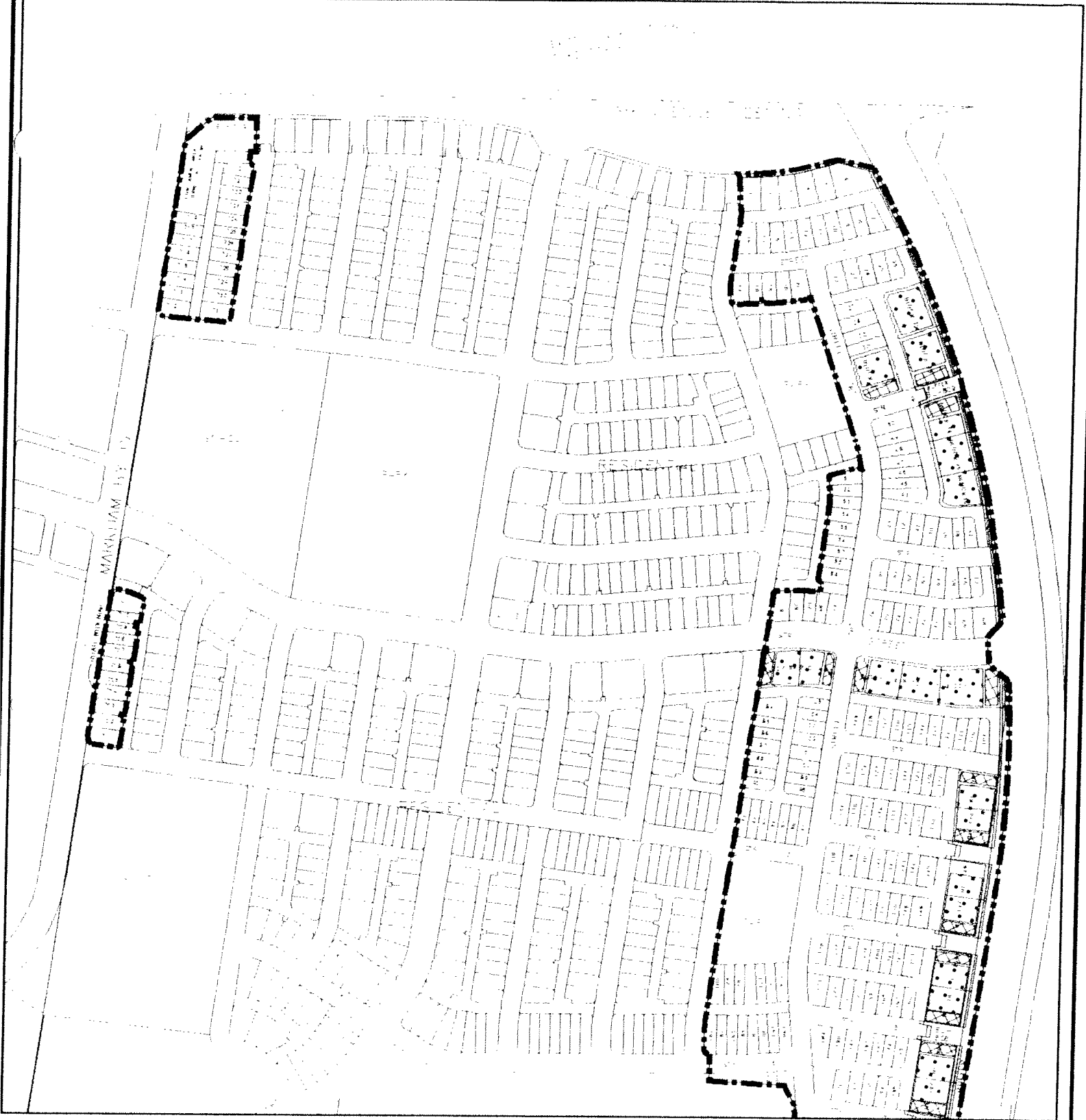
APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

--- BOUNDARY OF
 DRAFT APPROVED PLAN

DATE: 07/27/12


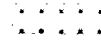
FIGURE No. 4



DETAIL ONE

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

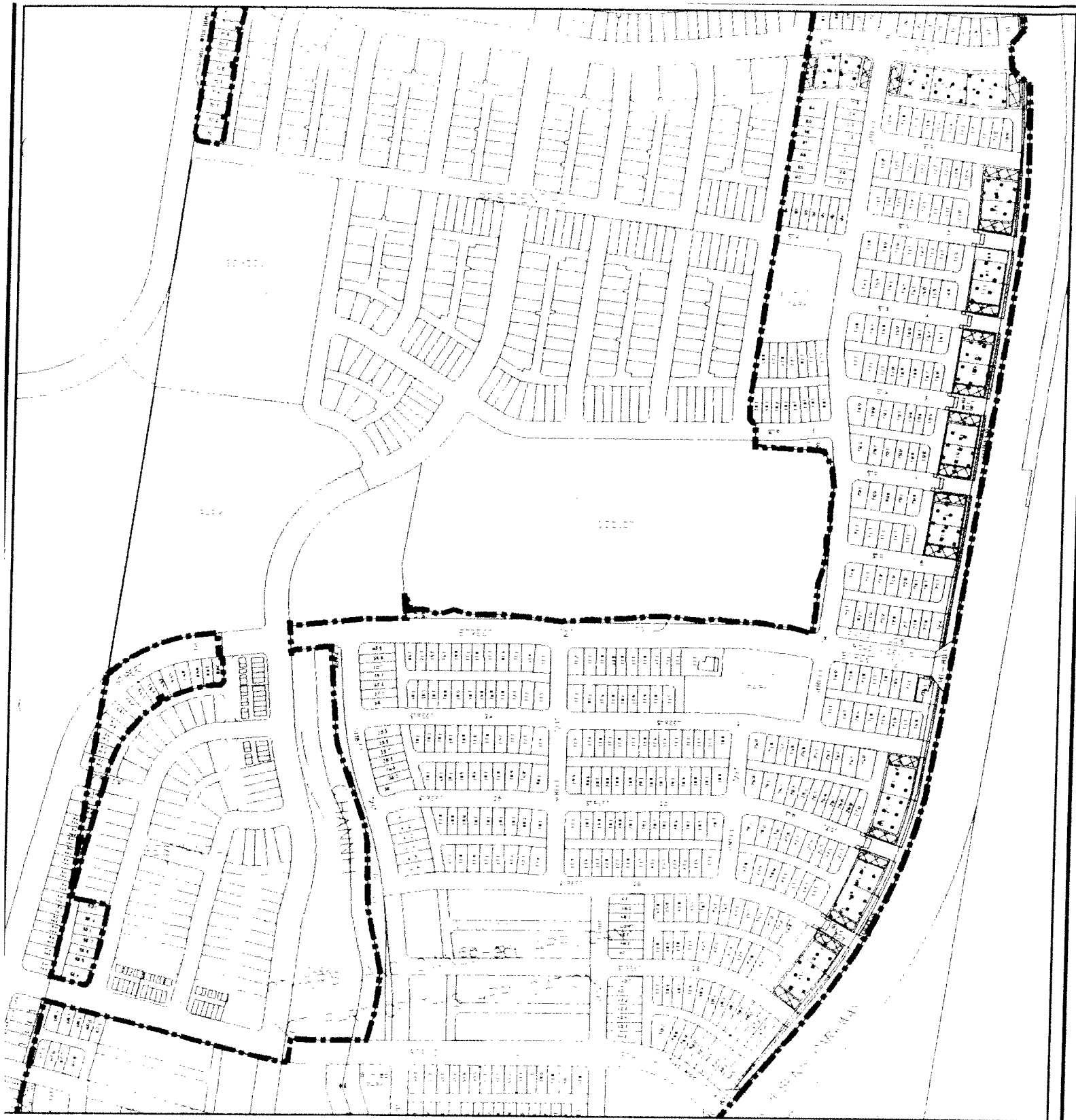
FILE No ZA12110334(SK)

-  REDUCE MIN. SETBACK BETWEEN REAR PRIVATE GARAGE AND REAR LOT LINE FROM 5.8m TO 5.4m
-  PERMIT 1.1m PORCH DEPTH FOR SPECIFIED PORCHES



DATE: 07/27/12

FIGURE No. 5



DETAIL TWO

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)



REDUCE MIN. SETBACK BETWEEN REAR
 PRIVATE GARAGE AND REAR LOT LINE
 FROM 5.8m TO 5.4m

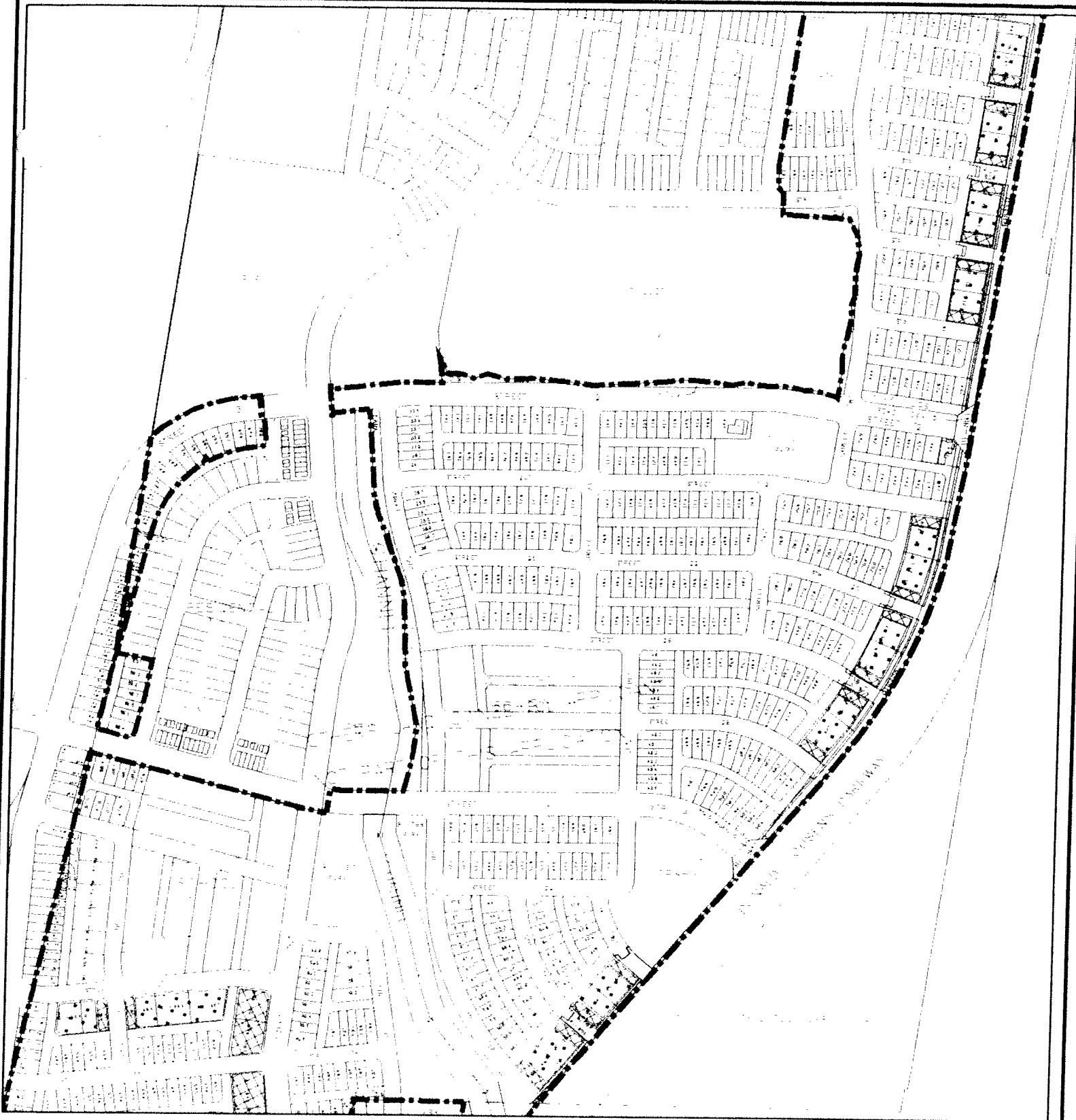


PERMIT 1.1m PORCH DEPTH FOR
 SPECIFIED PORCHES

N

DATE: 07/27/12



FIGURE No. 6



DETAIL THREE

APPLICANT: CORNELL ROUGE DEVELOPMENT CORPORATION
 WEST SIDE DONALD COUSENS PKWY NORTH OF HWY
 7 SOUTH OF 16th AVE

FILE No. ZA12110334(SK)

-  REDUCE MIN. SETBACK BETWEEN REAR PRIVATE GARAGE AND REAR LOT LINE FROM 5.8m (19.4m) TO 5.4m
-  PERMIT 1.1m PORCH DEPTH FOR SPECIFIED PORCHES

DATE: 07/27/12

FIGURE No. 7

