



Report to: Development Services Committee

Report Date: May 10, 2011

SUBJECT: PRELIMINARY REPORT
Applications by Crown of Markham Inc. for Zoning By-law
Amendment and Red-line revisions to Draft Plan of
Subdivision 19TM-09002 to permit medium density live-
work units on Part of Lot 23, Concession 3 in the West
Cathedral Community
Files ZA 11 111796 and SU 09 120124

PREPARED BY: Geoff Day, Senior Planner West District Team

RECOMMENDATION:

1. THAT the report dated May 10, 2011, entitled “Preliminary Report, Applications by Crown of Markham Inc. for Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units, on Part of Lot 23, Concession 3 in the West Cathedral Community Files ZA 11 111796 and SU 09 120124”, be received;
2. AND THAT a Public Meeting be held to consider the applications by Crown of Markham Inc. for Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units on the subject lands;
3. AND FURTHER 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 regarding applications for a Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to rezone the subject lands from Agricultural to Medium Density Residential and to permit medium density residential/mixed use blocks containing 48 units (Stage II – see Figure 5). This report also seeks authorization to hold a statutory Public Meeting to consider these applications.

This report contains general information in regard to applicable Official Plan and Zoning policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:

Site and Area Context

The subject lands have an area of 1.27 ha (3.14 acres), located between the existing Cathedral of the Transfiguration to the east and Woodbine Avenue By-pass to the west (Figure 1). The site is generally flat and contains no significant vegetation or other natural features.

The surrounding area is comprised of (Figure 3):

- To the east, the existing Cathedral of the Transfiguration and the mixed use precinct (still awaiting development) proposed to surround it;
- To the north, a recently registered low density residential plan of subdivision;
- To the west, Stage I of the Owner's plan of subdivision which was draft approved through Council resolution on December 14, 2010;
- Also to the west across Woodbine Avenue By-pass, vacant prestige employment lands; and,
- To the south, a recently registered low density residential plan of subdivision.

Existing Official Plan and Zoning By-law

The subject lands are designated Community Amenity Main Street (one half depth of the mixed use/medium density blocks fronting High Street) and Urban Residential Medium Density (the portions of the mixed use/medium density blocks fronting local streets) (Figure 4).

The intent of the Cathedral Community Secondary Plan (OPA 42), as amended by OPA 123, with regard to the Community Amenity Main Street designation is to develop this area as a true mixed use main street, with commercial and retail uses at grade, and medium density residential above. The Secondary Plan prohibits residential uses on the ground floor of buildings fronting onto High Street, except for lobbies and similar common areas of residential buildings.

The remainder of the lands fronting onto local streets north and south of High Street and the Woodbine By-pass, are designated Urban Residential Medium Density with no requirement for at grade commercial uses. The proposed net densities comply with the density ranges for these designations set out in the Official Plan.

The lands are currently zoned Agricultural One [A1] by By-law 304-87. Amendments are required to delete these lands from By-law 304-87 and incorporate them into appropriate zones in By-law 177-96 (Figure 2).

Proposed Development

The proposed Stage II subdivision is an eastward extension of the Stage I Draft Plan of Subdivision to the west which was approved by Council on December 14, 2010 (Figure 5).

The extension is comprised of two medium density mixed use live-work blocks containing 48 units (Figure 6).

The proposed mixed use development will be located along the frontage of High Street; a key ceremonial access route to the Cathedral. The units that front onto High Street will include non-residential uses at grade with residential above the first floor (Figure 7) in accordance with the Cathedral Secondary Plan policies. The proposed buildings will be three stories in height, consistent with the Owner's Stage I proposal to the west (Figure

5). Parking for the non residential uses will be provided on street, via parking bays along High Street and internally within the blocks. Parking for the dwelling units above will be located at the rear of these units and accessed internally from within the blocks. The remainder of the 48 residential townhouse units will front onto the local roads immediately to the north and south. These medium density blocks will be under condominium ownership (Figure 6).

The following chart provides a statistical summary of the draft approved phase I development and the proposed Stage II development:

| | STAGE I (FIGURE 5) | | STAGE II (FIGURE 6) | | TOTAL | |
|---|-----------------------|--------------|------------------------|-------------|---------------|--------------|
| | Ha | Ac | Ha | Ac | Ha | Ac |
| Gross Site Area: | 6.86 | 16.95 | 1.5 | 3.71 | 8.36 | 20.66 |
| Roads and laneways | 1.63 | 4.03 | 0.3 | 0.73 | 1.93 | 4.76 |
| Open Space (incl. landscape buffers & walkways) | 0.17 | 0.42 | | | 0.17 | 0.42 |
| 0.3 m reserve | 0 | 0 | | | 0.28 | 0.69 |
| Future Development | 0.28 | 0.69 | | | | |
| Net Residential Area: | 4.78 | 11.81 | 1.21 | 2.98 | 5.98 | 14.77 |
| Medium Density | 3.88 | 9.59 | 1.23 | 3.04 | 5.11 | 12.63 |
| Low Density | 0.86 | 2.13 | 0 | 0 | 0.86 | 2.13 |
| Net Non-residential Area | 2.08 | 5.14 | 0.29 | 0.73 | 2.38 | 5.89 |
| Units: | | | | | | |
| Single Detached Units | 10 | | 0 | | 10 | |
| Townhouse Units | 19 | | 0 | | 19 | |
| Medium Density | 151 | | 48 | | 199 | |
| Total Residential Units | | | | | 228 | |
| Equivalent Population | | | | | 665.86 | |
| | | | | | | |
| Net Residential Density: | | | | | | |
| Low | | | | | | 33.72 |
| Medium | | | | | | 60.05 |

OPTIONS/DISCUSSION:

Red-line revisions to draft approved plan

The proposed red-line revisions to the draft plan builds upon the plan that was draft approved by Council on December 14, 2010. It complies with the general road and block pattern set out in the Cathedral Community Secondary Plan and the associated Community Design Plan. The proposed densities are within the ranges provided for in the Official Plan and Secondary Plan, and provide opportunities to create a compact, mixed use shopping, commercial and residential core for the Cathedral Community, which will complement and build upon the presence of the Cathedral.

Site Plan Approval required

The vision of High Street as set out in the Cathedral Community Design Plan is for a ceremonial “Main Street” connecting the Woodbine By-pass to the Cathedral Precinct to the east. High Street is to function as a mixed use pedestrian oriented street containing at-grade commercial and retail uses with residential dwellings located above. High Street is envisioned as a pleasant, active pedestrian-oriented streetscape. Building forms, proportions and materials are intended to relate closely to that of the Cathedral Precinct Area containing design elements found in a traditional European Cathedraltown. Projecting architectural elements such as bay windows and canopies are encouraged to provide visual interest.

More specifically, the elements necessary to achieve this vision include the following:

- Enhanced High Street building elevations to reflect a more mixed use environment. The objective is to capture the “high order” mixed use prominence of this street leading up to the Cathedral;
- Enhanced streetscape design including entry features, generous sidewalks, decorative street lighting, street trees and benches, expanded landscaped boulevards and associated front yard landscaping;
- Provisions of private amenity spaces;
- On-street parking on High Street; and,
- Off-street parking screened from the local roads;

The Owner has recently submitted an application for Site Plan Approval in support of Stages I and II outlined earlier in this report.

Staff will continue to work with the Owner through the Site Plan Approval process to collaboratively execute the vision of the High Street corridor.

CONCLUSION:

Staff recommend that a statutory Public Meeting be held to consider these applications and obtain public input.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development promotes a compact, mixed use, pedestrian supportive urban form. The proposed applications will align with the Town’s strategic priorities of Growth Management, Transportation, Municipal Services and the Environment by implementing the proposed development and road network improvements.

BUSINESS UNITS CONSULTED AND AFFECTED:

All relevant Town departments and external agencies have been circulated and their comments will be incorporated into final recommendations.

RECOMMENDED BY:

Biju Karumanchery, MCIP, RPP
Senior Development Manager

Jim Baird, MCIP RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context

Figure 3 – Aerial Photo

Figure 4 – Schedule ‘AA’ to OPA 123 - Cathedral Secondary Plan

Figure 5 – Stage 1 – Draft Approved Plan – December 14, 2010

Figure 6 – Stage 2 – Redline revised Draft Plan

Figure 7 – Conceptual Elevations

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