




Date: November 15, 2016

MEMORANDUM

TO: Mayor and Members of Council

FROM: 
Jim Baird, Commissioner of Development Services

PREPARED BY: Gary Sellars, MCIP, RPP, ext. 2960
Senior Planner, West District

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960
Manager, West District

DATE: November 15, 2016

SUBJECT: 1659139 Ontario Inc. (HBNG Holborn Group)
Blocks 299, 300 and 301, Plan 65M-4026
North of Elgin Mills Road, west of Woodbine Avenue
Applications for Official Plan and Zoning By-law
amendments, and Draft Plan of Subdivision Approval
File No.'s: OP 13 116651 and ZA/SU 15 116651

RECOMMENDATION:

- 1) That the memo dated November 15, 2016 titled, "1659139 Ontario Inc. (HBNG Holborn Group), Blocks 299, 300 and 301, Plan 65M-4026, North of Elgin Mills Road, west of Woodbine Avenue, Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval", be received.

PURPOSE

Development Services Committee considered a Recommendation Report for the 1659139 Ontario Inc. (HBNG Holborn Group) applications on November 7, 2016. The Committee required:

- that the applicant and staff review the applications with the Ward Councillor;
- that staff review and comment on the possible provision of an additional walkway access to the woodlot; and
- that staff provide an update at Council on November 15, 2016.

COMMENT

Planning staff attended a meeting with Councillor Ho and Holborn Group on November 10, 2016. Holborn Group provided a Design Analysis at the meeting for discussion purposes. The discussion included a review of the draft plan of subdivision, including:

- the design of the proposed three storey townhouse units (the majority of which have 2 car attached rear garages and 2 outdoor parking spaces, and outdoor amenity area above the garage/parking spaces);
- the ability to provide sufficient on-street visitor parking (approximately 104 spaces vs. the 45 spaces that would normally be required for a condominium townhouse development);
- that the proposed road and lane network configuration has been reviewed with the Operations Department with respect to waste pick-up and snow removal, and they are satisfied with the proposed network.

Councillor Ho was satisfied with the applicant's presentation. In accordance with Development Services Committee direction, the applicant will be giving a presentation at Council with respect to the design aspects of the proposed townhouse units

Planning staff have discussed with the TRCA the possibility of requiring Holborn to include an additional walkway access to the woodlot at the west end of their plan. TRCA and City staff's preference is that no additional walkway access be required; however, if Markham Council would like the additional walkway access, this requirement should be on the condition that Holborn's environmental consultant (Beacon) review the requirement to determine the location which would have the least impact on the woodlot.

Committee discussed the possibility of asking the owner of the adjacent property to the west to provide a walkway access to the woodlot as an alternative to the addition of a walkway on the Holborn lands. There are currently no development proposals for these lands. Regional Councillor Jones offered to contact the property owner with respect to this matter.