



PUBLIC MEETING

NOTICE OF MEETING

You are invited to attend a Public Meeting to be held by the Development Services Committee of the Town of Markham to consider an application by 1113899 Ontario Limited to amend the Town's Zoning By-laws.

DATE: Tuesday, March 7, 2006

TIME: 7:00 p.m.

PLACE: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

BACKGROUND

The subject property is located at 23 Water Street in the Markham Village Heritage Conservation District. The property is currently vacant. A single detached dwelling was demolished approximately two year ago. To the east of the property are commercial Main Street establishments, including the Markham Village Lanes shopping complex and two residential dwellings. Immediately to the south is a parking lot and to the west is another parking lot and a residential condominium. The Water Street Non-Profit apartment complex is to the north.

The property is designated Medium Density I Housing/Office in the Official Plan which provides for detached, semi-detached, duplex, triplex and fourplex dwellings at a maximum height of 2 ½ storeys. The property is zoned Single Family Residential (R3).

PROPOSAL

The applicant is proposing four, two-storey, single detached dwellings fronting onto Water Street. The dwellings would be on separate lots, created through a future severance application. Each unit would have its own driveway leading to a garage and amenity area in the rear yard.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT

The purpose and effect of the proposed amendment would be to modify the current development requirements for single detached dwellings to permit the four dwellings.

NOTE REGARDING ZONING BY-LAW AMENDMENT

If a person or public body that files an appeal of a decision of the Town of Markham in respect of the proposed Zoning By-law Amendment does not make oral submissions at a public meeting, or make written submissions to the Town of Markham, before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

ADDITIONAL INFORMATION

Additional information is available from Mr. Regan Hutcheson (ext. 2080) of the Town's Planning Department, tel. (905) 477-7000, quoting file number ZA.112248.

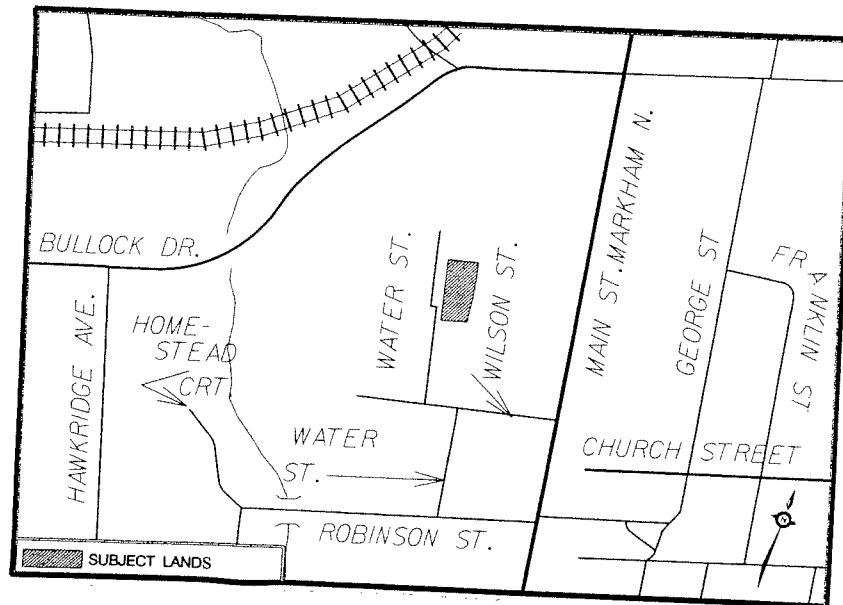
Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted above or by e-mail to atari@markham.ca by not later than 4:30 p.m. March 3, 2006.

Personal information collected in response to this planning notice will be used to assist Town staff and Council to process this application and will be made public.

DATED: February 15, 2006

Jim Baird, MCIP, RPP
Commissioner of Development Services

George McKelvey
Chair
Development Services Committee



Notice of the public meeting was sent to all assessed owners within 120 metres of the area covered by the proposed application.

Main St Markham	Odd Side	123 to 167
	Even Side	118 to 176
Wilson St	Odd Side	15 to 29
	Even Side	12,30
Water St	Odd Side	23
	Even Side	6,8,20

Suggested Draft Resolution for Consideration of the Development Services Committee

Resolution if proposed amendment is to be enacted without further notice

- A. THAT the Development Services Commission Report dated January 24, 2006 entitled "Preliminary Report. Zoning Amendment, 1113899 Ontario Limited, 23 Water Street, Markham, ZA 00 112248", be received;
- B. THAT the Record of the Public Meeting held on March 7, 2006, with respect to the proposed amendment to By-law 1229, as amended, be received.
- C. AND THAT the application by 1113899 Ontario Limited. to amend By-law 1229 be approved;
- D. AND FURTHER THAT the proposed amendment to By-law 1229 be enacted without further notice.

Resolution if application is referred back to staff for a report and recommendation

- A. THAT the Development Services Commission Report dated January 24, 2006 entitled "Preliminary Report. Zoning Amendment, 1113899 Ontario Limited, 23 Water Street, Markham, ZA 00 112248", be received;
- B. THAT the Record of the Public Meeting held on March 7, 2006, with respect to the proposed amendment to By-law 1229, as amended, be received.
- C. AND FURTHER THAT the application by 1113899 Ontario Limited. to amend By-law 1229 be referred back to staff for a report and recommendation.

DEVELOPMENT SERVICES COMMITTEE
JANUARY 24, 2006
EXTRACT

To: Manager of Administration
 Manager, Heritage Planning

21. 1113899 ONTARIO LTD., 23 WATER STREET
ZONING BY-LAW AMENDMENT TO PERMIT
FOUR RESIDENTIAL LOTS (ZA 03 112248) (10.5)

Moved by: Councillor D. Horchik
Seconded by: Councillor J. Virgilio

That a Public Meeting be held to consider the zoning by-law amendment application submitted by 1113899 Ontario Limited to permit four new residential lots at 23 Water Street, Markham Village.

CARRIED

**REPORT TO DEVELOPMENT SERVICES
COMMITTEE**

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services
Valerie Shuttleworth, Director of Planning & Urban Design

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

DATE OF MEETING: January 24, 2006

SUBJECT: PRELIMINARY REPORT
Zoning By-law Amendment
1113899 Ontario Limited
23 Water St., Markham
ZA-03-112248

RECOMMENDATION:

That a Public Meeting be held to consider the zoning by-law amendment application submitted by 1113899 Ontario Limited to permit four new residential lots at 23 Water Street, Markham Village.

PURPOSE:

The purpose of this report is to provide preliminary information regarding an application for four new residential lots at 23 Water Street, Markham Village, and to recommend that a public meeting be held to consider the application.

BACKGROUND:**Property is located within the Markham Village Heritage Conservation District**

The subject property is located at 23 Water Street, in the Markham Village Heritage Conservation District. The property is currently vacant. A single detached dwelling was demolished approximately two years ago. To the east of the property are commercial Main Street establishments, including the Markham Village Lane shopping complex and two residential dwellings. The Water Street Non-Profit apartment complex and Markham Seniors Centre is located to the north. Immediately to the south is the parking lot for Markham Village Lanes and to the west is a municipally-owned parking lot leased by Markham Village Lanes and a residential condominium.

Official Plan policies

The property is within the boundaries of the Main Street Markham Secondary Plan (OPA 108) and is designated Medium Density I Housing/Office. Forms of housing provided for

on these lands include detached, semi-detached, duplex, triplex and fourplex dwellings at a maximum height of 2 ½ storeys.

Zoning

The subject property is currently zoned Single Family Residential (R3). Uses permitted in this zone category are single detached, semi-detached, converted dwellings, duplex, triplex and fourplex dwellings. The current development requirements for single detached dwellings are a minimum lot frontage of 60 ft and a minimum lot area of 6600 sq. ft.

Description of the Proposal

The applicant originally submitted a concept plan for 10 townhouse units, however, a number of concerns were identified and the proposal was later revised to six detached dwelling units with a common element condominium driveway leading to rear garages under the units.

The applicant is now proposing four, two-storey, single detached dwellings fronting onto Water Street. The units are to be on separate lots, created through a future severance application. Each unit has its own driveway leading to a garage and amenity areas in the rear yard. A number of the current development requirements for single detached dwellings need to be amended. The following compares the by-law requirements for a single detached dwelling and the frontage, lot area and front yard setback proposed for the new lots:

	Current By-law	#29	#27	#25	#23
Lot Area	6600 ft ² (Min.)	3509.47 ft ² (326.03m ²)	3347.80 ft ² (311.01 m ²)	3224.54 ft ² (299.56 m ²)	3313.24 ft ² (307.80 m ²)
Lot Frontage	60 ft (Min.)	42.5 ft	40.5 ft	40.5 ft	45.5 ft
Front Yard Setback	25 ft (7.6 m)	3.9 ft (1.2 m)	3.9 ft (1.2 m)	3.9 ft (1.2 m)	3.9 ft (1.2 m)

Through an analysis of the immediate neighbourhood, staff note that there are a number of existing dwelling units that have reduced lot area, frontage and front yard setbacks, similar to those proposed.

Site Plan Control Area

This property is located in a Site Plan Control Area and the development will require Site Plan Approval and a Site Plan Agreement. The proposed concept designs submitted with the Zoning Bylaw Amendment application reflect the late Victorian style and materials found in the Markham Village Heritage Conservation District.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:

The potential benefits of approval of the proposal may include, but are not limited to:

- The additional four residential units will contribute to residential intensification in the area in keeping with Town initiatives regarding compact urban development
- The proposal contributes to the objective of introducing more residential uses to help support the Markham Village commercial core;
- The construction of new buildings consistent with the policies and design guidelines of the Markham Village Heritage Conservation District Plan will visually enhance the heritage character of the neighbourhood.

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 approval required

The applicant has been working with Heritage Section staff and Heritage Markham to achieve a built form and architectural concept considered compatible with the Markham Village Heritage Conservation District. The site specific zoning by-law amendment for the proposed development will need to contain customized development standards, including lot frontage, lot area, building height, coverage and setbacks. Architectural details and site plan considerations will be dealt with under a future Site Plan Control application.

Cash-in-lieu of parkland

Should the application be approved, cash-in-lieu of parkland dedication will be required for the three additional dwellings.

Servicing/drainage study required

There are no existing municipal sanitary sewers and storm sewers across the frontage of the subject property. There are existing sewers north of the proposed development (sanitary and sewer) on Water Street designed to accept drainage from the property. The applicant has been working with Engineering staff to confirm that existing services have adequate depth for the proposed redevelopment. This property is also receiving external storm drainage from three adjacent lots to the east. A Servicing/Drainage study, prepared by a qualified consultant, will be required prior to zoning amendment approval. There is an existing water main on Water Street available for service connections.

Note that servicing allocation is not required as 3 new lots (or less) created through the Committee of Adjustment, are not subject to allocation restrictions.

Committee of Adjustment

Upon approval of the Zoning By-law Amendment, the applicant will be required to apply to the Committee of Adjustment to create the new lots through approval of a severance application.

FINANCIAL CONSIDERATIONS:

None at this time.

ENGAGE 21ST CONSIDERATIONS:

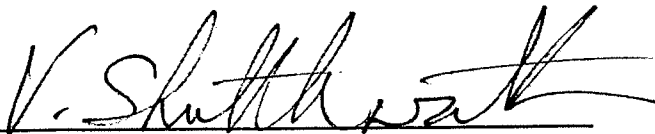
Appropriate new infill development helps to promote and strengthen a sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to internal departments and external agencies.. As the property is located within the boundaries of the Markham Village Heritage Conservation District, Heritage Markham was also circulated the application.

ATTACHMENTS:

- Figure 1: Applicant/Agent and Location Map
- Figure 2: Area Context and Zoning Map
- Figure 3: Aerial Photograph
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual Elevations



Valerie Shuttleworth, M.C.I.P., R.P.P.
Director of Planning & Urban Design



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

FIGURE 1

Owner:

1113899 Ontario Limited
A Shahidi
144 Main Street North Unit 10A
Markham, ON L3P 5T3

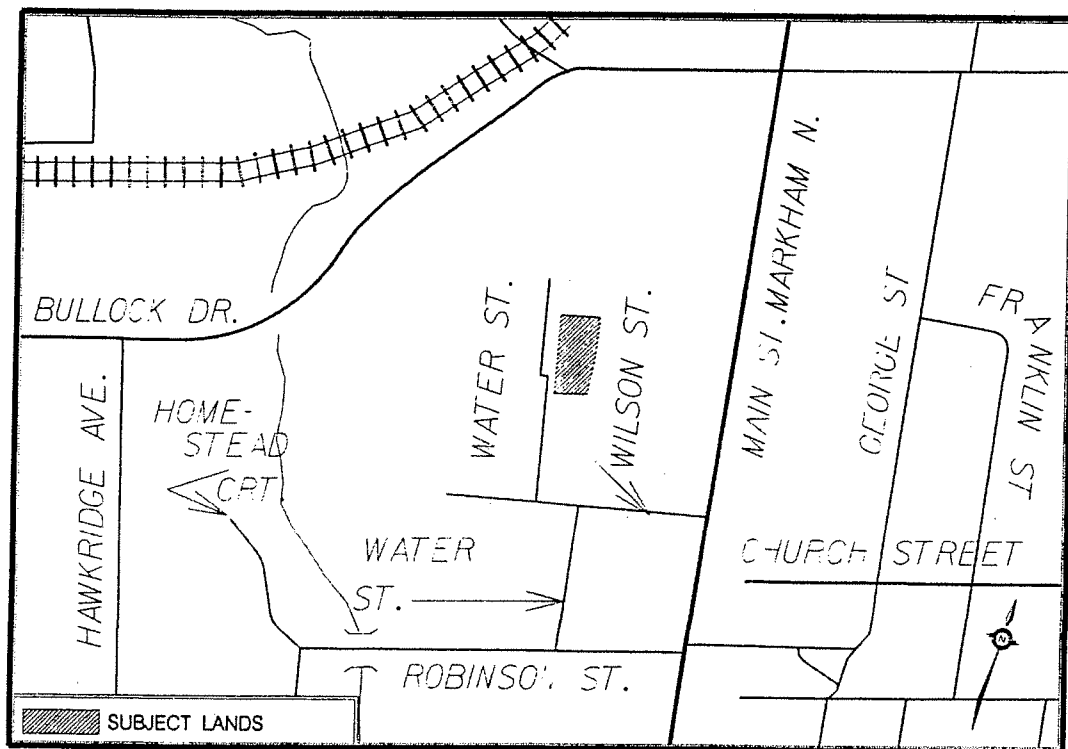
Telephone Number: 905-471-1800
Facsimile Number: 905-471-9644

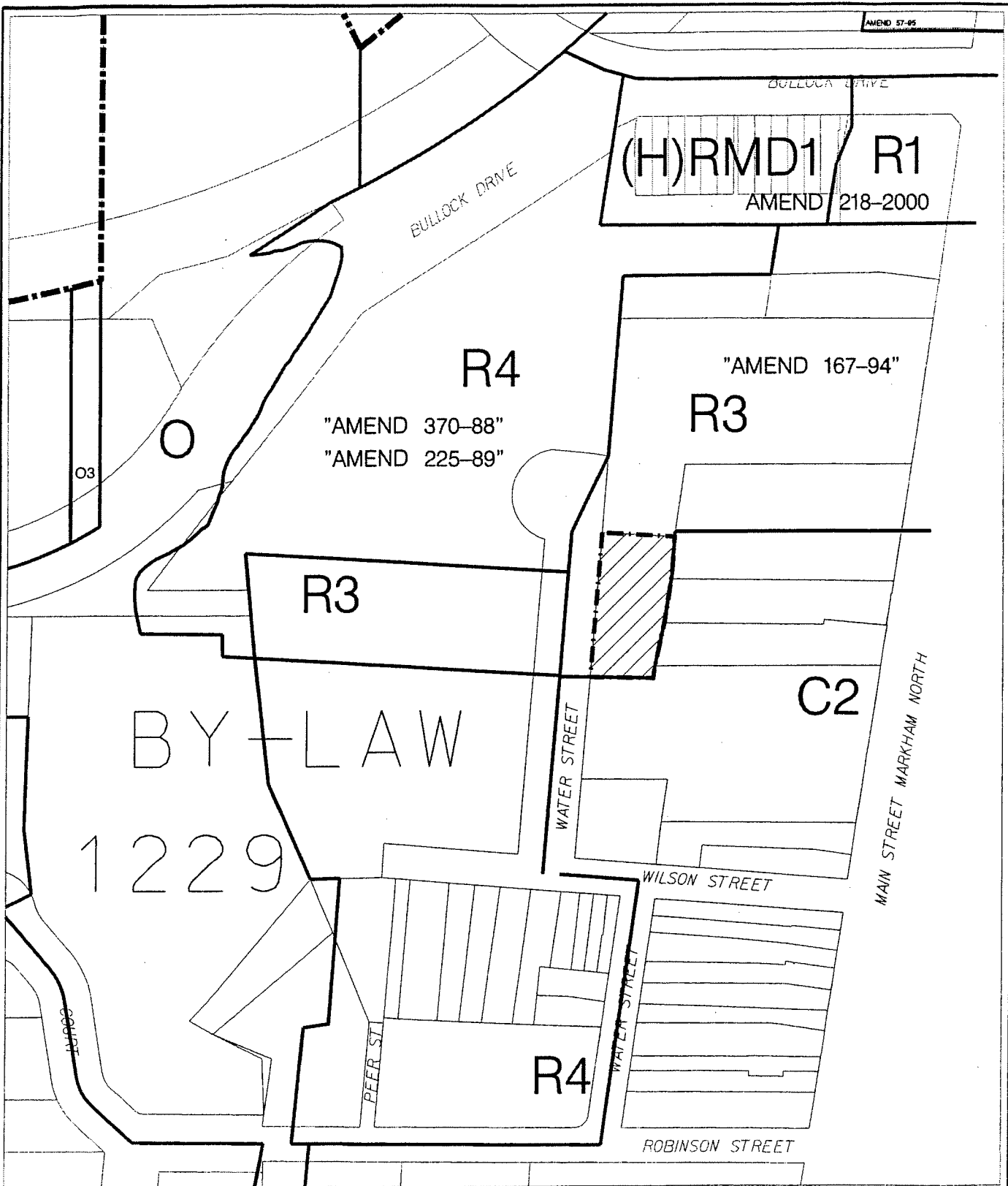
Applicant Contact Information:

David Johnston Architect Ltd.
David Johnston
8 Maple Lane Unionville ON L3R 1R2

Telephone number: 9054799992
Facsimile Number: 9054799985

LOCATION MAP:





AREA CONTEXT/ZONING

APPLICANT: 1113899 ONTARIO LIMITED
23 WATER STREET, MARKHAM

FILE No:

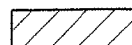


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: RH

SCALE 1: 2000

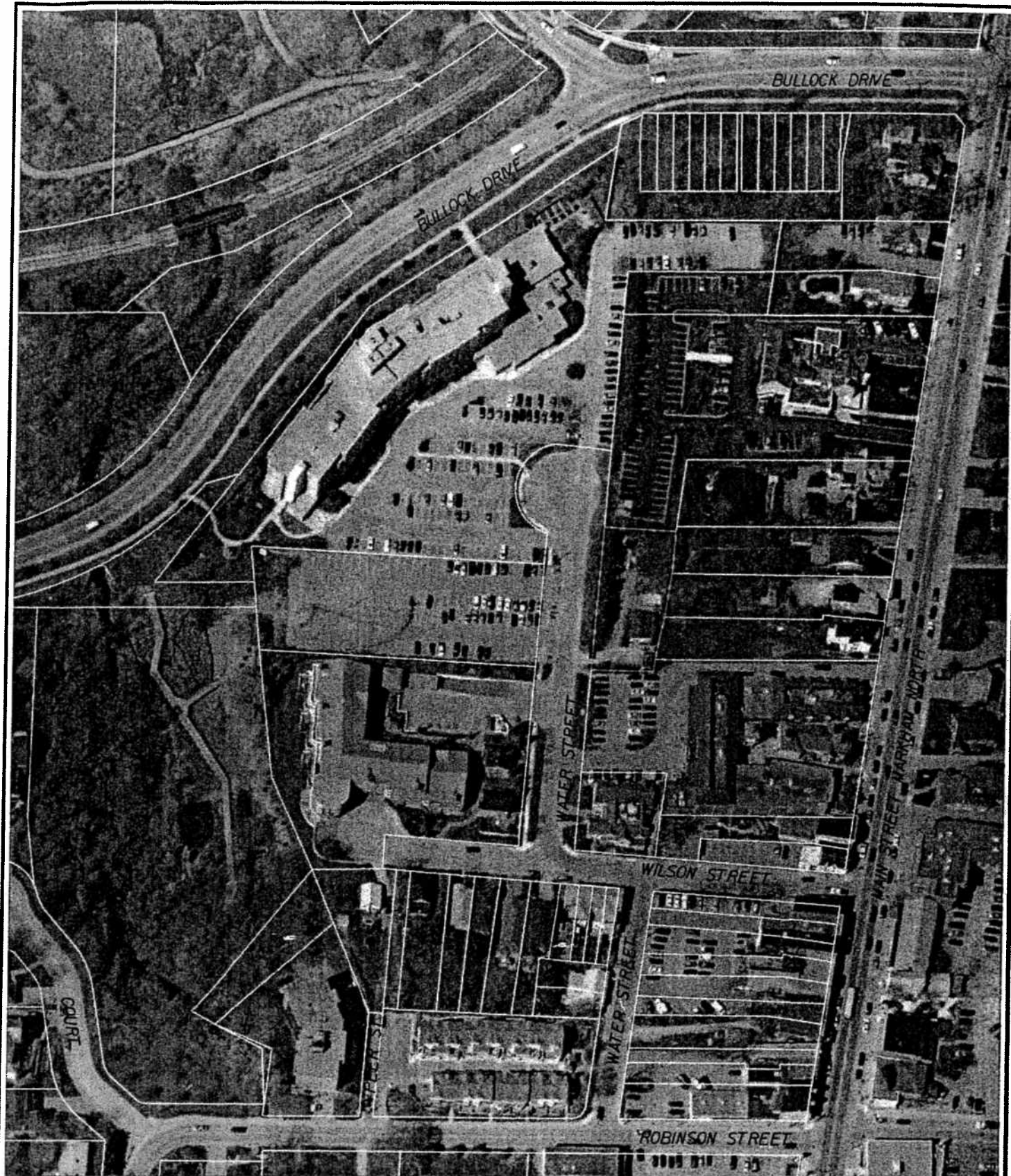


SUBJECT LANDS

DATE: 05/12/22

FIGURE No.2





AIR PHOTO 2002

APPLICANT: 1113899 ONTARIO LIMITED
23 WATER STREET, MARKHAM

FILE No:

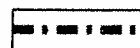


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: RH

SCALE 1:

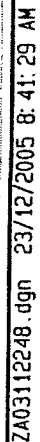


SUBJECT LANDS

DATE: 05/12/22

FIGURE No.3





ELEVATIONS

APPLICANT: 1113899 ONTARIO LIMITED
23 WATER STREET MARKHAM

FILE No: ZA03112248(RH)



DEVELOPMENT SERVICES COMMISSION

DATE: 05/12/22

FIGURE No. 5

DRAWN BY: DO CHECKED BY: RH

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