



Report to: Development Services Committee

Report Date: May 22, 2012

SUBJECT: PRELIMINARY REPORT, Gemini Urban Design (Houghton) Corporation, Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings at 11 & 15 Houghton Boulevard & 55 Joseph Street
SU 12 131249, ZA 12 131249 & CU 12 131249

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

REVIEWED BY: Biju Karumanchery ext. 2970, Senior Development Manager

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Gemini Urban Design (Houghton) Corporation, Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium to permit the development of 10 single detached dwellings on the subject lands at 11 & 15 Houghton Boulevard & 55 Joseph Street, Files SU 12 131249, ZA 12 131249 & CU 12 131249," dated May 22, 2012 be received;
- 2) That a Public Meeting be held to consider the Draft Plan of Subdivision, Zoning Amendment & Draft Plan of Condominium applications submitted by Gemini Urban Design (Houghton) Corporation, to permit the development of 10 single detached dwellings on the subject lands; 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 application and to seek authorization to hold a statutory Public Meeting. 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.

The applications have been deemed complete

The Draft Plan of Subdivision, Zoning Amendment and Draft Plan of Condominium Applications submitted by Gemini Urban Design (Houghton) Corporation, to permit the development of 10 detached dwellings on the subject lands, were deemed complete on February 23, 2012.

BACKGROUND:

The 2.17 ha. (5.36 ac.) site is located east of Albert Street at the terminus of Houghton Boulevard and partially located on the south side of Joseph Street (see Figure 1 – Location Map). The subject lands are approximately 300 m (984 ft) east of Main Street, and are located outside of the Markham Village Heritage Conservation District. Residential detached dwellings with varied lot sizes surround the site to the north, south, and west. Single detached dwellings and Markham District High School are located to the east of the proposed development.

PROPOSAL:

The applicant is proposing to develop 10 single detached dwellings on the subject lands. Eight of the proposed dwellings are proposed to front on to a private condominium road. The remaining two dwellings are proposed to front on to Houghton Boulevard and Joseph Street, respectively (see dwellings 1 & 10 on Figure 4 - Site Plan). The net residential density of this proposal is 11.8 dwelling units per hectare (5 units per acre). The lot sizes, illustrated on the Site Plan range between 673 m² (7,244 sq ft) and 840 m² (9,041 sq ft), generally consistent with the existing R1 zone standards.

The proposal includes a Draft Plan of Subdivision (see Figure 6 – Draft Plan of Subdivision) to establish a residential block, an environmental buffer block and an open space block in order to facilitate the development. It is further anticipated that the applicant will establish the lot lines for the ten future lots through the part lot control process. The chart below describes the proposed land areas by use:

Use and Area	Blocks	Lots	Units
Residential 0.84 ha. (2 ac.)	1	10	10
Open Space/Valley Lands 1.08 ha. (2.6 ac.)	1		
Environmental Buffer 0.23 ha. (0.58 ac.)	1		
Total	3	10	10
Total Site Area	2.17 ha. (5.36 ac.)		

The proposed environmental buffer area will be landscaped and rehabilitated. It is anticipated that the proposed open space block located at the south east end of the subject lands will be conveyed to the Town as these are valley lands connected to the Mount Joy Creek (The majority of the valley lands between Joseph Street to the north and Highway 7 East to the south are held in private ownership). The proposal also includes a Draft Plan of Condominium to establish the private road (see Figure 7 – Draft Plan of Condominium) and a Zoning By-law Amendment to permit the freehold lots to front on to a private road.

Official Plan & Zoning

The subject lands are designated Urban Residential Low Density in the Official Plan which permits single detached dwellings. The lands are zoned R1 – Single Detached Residential Zone under By-law 1229, as amended, which permits detached dwellings, and requires a minimum lot frontage of 18 m (60 ft) and a minimum lot area of 614 m² (6600 sq ft). With exception to the frontage proposed for Lot 8 (15.12 m), the proposed lots on the Site Plan would appear to generally comply with the R1 Zone standards for lot frontage and lot area under By-law 1229. Confirmation of compliance with the R1 Zone standards will be determined when the overall site layout is closer to being finalized. Staff will also determine the appropriate zone categories to be applied to the environmental buffer area and valley lands through the Zoning Amendment application process.

Servicing allocation

Servicing Allocation has not been assigned to these lands. Prior to Registration of the Draft Plan, the applicant will have to receive servicing allocation from the Town. Alternatively, a Hold provision would be included with the future zoning provisions for the proposed development. This Hold provision would be removed upon application and confirmation that servicing allocation has been assigned by the Town.

Community Meeting Held

A Community Meeting coordinated by the Ward Councilor was held on April 4, 2012 to discuss the proposal with the area residents. The following concerns were raised by the residents:

- Stormwater management for this development and how it impacts the neighbouring properties
- Access to and maintenance of the valley lands, and how erosion of the creek, at the rear of the proposed development will be controlled following completion of the project
- Tree Preservation
- Lack of Visitor Parking Spaces on the proposed Conceptual Site Plan and its impact on Houghton Boulevard and Albert Street
- Architectural Style of the proposed dwellings
- Hours of operation for construction vehicles
- Number of dwelling units proposed
- Traffic volume concerns

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed prior to a staff recommendation report to Committee:

1. Review of the proposed lotting and density, and the relationship to the existing residential development on Joseph Street and Houghton Boulevard;
2. Determination of the appropriate layout and dimensions as well as pavement widths to accommodate Waste Management and Fire Services vehicles;

3. Assessment of potential locations on the subject lands for visitor parking spaces;
4. Confirming with the Toronto and Region Conservation Authority the required environmental buffer area and setbacks from the valley lands;
5. Determination of the appropriate location for an access easement for maintenance of the valley lands;
6. Engineering staff will determine the appropriate location for sanitary and storm sewer connections to service this development; and,
7. Urban Design staff will require Architectural Design Guidelines to be implemented as part of this proposal to ensure that building elevations for the proposed dwellings are sympathetic to existing residential development
(A conceptual sample elevation is attached as Figure 5).

FINANCIAL CONSIDERATIONS AND TEMPLATE:

The financial implications will be reviewed as part of the processing of these applications.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

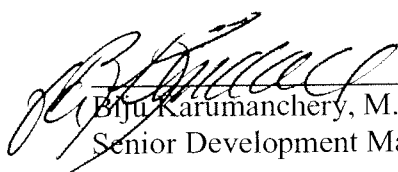
ALIGNMENT WITH STRATEGIC PRIORITIES:

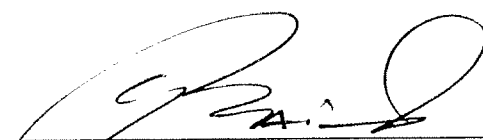
The applications will reviewed in the context of with the Town's strategic priorities, including Growth Management, Transportation, Environment and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments and external agencies and is currently under review.

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

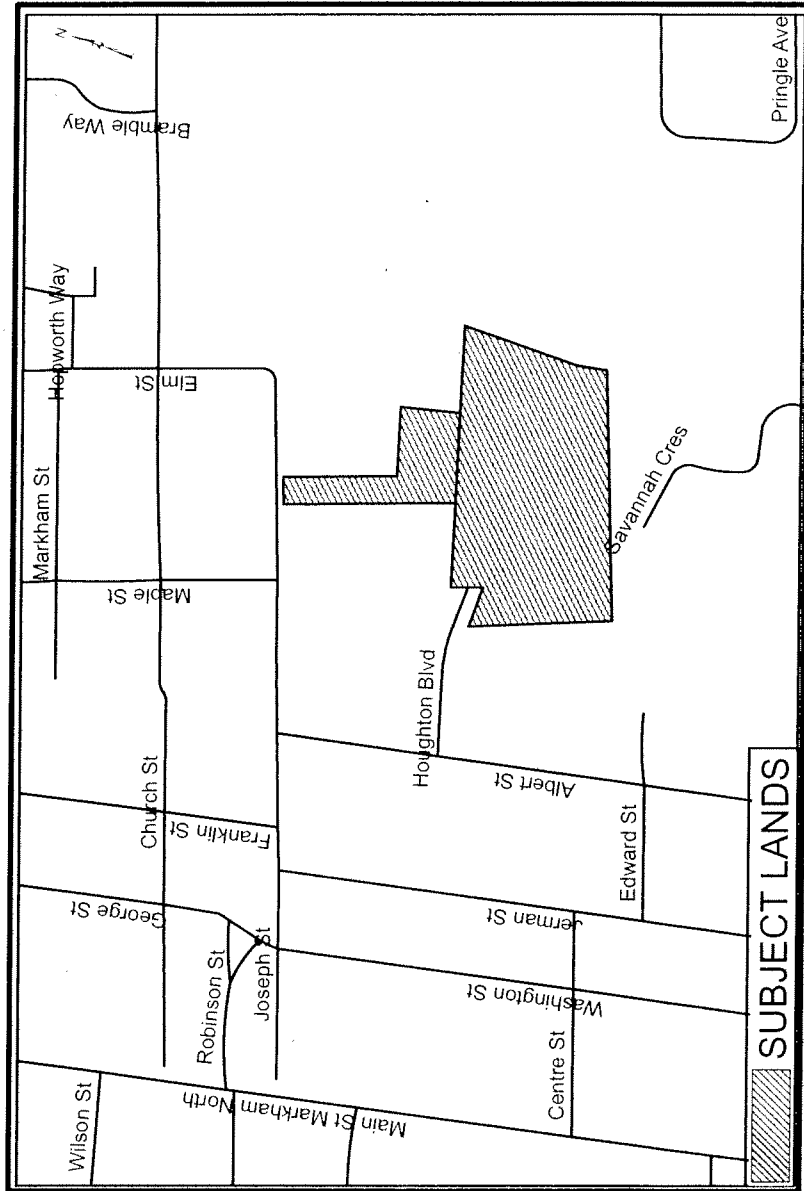
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan
- Figure 5: Conceptual Sample Elevation
- Figure 6: Draft Plan of Subdivision
- Figure 7: Draft Plan of Condominium

AGENT/CONTACT INFORMATION

Jim Levac, Senior Associate
Weston Consulting Group Inc.
201 Millway Avenue, Unit 19
Vaughan, ON L4K 5K8
Tel: (905) 738-8080
Email: jlevac@westonconsulting.com

File path: Amanda\File 12 131249\Documents\Recommendation Report





Q:\Geomatics\New Operation\2012 Agenda\SU\SU12131249\SU12131249.mxd



AREA CONTEXT

APPLICANT: GEMINI URBAN DESIGN (HOUGHTON) CORPORATION
11,15 HOUGHTON BLVD. AND 55 JOSEPH STREET

FILE No. SU12131249;ZA12131249;CU12131249 (RC)

 SUBJECT LANDS




AIR PHOTO 2011

APPLICANT: GEMINI URBAN DESIGN

11,15 HOUGHTON BLVD. AND 55 JOSEPH STREET

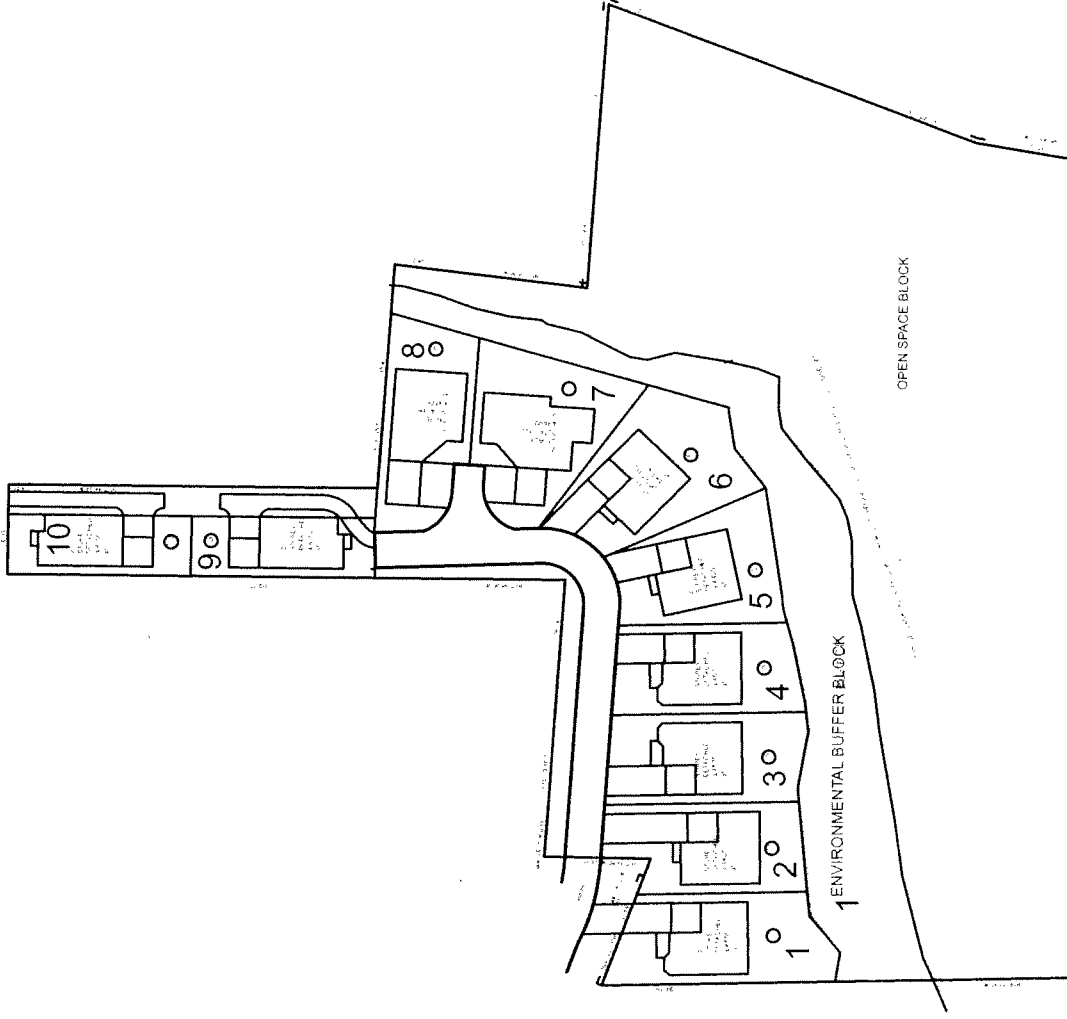
FILE No. SU12131249;ZA12131249;CU12131249 (RC)

 SUBJECT LANDS

DATE:04/23/12

FIGURE No. 3





Q:\Geomatics\New Operation\2012 Agenda\SU\12131249\SU12131249.mxd

SITE PLAN

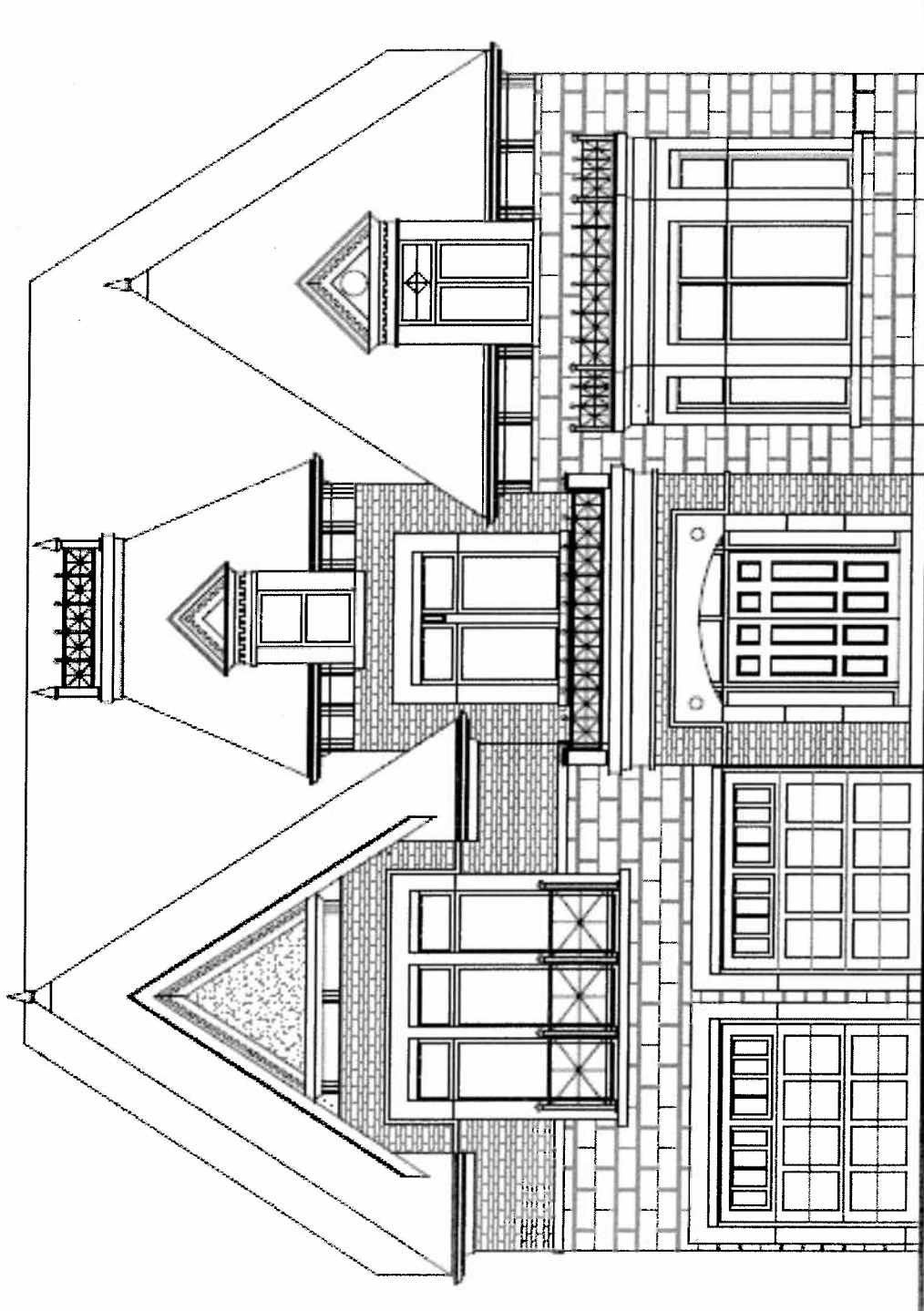
APPLICANT: GEMINI URBAN DESIGN (HOUGHTON) CORPORATION
11,15 HOUGHTON BLVD. AND 55 JOSEPH STREET

FILE No. SU12131249;ZA12131249;CU12131249 (RC)

--- SUBJECT LANDS

DATE:04/23/12

FIGURE No. 4



FRONT ELEVATION A

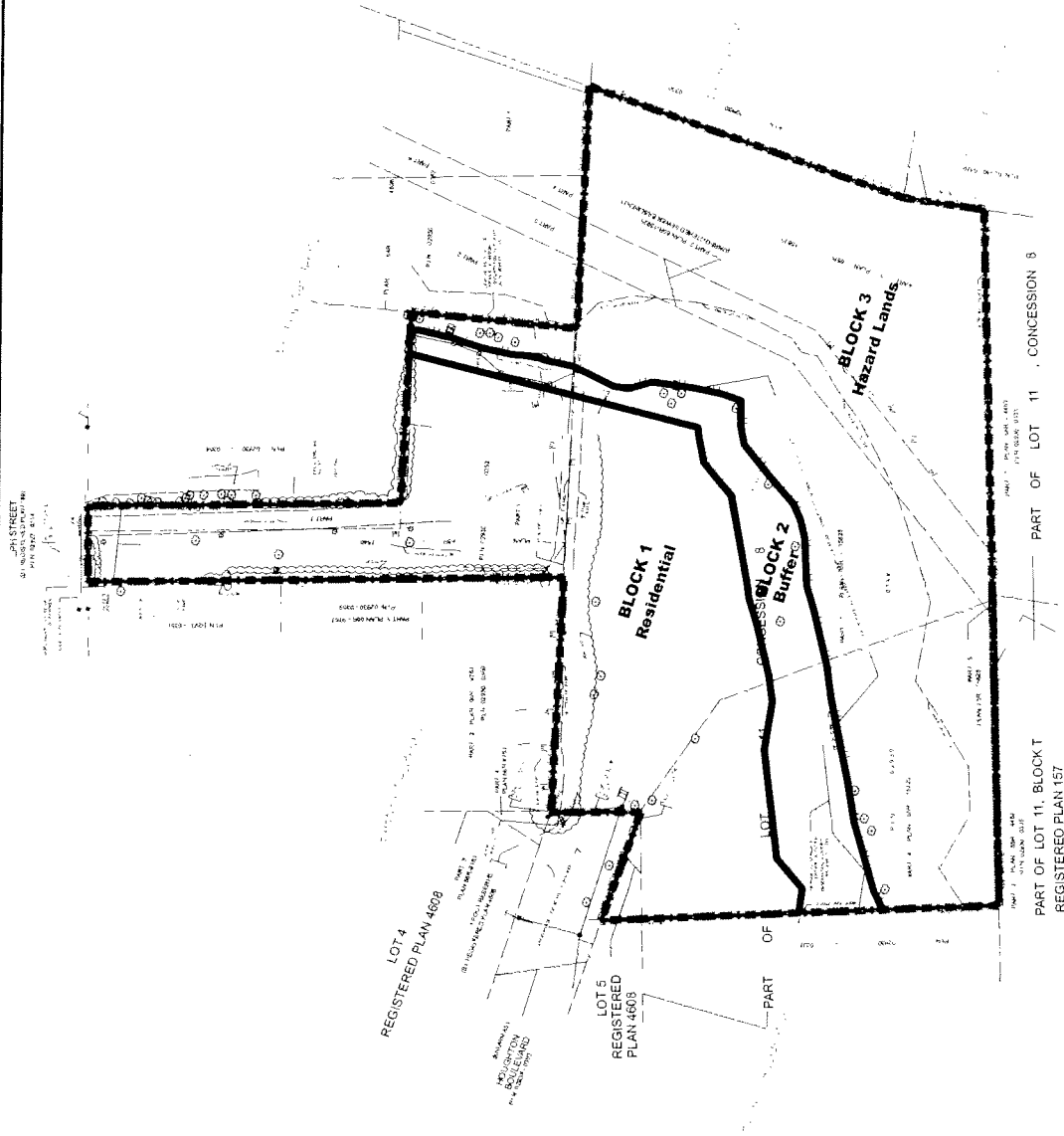
CONCEPTUAL SAMPLE ELEVATION

APPLICANT: GEMINI URBAN DESIGN (HOUGHTON) CORPORATION

11,15 HOUGHTON BLVD. AND 55 JOSEPH STREET

FILE No. SU12131249;ZA12131249;CU12131249 (RC)

Q:\Geomatics\New Operation\2012 Agenda\SU12131249\SU12131249.mxd



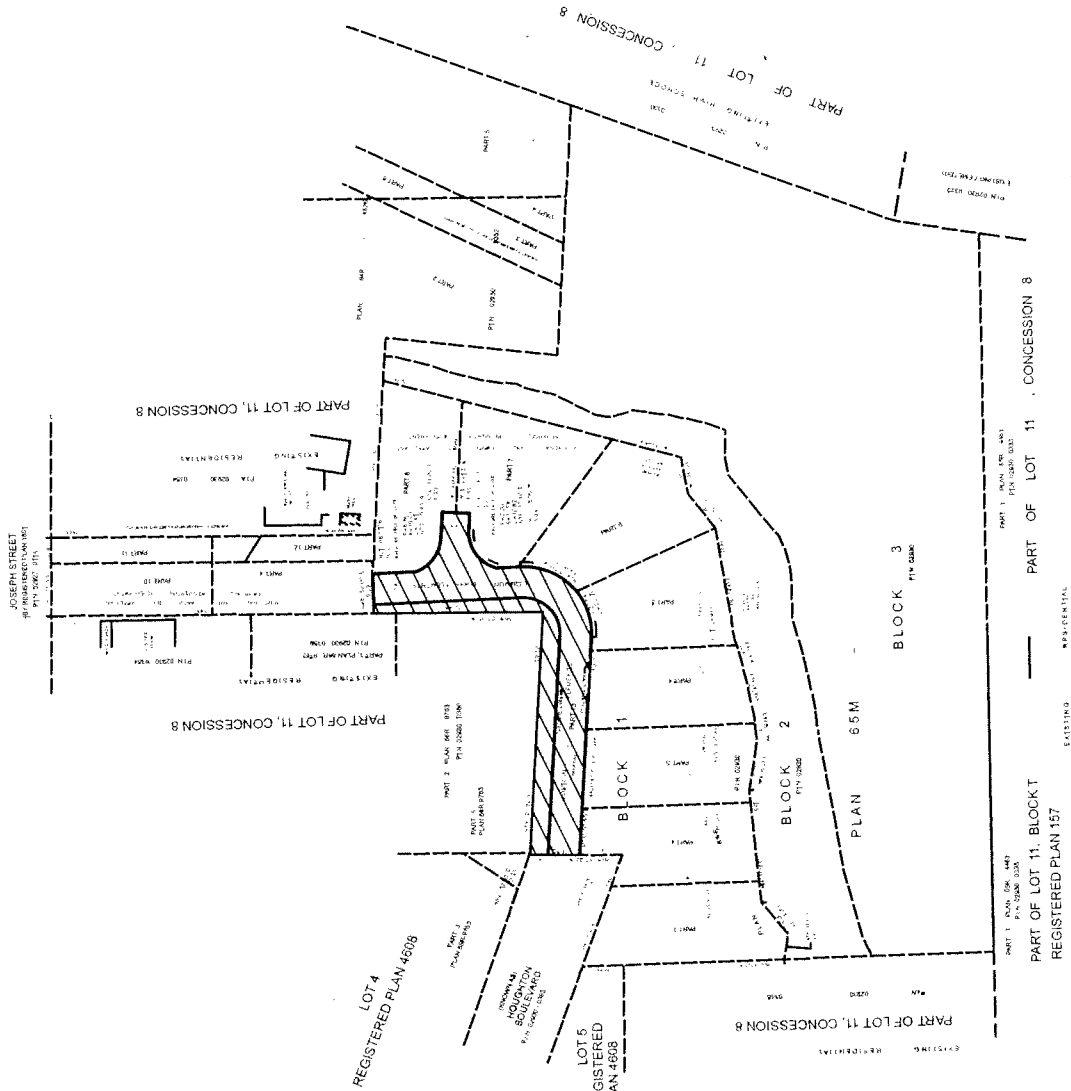
Q:\Geomatics\New Operation\2012 Agenda\SU12131249\SU12131249.mxd

PROPOSED DRAFT PLAN OF SUBDIVISION

APPLICANT: GEMINI URBAN DESIGN (HOUGHTON) CORPORATION
11, 15 HOUGHTON BLVD. AND 55 JOSEPH STREET

FILE No. SU12131249;ZA12131249;CU12131249 (RC)

 SUBJECT LANDS



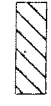
Q:\Geomatics\New Operation\2012 Agenda\SU12131249\SU12131249.mxd

PROPOSED DRAFT PLAN OF CONDOMINIUM

APPLICANT: GEMINI URBAN DESIGN (HOUGHTON) CORPORATION
 11, 15 HOUGHTON BLVD. AND 55 JOSEPH STREET

FILE No. SU12131249;ZA12131249;CU12131249 (RC)

PROPOSED PRIVATE
 CONDOMINIUM ROAD



DATE:04/23/12

FIGURE NO. 7