



SIXTEENTH LAND HOLDINGS INC.

A new residential neighbourhood
4134 16th Avenue, City of Markham
(former York Downs Golf & Country Club)

PRESENTATION OF REVISED APPLICATIONS

Unionville Sub-Committee Meeting: September 25 2017



ORIGINAL SUBMISSION:	October 2016
Community Group Consultation Meeting:	December 13, 2016
Community Group Consultation Meeting:	January 17, 2017
Community Group Consultation Meeting:	March 6, 2017
Markham's Development Services Committee receives Preliminary Staff Report:	March 20, 2017
Markham Council's Statutory Public Meeting:	April 5, 2017
Unionville Sub-Committee Meetings:	
#1 Overview & Planning Context:	April 24, 2017
#2 Environment & Engineering:	May 23, 2017
#3 Transportation & Trails:	June 12, 2017
#4 Revised Plan:	today

1. LAYOUT / DENSITY / BUILT FORM

- overall residential density
- distribution / location of medium density
- rear lane housing vs front garage housing product mix
- building height on 16th. Avenue opposite existing lots
- lot sizes at north edge adjacent to Royal Troon existing lots
- parkland (locations, amount)
- accessibility / visibility of Greenway lands to neighbourhood
- opportunity for a place of worship
- opportunity for retail / commercial space

2. TRANSPORTATION

- collector road network / intersections with surrounding roads
- external roads capacity (16th Ave, Kennedy Rd, Warden Ave)

3. ENVIRONMENT

- **trails – through valleyland, fully connected to surrounding areas**
- **trees on tableland saved where possible**
- **greenway limits of development determined (woodlots, wetlands, features, watercourses)**
- **wildlife / species at risk assessed and protected**

4. ENGINEERING

- **groundwater levels taken into consideration**
- **no floodline encroachment by stormwater management ponds**
- **stormwater management ponds designed to protect downstream areas**
- **depth of pipes below Bruce Creek acceptable to TRCA**

5. PROCESS / TIMING

- **phasing of development and construction**
- **controlling construction access to avoid existing neighbourhoods**

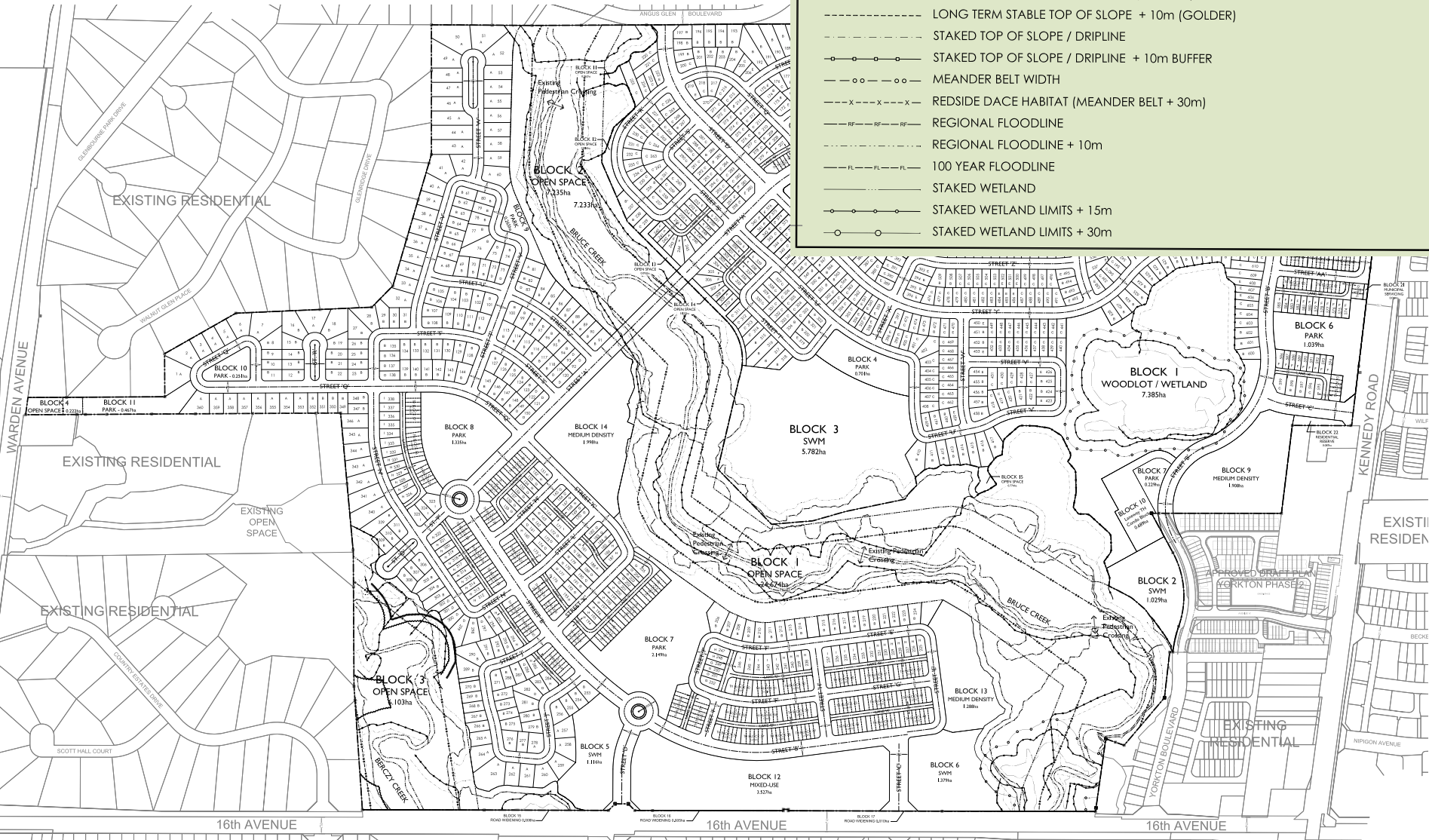






ENVIRONMENTAL CONSTRAINTS LEGEND:

- W---W---W---W--- WATERCOURSE
- ~~~~~ ESTIMATED LONG TERM STABLE TOP OF SLOPE
- ===== ESTIMATED LONG TERM STABLE TOP OF SLOPE + 10m
- TS---TS---TS--- TS LONG TERM STABLE TOP OF SLOPE (GOLDER)
- LONG TERM STABLE TOP OF SLOPE + 10m (GOLDER)
- STAKED TOP OF SLOPE / DRIPLINE
- O---O---O--- STAKED TOP OF SLOPE / DRIPLINE + 10m BUFFER
- O---O---O--- MEANDER BELT WIDTH
- X---X---X--- REDSIDE DACE HABITAT (MEANDER BELT + 30m)
- RF---RF---RF--- REGIONAL FLOODLINE
- REGIONAL FLOODLINE + 10m
- FL---FL---FL--- 100 YEAR FLOODLINE
- STAKED WETLAND
- O---O---O--- STAKED WETLAND LIMITS + 15m
- O---O---O--- STAKED WETLAND LIMITS + 30m



Revised plan – determination of limits of development

LAND USE	ORIGINAL (OCT '16)		REVISED (SEPT '17)	
	HECTARES	% OF TOTAL	HECTARES	% OF TOTAL
OPEN SPACE	42.6	25.3%	46.3	27.5%
SWMP	10.3	6.1%	9.3	5.5%
PARK	6.2	3.7%	8.7	5.2%
SCHOOL	2.5	1.5%	2.5	1.5%
LOW RISE	64.2	38.1%	57.3	34.0%
MID RISE	3.5	2.1%	6.6	3.9%
MIXED USE	3.5	2.1%	3.5	2.1%
ROADS, MISC.	35.7	21.1%	34.4	20.4%
TOTAL LAND AREA	168.6	100.0%	168.6	100.0%

LAND USE SUMMARY:

OPEN SPACE, SWMP, PARK	59.1	35%	64.3	38%
DEVELOPMENT	109.4	65%	104.3	62%
TOTAL LAND AREA	168.6	100%	168.6	100%

Comparison of Land Use (Original vs. Revised)

RESIDENTIAL UNIT TYPE	ORIGINAL (OCT '16)		REVISED (SEPT '17)	
	UNITS	% OF TOTAL	UNITS	% OF TOTAL
SINGLE DETACHED LOTS	1087	44.9%	988	41.7%
TOWNHOUSES	597	24.7%	660	27.8%
MID RISE TOWNHOUSES	227	9.4%	323	13.6%
MID RISE CONDOMINIUM	300	12.4%	190	8.0%
MIXED USE RESIDENTIAL	210	8.7%	210	8.9%
TOTAL UNITS	2421	100.0%	2371	100.0%

Comparison of Residential Yield (Original vs. Revised)

Original Application:	2,421 units	126 ha Developable = 19.2 units / ha
<u>Revised Application:</u>	<u>2,371 units</u>	<u>122.3 ha Developable</u> = <u>19.4 units / ha</u>
Angus Glen Village:	1,434 units	85.7 ha Developable = 16.7 units / ha
Upper Unionville:	1,677 units	83 ha Developable = 20 units / ha
Future Urban Area:	14,000 units	700 ha Developable = 20 units / ha
Proposed Provincial Growth Plan:		80 people + jobs / ha = minimum 25 units / ha

Proposed Development Density Comparison



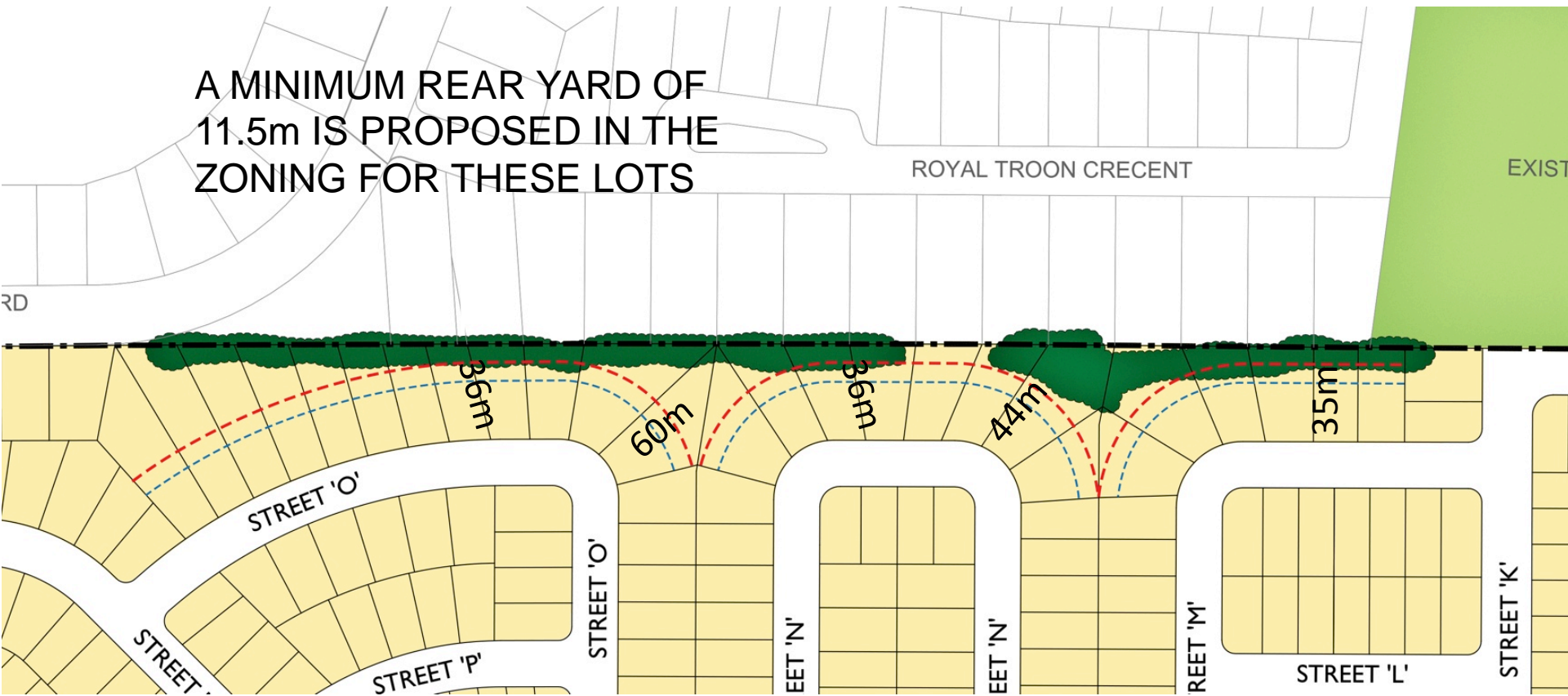
ORIGINAL



REVISED

EAST plan revisions – revised lotting at north edge to match side lot lines with existing lots to the north where possible, shifted road intersection west

A MINIMUM REAR YARD OF
11.5m IS PROPOSED IN THE
ZONING FOR THESE LOTS



- 28.5m typical lot depth location
- 7.0m typical rear yard location

EAST plan revisions – detail of REVISED rear lot lines at north edge, adjacent to Royal Troon Crescent existing lots



ORIGINAL



REVISED

WEST plan revisions – moved mid-rise block north, moved stormwater pond south to 16th. Avenue, enlarged park to connect to valleyland



ORIGINAL



REVISED

WEST plan revisions – added mid-rise block, propose trail connection to City’s existing open space and trail onto Warden Avenue





1. LAYOUT / DENSITY / BUILT FORM

- **similar overall residential density**
- **medium density shifted north from 16th. Avenue frontage**
- **mix of rear lane housing vs front garage housing product mix**
- **adjusted lotting at north edge adjacent to Royal Troon existing lots**
- **increased total parkland, revised locations**
- **increased accessibility / visibility of Greenway lands to neighbourhood**
- **opportunity for a place of worship in Mixed Use Block**
- **opportunity for retail / commercial space in Mixed Use Block**

2. TRANSPORTATION

- **no change to collector road intersections with surrounding roads**
- **more grid-like collector road network in EAST plan**
- **working with City of Markham Region of York re timing of external improvements**
- **Region of York initiated 16th. Avenue EA in June 2016**

3. ENVIRONMENT

- **trail network and external connections revised and studied, additional sections and creek crossings proposed**
- **significant trees on tableland proposed to be saved in park blocks with revised grading details**
- **significant trees on tableland adjacent to edges proposed to be saved**
- **greenway limits of development refined**
- **enlarged Open Space areas now proposed (woodlots, wetlands, features, watercourses)**
- **removed the north-south collector road crossing in EAST plan, enlarged buffers and connected Open Space areas**
- **wildlife / species at risk assessed and protected (red side dace, bat assessments)**

4. ENGINEERING

- **groundwater levels taken into consideration**
- **minor and supportable floodline cut/fill proposed for portion of one stormwater management pond**
- **stormwater management ponds designed to protect downstream areas**
- **depth of pipes below Bruce Creek now acceptable to TRCA**
- **less earthworks (cut/fill) required with stormwater management pond shifted south to 16th. Avenue**

5. PROCESS / TIMING

- **proposed phasing of development**
- **City will control construction access to avoid existing neighbourhoods**

A. REVISED APPLICATIONS SUBMISSION BY OWNER (UNDERWAY)

- revised OPA, ZBLA, 2 x SUBDIVISION PLANS
- addendum / revised plans, reports, statistics, etc being submitted

B. CITY CIRCULATION OF REVISED APPLICATIONS

- Region of York, TRCA, School Boards, all agencies and PUBLIC

C. CITY STAFF FORMULATE POSITION ON REVISED APPLICATIONS

- input from all agencies and the public
- if applications are supportable (with or without modifications), City Staff will provide a Recommendation and seek Direction from City Council to support the Applications

D. POTENTIAL APPROVAL OF APPLICATIONS

- with City of Markham support (and all agencies and Public) the Applications could be issued APPROVAL by the OMB, without any OMB hearing at all being required



Conclusion - Revised Neighbourhood & Trail System Plan