



Report to: Development Services Committee

Report Date: May 08, 2012

SUBJECT: PRELIMINARY REPORT
Lindvest Properties (Cornell) Limited, Applications for
Zoning By-law Amendment and Site Plan Approval to permit
stacked townhouse developments on three parcels of land and
the rezoning of single detached residential lots
South of Highway 7, east of Ninth Line
Cornell Community
File Numbers: ZA.11-115332 and SC.12-115332

PREPARED BY: Stephen Kitagawa, Senior Planner, East District

REVIEWED BY: David Miller, Manager, East District

RECOMMENDATION:

- 1) That the report dated May 08, 2012, entitled "Preliminary Report, Lindvest Properties (Cornell) Limited, Applications for Zoning By-law Amendment and Site Plan Approval to permit stacked townhouse developments on three parcels of land and the rezoning of single detached residential lots, South of Highway 7, east of Ninth Line, Cornell Community, File Numbers: ZA.11-115332 and SC.12-115332" be received.
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the proposed Zoning By-law Amendment application;
- 3) 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 provide preliminary information on the Zoning By-law amendment and Site Plan applications submitted by Lindvest Properties (Cornell) Limited for their lands south of Highway 7 and east of the Ninth Line, and to seek authorization to hold a statutory Public Meeting. The Zoning By-law amendment application applies to Blocks 3, 4 and 6 and blocks 1 and 2 and part block 7 (see Figure 1). The site plan application is for Block 6 only (separate site plan applications for Blocks 3 and 4 are required. Site plan approval is not required for the single detached blocks 1 and 2 and part block 7). This report contains general information in regards to the applicable Official Plan and other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

The application submitted by Lindvest Properties (Cornell) Limited for a Zoning By-law Amendment was received on October 28, 2011 and deemed complete on November 8, 2011. In 2006, applications for draft plan approval and Zoning By-law Amendment were submitted. However, only a portion of the lands were zoned as there was insufficient servicing allocation. Consequently the blocks that are part of this application were not included. The subdivision application was draft approved on June 26, 2007 and extended for an additional 3 years on June 24, 2011.

Site location and area context

The subject lands are comprised of 6 blocks and 1 part block (blocks 1, 2, 3, 4 and 6 and part block 7) located on the south side of Highway 7 and east of Ninth Line. (See Figure No. 1). They have a total area of 2.99 ha (7.4 ac) and were draft approved on June 26, 2007 and the draft approval was extended on June 23, 2010 and on June 24, 2011.

Surrounding uses are as follows:

- To the north, on the south side of Highway No 7, are lands owned by the Town of Markham and the Region of York. Further north, across Highway No. 7, are lands designated Avenue Seven Corridor – Mixed Residential in the Cornell Secondary Plan.
- Between Blocks 6 and 3 are lands, owned by Primont Homes, which are designated Residential Neighbourhood – Cornell Centre in the Cornell Secondary Plan.
- To the east of Block 4 are vacant lands which are designated as Open Space in the Cornell Secondary Plan.
- To the south is an existing subdivision comprising single detached and townhouse units.
- To the west are lands owned by the Town of Markham, which form part of the Diamond Jubilee landscape feature adjacent to Ninth Line. To the west, across 9th Line, is an existing residential subdivision.

There is no significant vegetation on the subject lands. A sales office is currently located within the westerly portion of Block 6 and a bungalow which is to be demolished is located on Block 3. The remaining lands are currently vacant.

Official Plan and zoning context

The subject lands are designated Urban Residential by the Town's Official Plan. The Cornell Secondary Plan designates the subject lands Residential Neighbourhood-Cornell Centre and Residential Neighbourhood.

The subject lands are zoned Agriculture One (A1) and Rural Residential One (RR1) by By-law 304-87 and must be rezoned to permit the proposed developments.

Proposed Developments

A site plan application has been submitted with the rezoning application for Block 6 to permit a 244 unit stacked townhouse condominium style development. Preliminary concept plans have been submitted for Blocks 3 and 4 to permit similar developments on these lands. However, a site plan application has not been submitted for these blocks as they have no servicing allocation. Blocks 1 and 2 are single detached residential lots and part block 7 is a remnant residential parcel at the north end of Montague's Lane, Barley Lea Street and Lindcrest Manor.

Block 6 contains 11 stacked townhouse buildings. Each stacked townhouse building has 5 to 8 modules, and each module has 4 dwelling units. The buildings are 3 to 4 stories and have 20 to 32 units (See Figure 6). Each module is proposed to have two ground oriented through units (front to back) and two back to back units stacked above the ground floor units. All units will have direct access to the exterior.

The following land uses and zoning are proposed on the blocks/lots.

TABLE 1			
Lot/Block	Proposed Land Use	Proposed Zoning	Area
Block 1	Single-detached residential	R2-LA	0.028 ha/0.069 ac
Block 2	Single-detached residential	R2-LA	0.044 ha/0.10 ac
Block 3	Stacked townhouse	CA3	0.34 ha/0.84 ac
Block 4	Stacked townhouse	CA3	1.1 ha/2.71 ac
Block 6	Stacked townhouse	CA3	1.46 ha/3.6 ac
Part Block 7	Single-detached residential	R2-LA	0.017 ha/0.042 ac
TOTAL			2.99 ha/7.4 ac

Design of the proposed development

The proposed development is designed to provide strong, well articulated building edges fronting onto the Ninth Line, Highway 7 and the future open space lands, while respecting the existing lower density to the south. An internal private driveway provides an east-west axis along which buildings are oriented. This creates a more intimate private space internal to the development. The built form comprises three to four storey stacked townhouses.

The upper two storey units within each townhouse block are proposed to have a back-to-back configuration. Consequently, both main building elevations will have the appearance and architectural styling of a front elevation. The ground oriented units will be through units (front to back) (See Figure 6).

The proposal includes two single detached lots and one single detached part block that will complete the ends of the existing low rise streets that are perpendicular to the proposed development. These lots, and the 3 storey stacked townhouses are intended to provide a transition between the proposed development and the existing neighbourhood.

There will be a total of 368 parking spaces below grade (306 resident parking and 62 visitor parking). There are 10 lay-by parking spots above grade for short term parking (i.e. pick up and drop off).

OPTIONS/ DISCUSSION:

Servicing allocation

The Cornell Developers Group has indicated that the Draft Plan of Subdivision for Lindvest Properties (Cornell) Ltd. has 244 units (553.3 pop) of 2013 allocation, which is sufficient for Block 6. Confirmation of servicing allocation for the single detached blocks and part blocks is still required. The applicant has not submitted a site plan application for the remaining blocks (3 and 4) since there is insufficient allocation. Conditions to remove the Holding provision for Blocks 3 and 4 will require confirmation that sufficient allocation is available.

The Cornell Centre Precinct Plan

The Cornell Centre Precinct Plan was initiated by the Town of Markham in spring 2011. The purpose of the study is to provide greater planning and design direction for the growth and evolution of Cornell Centre. The project is intended to confirm and refine the directions of the Secondary Plan and align recent development proposals. In addition, detailed design guidelines will be produced to ensure a high quality built form and public realm and the approach to building heights and densities will be confirmed.

With the completion of the Cornell Secondary Plan in 2008, many of Cornell Centre's landowners have begun to explore new development opportunities. Many of the concepts and ideas proposed by the landowners are consistent with the Secondary Plan and will be brought forward in the Precinct Plan. However, some changes may occur as the Precinct Plan is finalized in order to ensure the Secondary Plan's planning principles are upheld and the objectives for this planning process are met.

The proposed stacked townhouse units proposed by Lindvest Properties (Cornell) Ltd. do not appear to contradict the Precinct Plan, and are provided for in the Cornell Secondary Plan.

Master Environmental Servicing Plan

The TRCA has provided a clearance on the Master Environmental Servicing Plan to the applicant with respect to, in part, the drainage of the proposed blocks.

CONCERNS AND ISSUES TO BE RESOLVED

The following is a brief summary of concerns/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 Committee at a later date.

1. For Block 6 the building elevations, siting, grading, technical studies including an Urban Design Brief, Environmental Site Assessment, Master Environmental Servicing Plan, Transportation Impact Assessment and Internal Functional Traffic Design Study, Tree Inventory and Preservation Plan, Preliminary Environmental Noise Report and Geotechnical Investigation study all require staff review and approval.
2. The Region of York has jurisdiction over the portion of the lands which abut Highway No. 7 and Ninth Line and their requirements must be addressed.
3. Confirmation of servicing allocation will be required for Block 3 and 4.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

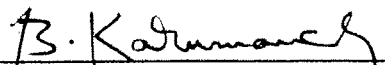
ALIGNMENT WITH STRATEGIC PRIORITIES:

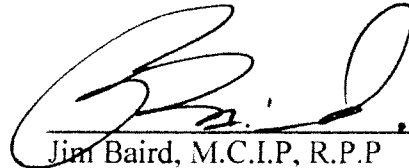
The proposal will align with the Town's strategic priority of Growth Management by implementing the proposed development in phases in coordination with available servicing allocation.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications submitted by Lindvest Properties (Cornell) Limited has been circulated to various Town departments and external agencies and are currently under review. Requirements of the Town and external agencies will be reflected in the preparation of the final report.

RECOMMENDED BY:

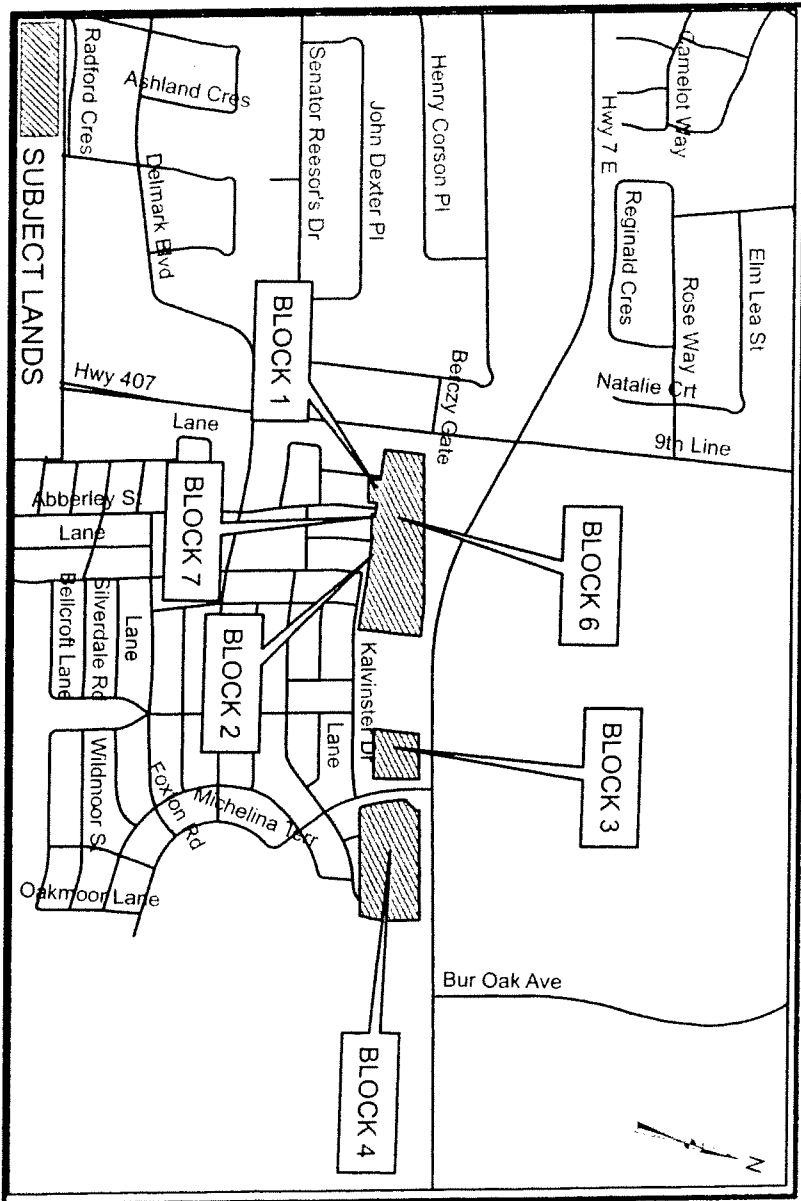

Biju Karumanchery, M.C.I.P. R.P.P.
Senior Development Manager

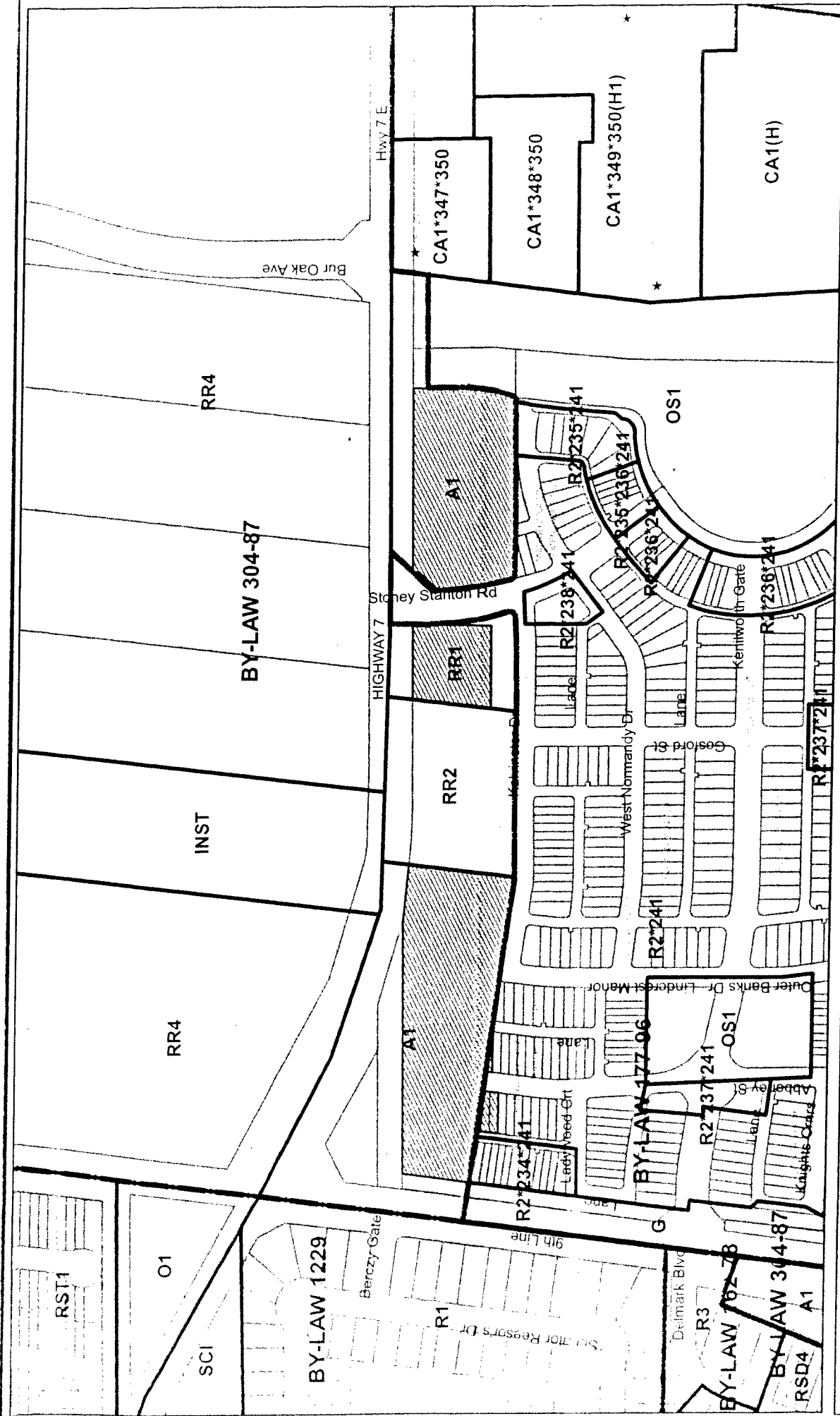

Jim Baird, M.C.I.P. R.P.P.
Commissioner, Development
Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Arial Photo
- Figure 4: Draft 65M-plan
- Figure 5: Proposed Site Plan-Block 6
- Figure 6: Preliminary Concept Plans for Blocks 3 and 4
- Figure 7: Typical Stacked Townhouse Building Elevations
- Figure 8: Typical Stacked Townhouse Building Elevations

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AREA CONTEXT / ZONING

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

FILE No. ZA. 11115332 (SK)

2012 Agenda ZA11115332 ZA11115332.mxd


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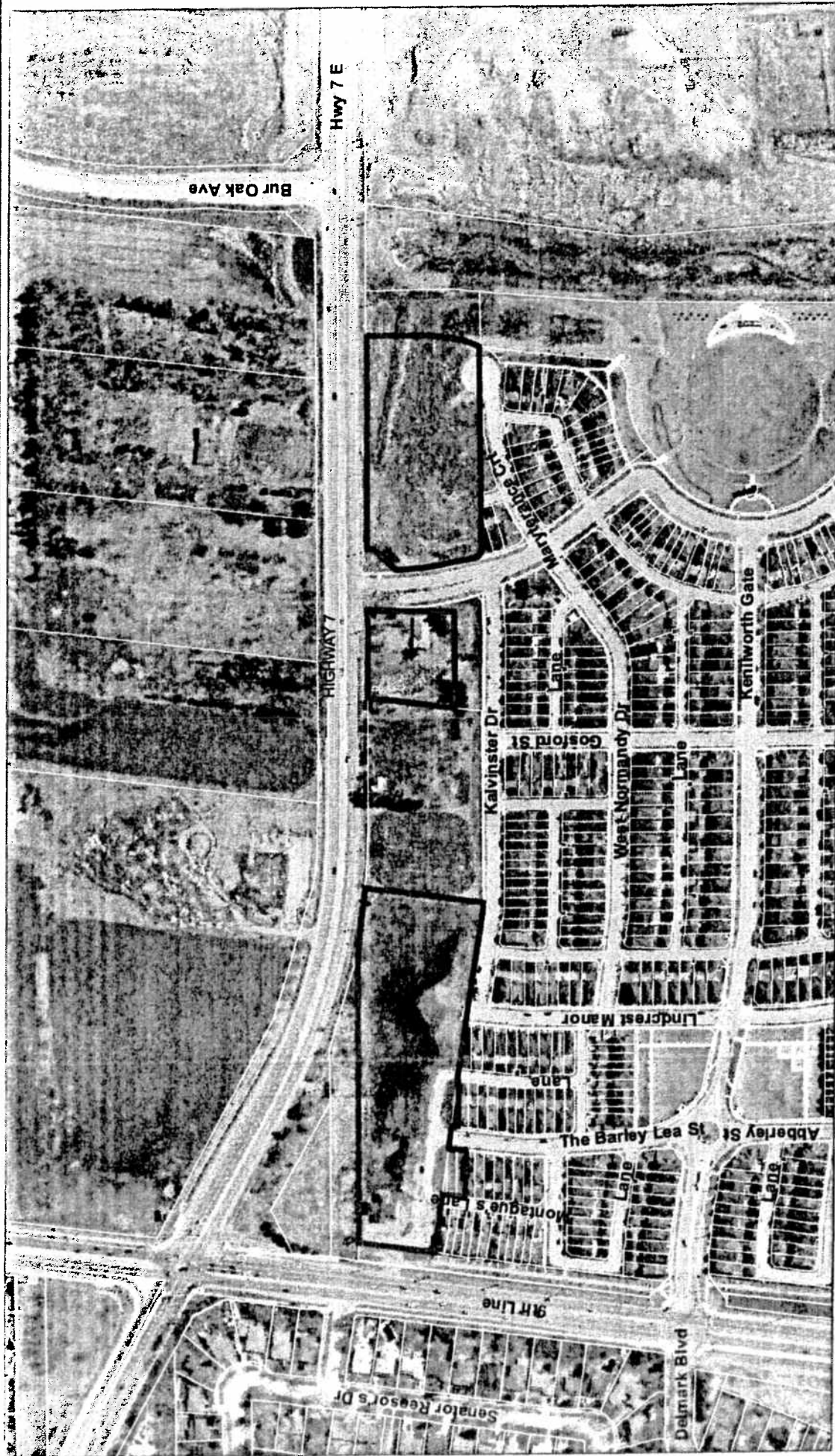
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DATE: 04/10/2012

FIGURE No. 2


 SUBJECT LANDS



AIR PHOTO MAP

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

FILE No. ZA. 11115332 (SK)

 SUBJECT LANDS

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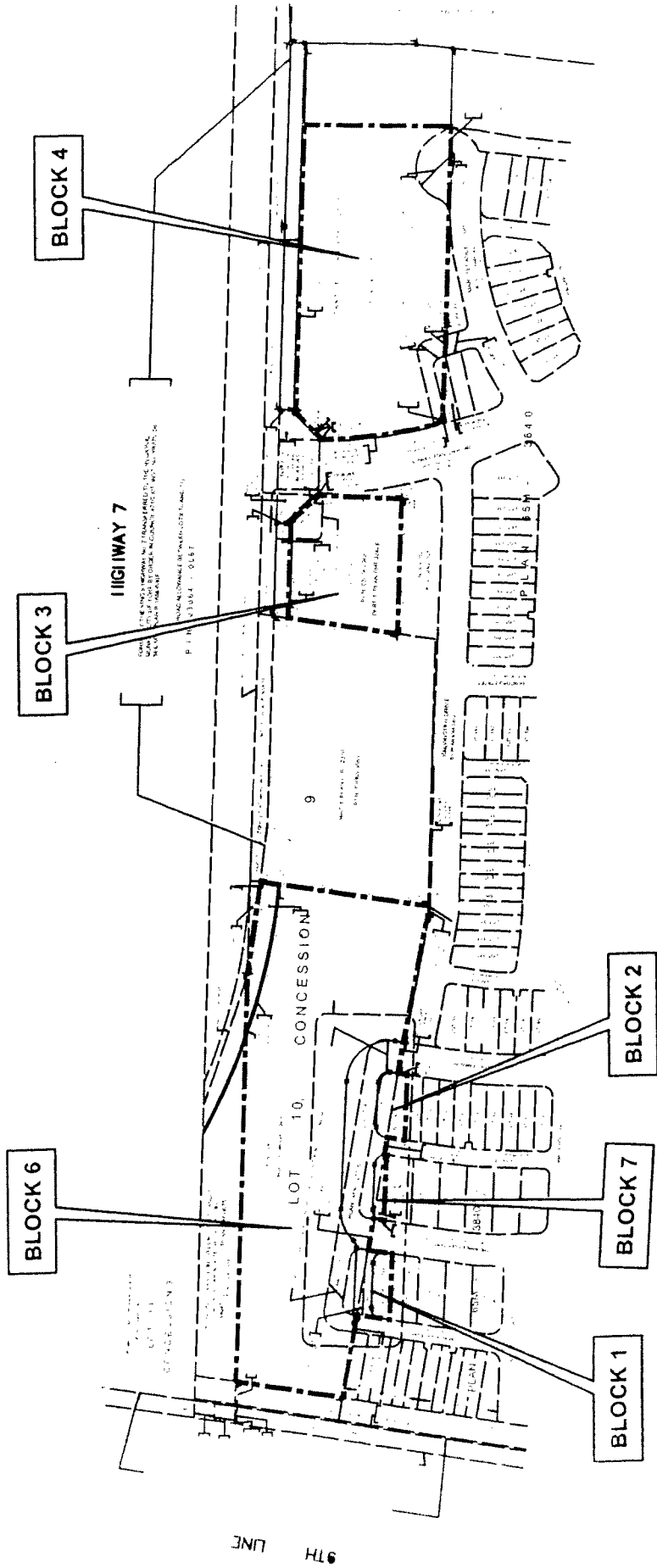
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DATE: 04/10/2012

FIGURE No. 3

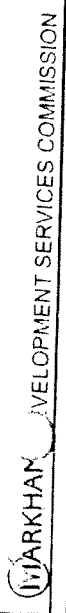


DRAFT PLAN

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

FILE No. ZA. 1115332 (SK)

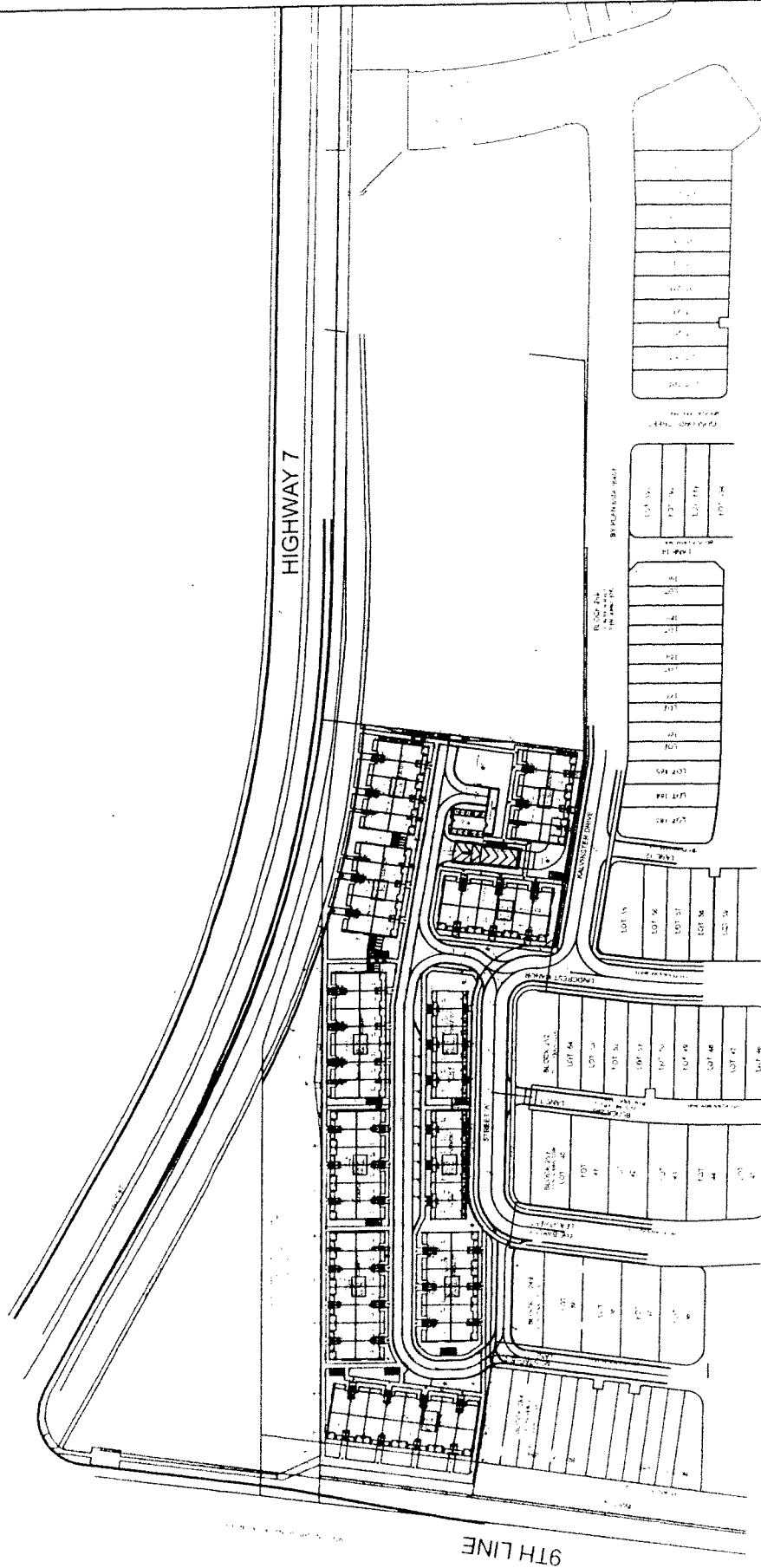
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DATE: 04/10/2012

FIGURE No. 4



SITE PLAN (BLOCK 6)

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

FILE No. ZA. 11115332 (SK)

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APPLICANT: LINVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

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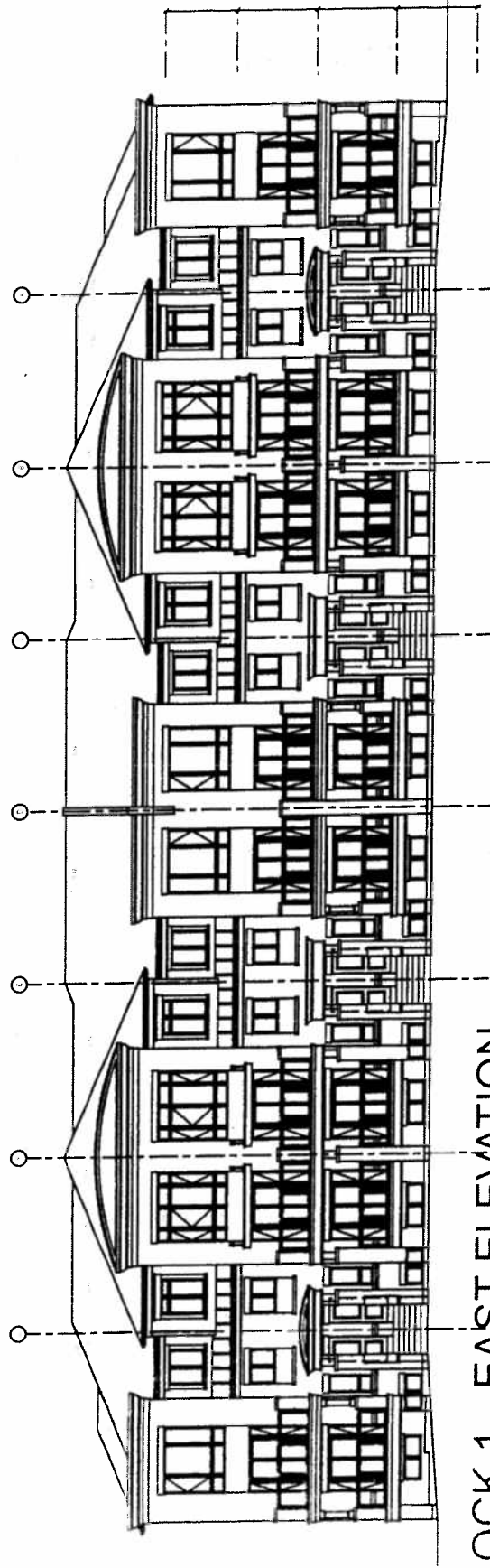
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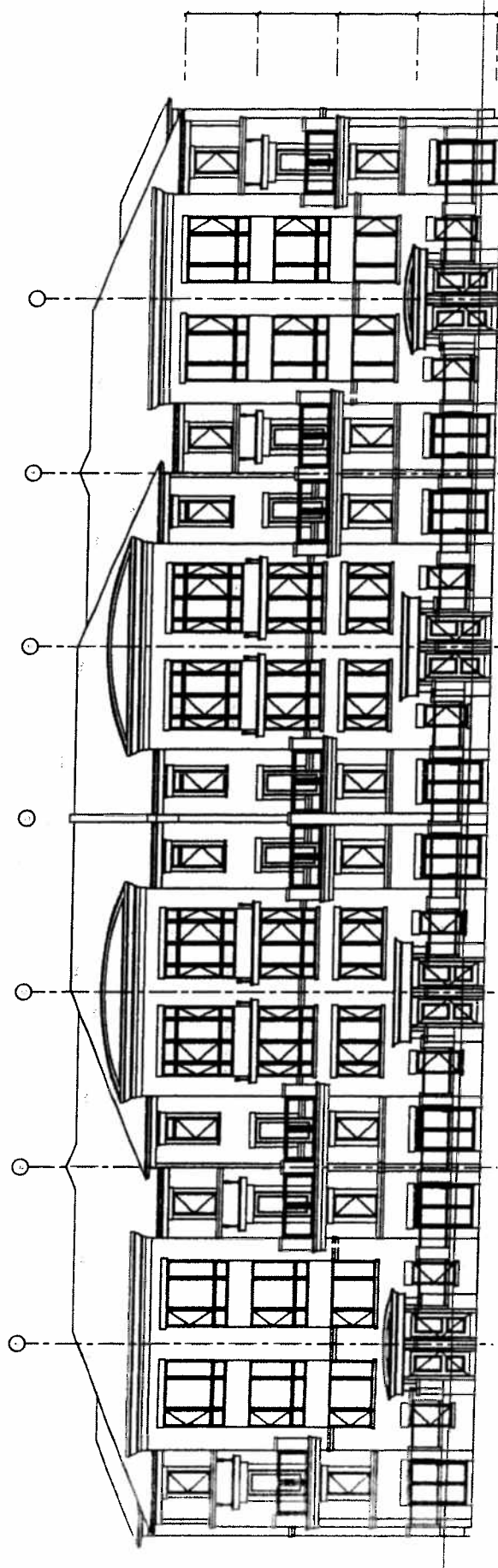
BLOCK 1 - EAST ELEVATION

TYPICAL ELEVATIONS

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

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BLOCK 1 - WEST ELEVATION

TYPICAL ELEVATIONS

APPLICANT: LINDVEST PROPERTIES (CORNELL) LTD.
SOUTH EAST HIGHWAY 7 & 9th LINE

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FIGURE No. 8