



Report to: Development Services Committee

Report Date: May 19, 2015

SUBJECT: PRELIMINARY REPORT, JKO Planning Services Inc.
Official Plan & Zoning By-law Amendment Applications to
permit 7 townhouse units at 2968 Elgin Mills Road East
File Nos. OP 14 109571 & ZA 14 109571

PREPARED BY: Rick Cefaratti, MCIP, RPP, Planner II, West District
REVIEWED BY: Dave Miller, MCIP, RPP, West District Manager

RECOMMENDATION:

- 1) That the report titled "Preliminary Report, JKO Planning Services Inc., Official Plan & Zoning Amendment Applications to permit 7 townhouse units at 2968 Elgin Mills Road East, File Nos. OP 14 109571 & ZA 12 109571" dated May 19, 2015, be received;
- 2) That a Public Meeting be held to consider the Official Plan and Zoning By-law Amendment applications to permit 7 townhouse units on the subject lands; and,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable

PURPOSE:

This report provides preliminary information on the applications and seeks authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The subject property has an area of 0.2 hectares (0.5 acres) and is located on the north side of Elgin Mills Road East, approximately 95 metres (311 feet) west of Woodbine Avenue (see Figure 1 – Location Map). The site is located within the Hamlet of Victoria Square. Three single detached dwellings abut the property to the north. Victoria Square Park and Community Center are located to the south, across Elgin Mills Road East. Single detached dwellings are located to the east of the property. Lane based townhouses are located to the west of the property (See Figure 3 – Aerial Photo). The Official Plan and Zoning Amendment Applications were deemed complete on January 21, 2015.

PROPOSAL:

The owner has applied for Official Plan and Zoning By-law Amendments to permit the development of townhouse units on the subject lands with vehicular access from a private laneway. The applicant is proposing one lane based townhouse block containing 7 townhouses fronting on to Elgin Mills Road East (see Figure 4 – Conceptual Site Plan, Figures 5 & 6, Conceptual Building Elevations).

Official Plan and Zoning By-law**Official Plan**

The in force Markham Official Plan (revised 1987) designates the subject lands as Hamlet. The Official Plan requires that where new housing is planned within hamlets, its form and setting should be appropriate to the historic features and character of the hamlet. The property is also subject to the policies of the Victoria Square Planning District (Planning District No. 14) (OPA No.182). The District policies for the Hamlet of Victoria Square only permit single detached dwellings on the subject property.

An Amendment to the in force Markham Official Plan (revised 1987) is required as the Hamlet designation noted above do not permit townhouses on these lands.

The new Official Plan 2014 (not yet in force) designates the subject lands as 'Residential Low Rise'. The property is also subject to Area Specific land use policies for the Historic Village of Victoria Square. These policies only allow detached dwellings on the subject lands.

Consequently, an amendment to the Official Plan 2014 (not yet in force) is required to permit townhouses on the subject lands.

Zoning

The property is zoned Single Family Rural (RRH) Zone under By-law 83-73, as amended, which permits a detached dwelling (see Figure 3 – Area Context/Zoning). Townhouse dwellings are not permitted.

An amendment to the Zoning By-law is required to permit townhouse development on the property, delete the subject lands from By-law 83-73 and incorporate these lands into the designated area of By-law 177-96. The proposed minimum width for the interior townhouse units within this development is 6.00 metres (19.68 feet) which will comply with the minimum townhouse width provision under By-law 177-96, as amended. However, By-law 177-96, as amended, requires the minimum width of end units for townhouse developments on a lot accessed by a lane to be 6.7 metres (22 feet).

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters and others identified through the circulation and detailed review of the proposal will need to be addressed through a staff recommendation report to Committee:

1. Review of the proposed land use and density, as well as the proposed built form in relation to the surrounding residential development
2. Architectural Design Guidelines will be required to ensure, among other matters, that building elevations for the proposed townhouses are compatible with the existing communities to the east and west of the property;

3. Provision for an appropriate landscape strip to allow for tree planting on the north side of the private laneway to buffer the adjacent residential development to the north;
4. Confirmation that an appropriate number of visitor parking spaces can be provided within the proposed townhouse development – the current requirement for visitor parking under Parking Standards By-law 28-97, as amended, is 0.25 spaces per townhouse unit (1 space for every 4 townhouses);
5. Confirmation that the proposed townhouses will conform with the City of Markham's Accessibility Guidelines;
6. Confirmation that the proposed development can be appropriately serviced by, municipal sanitary services, municipal water and the existing stormwater management system;
7. Confirmation that satisfactory arrangements for municipal waste/recycling collection, municipal fire services shall be incorporated into the design;
8. Details pertaining to the size and location on-site snow storage to accommodate the pavement for the proposed private laneway will be further reviewed through the Site Plan approval process;
9. Operations staff has indicated that the proposed driveway approach angle for the private laneway to the existing public lane does not appear to comply with the City's acceptable range (70 degrees to 110 degrees). A resolution to this issue will be addressed through the Site Plan approval process;
10. Provision for an easement or right of way to the City over the private laneway to provide access for the City and the abutting owner to the east, if required, for access integration.

Developers Group Obligations

The applicant will be required to enter into an agreement to become a participant in good standing with the West Cathedral Landowners Group (WCLG). The applicant shall coordinate with the Trustee for the WCLG to ensure that the owner bears an equitable share of any costs or burdens associated with benefiting from existing infrastructure and/or community use lands in the area covered by the WCLG.

Servicing Allocation

Servicing allocation has not been assigned to these lands. The owner will be required to obtain servicing allocation from the City prior to any new zone provisions permitting townhouse development coming into effect.

Servicing Easement and Road Widening Required

A servicing easement in favour of the City of Markham and road widening, in favour of the Region of York, will be required along the property's Elgin Mills Road East frontage as illustrated on the conceptual Site Plan. The ultimate dimensions of the servicing easement and road widening will be determined through the Site Plan approval process.

Site Plan Control

The proposed townhouse development is subject to Site Plan approval. A Site Plan application under file number SC 14 109571 was submitted concurrently with the OP and Zoning Amendment applications.

Plan of Condominium Application Required

The applicant has advised that a Plan of Condominium application will be submitted in the near future to establish tenure for the proposed private laneway.

Subdivision of Land

A future Planning application to subdivide the property into individual POTLs (parcels of tied land) will be required.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will align with the City's strategic priorities of Growth Management by implementing the proposed development in coordination with servicing allocation and other conditions.

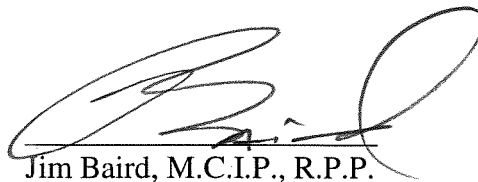
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the preparation of the Zoning By-law amendment and future Site Plan, Condominium and other conditions.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Acting-Senior Development Manager



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

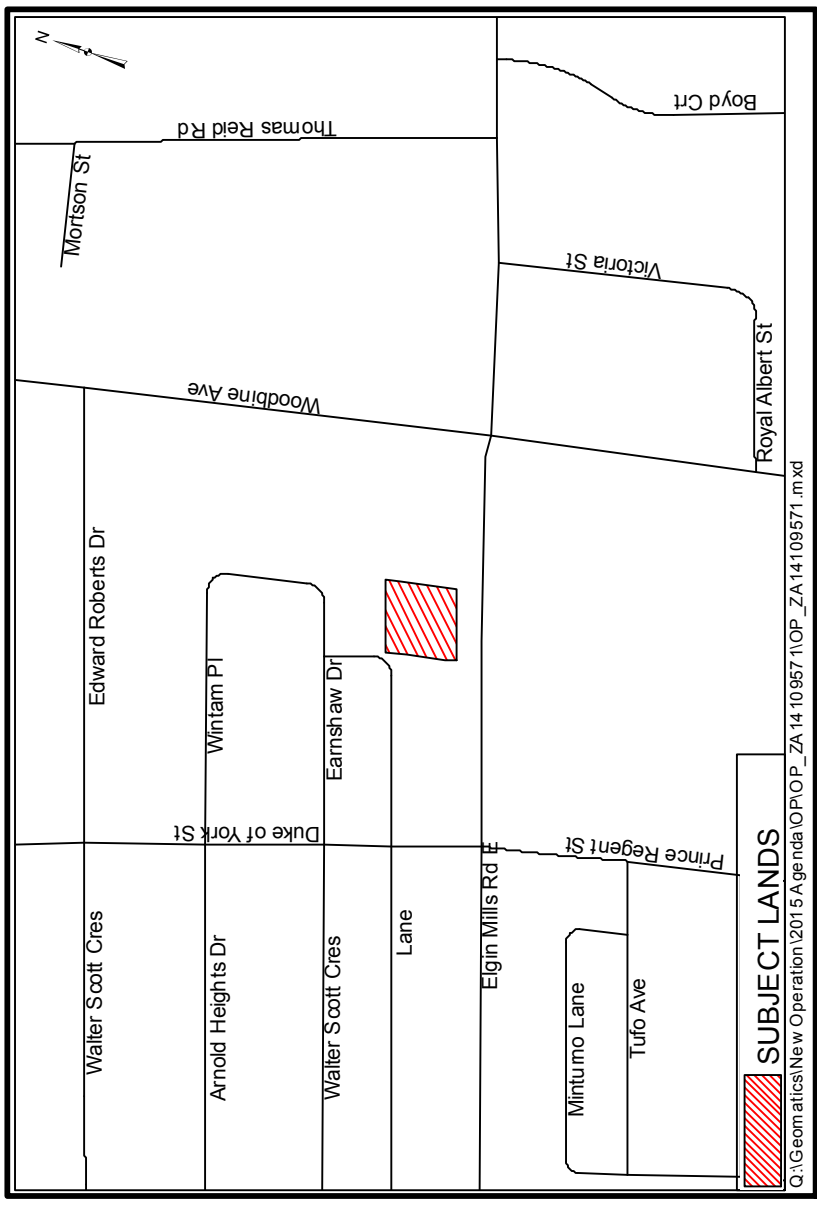
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context/Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: North and South Conceptual Building Elevations
- Figure 6: East and West Conceptual Building Elevations

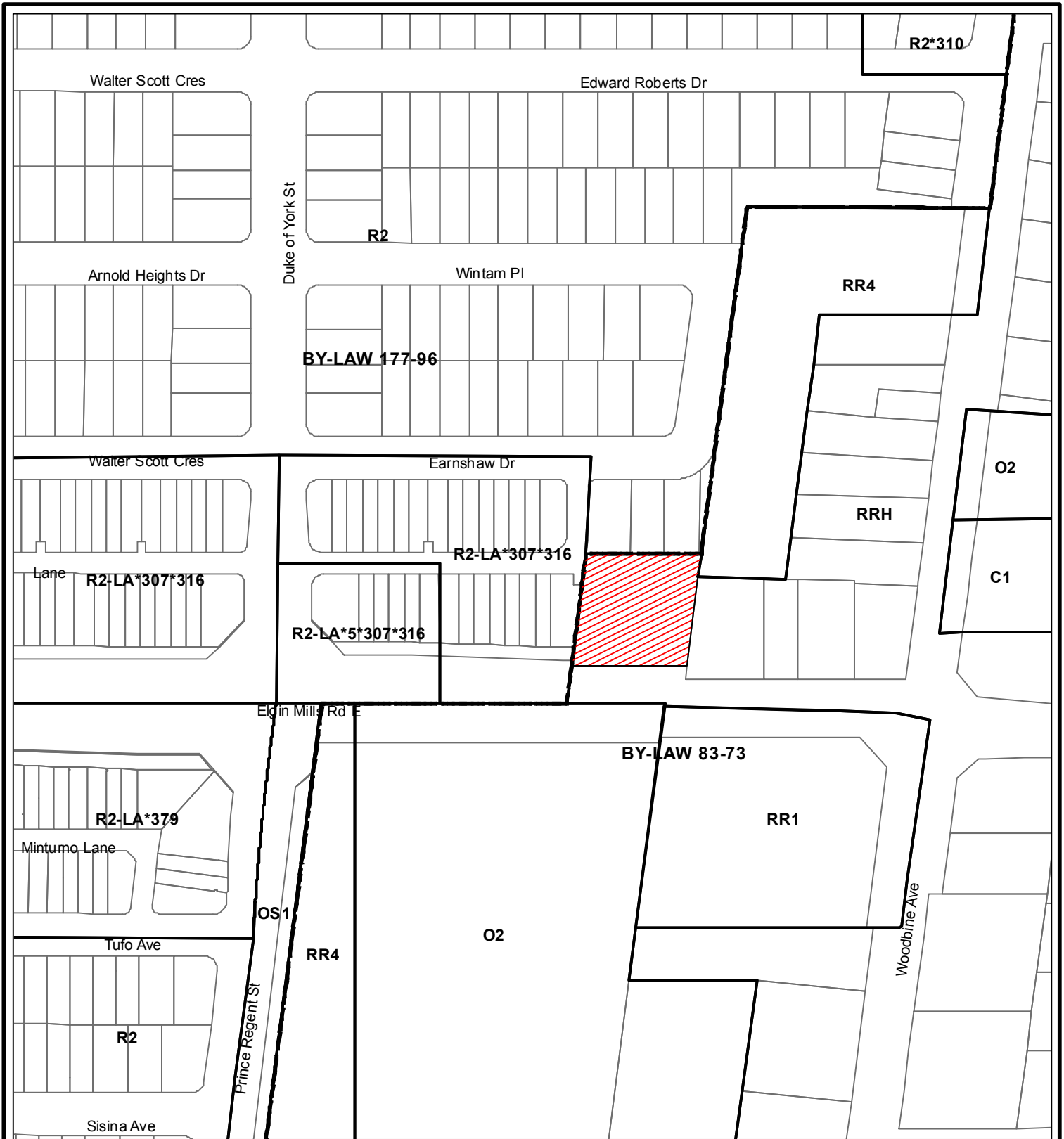
APPLICANT:

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File path: Amanda\File 14 109571\Documents\Recommendation Report



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AREA CONTEXT / ZONING

APPLICANT: JKO PLANNING SERVICES INC
2968 ELGIN MILLS ROAD EAST



FILE No. OP_ZA14109571 (RC)

 SUBJECT LANDS

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DATE: 23/01/2015



AIR PHOTO

APPLICANT: JKO PLANNING SERVICES INC
2968 ELGIN MILLS ROAD EAST

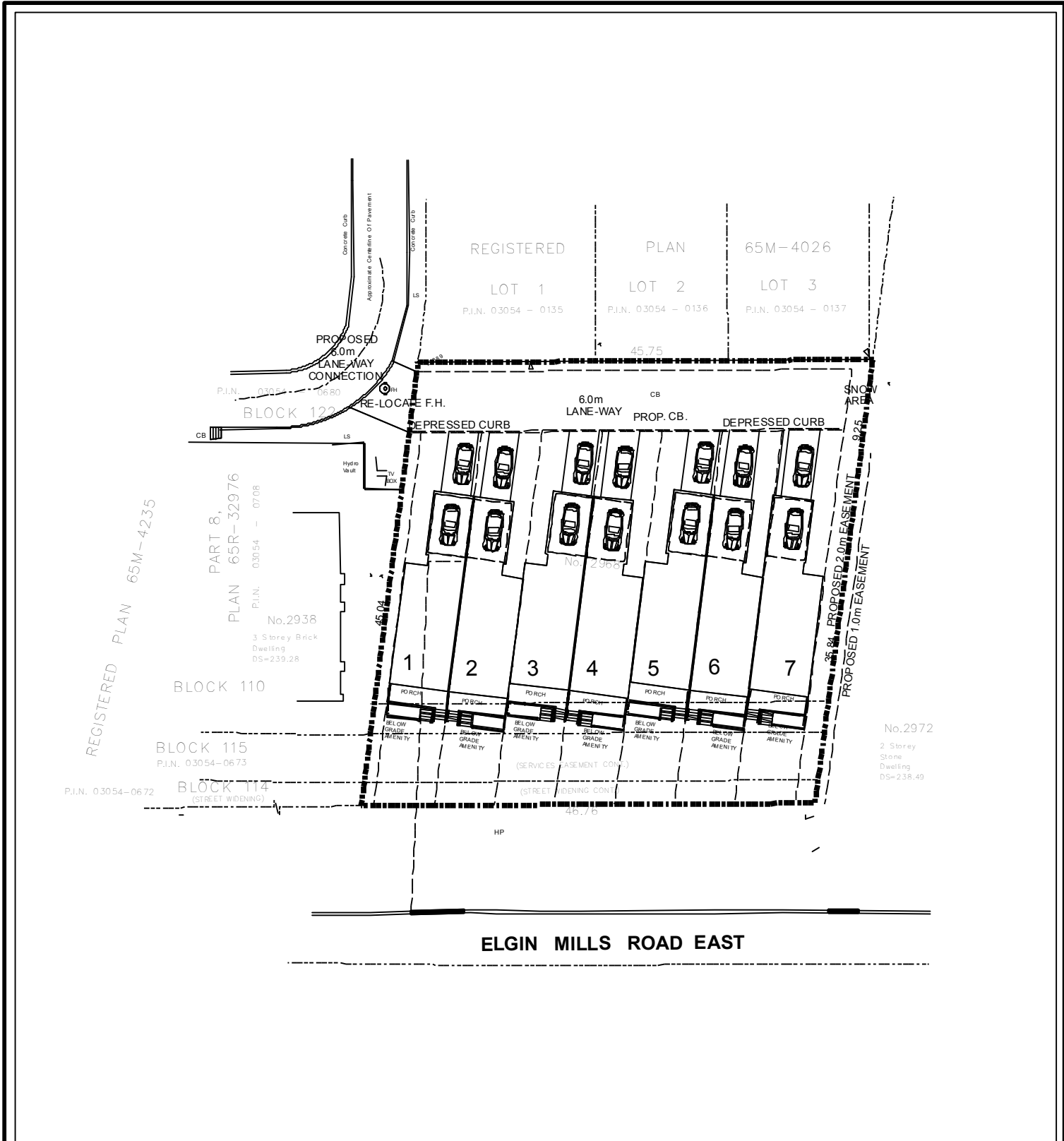
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SITE PLAN

APPLICANT: JKO PLANNING SERVICES INC
2968 ELGIN MILLS ROAD EAST

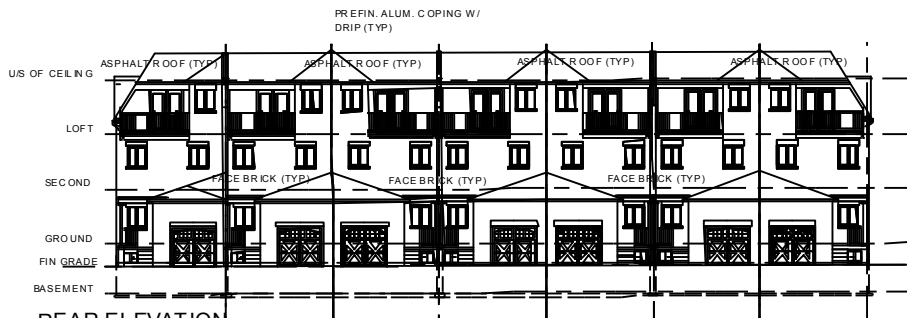


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REAR ELEVATION
BUILDING 1

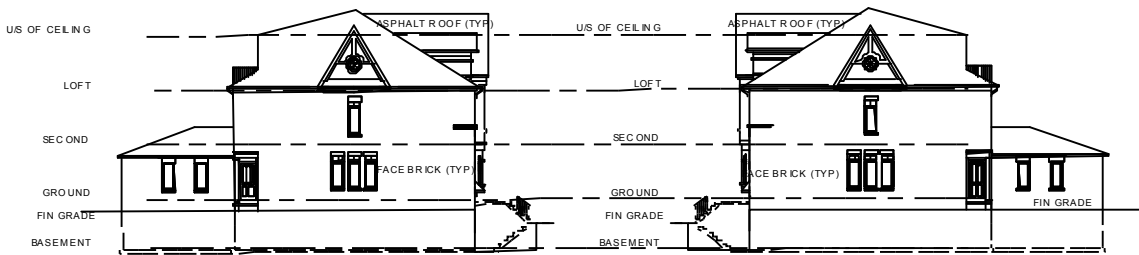
NORTH (REAR) ELEVATION

FRONT & REAR ELEVATIONS



FRONT ELEVATION
BUILDING 1

SOUTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION

WEST (SIDE) ELEVATION

SIDE ELEVATIONS

ELEVATIONS

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