



Report to: Development Services Committee

Report Date: June 2, 2015

SUBJECT: **RECOMMENDATION REPORT**
Linvest Properties (Cornell) Limited
Site Plan Application to permit 192 stacked townhouse units
at 6937 Highway 7 East
File Number SC 15-129363

PREPARED BY: Stephen Corr, Planner II, East District
Ext. 2624

REVIEWED BY: Sally Campbell, RPP, MCIP, Acting East District Manager
Ext. 2645

RECOMMENDATION:

- 1) That the report titled "Recommendation Report, Site Plan Application to permit 192 stacked townhouse units at 6937 Highway 7 East, File Number SC 15 129363", be received;
- 2) That the presentation by Lindvest Properties (Cornell) Limited regarding a residential condominium development consisting of 192 stacked townhouse units, be received;
- 3) That the Site Plan application (SC 15 129363) submitted by Lindvest Properties (Cornell) Limited to facilitate a residential condominium development consisting of 192 units be endorsed in principle, subject to the conditions attached as Appendix 'A'
- 4) That Site Plan Approval (SC 14 110102) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement;
- 5) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

In accordance with Section 2. (a)(iii) of the Delegation By-law 2002-02, the approval authority for this site plan application lies with Development Services Committee.

The purpose of this report is to recommend endorsement of the site plan application submitted by Lindvest Properties (Cornell) Limited for a residential condominium development consisting of 192 stacked townhouse units, and to seek delegation of final

site plan approval to the Director of Planning and Urban Design following the execution of a site plan agreement.

BACKGROUND:

The 1.53 ha (3.78 ac) subject property is vacant and is located on the south side of Highway 7 East, on the east side of Stoney Stanton Road and on the north side of Maryterance Court within the Cornell community, as shown in Figures 1, 2 and 3.

Surrounding land uses include:

- An existing low rise residential subdivision to the south and southwest;
- Vacant lands to the north and northwest across Highway 7, which are anticipated to be developed as future mixed residential and commercial uses in mid and high rise buildings;
- Vacant lands to the east, to be developed as a future community park; and
- Vacant lands to the west across Stoney Stanton Road, anticipated to be developed with mid-rise residential development.

Proposal

A site plan application was submitted on January 16, 2015, proposing a residential condominium consisting of 192 stacked townhouse dwelling units within eight building blocks across the site. The building blocks are 4 storeys in height, with the 4th storey consisting of smaller individual mechanical rooms that also provide access to rooftop patios for the upper units. Vehicular access is provided via a private lane from Stoney Stanton Road on the west side of the site with a second access from Maryterance Court on the south side of the site. An underground parking garage is proposed, which provides 299 parking spaces. The underground parking garage includes 48 visitor parking spaces, in accordance with requirements of the City of Markham Parking Standards By-law 28-97, as amended. Six (6) surface parking spaces are also proposed on the site. The proposed site plan is shown as Figure 4 and a typical building elevation is shown as Figure 5.

Official Plan and Zoning

The site is designated “Community Amenity Area” and “Commercial Corridor Area” in the in force City of Markham Official Plan (revised 1987). The site is designated “Residential Neighbourhood – Cornell Centre” in the Secondary Plan for the Cornell Planning District. The site is designated “Residential Mid Rise” in the 2014 Official Plan (not yet in force). Each of these designations provide for the proposed residential condominium stacked townhouse development. The proposed building heights and densities also conform to the Official Plan policies in each of the above noted designations.

The Site is zoned Community Amenity Exception 494 – Hold [CA3*494(H)] under Zoning By-law 177-96, as amended, which permits the proposed stacked townhouse units. The proposed buildings comply with the required development standards applicable to the site, such as building heights, setbacks and the minimum Floor Space

Index (FSI). The underground parking garage provides required parking for the site, including accessible and visitor parking spaces.

The Holding provision will be required to be lifted in order for the applicant to obtain building permits, after site plan approval has been obtained. In order to remove the Hold, matters related to a concurrent subdivision are to be resolved, such as clearance from the Region of York that allows the subdivision plan to be registered; confirmation of servicing allocation by both the City and developers group trustee; registration of the plan of subdivision; and approval of the updated Traffic Study to the satisfaction of the Director of Engineering. With the exception of subdivision registration and the confirmation of allocation from the developer group trustee, the above criteria have already been satisfied.

OPTIONS/ DISCUSSION:

At the DSC meeting of May 20, 2014 Committee resolved to delegate approval of the first phase of the Lindvest stacked townhouse development to the Director of Planning and Urban Design (see Appendix 'B'). At that time, the staff memorandum noted that additional information specifically pertaining to this second phase of development be provided to DSC regarding the location of the underground parking and ramp; stairs to the underground parking; garbage room; and details of gas/hydro metres and half walls. The following is a brief summary of these matters.

Underground Parking, Ramp Location and Stair Access

As noted above, an underground parking garage is proposed to provide all the required parking for this development. The garage provides 299 parking spaces, including 14 accessible spaces and 48 visitor parking spaces. The underground parking garage takes up most of the site below grade, abutting the north, east and west lot lines. The access ramp is located at the southwest section of the site, providing access via a private condominium lane to Stoney Stanton Road. An offsite public lane which provides vehicle access to two detached garages within the rear yards of 9 and 11 Stoney Stanton Road abuts the south side of the access ramp. Cedar trees will be planted along the south side of the ramp to provide a landscape buffer between the ramp and public lane. Stair access to the underground garage is integrated internally to a number of the proposed building blocks onsite.

Waste Room and Waste Removal Function

Garbage, recycling and compost chutes are located on the north side of Building '8', to convey household waste to a waste storage room within the underground parking garage. There are also two areas above ground which use 'earth bin' waste systems to deposit three-stream household waste. A one-storey enclosed building is proposed adjacent to the north side of the garage access ramp for the storage of larger waste materials for garbage and recycling. It will also provide a staging area for municipal collection and on pick-up days, bins located in the underground waste storage room will be transferred to this staging area.

Hydro and Utility Meters

Gas and Hydro meters are located entirely below grade, within the underground parking garage.

The site plan and building elevations are appropriate

As discussed above, the proposed development conforms to both Official Plans and the Cornell Secondary Plan with respect to land use and site density. The proposed site plan (Figure 4) has remained relatively unchanged from what was previously presented to Committee as a concept plan when the site was rezoned in 2013 to permit the stacked townhouse development. The proposed buildings comply with the zoning by-law with respect to building setbacks, height and FSI requirements.

The four storey buildings have total heights that range between 10.5 m (34.5 ft) to 13.75 m (45.1 ft). The buildings will create a strong urban edge along the Highway 7 East frontage, which is an import road within Cornell Centre and future rapid transit corridor. Although the buildings are each four storeys in height, the mechanical rooms on the buildings adjacent to south lot line (buildings 6, 7 and 8) are recessed, to give the appearance of 3-storey buildings adjacent to existing residential dwellings located south of the site on Maryterance Court. The building treatments include a stone veneer base, with brick cladding and vinyl siding around the rooftop mechanical rooms. Balconies are proposed for units located on the first and second floors of each building, with rooftop patios for the upper units. The patios do not overlook existing homes to the south. The scale and mass of the buildings is consistent with the previous Lindvest stacked townhouse development, located west of the subject site, which has been site plan endorsed. The stacked townhouse buildings are largely built of brick and stone and other non-reflective materials, and generally have contiguous glass areas of less than 2m², which are window sizes known to reduce potential bird collisions. Given the make-up of the building materials, placement of balconies and the size and spacing of windows proposed, staff do not anticipate the buildings will not pose a significant threat to birds.

Servicing Allocation

Staff have confirmed that there is sufficient servicing allocation available from Council's current allocation reserve to accommodate the proposed development. It should be noted that the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner. The applicant will also be required to submit a clearance letter from the trustee of the Cornell Land Owners Group confirming the availability of servicing allocation, prior to site plan approval (Appendix 'A').

Sustainable Building and Site Features

The applicant will be required to incorporate sustainable building and site features into the development as a condition of site plan endorsement. The applicant will provide details regarding sustainability measures proposed, as part of their presentation to Committee.

Application Status and Conclusion

The Site Plan Application is currently being reviewed by staff and external agencies. Staff and agencies have provided comments on the first submission, which will be addressed by the proponent through a subsequent resubmission of plans and updates to supporting studies. Comments provided by the Region relate to a Regional road widening along Highway 7 East, which will be addressed through the technical review of a concurrent subdivision application. The Toronto Region Conservation Authority has requested additional information for the Functional Servicing Report, Storm Water Management Plan and Erosion and Sediment Control Plans. Clearance letters from the Region and TRCA will be required prior to site plan endorsement, as per Appendix 'A'. Staff are generally satisfied with the proposed site plan with respect to site layout and function, including the proposed building block and lane configuration, building elevations, availability of parking and compatibility with adjacent land uses. Staff recommend that the site plan application be endorsed in principle, upon completion of the technical review by staff and agencies, submission of clearance letters from the Region and TRCA. Site Plan approval is therefore requested to be delegated to the Director of Planning and Urban Design following execution of the site plan agreement.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

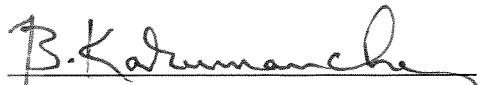
Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

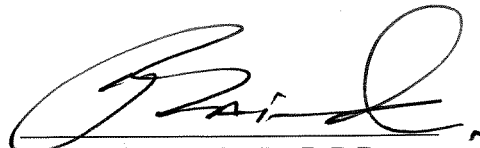
The proposed application has been reviewed in the context of the City's strategic priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies, including Engineering, Urban Design, Waste Management, Zoning, Operations, Transportation Planning, the Region of York and the TRCA. Each of their requirements has been reflected in this report and the conditions of site plan approval.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Acting Director of Planning & Urban Design



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

ATTACHMENTS:

Figure 1 – Site Location
Figure 2 – Area Context/Zoning
Figure 3 – Arial Photo
Figure 4 – Proposed Site Plan
Figure 5 – Typical Building Elevation
Appendix A – Conditions of Site Plan Approval
Appendix B – May 20, 2014 DSC Resolution

APPLICANT/OWNER CONTACT:

Linvest Properties (Cornell) Limited
Attn. Edward Mak
3625 Dufferin Street Suite 200
Toronto, Ontario, M3K 1Z2
Canada

File path: Amanda\File 15 129363\Documents\Recommendation Report

APPENDIX 'A'
SITE PLAN CONDITIONS
LINVEST PROPERTIES (CORNELL) LIMITED
6937 HIGHWAY 7 EAST
SC 15 129363

That prior to site plan endorsement:

1. The technical review of the site plan application be completed by Staff and external agencies to the satisfaction of the Director of Planning and Urban Design;
2. Written clearance from the Region of York that all of their requirements have been met, to be submitted to the satisfaction of the Director of Planning and Urban Design; and
3. Written clearance from the Toronto Region Conservation Authority that all of their requirements have been met, to be submitted to the satisfaction of the Director of Planning and Urban Design.
4. That the applicant incorporate sustainable building and site features into the development, to the satisfaction of the Director of Planning and Development.

That the Owner shall enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, and any other financial obligations;
2. Submission of a clearance letter from the Cornell Land Owners Group confirming the availability of servicing allocation.



THE CORPORATION OF THE CITY OF MARKHAM

**EXTRACT CONTAINING ITEM #0004 OF THE DEVELOPMENT SERVICES COMMITTEE OF
(May 20, 2014)****4. LINDVEST PROPERTIES (CORNELL) LIMITED SITE PLAN APPLICATION TO PERMIT
250 STACKED TOWNHOUSES SOUTH OF HIGHWAY 7, EAST OF NINTH LINE IN THE
CORNELL COMMUNITY (SC.12-115332) (10.6)****Memo**

Richard Hahn of Lindvest Properties (Cornell) Limited, provided a presentation of the “Grand Cornell Brownstones” at Highway 7 and Ninth Line. Mr. Hahn displayed location maps, site plans, unit sectional drawings, elevation renderings, and sample boards for the exterior materials.

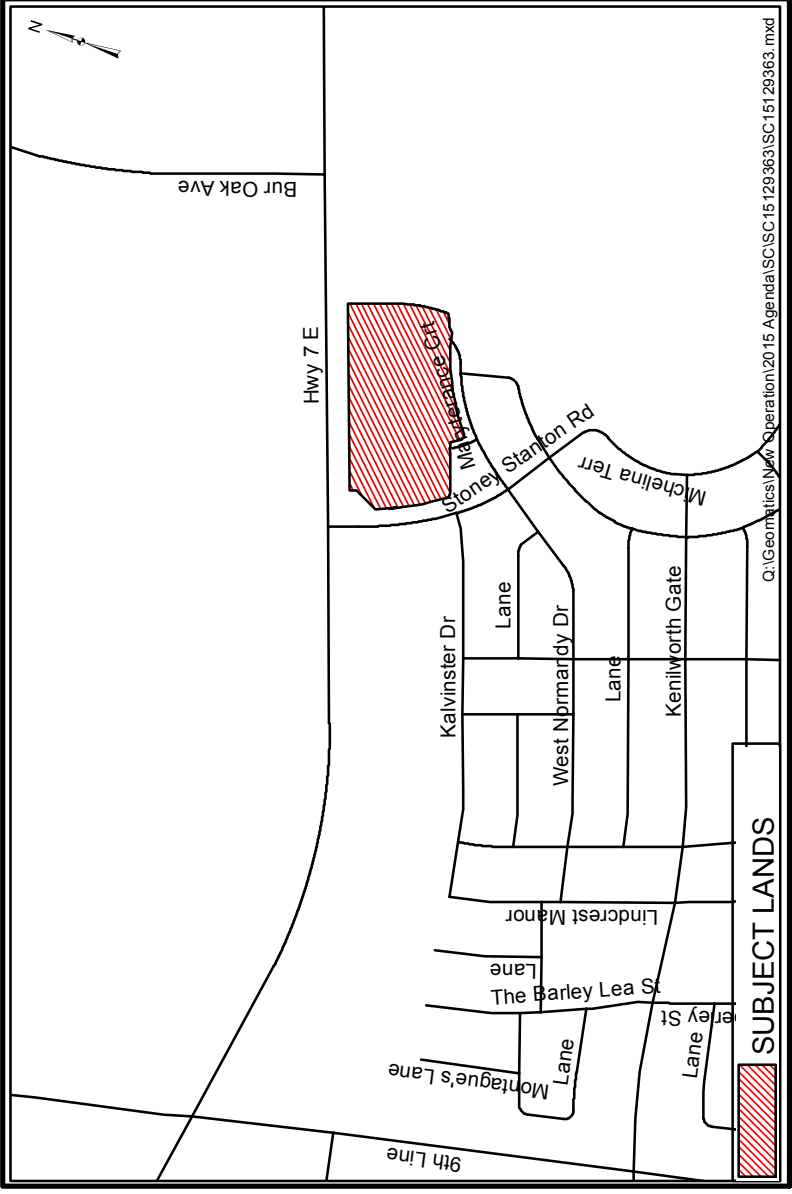
The Committee suggested additional design elements to reduce the massing impacts. The Committee had questions regarding waste collection and the applicant confirmed there will be three garbage shutes for separated waste. Staff was directed to review this issue and ensure that the applicant adheres to Markham’s waste management system requirements for condominiums. The Committee also discussed the reference to a bus loop.

Moved by: Councillor Colin Campbell

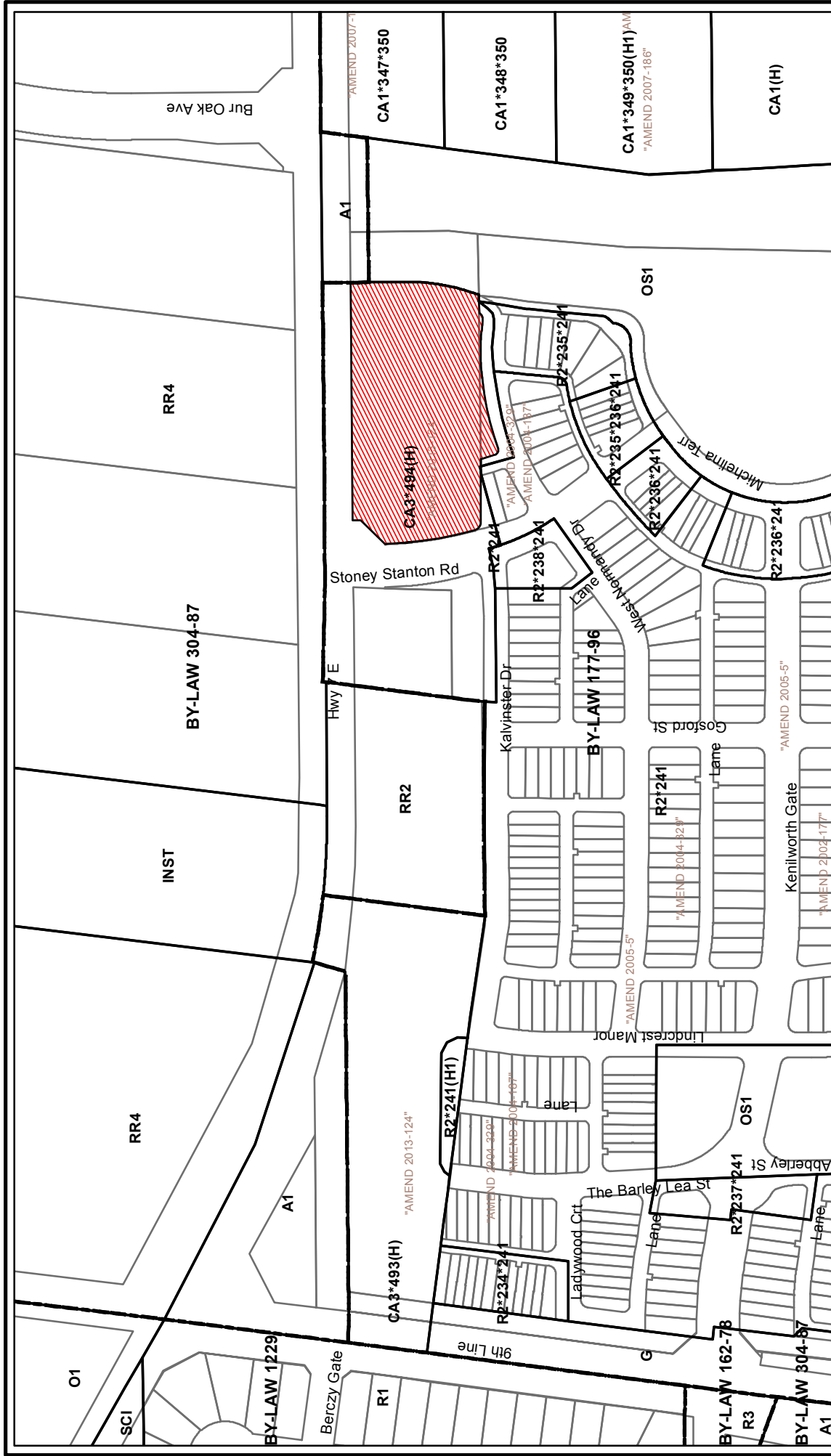
Seconded by: Councillor Carolina Moretti

- 1) That the site plan application attached as Appendix ‘A’ submitted by Lindvest Properties (Cornell) Limited to permit a 250 stacked townhouse development (Block 6) south of Highway 7, east of Ninth Line in the Cornell Community be received for information; and,
- 2) That site plan endorsement be delegated to the Director of Planning and Urban Design, or designate, to be issued when the following conditions have been met:
 - i) Approval Letter from the Regional Transportation and Community Planning Department; and,
 - ii) Confirmation from the Waste Management Department that the proposed waste system is acceptable; and further,
- 3) That the applicant be required to adhere to Markham’s waste management system for condominiums, and that staff resolve any issues in this regard.

CARRIED



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AREA CONTEXT / ZONING

APPLICANT: LINDVEST PROPERTIES (CORNELL) .LIMITED
6937 HIGHWAY No. 7 E

FILE No. SC. 15129363 (SC)

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VIARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: SC

DATE: 08/05/2015

FIGURE No. 2



AIR PHOTO

APPLICANT: LINDVEST PROPERTIES (CORNELL) .LIMITED
6937 HIGHWAY No. 7 E

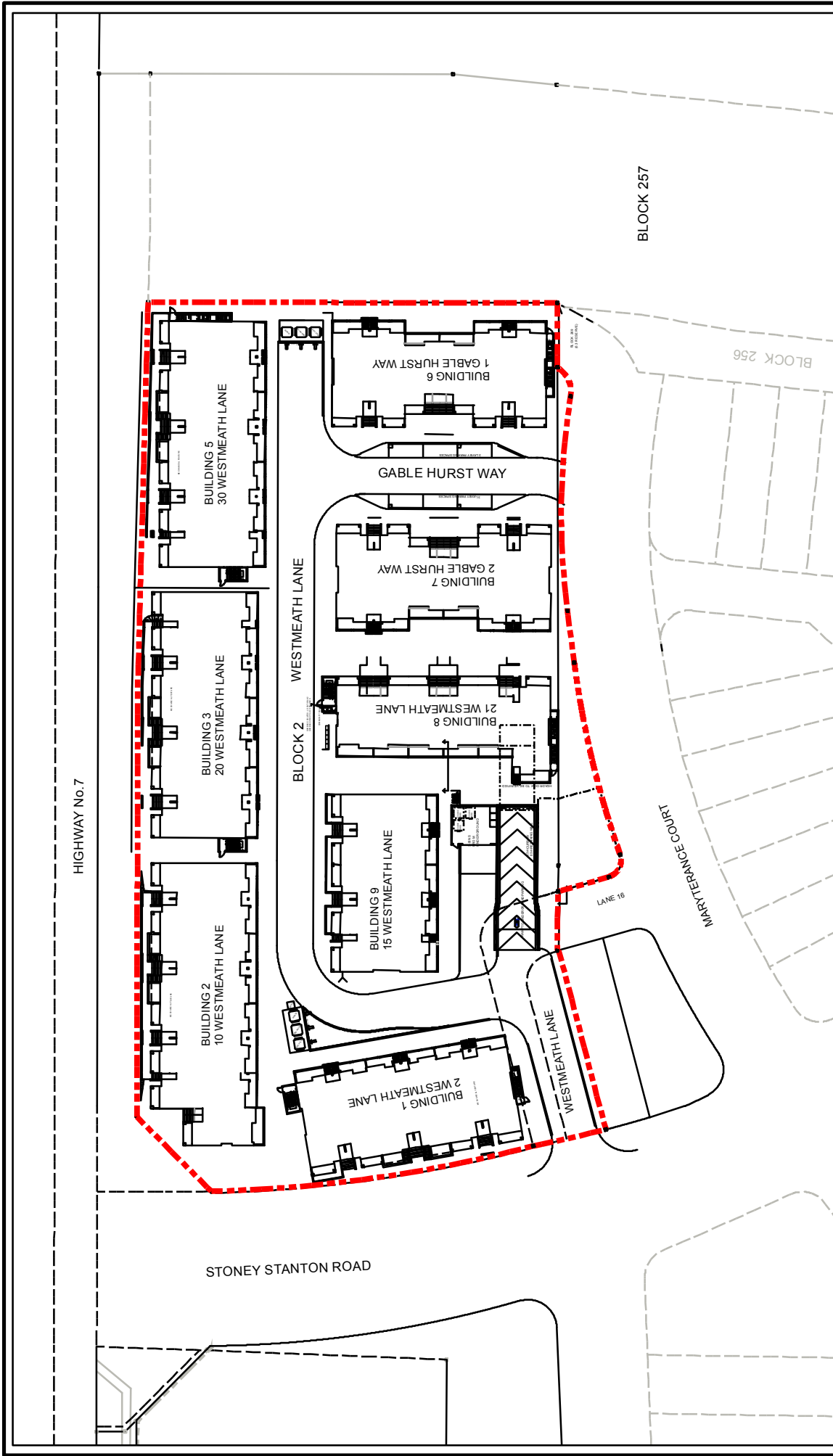
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 SUBJECT LANDS


DATE: 08/05/2015

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SITE PLAN

APPLICANT: LINDVEST PROPERTIES (CORNELL) .LIMITED
6937 HIGHWAY No. 7 E

 SUBJECT LANDS

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TYPICAL BUILDING ELEVATION

APPLICANT: LINDVEST PROPERTIES (CORNELL) .LIMITED
6937 HIGHWAY No. 7 E

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FIGURE No. 5

