



Report to: Development Services Committee

Report Date: October 25, 2011

SUBJECT: INFORMATION REPORT
1232548 Alberta Inc.
**Zoning Amendment to permit the development of
7 detached dwellings and the relocation of an existing
Heritage dwelling at 6750 14th Avenue, 7784 9th Line and
7790 9th Line
File No. ZA 11 112570**

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

REVIEWED BY: David Miller, Manager, East District, ext.4960

RECOMMENDATION:

- 1) That the report titled "INFORMATION REPORT, 1232548 Alberta Inc., Zoning amendment to permit the development of 7 detached dwellings and the relocation of an existing Heritage dwelling at 6750 14th Avenue, 7784 9th Line and 7790 9th Line, File No. ZA 11 112570," dated October 25, 2011 be received; and,
- 2) 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 application. 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 application.

The rezoning application has been deemed complete

The rezoning application submitted by 1232548 Alberta Inc, to permit seven detached dwellings and the relocation of an existing heritage dwelling on the subject lands was deemed complete on August 2, 2011.

Public Meeting authorized by the CAO

The Chief Administrative Officer under his delegated authority, authorized Town Staff to hold a statutory Public Meeting.

BACKGROUND:

The subject properties (6750 14th Avenue, 7784 9th Line and 7790 9th Line) are located at the northwest corner of 14th Avenue at 9th Line (See Figures 1 and 2). These properties have a combined area of approximately 0.67 ha (1.65 ac). A bungalow exists at 7784 9th Line which the applicant proposes to demolish. A two storey dwelling exists at 7790 9th Line. This dwelling is listed on the Markham Register of Property of Cultural Heritage Value or Interest, and in the Box Grove Secondary Plan as a cultural heritage resource. The applicant proposes to relocate the heritage dwelling to the proposed corner lot at the intersection of 9th Line and 14th Avenue, and also proposes to renovate and construct an addition to this dwelling.

The Heritage dwelling will be included as a key component of the overall redevelopment of the subject lands.

In addition to the above noted Heritage dwelling relocation and renovation, the applicant is proposing to develop seven two storey detached dwellings fronting on to 9th Line. The applicant is proposing lot frontages of 15 m (50 ft) for six of the lots with the frontages for the remaining lots being 16 m (52.5 ft) and 20 m (65.6 ft), respectively. The proposed lot areas for all eight lots would range between 762 m² (8,202 sq ft) and 1025 m² (11,033 sq ft). The Heritage dwelling is proposed to be relocated on the largest lot at the 9th Line and 14th Avenue intersection (See Figure 3).

Official Plan and Zoning

The subject lands are designated Urban Residential in the Town's Official Plan and 'Urban Residential – Low Density I' in the Secondary Plan for the Box Grove Planning District (OPA No. 92). The Official Plan contemplates that the majority of the lands within this designation would be used for single detached dwellings.

The property is zoned "RRH" Rural Residential Zone under Bylaw 194-82, as amended (see Figure 2). The lot frontages and lot areas of the proposed lots do not comply with the RRH zone provisions. Consequently, a zoning amendment would be required to implement the applicant's proposal.

Consent (Land Severance)

Prior to development, the applicants will be required to obtain approval from the Committee of Adjustment to create the proposed additional building lots from the three existing residential lots.

Site Plan Control

Prior to commencing any relocation or alterations to the Heritage dwelling as proposed, the applicant must obtain Site Plan approval to ensure its status as a cultural heritage resource is maintained. Site Plan approval authority with respect to the heritage dwelling is delegated to the Director of Planning & Urban Design, in accordance with the criteria established under Delegation By-law 2002-02.

CONCERNS/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 be presented to Committee at a later date.

- Heritage Markham Committee directed staff to prepare a research report for consideration of designating the relocated Heritage dwelling under Part IV of the Ontario Heritage Act;
- The appropriateness of the proposed building lots which are generally smaller in lot frontage and lot area than the majority of the adjacent and abutting residential lots in the area will need to be reviewed;

- An arborist report prepared by Tree Timber Tree Services on February 18, 2011, is currently under review. It indicates that a large number of mature trees along the perimeter of the site will be preserved (with the exception of those to be removed to accommodate proposed municipal service connections). However, several mature trees located within the interior areas of the lots will require removal to accommodate the new dwellings and this requires further review;
- Architectural Guidelines prepared by 7S Group, on behalf of 1232548 Alberta Inc., are currently under review by staff. This document will be used, in part, to guide and determine the appropriateness of the proposed development.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

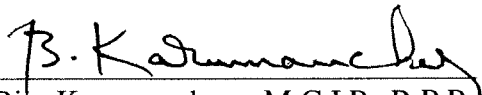
ALIGNMENT WITH STRATEGIC PRIORITIES:


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

BUSINESS UNITS CONSULTED AND AFFECTED:

This application has been circulated to various departments within the Town and applicable agencies for comment.

RECOMMENDED BY:


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

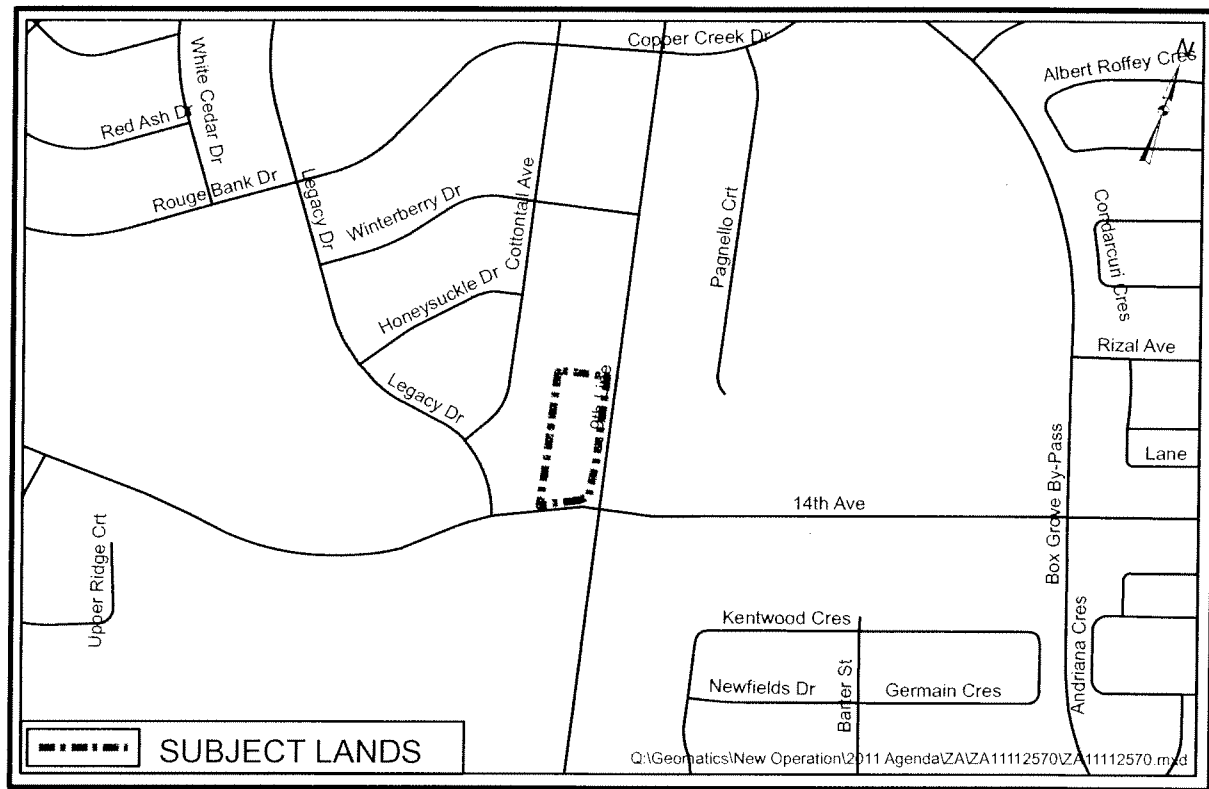

James Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 – Property Location
Figure 2 – Area Context/Zoning
Figure 3 – Site Plan
Figure 4 – Air Photo

Applicant Contact Information:


Malone Given Parsons Ltd
c/o Martin Quarcoopome, MCIP, RPP
Markham ON L3R 6B3
Telephone number: 905-513-0170
Facsimile Number: 905-513-0177





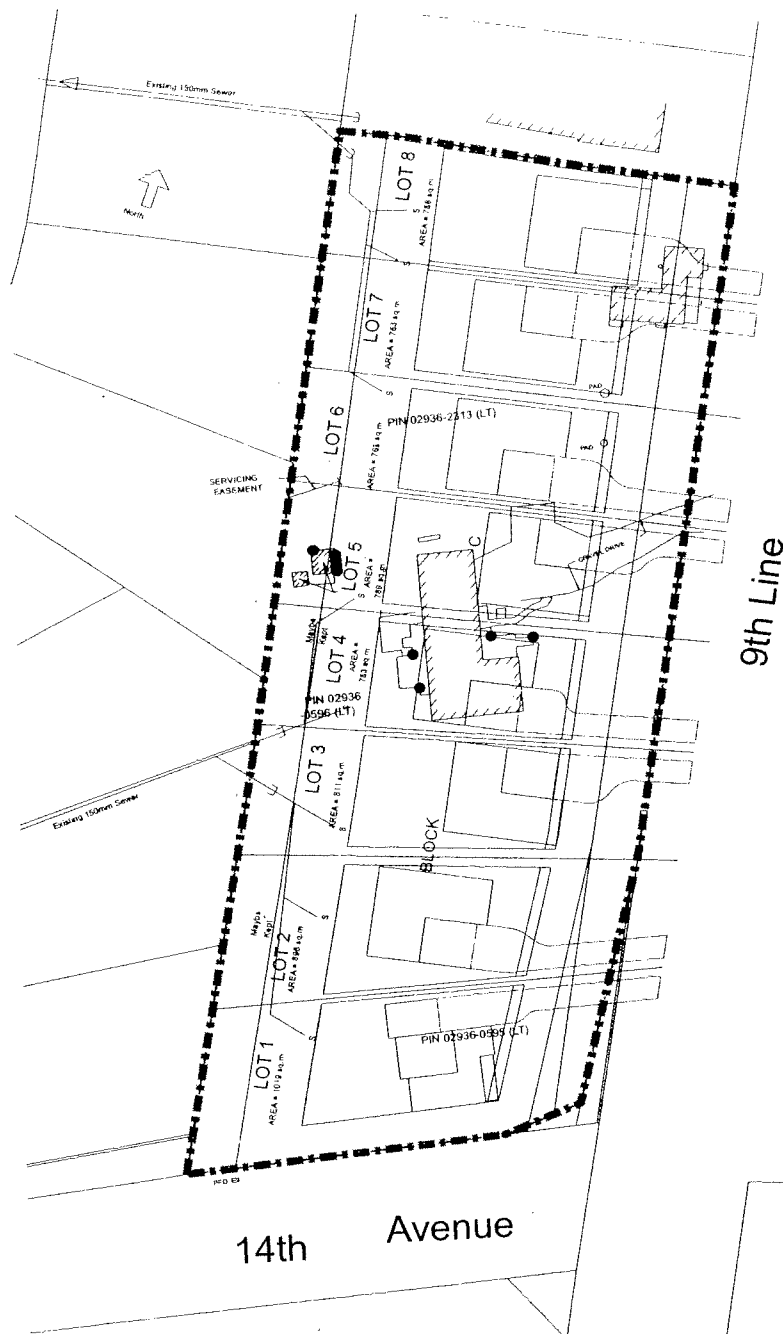
AREA CONTEXT / ZONING

APPLICANT: 1232548 ALBERTA INC.

6750 14th.AVE., 7784 & 7790 9th. LINE  SUBJECT LANDS

FILE No. ZA11112570(RC)


DATE:08/29/11



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SITE PLAN

APPLICANT: 1232548 ALBERTA INC.

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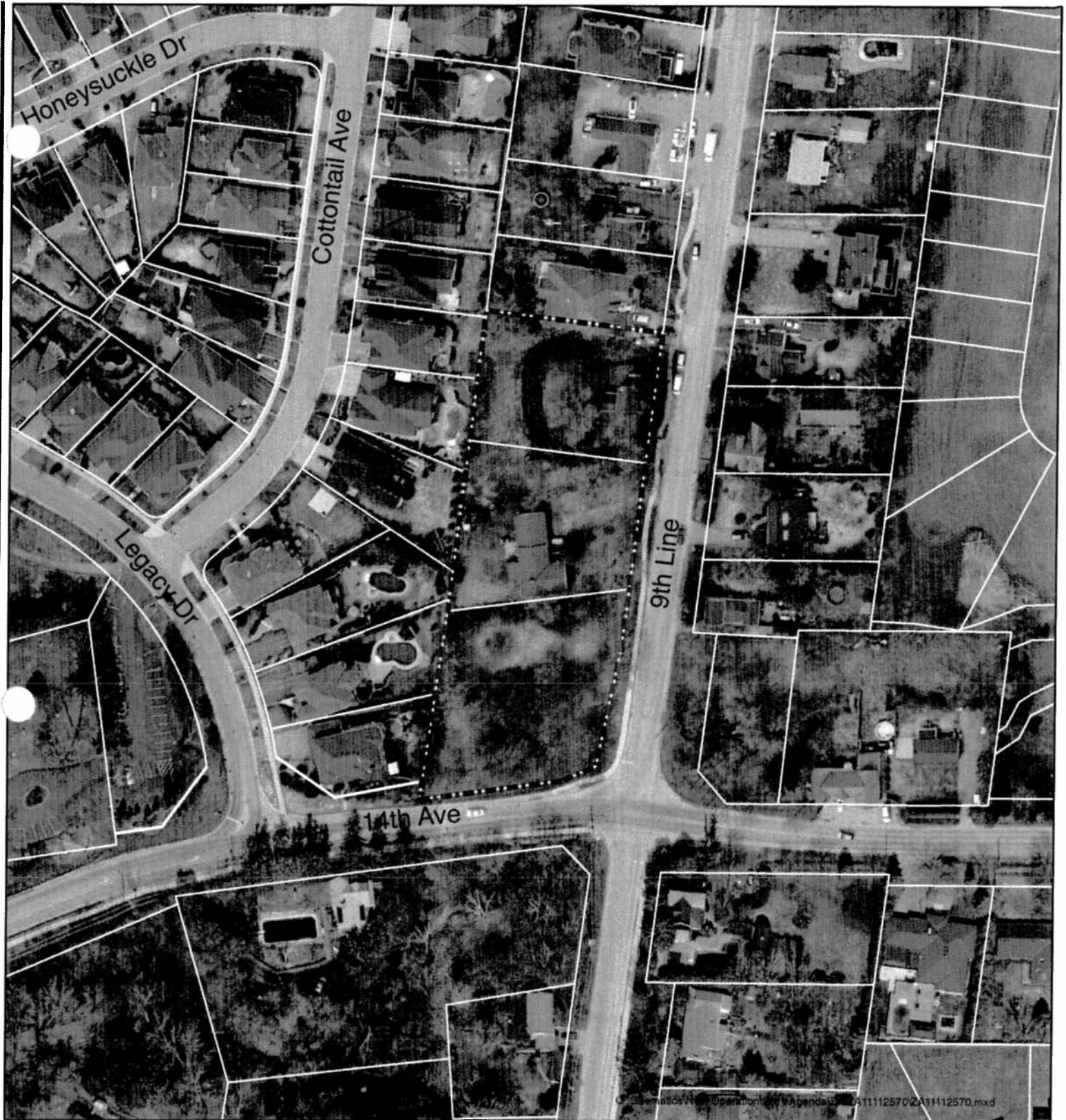


DEVELOPMENT SERVICES COMMISSION

Drawn By:DD


Checked By:RC

FIGURE No. 3



AREA CONTEXT / ZONING

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