



Report to: Development Services Committee

Report Date: March 5, 2013

SUBJECT: PRELIMINARY REPORT
Metropia (Markham) GP Corporation
Applications for Official Plan and Zoning By-law
Amendments to permit a 12 storey mixed-use building and
multiple unit stacked townhouses at 5112, 5122 and 5248 14th
Avenue and 7768, 7778, 7788 and 7798 McCowan Road

Files Nos. OP/ZA 12 117316

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Metropia (Markham) GP Corporation, Applications for Official Plan and Zoning By-law Amendments to permit a 12 storey mixed-use building and multiple unit stacked townhouses at 5112, 5122 and 5248 14th Avenue and 7768, 7778, 7788 and 7798 McCowan Road, File Nos. OP/ZA 12 117316,” be received;
- 2) That a Public Meeting be held to consider the applications submitted by Metropia (Markham) GP Corporation for Official Plan and Zoning By-law Amendments;
- 3) And 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 applications submitted by Metropia (Markham) GP Corporation and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The proposed Official Plan and Zoning By-law Amendment applications were deemed complete by staff on November 8, 2012. Since then staff have been working with the applicant on addressing certain technical issues associated with the applications.

BACKGROUND:

Subject Property and Area Context

The subject lands are situated on the northwest corner of 14th Avenue and McCowan Road and are comprised of seven (7) contiguous parcels with a total area of approximately 2.20 ha (5.44 ac) (Figure 1).

The subject lands contain single-detached dwellings (5112, 5122 14th Avenue and 7778, 7788 McCowan Road), a single-detached dwelling that is being used for an eye care/vision centre (7768 McCowan Road) and vacant parcels (5248 14th Avenue and 7798 McCowan Road). The subject lands are characterized by a general slope downwards from south to north and also contain vegetation including trees and shrubbery (Figure 3).

Surrounding uses are as follows:

- To the north are single-detached dwellings and the CN Railway line;
- To the east across McCowan Road is Father Michael McGivney Catholic High School;
- To the south across 14th Avenue is a gas station (at the southwest corner of 14th Avenue and McCowan Road) and low density residential development; and,
- To the west is low density residential development.

It should be noted that the lands to the north, municipally known as 7810, 7822, 7834 and 7846 McCowan Road are being considered for redevelopment likely consistent with the proposal on the subject lands. A proposed conceptual master plan for the subject lands and northern parcels is depicted in Figure 4. No formal applications for the northern parcels have been submitted to date.

Previous applications for development of subject lands submitted in September 2009

In September 2009, applications for Official Plan and Zoning By-law Amendments were submitted by Valleymede Building AMA Corporation for the subject lands. At that time, the applicant was proposing to develop the subject lands with four (4) retail-commercial buildings, including a food store, bank, retail stores and restaurants, with a total gross floor area of approximately 6,142 m² (66,112 ft²). A statutory Public Meeting was held in February 2010 to consider the applications. However, there were several site plan matters that needed to be addressed and the applications were never brought forward for a final recommendation.

Proposal

The applicant is proposing to develop the subject lands into two integrated components. The first component will include the development of 75, 3 ½-storey, multiple unit stacked townhouses (each townhouse module is proposed to contain 5 units) for a total of 375 units. The second component is to include the development of a 12-storey mixed-used building (with end wall step backs at the 8th and 10th storeys) that is oriented to the corner of 14th Avenue and McCowan Road. The proposed mixed-use building will contain approximately 758 m² (8,159 ft²) of commercial-retail gross floor area on the ground floor and 175 residential apartments above. The total number of residential units for both components is 550 (Figure 5). The total Floor Space Index (FSI) of the proposed development is 2.04 FSI. The applicant has advised that a formal site plan application for the proposed development will be submitted at a later date. Figures 6 & 7 are perspectives of the proposed development.

Primary access to the proposed development will be from the existing intersection of Old McCowan Road with McCowan Road at the north end of the subject lands, which is proposed to be signalized. A new right in/right out access from 14th Avenue is also proposed in the western portion of the 14th Avenue frontage (Figure 5). Internal roads within the proposed development are proposed to be privately owned and maintained by a future condominium corporation. A majority of the parking for the proposed development is proposed to be accommodated within a 1 storey underground parking garage. Eight (8) surface parking spaces (2 of which are designated accessible) are proposed to be shared by residential visitors and consumers of the commercial uses. The 1 storey underground parking structure will be shared between the two components.

Official Plan and Zoning

Current Official Plan

The subject lands are designated “Urban Residential” in the Official Plan and “Local Commercial” and “Urban Residential (Low Density)” in the Armadale Secondary Plan (PD 24-1). The “Urban Residential” designation in the Official Plan provides for a range of residential uses. Neighbourhood Commercial Centres are also provided for in the “Urban Residential” designation, as indicated in Secondary Plans. The portion of the subject lands that are located at the corner of Mc Cowan and 14th Avenue (5248 14th Avenue), are designated “Local Commercial Centre” in the Secondary Plan, which is defined as a “commercial area of not more than 0.8 ha in which convenience goods can be sold. It is also intended to serve a single neighbourhood with retail and personal services”. The remainder of the subject lands are designated “Urban Residential (Low Density)” in the Secondary Plan, which allows for traditional, low density residential uses consisting of single-detached dwellings, semi-detached dwellings and single-attached dwellings with direct frontage on a public street. The applicant has submitted an Official Plan Amendment application to re-designate the subject lands to “High Density II Housing” with a site specific provision to allow an increase in the maximum density in that designation from 148 units per hectare to 262 units per hectare.

Markham's New Draft Official Plan

Markham's new draft Official Plan proposes to re-designate the portion of the subject lands at the intersection of McCowan Road and 14th Avenue (5248 14th Avenue) to “Mixed-Use Low Rise” and the remainder of the subject lands to “Residential Low Rise”. Lands designated “Mixed-Use Low Rise” within the draft Official Plan document are intended to accommodate street related retail and services in mixed-use buildings with a minimum building height of 2 storeys and a maximum building height of 4 storeys, with a maximum overall density of up to 1.5 FSI. Lands designed “Residential Low Rise” are intended to accommodate lower scale buildings including detached dwellings, semi-detached dwellings, townhouses and small multiplex buildings containing 3 to 6 units to a maximum of 3 storeys. The heights and densities proposed at 12 storeys and an FSI of 2.04 are also significantly more than currently contemplated in the new draft Official Plan. The proposal would require a residential high rise designation in the new Official Plan and the appropriateness of such a designation and density at this location will need to be considered in the review of the applications.

Existing Zoning

The subject lands are zoned under By-law 90-81, as amended. A small portion of the subject lands (5248 14th Avenue) at the intersection of 14th Avenue and McCowan Road are zoned “Local Commercial” (LC) while the remaining lands are zoned “Residential Development” (RD). The “Local Commercial” zone permits a range of commercial uses including banks and financial institutions, personal service shops, business and professional offices, retail stores and taxi stands. Residential uses are not permitted in the “Local Commercial” zone. The “Residential Development” Zone permits one single family detached dwelling on a lot existing on the date of the passing of the By-law. The applicant has submitted a Zoning By-law Amendment application, which proposes the introduction of a new mixed-use high density zone category to facilitate the development of multiple unit stack townhomes and a mixed-use apartment on the subject lands, as proposed.

Staff have expressed concerns with level of residential density proposed

As previously indicated, the applicant submitted an Official Plan Amendment application requesting that the subject lands be re-designated to “High Density II Housing” in the current Official Plan with a site specific provision to allow a density of 262 units per hectare. The “High Density Housing II category” in the Official Plan provides for a net site density in the range of 99 to 148 units per hectare. The City has undertaken an extensive Growth Management study in order to identify the amount and location of population and employment growth in the municipality. The City’s intensification hierarchy established the overall context for residential and employment intensification by allotting density in a hierarchical manner to: i) Regional Centres (highest intensity of development), ii) Key Development Areas, iii) Major Corridors, and iv) Local Centres and Corridors. This strategy is reflected in the policy framework established in the new Official Plan. The subject lands are not located within a designated intensification area and, as such, staff have concerns regarding the proposed density on the subject lands, and the need to consider the applications in the context of both current and draft new Official Plan.

Servicing constraints have been identified by Engineering Department

Engineering staff have reviewed the Functional Servicing Report prepared by Cole Engineering for the proposed development. Staff have indicated that the capacity of the existing sanitary sewers will not be able to accommodate the increased density proposed. Furthermore, staff have advised that the consultant’s current sanitary servicing proposal does not meet the City’s design criteria. Mitigation measures, such as providing an underground private sanitary storage tank and pumping all flows into the existing municipal sewer at off peak hours are not considered acceptable, because the pumped discharge rate will be more than what is permitted. The applicant is currently in the process of investigating solutions to the sanitary servicing constraint, which may affect development densities.

Applicant Proposing Parking Reduction

The total amount of required parking for the proposed development is 859 spaces in accordance with the City’s Parking Standards By-law 28-97, as amended. The applicant

is proposing a total of 661 parking spaces (606 residential parking spaces and 55 retail/visitor parking spaces) based on a standard of 1.1 spaces/unit residential parking and 0.1 spaces/unit residential visitor parking to be shared with retail parking. This represents a shortfall of 198 parking spaces. The applicant has submitted a Parking Study to justify a reduced parking standard and shared parking strategy for the proposed development. Staff are reviewing the Parking Study to determine the adequacy of the proposed parking supply to service the proposed development.

Community Information Meeting held on January 17, 2013

A Community Information Meeting, hosted by the Local Ward Councillor, was held on January 17, 2013. Approximately 15 people attended the meeting. Preliminary issues identified by residents included: traffic, access, the need for a signalizing the proposed access along 14th Avenue, the effects on neighbouring property values, safety concerns relating to the number of new residents in the area, height/density and noise.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters, and other identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- 1) Staff are reviewing the Planning Justification Report prepared by MMM Group and submitted with the applications.
- 2) Staff are reviewing the appropriateness of the development, as currently proposed, in relation to the broader policy framework, Official Plan, new draft Official Plan and Secondary Plan.
- 3) As discussed above, Planning & Urban Design staff have raised concerns regarding the density and built form proposed to be introduced on the subject lands.
- 4) The Region of York has jurisdiction over both 14th Avenue and McCowan Road. The applicant is required to address the Region of York's requirements, especially as they relate to these Regional roads (i.e. road widening, ingress/egress, signalization analysis, etc.).
- 5) Servicing allocation is required for the proposed residential component of the development.
- 6) As discussed above, Engineering staff have raised concerns regarding the existing sanitary sewer system and its ability to accommodate the proposed increase in density. Further detailed analysis is required.
- 7) As discussed above, Engineering staff are reviewing the proposed parking in terms of location, shared strategy between retail and residential visitors, reduced rate and resulting number of spaces.
- 8) Site plan matters including: built form, massing, height, building setbacks, open/amenity space, density, compatibility, pedestrian connectivity, access, parking, loading, landscaping and buffers, are currently under review by staff.
- 9) Comprehensive review of the development proposal, and conceptual residential proposed for the lands abutting to the north, with regard to site integration and the need for public amenities in the area such as parks and roads.

- 10) Review of technical studies including Traffic Impact and Parking Study, Phase I Environmental Site Assessment, Functional Servicing Report, Geotechnical Investigation, Noise Feasibility Study and Arborist Report/Tree Inventory and Preservation Plan is currently underway.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

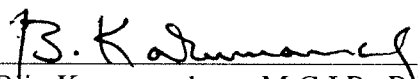
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of the growth management, environmental and transportation strategic priorities of Council.

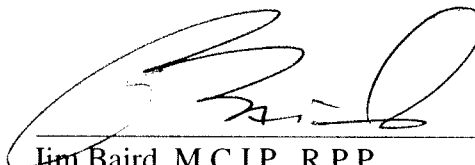
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:



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



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

ATTACHMENTS:

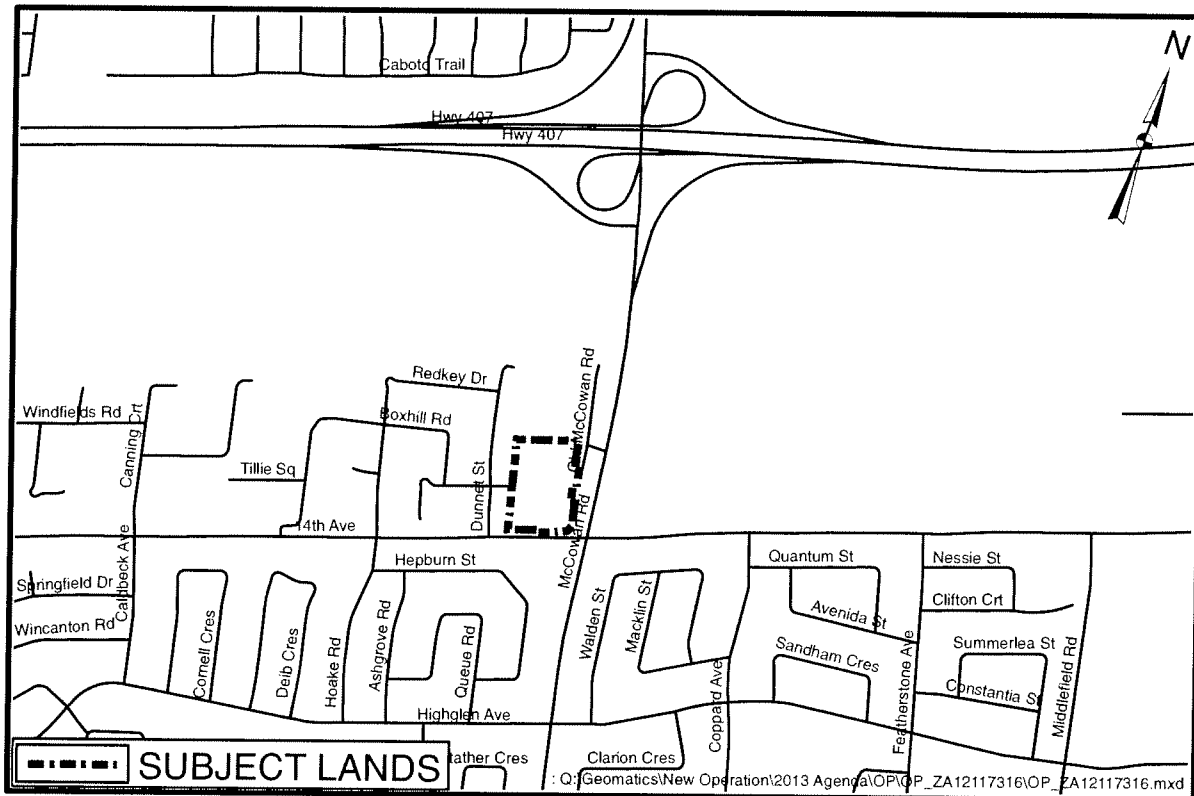
- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Conceptual Master Plan for Subject Lands and Northern Parcels
- Figure 5: Preliminary Site Plan
- Figure 6: Perspective of Proposed Development (Looking Northwest)
- Figure 7: Perspective of Proposed Development (Looking Northeast)

APPLICANT:

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AREA CONTEXT

APPLICANT: METROPIA (MARKHAM) GP CORPORATION

5112,5122 & 5248 14th AVE. AND 7768,7778,7788,&7798

McCOWAN RD.

 SUBJECT LANDS

FILE No.OP_ZA12117316(SB)

DATE: 02/04/13



DEVELOPMENT SERVICES COMMISSION

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Checked By: SB

FIGURE No. 2



AIR PHOTO (2011)

APPLICANT: METROPIA (MARKHAM) GP CORPORATION

5112,5122 & 5248 14th AVE. AND 7768,7778,7788,&7798

McCOWAN RD.

--- SUBJECT LANDS

FILE No.OP_ZA12117316(SB)

DATE: 02/04/13



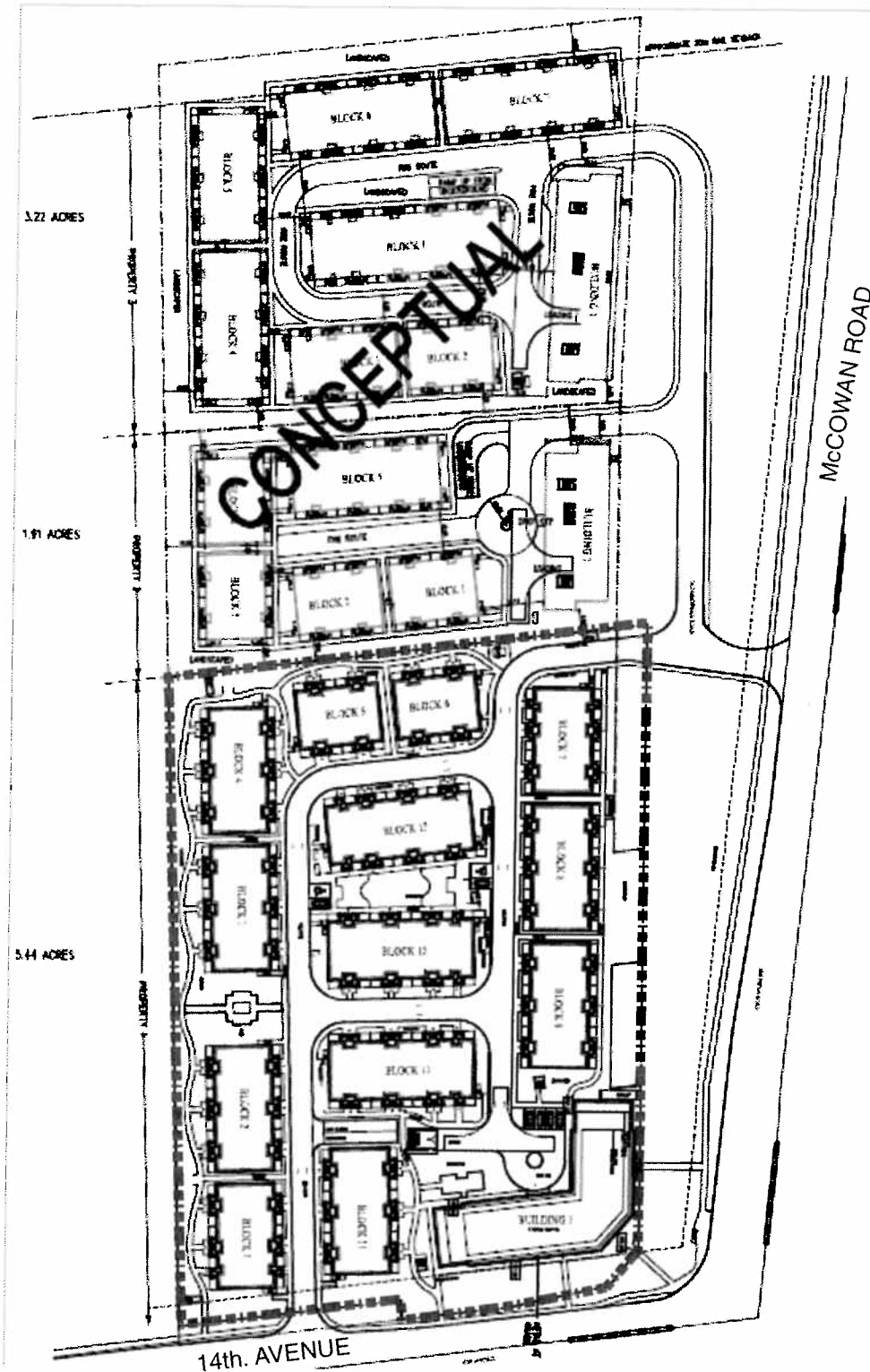
DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 3





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CONCEPTUAL MASTER PLAN FOR SUBJECT LANDS AND NORTHERN PARCELS

APPLICANT: METROPIA (MARKHAM) GP CORPORATION

5112,5122 & 5248 14th AVE. AND 7768,7778,7788,&7798

McCOWAN RD.

FILE No.OP_ZA12117316(SB)

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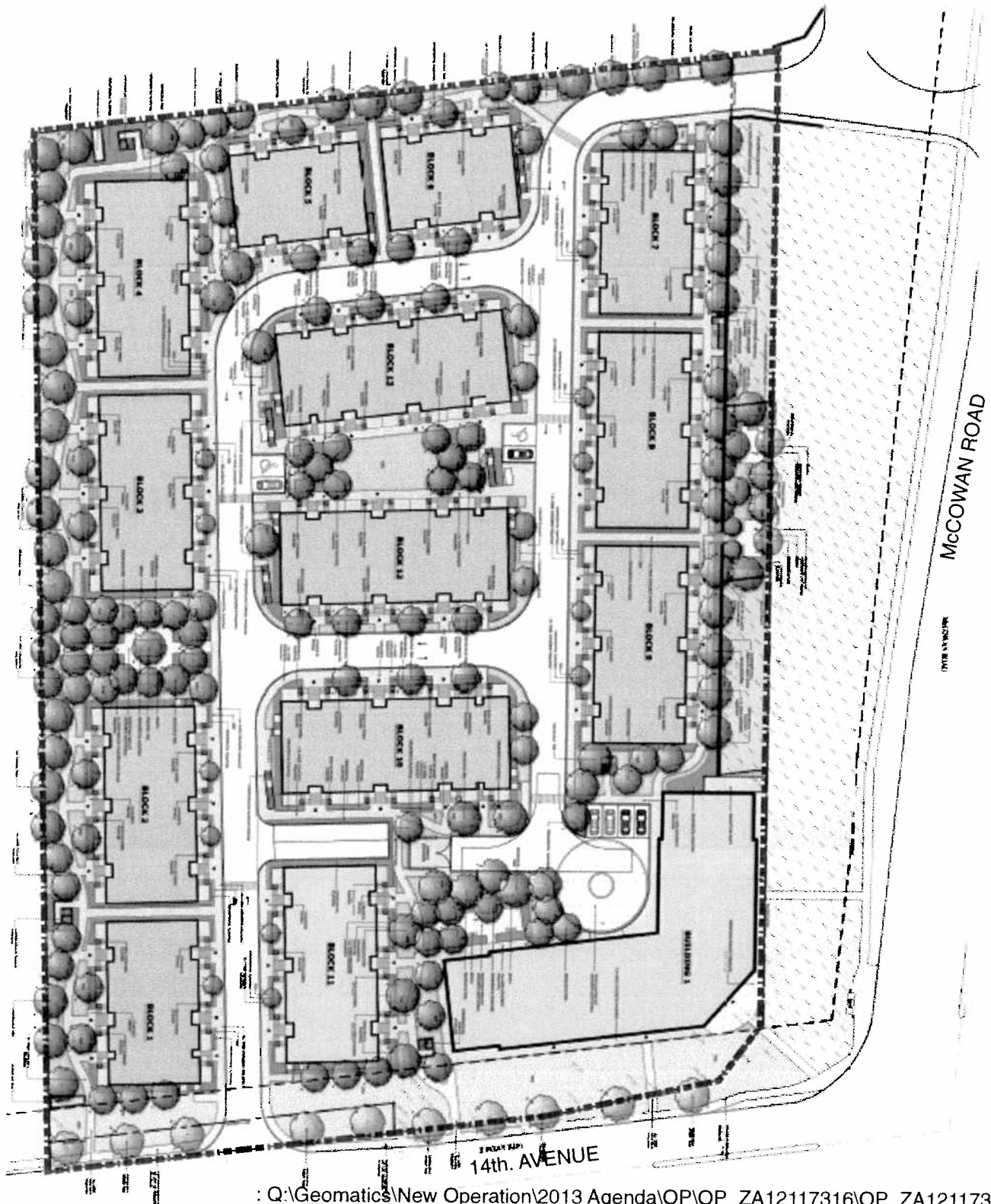


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FIGURE No. 4



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PRELIMINARY SITE PLAN

APPLICANT: METROPIA (MARKHAM) GP CORPORATION

5112,5122 & 5248 14th AVE. AND 7768,7778,7788,&7798

McCOWAN RD.

■■■■■ SUBJECT LANDS

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PERSPECTIVE NORTH WEST

APPLICANT: METROPIA (MARKHAM) GP CORPORATION
5112, 5122 & 5248 14th AVE. AND 7768, 7778, 7788, & 7798
McCOWAN RD.

FILE No. OP_ZA12117316(SB)

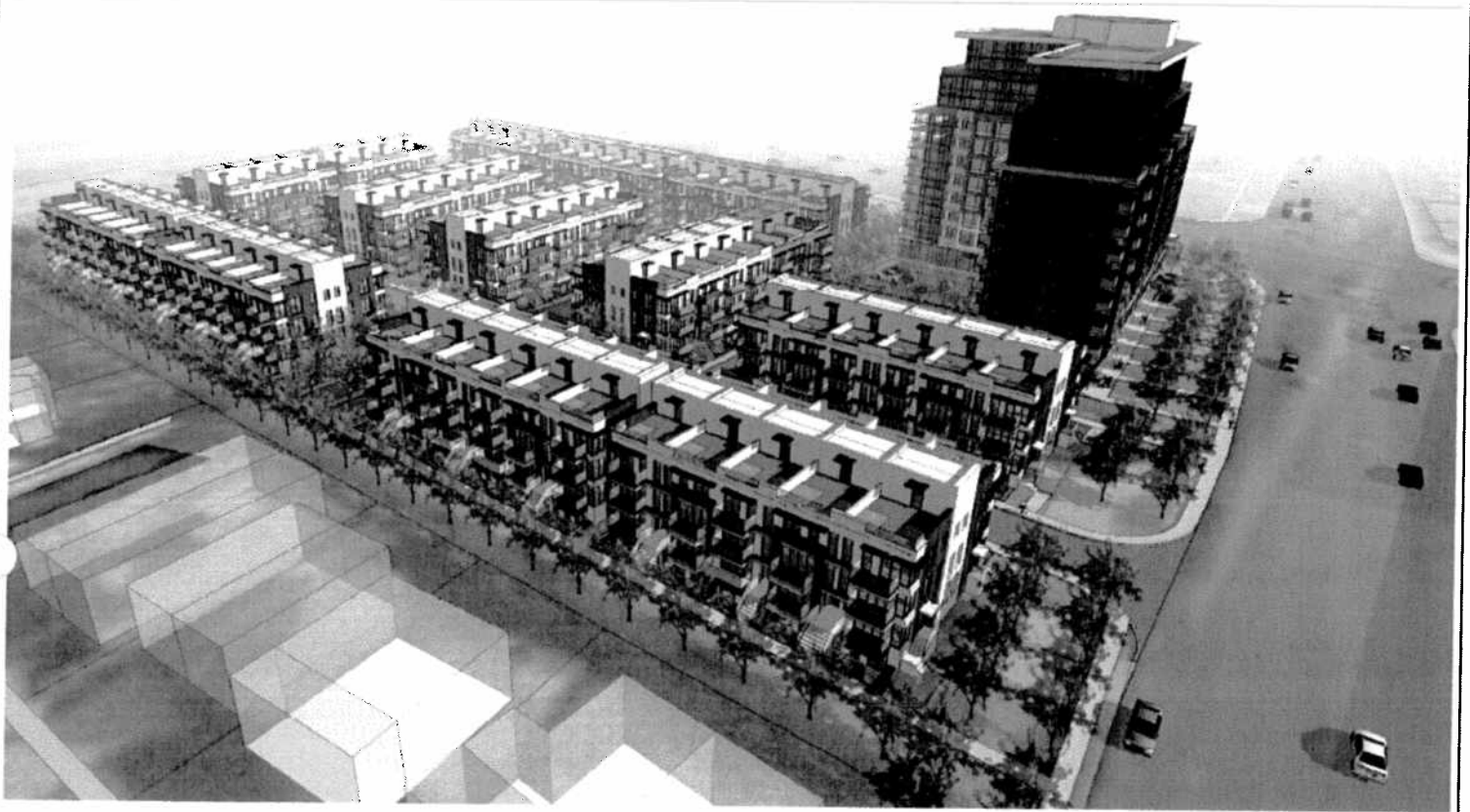
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FIGURE No. 6



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PERSPECTIVE NORTH EAST

APPLICANT: METROPIA (MARKHAM) GP CORPORATION
 5112, 5122 & 5248 14th AVE. AND 7768, 7778, 7788, & 7798
 McCOWAN RD.

FILE No. OP_ZA12117316(SB)

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