



Report to: Development Services Committee

Meeting Date May 1, 2012

SUBJECT: **PRELIMINARY REPORT**
Serra Homes Limited
Applications for Official Plan and Zoning By-law
Amendment – 8 Townhouses
23 Water Street, Markham Village

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Serra Homes Limited, Application for Official Plan and Zoning By-law Amendment - 8 Townhouses, 23 Water Street, Markham Village”, dated May 1, 2012, be received;
- 2) That a Public Meeting be held to consider the applications submitted by Serra Homes Limited to permit 8 townhouses;
- 3) 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 provide preliminary information on the applications to permit townhouses and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the applications.

BACKGROUND:

Subject Property and area context

The subject land is located at 23 Water Street which is located within the Markham Village Heritage Conservation District (see Figure 1). The property has an area of 0.12 ha and is vacant. To the north of the subject property are parking lots associated with a Senior’s Complex and a funeral home; to the east are the undeveloped rear yards of properties on Main Street North; to the south is the Markham Village Lanes (MVL) commercial complex and its parking lot; and to the west is a four storey, residential condominium (with two relocated heritage dwellings adjacent to the street) and a large parking lot (owned by the Town, but under lease to MVL).

Official Plan and Zoning

The subject land is designated “Urban Residential” in the Town’s Official Plan. The Secondary Plan for the Main Street Markham Area (OPA 108) designates the land as Medium Density I Housing/Office (MDI/O). Forms of housing permitted on these lands include detached, semi-detached, duplex, triplex and fourplex dwellings at a maximum height of 2 ½ storeys.

Townhouse dwellings and other appropriate multiple dwelling types may also be permitted at a net site density generally not exceeding 31 dwelling units per hectare (12.5 units per acre) and a maximum height of 2 ½ storeys. Townhouses are only permitted by site specific zoning by-law amendment on the basis of a specific proposal with detailed plans. Key criteria to be considered include:

- Restricted vehicular access points to public streets;
- Adequate off-street parking;
- Adequate lot frontage and area;
- Generally no single building of street townhouses containing more than 6-8 units;
- Adequate provision of landscaping, buffering and screening; and
- Provision for addressing servicing matters.

The property is currently zoned Residential (R3) under By-law 1229, as amended, and is subject to a site specific zoning by-law (2006-273). In 2005-2006, a previous owner obtained an amendment to permit four (4) single detached dwelling units on the property. A detailed conceptual development plan was prepared, but a site plan application for the development was never submitted nor was the property subdivided.

OPTIONS/ DISCUSSION:

Details of the Proposed Development

The proposed development consists of eight (8) common element condominium townhouse units. Each unit would front onto Water Street with access to an attached garage in the rear provided by a common driveway located at the south end of the property (see Figure 4). Each unit would have 2 parking spaces (some in tandem form) with an additional four (4) visitor parking spaces. A front elevation concept has also been submitted (see Figure 5). The outdoor amenity area for each unit is anticipated to be located on the roof area of the rear garage. A landscape area in the rear yard is also identified as an area for snow storage. Due to the grade change between the properties to the east and the subject land, a retaining wall will likely be required. The net site density of this proposal is 66 units per hectare (27 units per acre).

The applicant proposes to rezone the property to Residential (R4) to permit townhouses with site specific exceptions for zone standards. A site plan application has not been submitted at this time. A draft Official Plan Amendment has been submitted by the applicant and is currently under review.

Identified Issues

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 be addressed, if necessary, in a final report to Committee:

1) Number of Units

Staff reviewed a number of concepts with different configurations of dwelling units and driveway locations with the applicant prior to submission. A key issue during

these discussions was the number of proposed units. The current Secondary Plan provisions provide for a density that would permit 4 dwelling units whereas the applicant is proposing 8 units. The applicant was informed that eight units may be supportable if the applicant can successfully address the key site development issues such as parking, access and appropriate buffers.

2) Design

The architectural design of the new dwelling units will have to comply with the heritage conservation district policies and guidelines as to garage placement, cladding materials, windows, etc. The Heritage Markham Committee will be involved in the review of the conceptual elevations and the overall massing.

3) Grading

There appears to be a need for a retaining/structural wall along the east property boundary. The Engineering Department requires a preliminary grading plan and cross section to determine any potential impacts on the building design and pavement area.

4) Access Driveway

The applicant is proposing a driveway that is 5.8 m in width whereas the standard requirement for two way traffic is 6.0m. This will be subject to further review by staff.

5) Landscaping Buffer

The issue of appropriate landscape buffers is subject to review by the Urban Design Section of the Planning Department

6) Visitor Parking

The functionality of the angular visitor parking spaces shown in the concept plan (Fig. 4) requires clarification.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

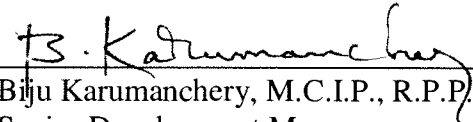
The application should be considered within the context of the Town's growth management and strategic priorities.

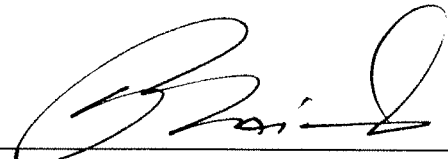
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various departments in the Town, applicable agencies and the Heritage Markham Committee.

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/Zoning
Figure 3: Aerial Photo
Figure 4: Proposed Site Plan
Figure 5: Conceptual Elevation

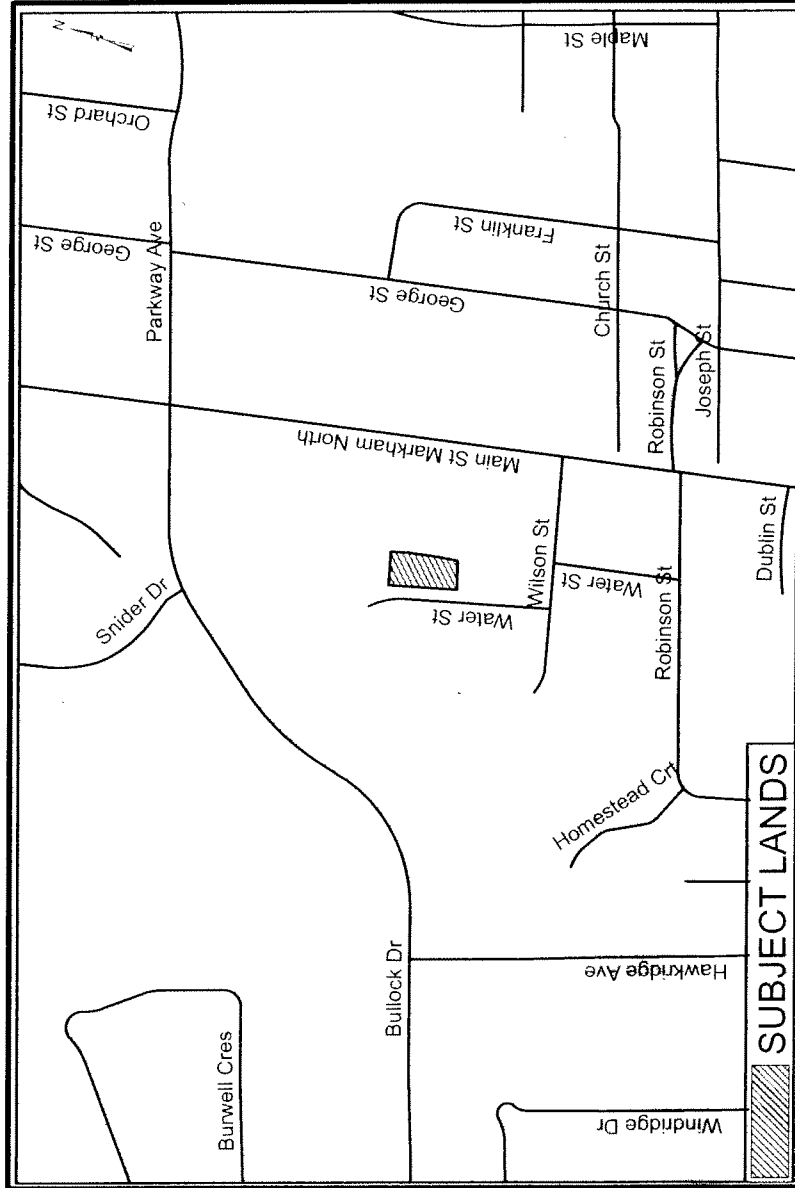
APPLICANT:

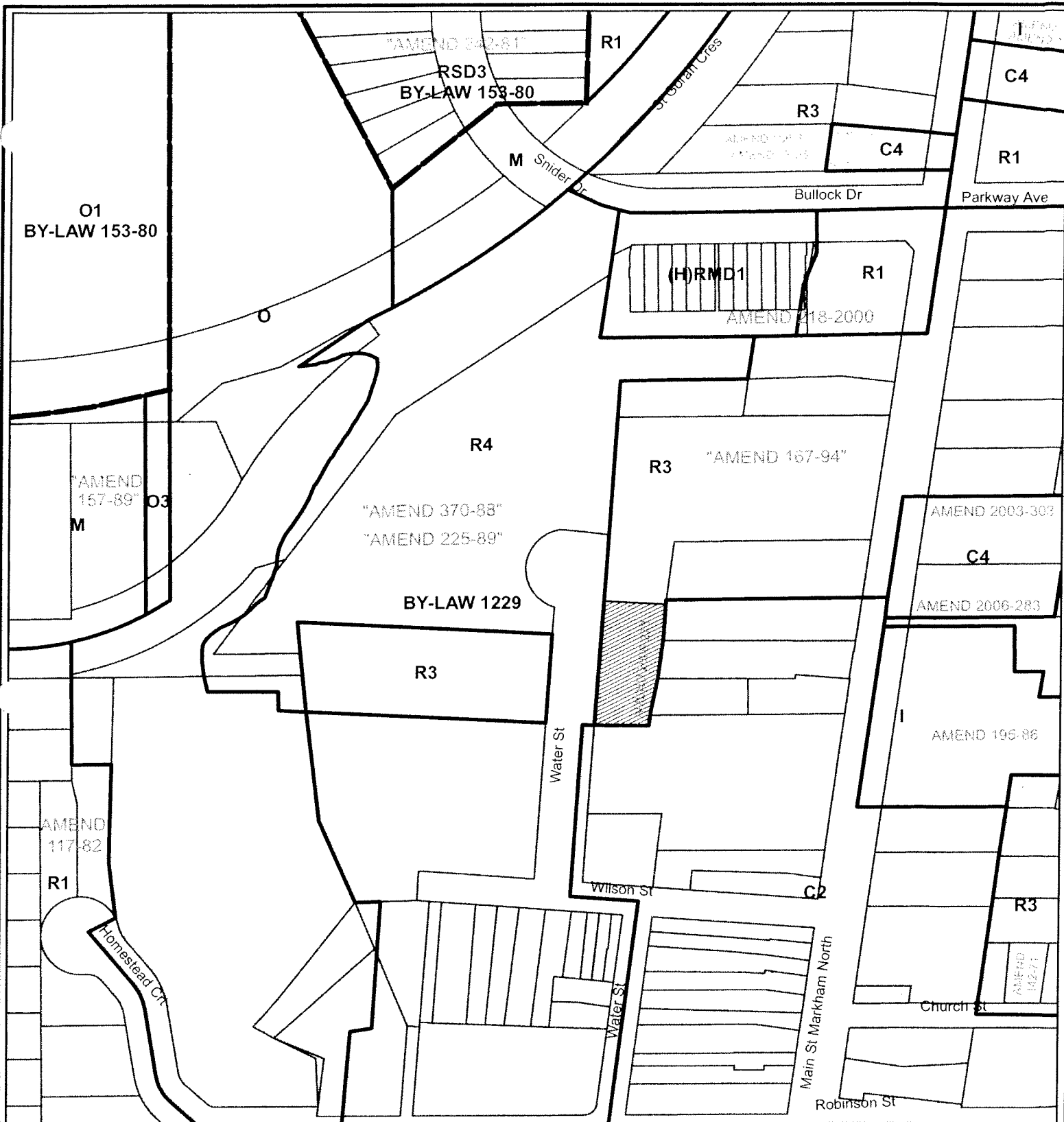
Serra Homes Limited
Gormley, Ontario

AGENT FOR APPLICATION

Gatzios Planning and Development Consultants Inc.
Mr. Jeff Greene
7270 Woodbine Avenue
Markham, ON L3R 4B9
Tel: 905-475-9191
Email: jeff@gatziosplanning.com

File path: Amanda\File 12 132315\Documents\Recommendation Report





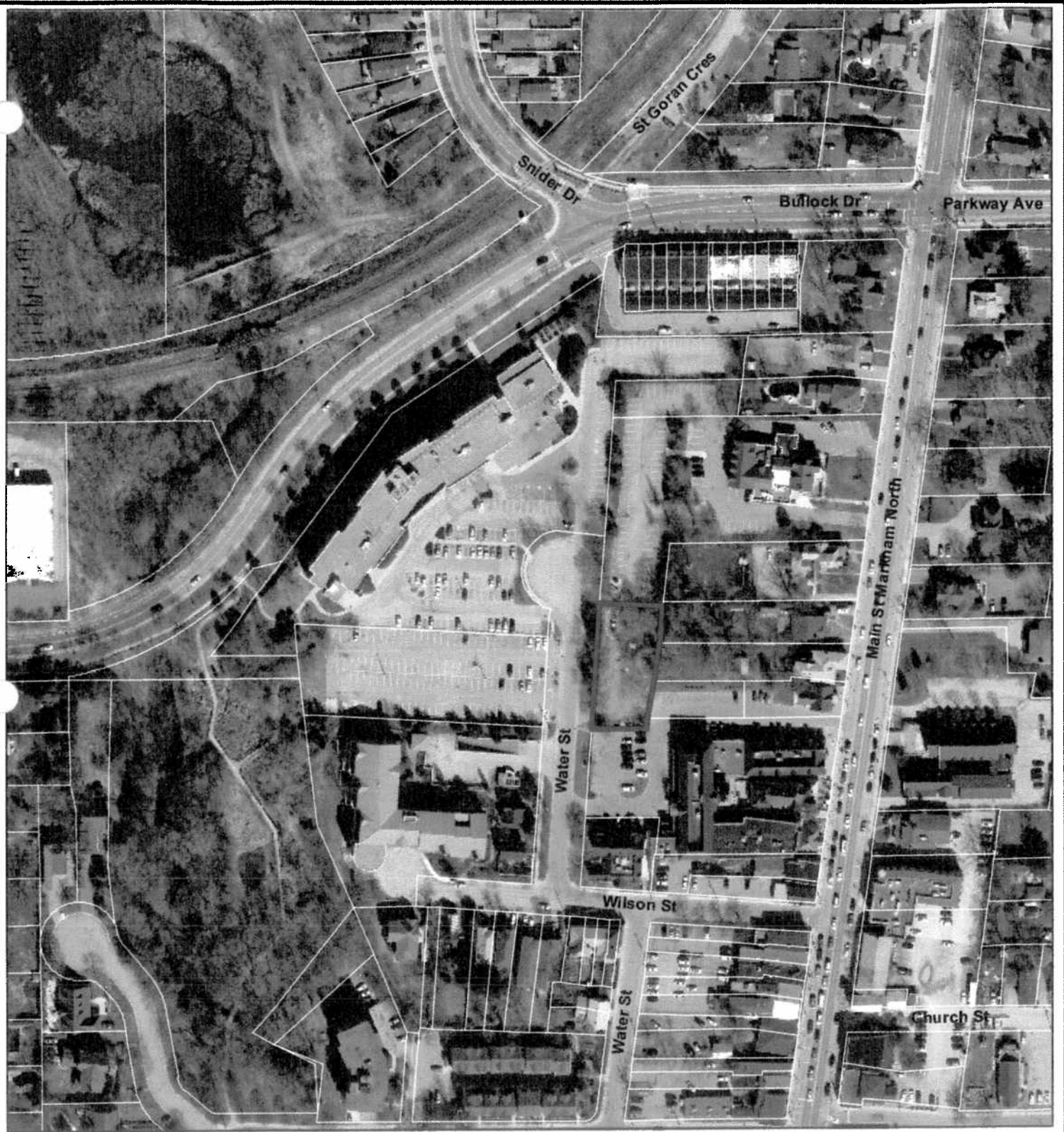
AREA CONTEXT / ZONING

APPLICANT: SERRA HOMES INC.
 23 WATER STREET, MARKHAM VILLAGE

 SUBJECT LANDS

FILE No. ZA. 12132315 (RH)

DATE: 04/02/2012



AIR PHOTO MAP

APPLICANT: SERRA HOMES INC.
23 WATER STREET, MARKHAM VILLAGE

 SUBJECT LANDS

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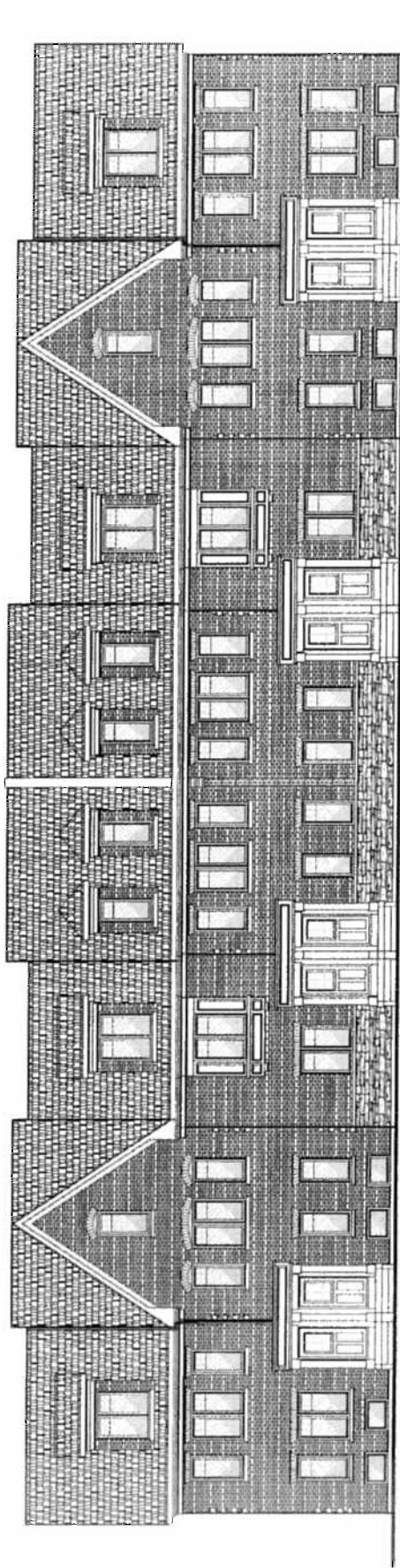
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DATE: 04/02/2012

 MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 3



FRONT ELEVATION CONCEPT

ELEVATION

APPLICANT: SERRA HOMES INC.
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FIGURE No. 5

