




TO: Andy Taylor, Chief Administrative Officer
FROM: 
Ron Blake, Acting Senior Development Manager
PREPARED BY: Stacia Muradali, Senior Planner, East District
DATE: August 12th, 2015
RE: Digram Developments Markham Inc.
Rezoning and site plan applications to permit a townhouse development
at 6232 16th Avenue.

File No: ZA/SC 15 244470

RECOMMENDATION:

That Staff be authorized to schedule a Public Meeting in September to consider the proposed rezoning and site plan applications (ZA/SC 15 244470) submitted by Digram Developments Markham Inc.

PURPOSE:

This Memorandum provides preliminary information on applications for Zoning By-law Amendment and for Site Plan Approval submitted by Digram Developments Markham Inc. to permit a townhouse development at 6232 16th Avenue. This memorandum also seeks authorization during Council's summer recess to schedule a statutory Public Meeting on September 24th, 2015. This memorandum contains general information in regards to applicable Official Plan policies or other policies, and should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The subject property (6232 16th Avenue) is located at the north-west corner of Williamson Road and 16th Avenue, east of Markham Road, and is approximately 0.75 hectares (1.85 acres). The subject property is currently vacant. Previously, a place of worship was approved on the subject property but was never built. There is existing low density residential development to the north and south. Council endorsed a townhouse development (Stargrande Custom Homes) on the north-east corner of Williamson Road and 16th Avenue in 2012. There is an existing retirement home (Amica) located to the east of the proposed townhouse development and a second retirement home (Amica Phase 2) is proposed to the east of that. There is a stormwater management pond, St. Brother Andre Catholic High School and commercial development located to the west of the subject property.

PROPOSED DEVELOPMENT:

Digram Developments Markham Inc. is proposing 44 freehold townhouses on the subject property. The proposed development will comprise a private common element condominium. Road, including 11 visitor parking spaces. The townhouse widths range from 4.5 to 4.65m

(14.76 to 15.2 ft) with the exception of one (1) corner unit which has a unit width of 6.38m (20.9 ft).

OFFICIAL PLAN AND ZONING:

The subject property is designated "Urban Residential" in the in-force Official Plan (1987 Revised), as amended, and "Urban Residential - Medium Density (Area 1) Housing" in the Swan Lake Secondary Plan. Medium density housing including townhouses, within a density range of 37.1 to 79.9 units per hectare (15 to 32 units per acre) are provided for in the Secondary Plan. The proposed density is approximately 58.57 units per hectare (23.78 units per acre).

The subject property is designated "Residential Low Rise" in the Official Plan 2014 (not yet in force) which contemplates low rise forms of housing including townhouses with direct frontage on a public street.

The subject property is zoned "Open Space Two *173 (Hold) [OS2*173(H)] which only permits a place of worship subject to a Holding provision. A zoning by-law amendment is required to facilitate the proposed townhouse development.

COMMENTS:

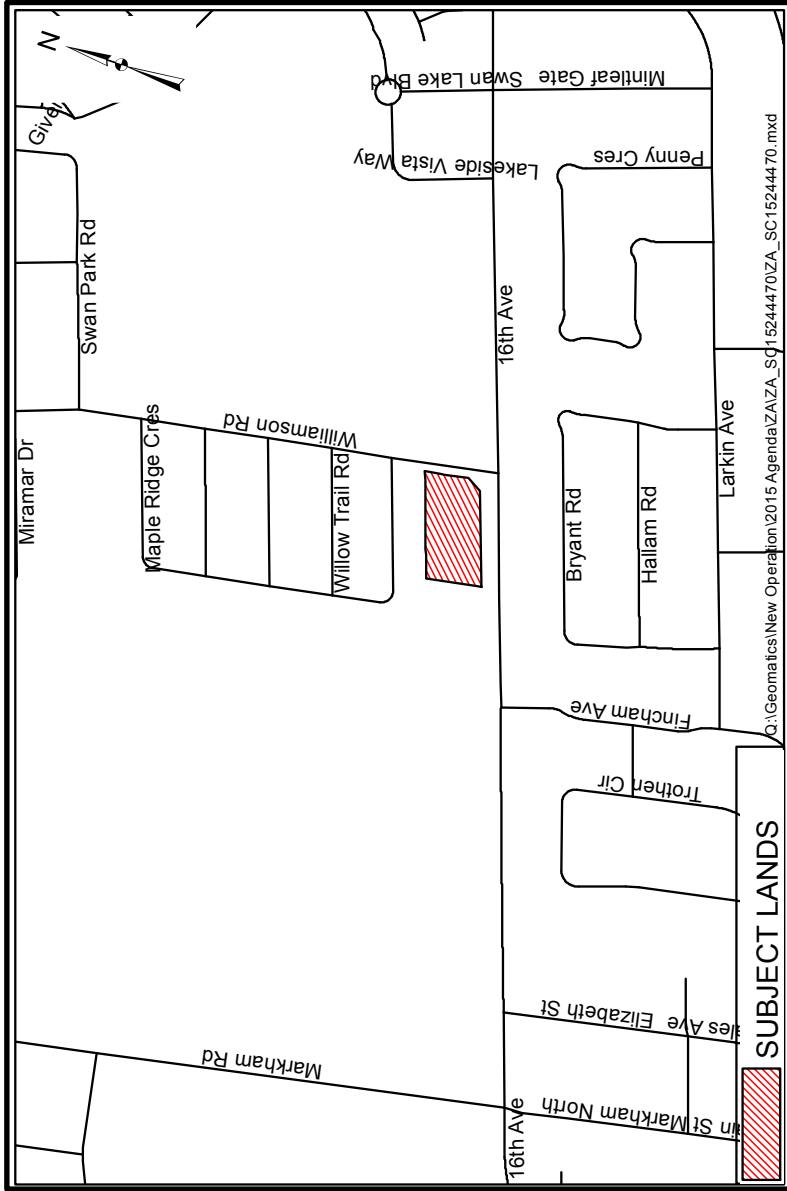
- The proposed access on 16th Avenue is subject to approval from the Region of York;
- The proposed site plan is under review and the proposed layout, number and width of proposed townhouses and other site plan matters will be evaluated as part of the review process;
- Appropriate development standards will be implemented as part of the rezoning application review;
- Other matters which may arise as part of the applications review process will need to be addressed by the applicant.

CONCLUSION:

As previously noted, the purpose of this memorandum is to request authorization to schedule a statutory Public Meeting during Council's summer recess thereby allowing staff to proceed in scheduling the Public Meeting tentatively for September 24th, 2015. A more detailed Preliminary Report will be provided to Development Services Committee in advance of the Public Meeting.

Attachments:

- Figure 1: Location Map
- Figure 2: Air Photo
- Figure 3: Proposed Site Plan



SUBJECT LANDS

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AIR PHOTO

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.
6232 16TH AVE.

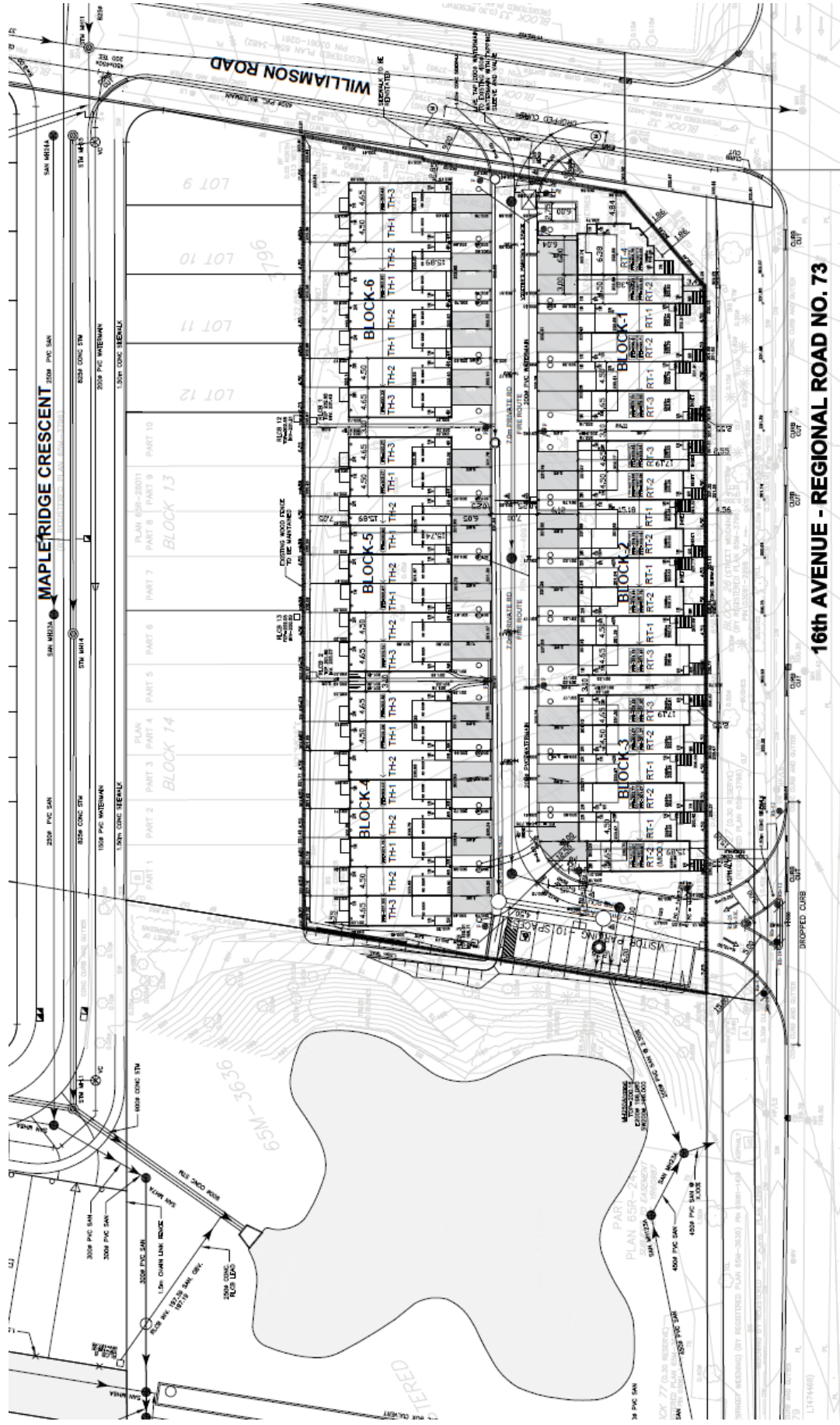


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 SUBJECT LANDS

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DATE: 13/08/2015



SITE PLAN

APPLICANT: DIGRAM DEVELOPMENTS MARKHAM INC.
 6232 16TH AVENUE

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Drawn By: CPW Checked By: SM

DATE: 13/08/2015
FIGURE No.4