



Electronic Development Services Public Meeting Agenda

Meeting Number 7

May 11, 2021, 7:00 PM - 9:00 PM

Electronic Meeting

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Written submissions must be received by 4:00 p.m. the day before the meeting*

*If the deadline for written submission has passed, you may:

- a. Email your written submission directly to Members of Council; or
 - b. Make a virtual deputation at the meeting by completing and submitting an online [Request to Speak Form](#)
- *If the deadline for written submission has passed and Council has finished debate on the item at the meeting, you may email your written submission directly to Members of Council.

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1. Completing an online [Request to Speak Form](#) , or,
2. E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak, or,
3. If you do not have access to email, contact the Clerk's office at 905-479-7760 on the day of the meeting.

*If Committee has finished debate at the meeting on the item, you may email your written submission directly to Members of Council. The list of [Members of Council is available online at this link.](#)

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Development Services
Chair: Councillor Keith Irish

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Pages

1. **CALL TO ORDER**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **DEPUTATIONS**
4. **REPORTS**
 - 4.1. **PRELIMINARY REPORT APPLICATIONS BY 1107656 ONTARIO INC. (TIMES GROUP) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT SIX (6) HIGH RISE APARTMENT BUILDINGS ALONG THE WEST SIDE OF SOUTH PARK ROAD, SOUTH OF HIGHWAY 7** 4

FILE NO. PLAN 20 128679 (WARD 8) (10.3, 10.5)

R. Cefaratti, ext. 3675
 - 4.2. **PRELIMINARY REPORT LIVANTE HOLDINGS (VICTORIA SQUARE WOODBINE) INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT 179 TOWNHOUSE UNITS AT 10978, 10988 AND 11030 VICTORIA SQUARE BOULEVARD AND BLOCKS 97, 98** 19

AND PART OF BLOCK 95, PLAN 65M-4328 FILE NO. PLAN 20 112387 (WARD 2) (10.3, 10.5)

R. Cefaratti, ext. 3675
 - 4.3. **PRELIMINARY REPORT GLEN ROUGE HOMES (KENNEDY) INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL TO PERMIT 31 THREE-STOREY TOWNHOUSE UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY ROAD (WARD 8)** 29

FILE NO. SPC/PLAN 20 136196 (10.5, 10.6)

M. Leung, ext. 2392
 - 4.4. **PRELIMINARY REPORT HILTON MARKHAM SUITES HOTEL LIMITED** 37

**APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A HIGH-DENSITY MIXED-USE
DEVELOPMENT AT 8500 WARDEN AVENUE, MARKHAM CENTRE
(WARD 8) FILE NO. PLAN 20 128653 (10.3, 10.5)**

S. Bordone, ext. 8230

5. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: March 8, 2021

SUBJECT: Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager, West District, (Ext. 2600)

RECOMMENDATION:

That the Preliminary Report entitled "Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)", be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by 1107656 Ontario Inc. (Times Group), to permit a high rise residential development on the "Subject Lands". This report contains general information in regards to applicable Official Plan and other policies as well as development issues and should not be taken as Staff's opinion or recommendation on the applications.

BACKGROUND:

Site and Area Context

The 6.6 ha. (16.3 ac.) Subject Lands are located on the west and southwest sides of South Park Road between Highway 7 East and the 407 ETR (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). These lands contain no vegetation and are currently undeveloped. A commercial plaza and office buildings are located to the north across Highway 7 East in the City of Richmond Hill. The Highway 407 ETR is located to the south. Townhouses and a high rise residential building containing 34 and 37 storey towers (Pavilia Park Towers, currently under construction) are located to the east across South Park Road. A tributary of the German Mills Creek and the 407 ETR off ramp are located to the west.

Application Status:

The applications to amend the Official Plan and Zoning By-law were deemed complete on November 2, 2020.

Next Steps:

1. A Statutory Public Meeting, to be scheduled when it is appropriate;
2. Staff will prepare a Recommendation Report on the Official Plan and Zoning By-law amendments at a future date;

3. If the applications are approved then future applications for Site Plan approval, Consent or Draft Plan of Subdivision, as appropriate, and Draft Plan of Condominium approval are required;
4. The applicant is proposing to submit a future application for Consent to sever part of Block 46 for a future school site, public park and future road on the west side of South Park Road;

Proposal

The applicant is proposing to amend the 2014 Official Plan to re-designate the subject lands from Business Park Office Priority Employment and Residential Mid Rise to Residential High Rise. The applicant is also proposing to amend Zoning By-law 177-96, as amended, to rezone the subject lands to a Community Amenity Two (CA2) Zone with site specific provisions to facilitate the proposed residential high rise development and Open Space One (OS1) and Open Space Two (OS2) Zones (see Figures 4, 5 and 6 – Site Plans for Blocks 46, 49, as well as Figures 7 and 8 – Renderings for Blocks 46 and 49). The applicant's proposal includes:

Block 46 on Plan 65M-3226:

- three (3) residential towers on the south side of Highway 7 East ranging in height between thirty-six (36) and forty four (44) storeys;
- a total of 1,240 units;
- a total Gross Floor Area (GFA) of 106,553 m² (1,146,926 ft²)
- a site density of 8.89 FSI;
- a one (1) storey podium building for the main lobby area, bicycle storage and amenity areas;
- a total of 1,389 residential parking spaces
- a total of 124 visitor parking spaces
- five (5) levels of underground parking

Part of Block 49 on Plan 65M-3226:

- three (3) residential towers on the north side of the 407 ETR ranging in height between forty (40) and fifty (50) storeys;
- a two (2) storey daycare building fronting onto South Park Road;
- a total of 1,429 units;
- a total Gross Floor Area (GFA) of 118,758 m² (1,267,299 ft²)
- a site density of 7.2 FSI;
- a one (1) storey podium building for the main lobby area, bicycle storage and amenity areas;
- a total of 1,572 residential parking spaces
- a total of 155 visitor parking spaces
- five (5) levels of underground parking

Parks and school and public road:

Two public parks, a 0.76 ha. (1.88 ac.) block on the southeastern portion of Block 49 and a 1.14 ha. (2.83 ac.) block on the westerly edge of the Block 46, are also proposed (see Figure 6 – Master Site Plan). However, these proposed parks represented Times Group's parkland contribution for the two high rise residential towers (Pavilia Park Condos) located to the east across South Park Road (Block 45, Plan 65M-3226) and will not be credited toward parkland requirements for the subject development. In addition, a 1.6 ha. (4.0 ac.) block for a future school site is proposed.

A public road is also proposed between residential towers on Block 46 and the future school site and Public Park located at the westerly edge of the subject lands. The public road will provide an opportunity for this public park to have direct frontage on a public road.

Provincial and Regional Policy Framework

Provincial Policy Conformity

This proposal must be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, and the Planning Act. It will be evaluated against the Provincial Policy Framework during the processing of this application.

York Region Official Plan

The subject lands are designated Urban Area and identified as Regional Corridor on Map 1 – Regional Structure of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses. Regional Corridors are intended to accommodate a high concentration of intensification. In addition, Highway 7 is recognized as a Regional Rapid Transit Corridor on Map 11 – Transit Network in the ROP. The subject lands are also located within a draft Major Transit Station Area (MTSA) which surrounds the Chalmers Bus Rapid Transit (BRT) Station located on Highway 7 East.

Markham Official Plan

Markham Official Plan 2014

The subject lands are designated Business Park Office Priority Employment, Residential Mid Rise (east side of Part of Block 49, Plan 65M-3226) and Deferral Area on Map 3 – Land Use in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). The subject lands are further identified as being located within the Regional Corridor Key Development Area in Map 2 – Centres and Corridors and Transit Network of the Official Plan 2014. Regional Corridors are intended to function as major nodes with access to rapid transit services.

The Business Park Office Priority Employment designation provides for prestige office as well retail and/or service uses that are accessory to permitted non-industrial uses. The Residential Mid Rise designation provides for residential buildings with a maximum building height of six (6) storeys. Staff note that the subject lands were included as one of a number of employment land conversion applications considered by Markham Council prior to the adoption of the 2014 Official Plan. At that time Markham Council approved the conversion in principle. The Region, through minutes of settlement with Times Group

in 2012 relating to an OMB Hearing on the 2010 York Region Official Plan, agreed that land use planning permissions for the subject lands, other than employment uses, could be determined through a site specific local official plan amendment. The Business Park Office Priority Employment land use designation for the subject property in the Markham Official Plan 2014 was therefore deferred pending Council approval of a site-specific Official Plan amendment application to permit non-employment uses.

The site specific policies under Sections 9.6.4 and 9.6.5 of the Official Plan 2014 for the Commerce Valley/Leitchcroft area also apply to the subject lands. Section 9.6.4 provides for additional uses including entertainment facilities such as cinemas and theatres and similar types of uses, recreational uses such as bowling alleys or similar indoor leisure activities, as well as both private and commercial schools. Section 9.6.4 also identifies the requirement for a comprehensive block plan in considering applications for development approval. The site specific policies under Section 9.6.5 reflect Markham Council's decision on the conversion. These site specific land use policies state that a designation other than Employment Lands may be considered subject to an evaluation of conformity with the policies of the Growth Plan for the Greater Golden Horseshoe, and include the following criteria:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the "Employment Lands" designation on the subject land, or at minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits and publicly accessible private amenity spaces; and
- Where the location is appropriate, provide for affordable or seniors housing.

These criteria will be considered by staff in their review of the proposed Official Plan Amendment. Staff further note that Sections 9.6.4 and 9.6.5 are currently under a site specific appeal to the LPAT regarding the appropriate land use designations for the "subject lands" and staff are seeking to resolve this matter through the subject applications.

Official Plan (Revised 1987)

Until the 'Deferral Area' land use designation under the Markham Official Plan 2014 is removed from the subject lands, the land use designations provided under the Official Plan (Revised 1987) and the Leitchcroft Secondary Plan, will remain in effect. The subject lands are designated Business Park Area and Business Corridor Area in the Leitchcroft Secondary Plan (OPA 41). Permitted uses within The Business Park Area and Business Corridor Area include offices, light industrial uses, hotels, institutional uses, banks, entertainment uses as well as retail and service uses.

An Official Plan Amendment is required to permit the proposed development. Markham Council will determine the specific uses to be provided for on the subject lands through review of the subject applications and adoption of a site specific Official Plan Amendment.

Zoning

The subject lands are zoned Business Corridor [BC*37(H)/BC*37*49(H)] Zone, Business Park (BP*34) Zone and Residential Two Lane Access (R2-LA*583) Zone under By-law 177-96, as amended. The Business Corridor and Business Park Zones permit a mix of limited commercial, office and industrial uses. The Residential Two Lane Access Zone only permits low rise residential dwellings.

A Zoning By-law Amendment is required to permit a residential high rise development on the “Subject Lands”.

OPTIONS/ DISCUSSION:

The following is a list of preliminary comments raised to date. Other matters that are identified through the detailed review of these applications and public meetings will be discussed in a future recommendation report. Some of the matters identified include, but are not limited to:

1. Planning staff are evaluating the Planning Justification Report, prepared by Malone Given Parsons, submitted with the applications.
2. Planning staff are reviewing the appropriateness of the proposed density, the proposed number of units and proposed building heights.
3. Regional staff have commented that the heights and densities of the current proposal are more appropriate where supported by higher order transit (i.e. such as a subway) and a mix of uses including non-residential uses such office, retail and service uses.
4. Transportation Planning staff are reviewing a Transportation Study, prepared by nexTrans Consulting Engineers submitted with the applications as well as the proposed access road alignments and pedestrian and the vehicular circulation. The proposed road to the west between Blocks 46 and the proposed school block is offset from the private road to the east across South Park Road (Gandhi Lane) which will create operational and safety issues. Consequently, Transportation Planning staff recommend that the offset be eliminated.
5. The current multi-use trail along the southern edge of the conceptual Master Site Plan should be maintained through Block 49. The City’s Trail Feasibility Study identified trails for this area that will connect to the existing pathway in Valley View Park immediately south of the Highway 407 ETR.
6. Staff will explore with the applicant opportunities to enhance grade related retail along the Highway 7 frontage.
7. Urban Design Staff are reviewing the supporting studies submitted with the application including a Wind Study and a Shadow Studies to ensure the wind and shadow conditions will comply with the City’s requirements.
8. As mentioned earlier in this report, the proposed public parks represent Times Group’s parkland contribution for the two high rise residential towers (Pavilia Park Condos) located to the east across South Park Road (Block 45, Plan 65M-3226) and currently under construction. The parkland dedication requirement for the subject development will require a separate cash-in-lieu of parkland contribution,

or alternatively an off-site park conveyance, if deemed appropriate by the City, to satisfy parkland dedication requirements.

9. Prior to development occurring on the subject lands, a holding provision will be required to ensure the owner makes satisfactory arrangements, including the execution of agreement(s) to ensure the following matters are addressed:

- Section 37 benefits, including a Public Art contribution, in accordance with City policies and Section 37 of the *Planning Act*, including the fulfillment of financial obligations related to open space, recreational and community services and facilities;
- Provision of adequate infrastructure to service the proposed development;
- Completion of all transportation and infrastructure improvements at no cost to the City for the conveyance of land and construction of a public road on the west side of South Park Road between Block 46 and the future school and park blocks;
- Parkland dedication or cash in lieu (as previously noted);
- The City receives confirmation that the proposed building heights receive an exemption from the Toronto/Buttonville Airport Zoning Regulations;

10. Staff will further investigate whether an application for Consent (Land Severance) or an application for a Draft Plan of Subdivision is required to facilitate the conveyance of the school block to the York Region District School Board, the future public road between the school block and the residential tower block adjacent to Highway 7 East and the public park west of the school site. The future road will provide an opportunity for additional access to the school site as well as to provide frontage for the 1.14 ha. (2.83 ac.) Public Park on the westerly edge of the subject lands.

11. The concerns raised by area residents to date include:

- Request for additional recreation facilities;
- Concerns with the proposed building heights and population density;
- Lack of services/shopping in the community;
- Upkeep of the vacant and undeveloped sites in the community;

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities. Including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

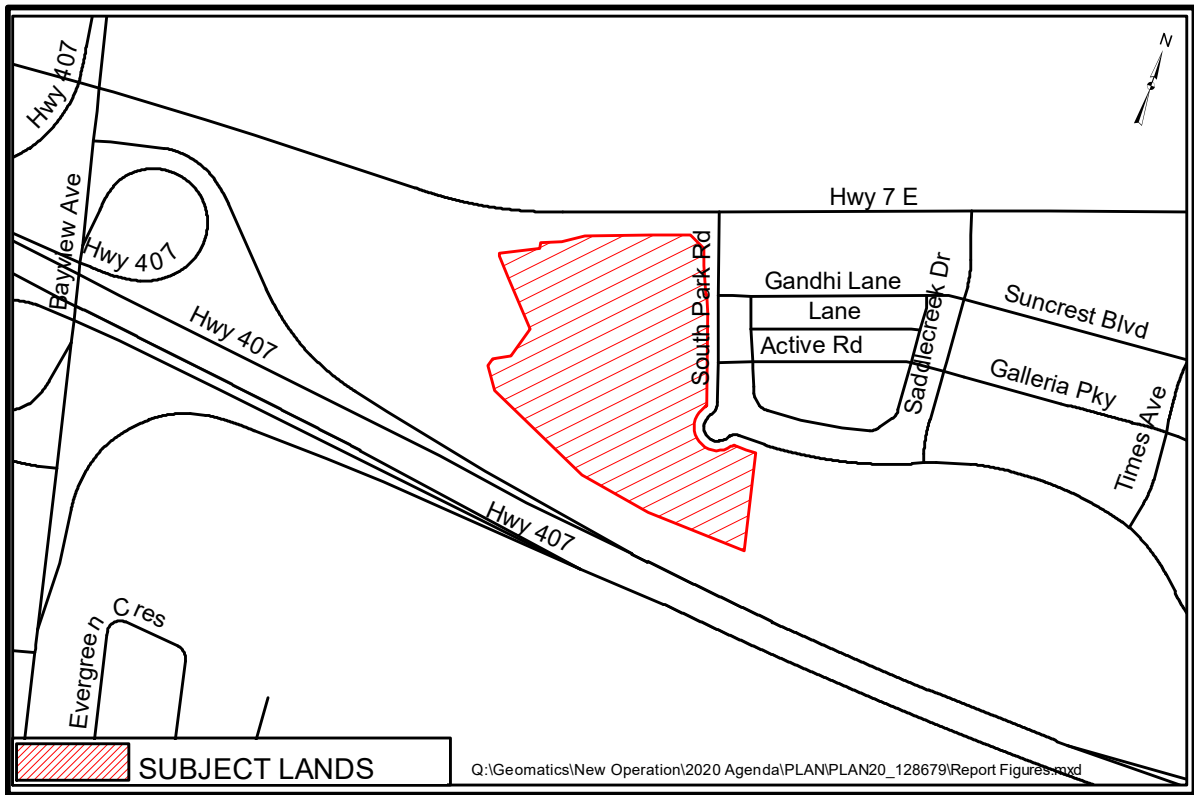
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Site Plan Block 46
Figure 5 – Site Plan Block 49
Figure 6 – Master Site Plan
Figure 7 – Rendering Block 46
Figure 8 – Rendering Block 49

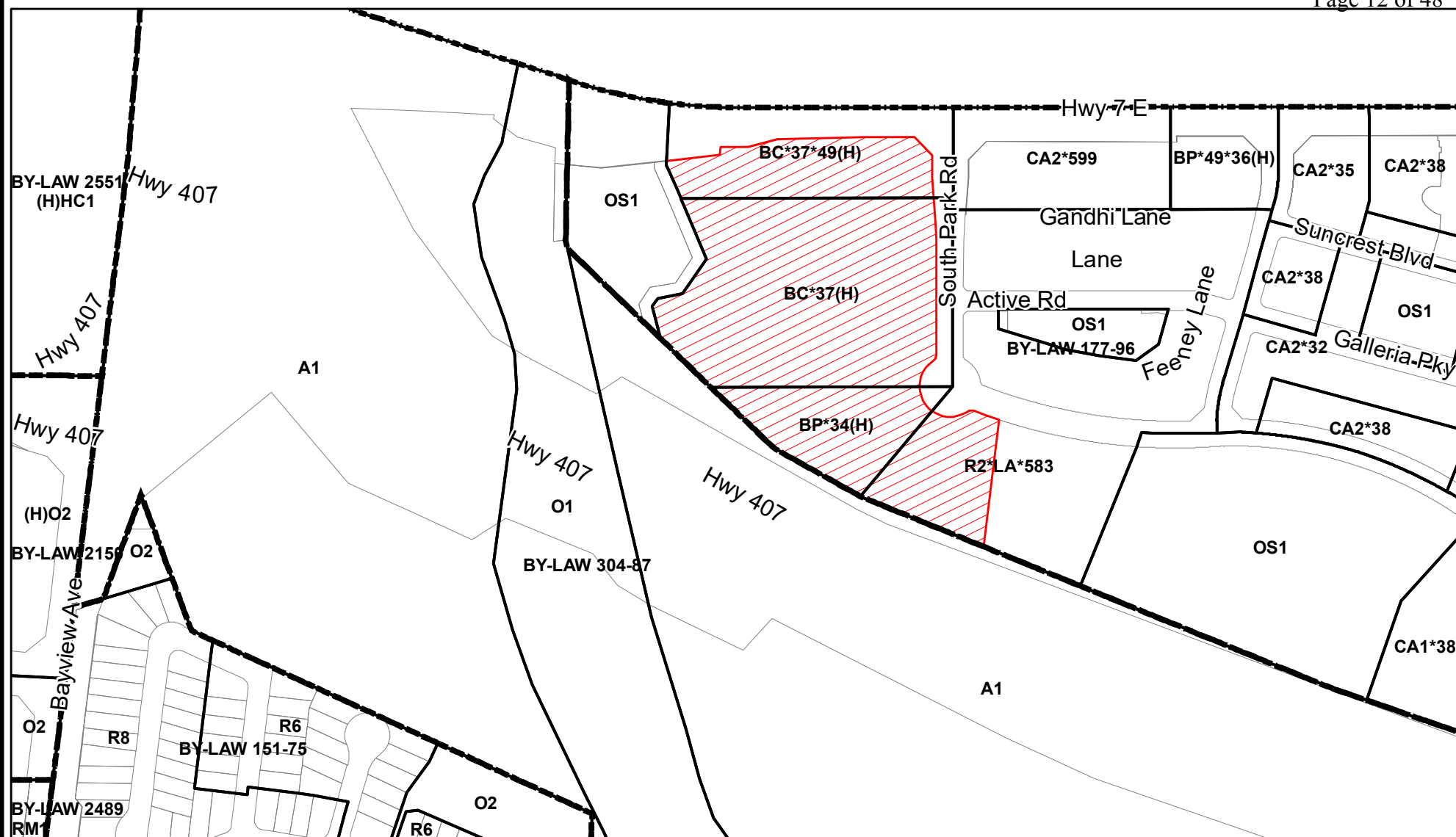
OWNER:

1107656 Ontario Inc.
C/O Times Group Inc. (Hashem Ghadaki)
3985 Highway 7 East Unit 202
Markham, ON L3R 2A2
Email: hashem@timesgroupcorp.com

APPLICANT:

Malone Given Parsons Ltd.
C/O Rohan Sovig
140 Renfrew Drive Suite 201
Markham, ON L3R 6B3
Email: rsovig@mgp.ca





AREA CONTEXT / ZONING

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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Drawn By: RT

Checked By: RC

DATE: 23/01/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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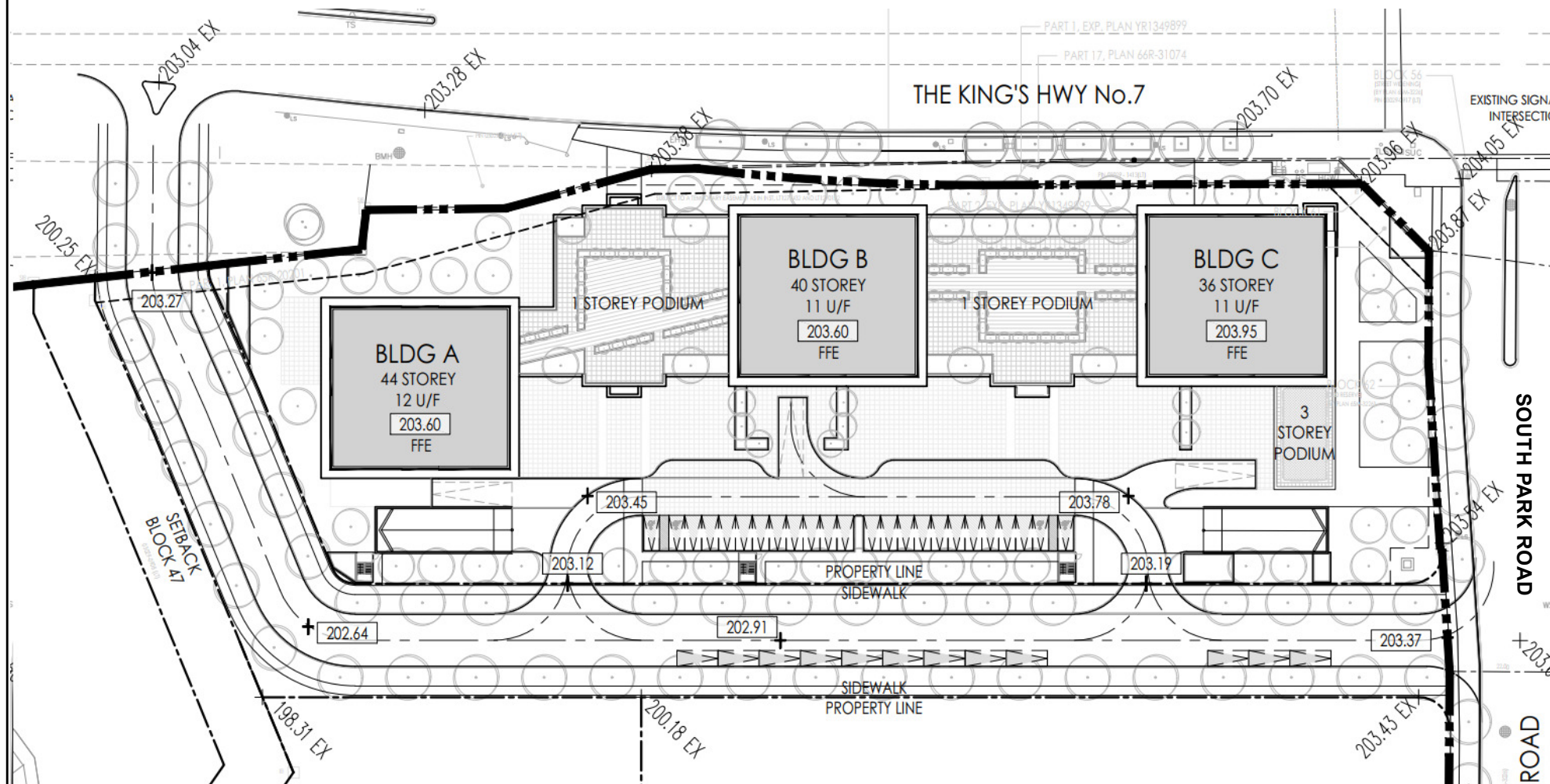
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FIGURE No. 3

 SUBJECT LANDS



SITE PLAN - BLOCK 46

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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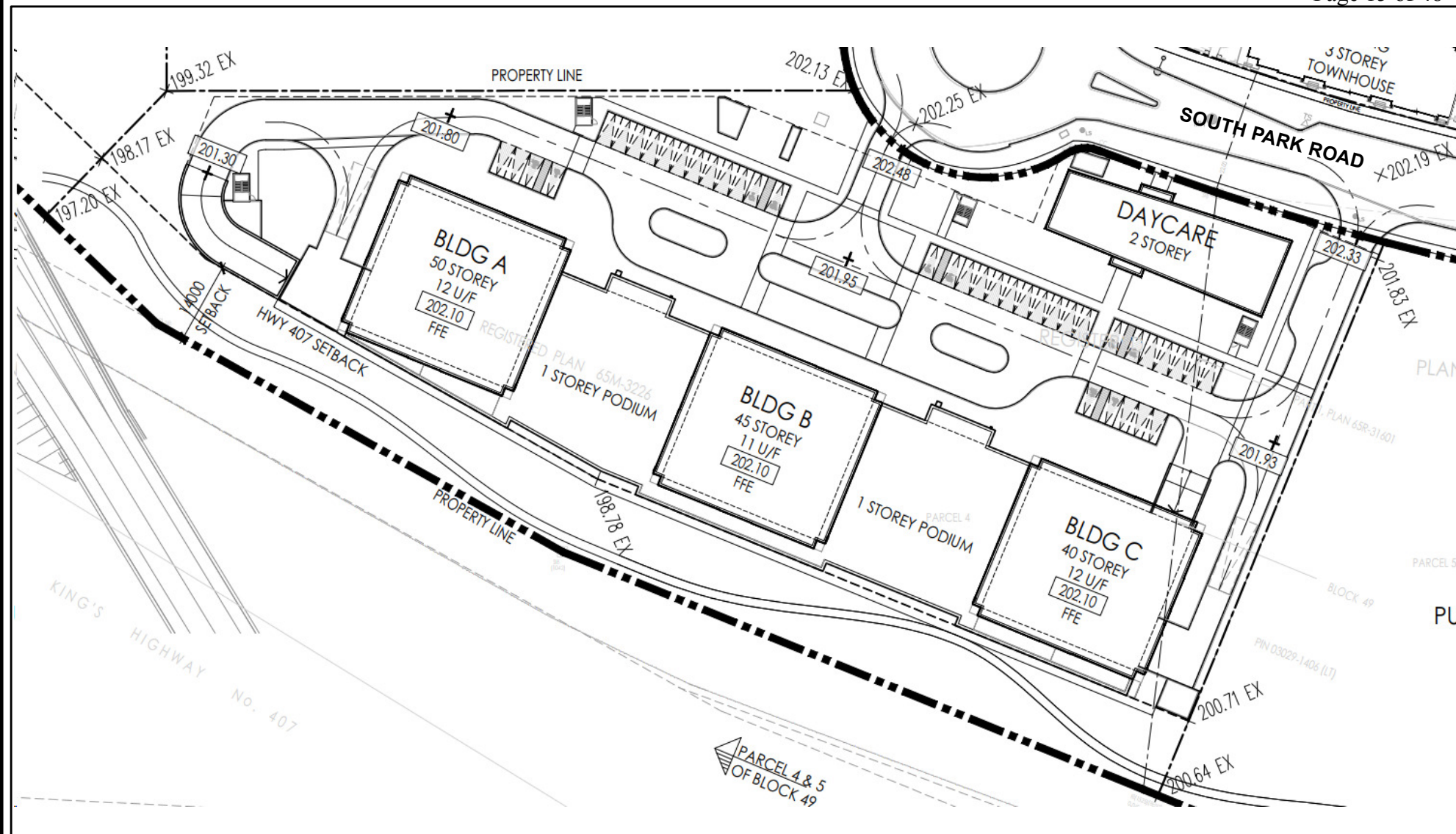
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FIGURE No. 4





SITE PLAN - BLOCK 49

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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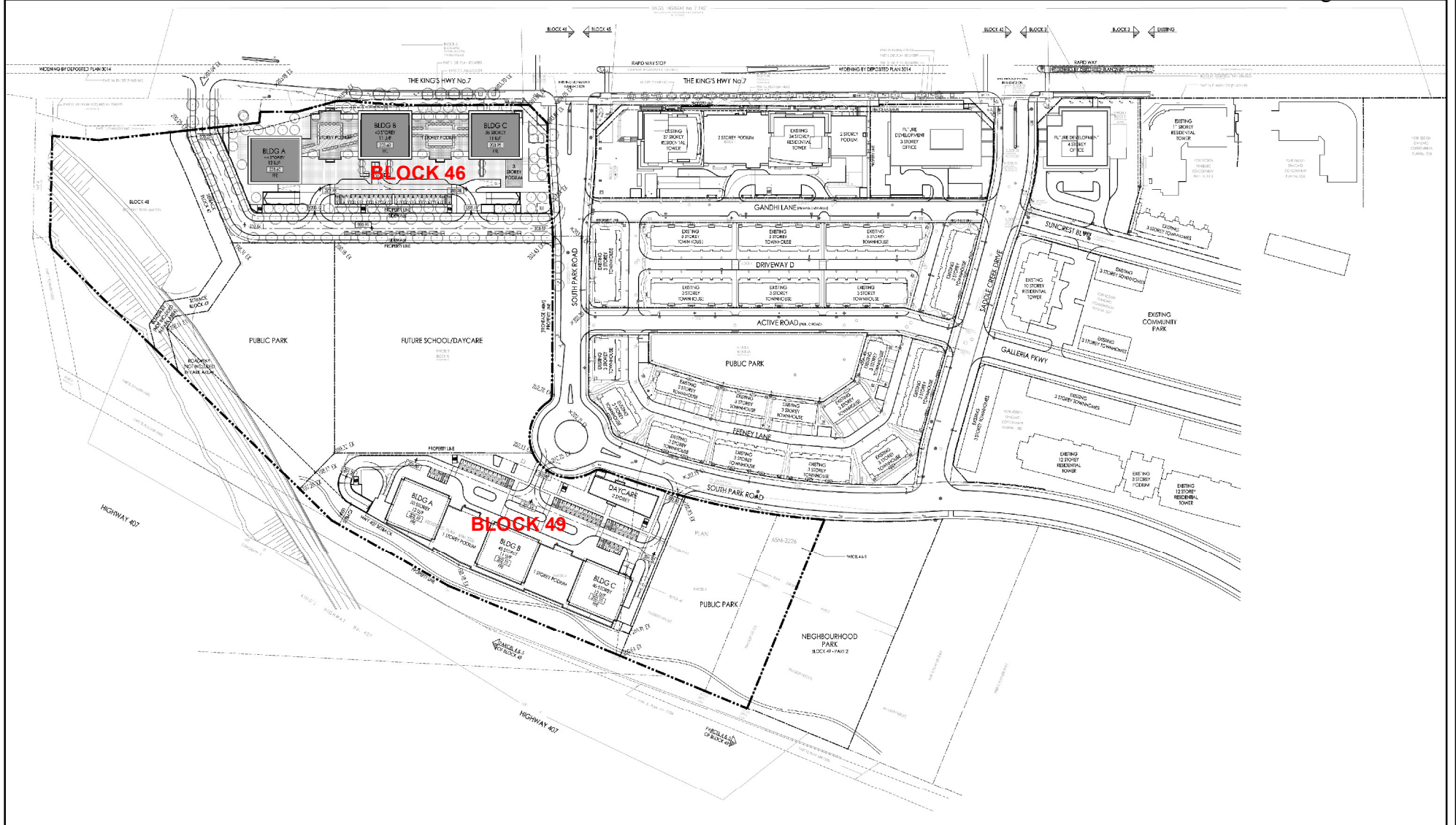
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FIGURE No. 5



MASTER SITE PLAN

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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FIGURE No. 6





RENDERING - BLOCK 46 (SOUTH-EAST VIEW)

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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FIGURE No. 7



RENDERING - BLOCK 49 (NORTH-EAST VIEW)

APPLICANT: 1107656 Ontario Inc.
South Park Road

FILE No. PLAN 20 128679

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Report to: Development Services Committee

Meeting Date: April 19, 2021

SUBJECT:	PRELIMINARY REPORT, Livante Holdings (Victoria Square Woodbine) Inc., Applications for Official Plan and Zoning By-law Amendments to permit 179 townhouse units at 10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and Part of Block 95, Plan 65M-4328, File No. PLAN 20 112387 Ward (2)
PREPARED BY:	Rick Cefaratti, MCIP, RPP Senior Planner, West District, (Ext. 3675)
REVIEWED BY:	Ron Blake, MCIP, RPP Senior Development Manager, West District, (Ext. 2531)

RECOMMENDATION:

1. That the report dated April 19, , 2021 titled “PRELIMINARY REPORT, Livante Holdings (Victoria Square Woodbine) Inc., Applications for Official Plan and Zoning By-law Amendments to permit 179 townhouse units at 10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and Part of Block 95, Plan 65M-4328, File No. PLAN 20 112387 (Ward 2)”, be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by Livante Holdings (Victoria Square) Inc., to permit a townhouse development on the subject lands. The application contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

BACKGROUND:**Site and Area Context**

The 1.37 ha. (3.4 ac.) subject lands comprise 10978, 10988 and 11030 Victoria Square Boulevard and Blocks 97, 98 and Part of Block 95, Plan 65M-4328 and are vacant (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). It contains mature vegetation. There is a row of City owned trees located on the east side of the subject lands within the Victoria Square Boulevard right-of-way.

Surrounding uses include a vacant property to the north (the remainder of Block 95, Plan 65M-4328). An application for Site Plan approval for an 8 storey mixed use mid rise building fronting onto Vetmar Avenue has been submitted on this property and is currently under review. Further to the north, across Vetmar Avenue, is a vacant property (Block 94, Plan 65M-4328). An application for Site Plan approval for a 9 storey mixed use mid rise building has been submitted on this property and is currently under review. Low-rise residential dwellings are located to the south and east, across Victoria Square Boulevard, as well as to the west fronting on Living Crescent and Livante Court.

A previous development proposal for 24 single detached dwellings on the subject lands, which included the dedication of lands to the City for a public park and new public roads, was abandoned as a result of the detection of groundwater contamination. The issue of site contamination is discussed in more detail later in this report.

Application Status:

The applications to amend the Official Plan and Zoning By-law were deemed complete on May 16, 2020.

Next Steps:

1. A Statutory Public Meeting to be scheduled at a future date when appropriate;
2. Staff will prepare a Recommendation Report on the Official Plan and Zoning By-law amendments at a future date;
3. If the current applications are approved then future applications for Site Plan approval and condominium approval are required;
4. An application for Consent will be required to sever and convey the portion of the lands described as Block 95, Plan 65M-4328 that is subject to the proposed applications;

Proposal

The applicant is proposing amendments to the Town of Markham Official Plan (Revised 1987) and Zoning By-law 177-96, as amended, to facilitate a 179 unit townhouse development on the subject lands (see Figure 4 – Conceptual Site Plan).

The proposed amendments to the Official Plan and Zoning By-law will facilitate a townhouse development that includes (See Figure 4):

- At total of 179 townhouse units including 169 stacked townhouse units, four (4) storeys in height and 10 street townhouses of three (3) storeys in height, at the south end of the site fronting the south side of the proposed east west condominium road;
- the four (4) storey stacked townhouse blocks (Blocks 3, 4, 5 and 6) on the west side of the site will be sited on an east to west axis and their end units will flank onto the rear yards of the existing semi-detached dwellings that front onto Living Crescent;
- the remaining blocks (Blocks 7 and 8) of four (4) storey stacked townhouses will front onto Victoria Square Boulevard;
- 10 street townhouse units, three (3) storeys in height will be located on the south side of the east-west road (Livante Court extension) within Blocks 1 and 2;
- A maximum building height of 16.0 m (52.5 ft.) is proposed for the stacked townhouses;
- A Site Density of 140.9 units per hectare (52.6 units per acre) is proposed;
- The proposed widths of the stacked and street townhouses is 6.0 m (19.68 ft.);
- Vehicular access will be provided via two private roads, both with right-in-right-out access to Victoria Square Boulevard;
- the proposed extension of Livante Court into the southern portion of the site, between the stacked townhouse units and the street townhouse units, is proposed as a private road due to groundwater conditions (contamination) that do not meet the City's standards for land dedication;
- A total of 277 parking spaces are proposed;

-
- For the stacked townhouses, 210 underground parking spaces and 2 above ground spaces are provided and the parking rate is 1 residential space plus 0.25 visitor space per unit. For the street townhouses, 20 above ground parking spaces are provided and the proposed parking rate is 2 residential spaces plus 0.25 visitor space per unit;

Provincial and Regional Policy Conformity

In considering the Application, Staff will assess consistency with Provincial policies including the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and also for conformity with the York Region 2010 Official Plan.

Official Plan and Zoning

Markham Official Plan 2014

The subject lands are designated 'Residential Low Rise' in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). The Residential Low Rise designation provides for residential buildings with a maximum height of 3 storeys.

Until an updated Secondary Plan is approved for the Highway 404 North lands, the provisions of the Town of Markham Official Plan (Revised 1987), and the Highway 404 North Secondary Plan (OPA 149), shall continue to apply to the subject lands.

Town of Markham Official Plan (Revised 1987)

The north portion of the subject lands (Part of Block 95, Plan 65M-4328) is designated "Urban Residential – Low Density" under the Town of Markham Official Plan (Revised 1987). The lands are also designated "Urban Residential – Low Density" designation in the Highway 404 North Secondary Plan. The "Urban Residential – Low Density" designation provides for residential buildings including single-detached, semi-detached, linked, duplex, street townhouses and limited block townhouses with a maximum density of 37.0 units per hectare (14.97 units per acre), with a maximum building height of 3 storeys, and require direct frontage on a public street.

The policies of OPA 149 further state that townhouse units without direct frontage on a public street may be permitted, provided that:

- they do not comprise a significant portion of the total number of dwelling units approved to be developed on lands designated "Urban Residential – Low Density" located west of "Old Woodbine Avenue" (now called Victoria Square Boulevard);
- they shall not be located more than 90 metres from the Woodbine By-Pass right-of-way;
- and that they shall also not be located within 30 metres of the southern boundary of the Planning District.

An Official Plan Amendment is required to facilitate the proposed development. The applicant is proposing to amend the 1987 Official Plan as follows:

-
- Provide for stacked townhouses and street townhouses without direct access or frontage on a public street and located more than 90 metres from the Woodbine By-Pass right-of-way.;
 - Provide for a maximum site density of 140.9 units per hectare (52.6 units per acre);
 - Provide for a maximum building height of four (4) storeys;

ZONING

The subject lands are zoned under four zone categories that reflect the previous development proposal for 24 single detached dwellings. Townhouse dwellings are not permitted. A Zoning By-law Amendment is required to permit the proposed development.

The applicant is proposing to amend Zoning By-law 177-96 as amended as follows:

- Rezone the property from R2-S*560 and R2-S*561 Residential Two Special Zone and OS1 Open Space Zone to an R3 Residential Three Zone;
- Permit a maximum building height of 16.0 m (52.5 ft.);
- Deem the “subject lands” as one lot for the purposes of the Zoning By-law;

The current proposal will comply with the minimum parking requirements for street townhouses (2 parking spaces per unit plus 0.25 visitor spaces per unit) and stacked townhouses (1.25 parking spaces per unit plus 0.25 visitor spaces per unit) established under the Parking Standards By-law (28-97).

OPTIONS/ DISCUSSION:

Preliminary Comments

The following is a list of preliminary comments raised to date. Other matters that are identified through the detailed review of these applications and public meetings will be discussed in a future recommendation report to DSC. Key matters identified include, but are not limited to:

1. Review of the submitted Planning Opinion Report and draft amendments to the Official Plan and Zoning By-law. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
2. Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Functional Servicing and Stormwater Management Report
 - b) Transportation Impact and Demand Management Study
 - c) Angular Plane Study
3. Staff will review the appropriateness of the development proposal having regard for the following:

-
- a) The appropriateness of the proposed density, building heights, massing and built form, as well as building setbacks from the existing low rise residential buildings to the west;
 - b) Consideration of incorporating purpose built second suites within a portion of the units within the proposed townhouse development;
 - c) The proposed concept plan does not indicate any public parkland dedication – staff will work with the applicant to determine the parkland dedication requirements which may include a combination of a separate cash-in-lieu of parkland contribution, an on-site parkland conveyance; or off-site park conveyance, as deemed appropriate by the City. These matters will be addressed in detail in a future Site Plan application;
 - d) Staff will determine the appropriateness of the sizes and locations of the landscaped private open space areas of the development proposal, as shown on Figure 4 – Conceptual Site Plan, through the review of a future site plan application;
 - e) Staff will review the requirement for private outdoor amenity space for individual units through the future site plan approval process.
 - f) Staff will review the appropriateness of Section 37 benefits, including a Public Art contribution, in accordance with City policies.
 - g) Traffic/Transportation impacts and access locations on to Victoria Square Boulevard;
 - h) Environmental clearance for on-site contamination - based on data contained within the Environmental Site Assessments conducted for the subject lands, contaminants were present in the groundwater that exceeded the maximum levels allowed for residential development in the location of the proposed extension of Livante Court to Victoria Square (see Figure 4 – Conceptual Site Plan). Staff note that the presence of these contaminants in the area between the proposed stacked townhouses and street townhouses will preclude the conveyance to the City of the proposed road extension as the City does not accept the dedication of lands that are encumbered by contamination. However, the owner is pursuing environmental clearance applications with the Ministry of the Environment, Conservation and Parks (MOECP) to address how on-site contamination of the subject lands can be mitigated so as to not affect the health and safety of residents. Prior to the scheduling of a future recommendation report to DSC, Staff will require confirmation that the MOECP has provided the above-noted environmental clearance to permit residential development on the subject lands.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application is being evaluated in the context of the City's strategic priorities, including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

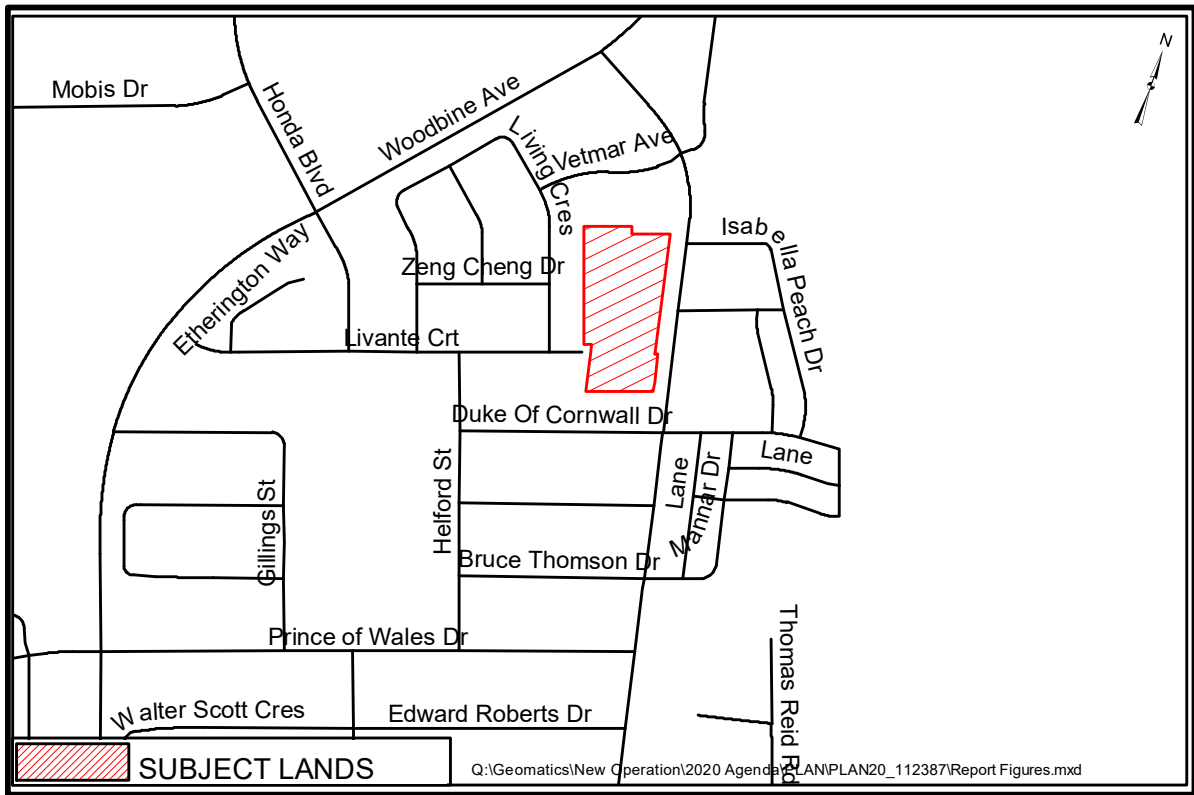
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Conceptual Site Plan

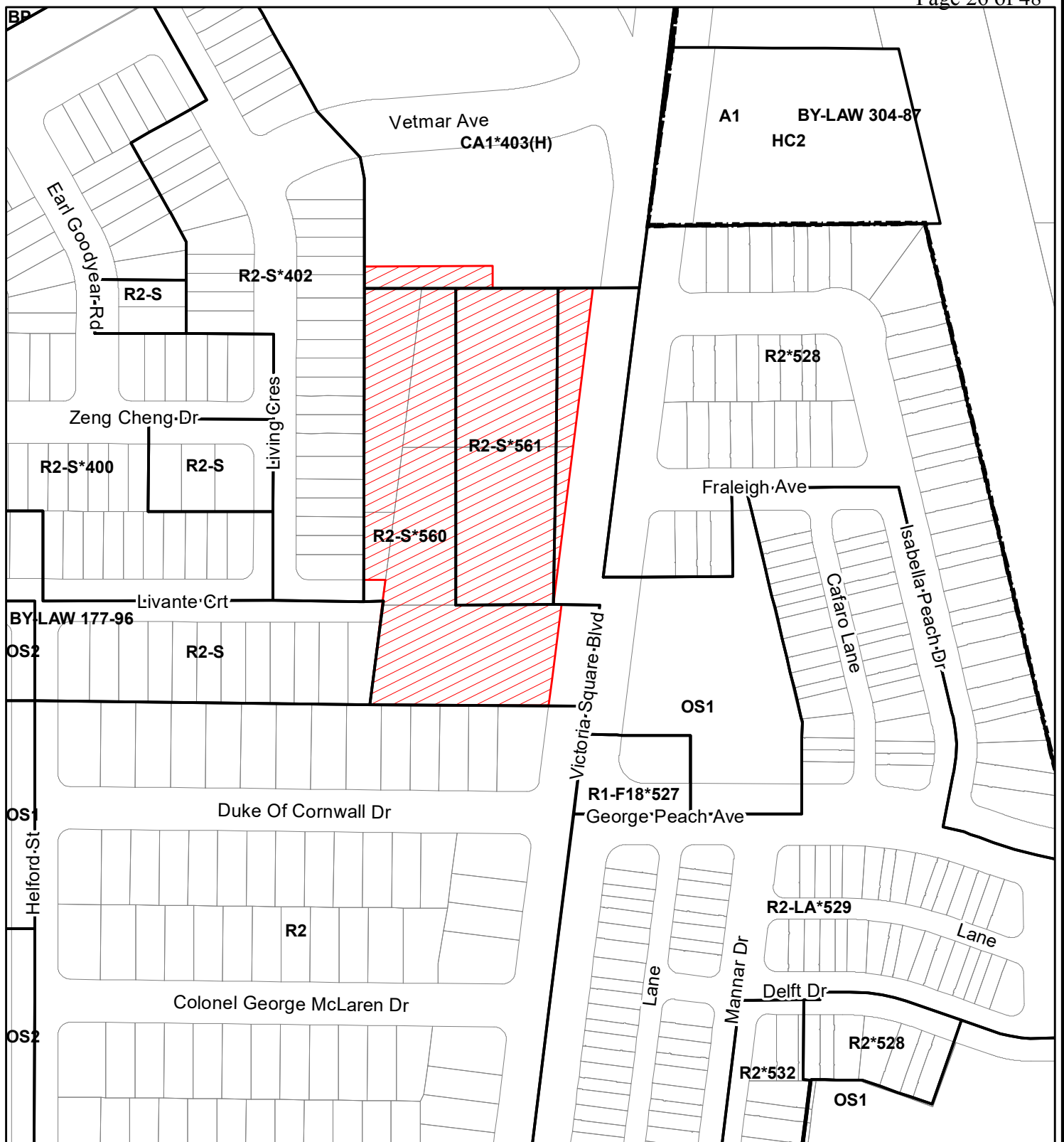
OWNER:

Livante Holdings (Victoria Square Woodbine) Inc.
C/O Ben Wong
60 Granton Drive Unit #2
Richmond Hill, ON L4B 2N6
Email: bwong@livantedevelopments.com

APPLICANT/AGENT:

Gatzios Planning + Development Consultants Inc.
C/O James Koutsovitis
701 Mount Pleasant Road Floor 3
Toronto, ON M4S 2N4
Email: james@gatziosplanning.com





AREA CONTEXT / ZONING

APPLICANT: Livante Holdings (Victoria Square Woodbine) Inc.
10978, 10988 & 11030 Victoria Square Boulevard

FILE No. PLAN 20 112387

 SUBJECT LANDS



AERIAL PHOTO (2019)


APPLICANT: Livante Holdings (Victoria Square Woodbine) Inc.
10978, 10988 & 11030 Victoria Square Boulevard

FILE No. PLAN 20 112387

 SUBJECT LANDS

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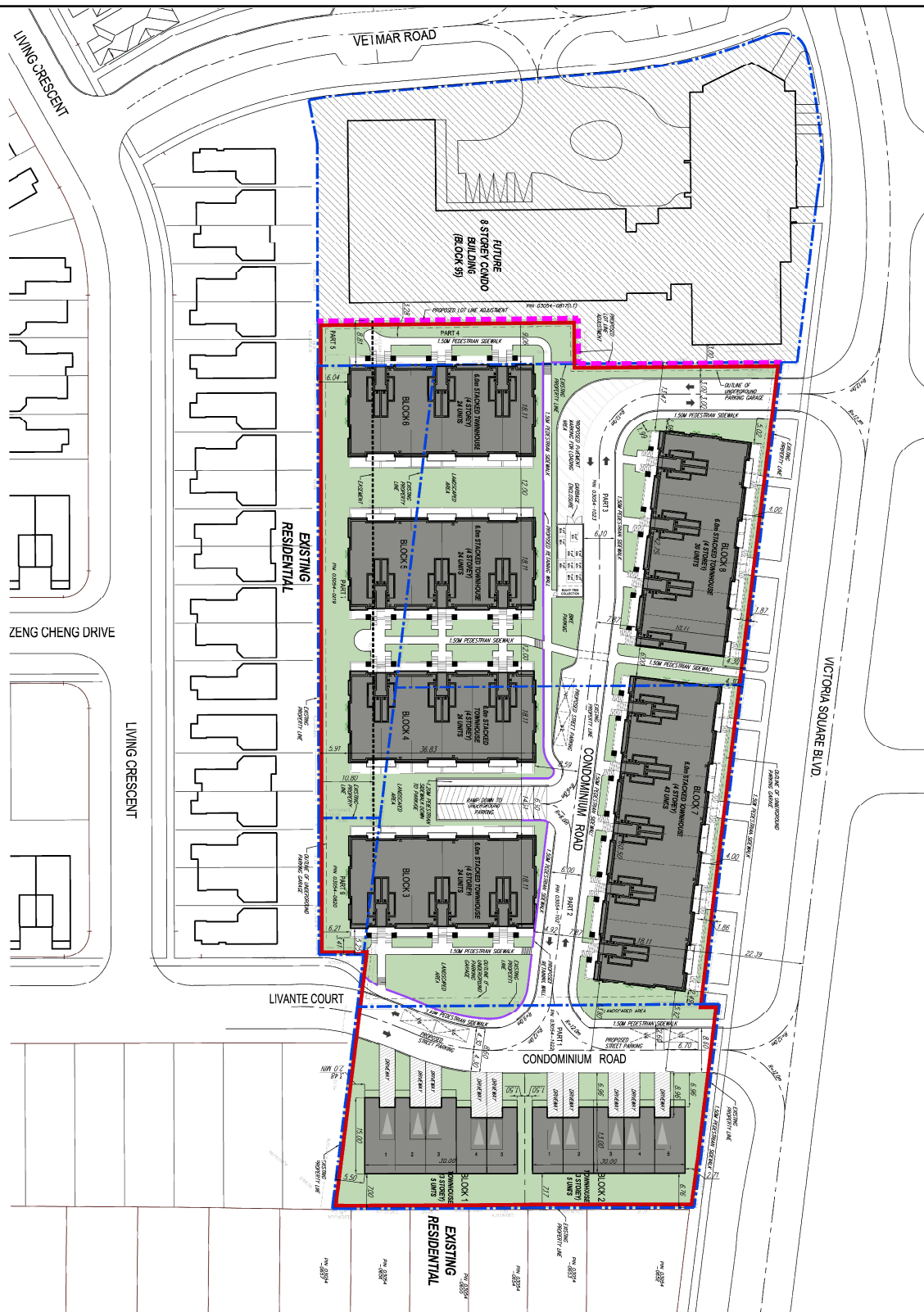
DATE: 12/06/2020

 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

FIGURE No. 3



CONCEPTUAL SITE PLAN

APPLICANT: Livante Holdings (Victoria Square Woodbine) Inc.
10978, 10988 & 11030 Victoria Square Boulevard

FILE No. PLAN 20 112387



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT: PRELIMINARY REPORT
 Glen Rouge Homes (Kennedy) Inc.
 Applications for Zoning By-law Amendment and Site Plan
 Control to permit 31, three-storey townhouse units accessed
 by a private driveway at 7647 Kennedy Road (Ward 8)
 File No. SPC/PLAN 20 136196

PREPARED BY: Melissa Leung, extension 2392
 Planner I, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Manager, Central District

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received.

PURPOSE:

This report provides preliminary information on the Zoning By-law Amendment and Site Plan Control applications (the “Applications”) submitted by Glen Rouge Homes (Kennedy) Inc. (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Application.

BACKGROUND:

Location and Area Context

The approximately 5,906.7 m² (63,579.19 ft²) subject lands are located on the east side of Kennedy Road, south of Lee Avenue (the “Subject Lands”), as shown on Figure 1, and have an approximate frontage of 76.2 m (250 ft) along Kennedy Road. An existing one-storey detached dwelling and dispersed mature trees and vegetation currently occupy the Subject Lands. Figures 2 and 3 shows the surrounding land uses.

Process to Date

Staff deemed the Application complete on February 5, 2021. The Owner submitted a Site Plan Control application that is being reviewed concurrently.

Next Steps in the Planning Process include the following:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)

-
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment by Council and approval of the Site Plan Control application
 - Future applications for Part Lot Control and Draft Plan of Condominium approval are required.

Proposed Development

The Owner proposes to construct a townhouse development (the “Proposed Development”) accessed from Kennedy Road as shown conceptually on Figure 4 that comprises the following:

- a) 31, three-storey freehold units with rear access onto a private driveway (future condominium common element road, accesses, and landscaping)
- b) six blocks, consisting of five to six units in each block
- c) nine visitor parking spaces with one accessible parking space to be shared by all residents

Provincial Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and conformity with the York Region 2010 Official Plan.

2014 Markham Official Plan (the “2014 Official Plan”)

The Subject Lands are designated “Residential Low Rise,” which represents established residential neighbourhoods with lower-scale buildings such as detached and semi-detached dwellings, duplexes, and townhouses.

The “Residential Low Rise” designation permits townhouses, excluding back-to-back townhouse buildings, and small multiplex building containing three to six units, all with direct frontage on a public street. Section 8.2.3.3 of the 2014 Official Plan further specifies that a Zoning By-law Amendment to permit a townhouse development without direct frontage on a public street would be considered where a development block has frontage on an arterial road or a major collector road (i.e. Kennedy Road). Unless specified in a secondary plan or site-specific policy, the “Residential Low Rise” designation also permits a maximum building height of three storeys.

Zoning

The Subject Lands are zoned “Suburban Residential Second Density” (SUR2) under Zoning By-law 193-81 (“By-law 193-81”), as shown on Figure 2. By-law 193-81 restricts the permitted uses on the Subject Lands to a single detached dwelling and home occupation.

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Application proposes to remove the Subject Lands from By-law 193-81 and incorporate it into the area of Zoning By-law 177-96 (“By-law 177-96”). Specifically, the Owner proposes to rezone the Subject Lands from the SUR2 Zone under By-law 193-81 to a “Residential Three” (R3) Zone under By-law 177-96. The R3 zoning under By-law

177-96 would permit the Proposed Development. The proposed development standards remain to be finalized with the applicant.

OPTIONS/DISCUSSIONS:

The following summarizes the issues raised to date. These matters, including other matters identified through the circulation and detailed review of the Application for the Proposed Development will be addressed in a final recommendation report to DSC:

- 1) Staff are reviewing the submitted Planning Justification Report, Urban Design Brief, and draft ZBLA, prepared by Corbett Land Strategies Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) Review of the appropriateness of the Proposed Development, through the concurrent Site Plan Control application, with regard for the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed buildings and site design
 - c) the appropriateness of the proposed building height and density
 - d) built form and massing, building location/orientation and transitions
 - e) traffic impacts, driveway access, parking and transportation demand management
 - f) internal traffic circulation and surrounding pedestrian and vehicular connectivity, including pedestrian and barrier-free accessibility
 - g) municipal servicing
 - h) amenity space areas and landscaped areas
 - i) sustainability features
- 3) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) *Endangered Species Act* Habitat Assessment
 - b) Arborist Report and Tree Assessment and Preservation Plan
 - c) Functional Servicing and Stormwater Management Report
 - d) Geotechnical Report
 - e) Hydrogeological Study
 - f) Phase I Environmental Site Assessment
 - g) Environmental Noise Assessment
 - h) Traffic Impact Assessment, including Parking Study
- 4) Consideration of secondary suite units and/or affordable housing units as well as features to accommodate aging in place into the Proposed Development.
- 5) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, York Region.

-
- 6) Confirmation of any outstanding financial obligations including, but not limited to, cash-in-lieu of parkland dedication; tree replacement/compensation; public art as a consideration of community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application will be evaluated in the context of growth management, environmental considerations, and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application, including the Site Plan Control application, has been circulated to various departments and external agencies and their requirements, if appropriate, will be addressed as conditions of site plan approval and in a future staff recommendation report.

RECOMMENDED BY:

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

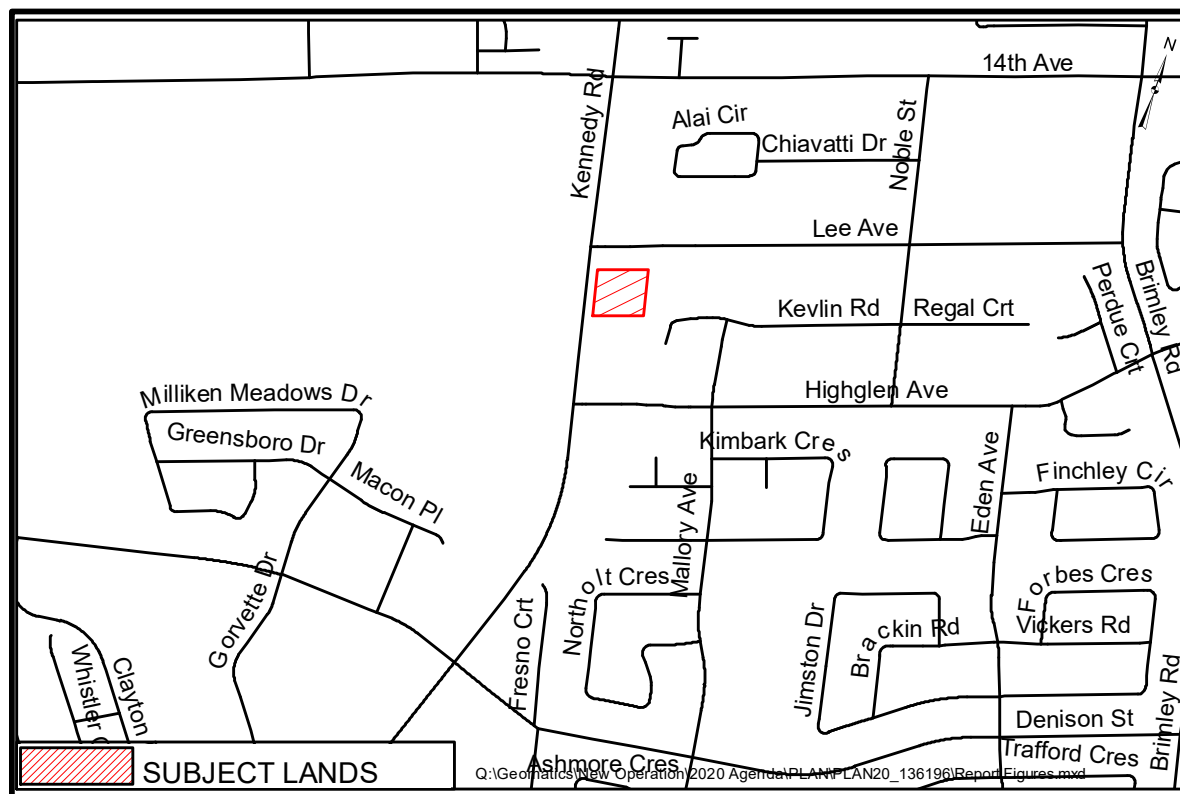
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of
Development Services

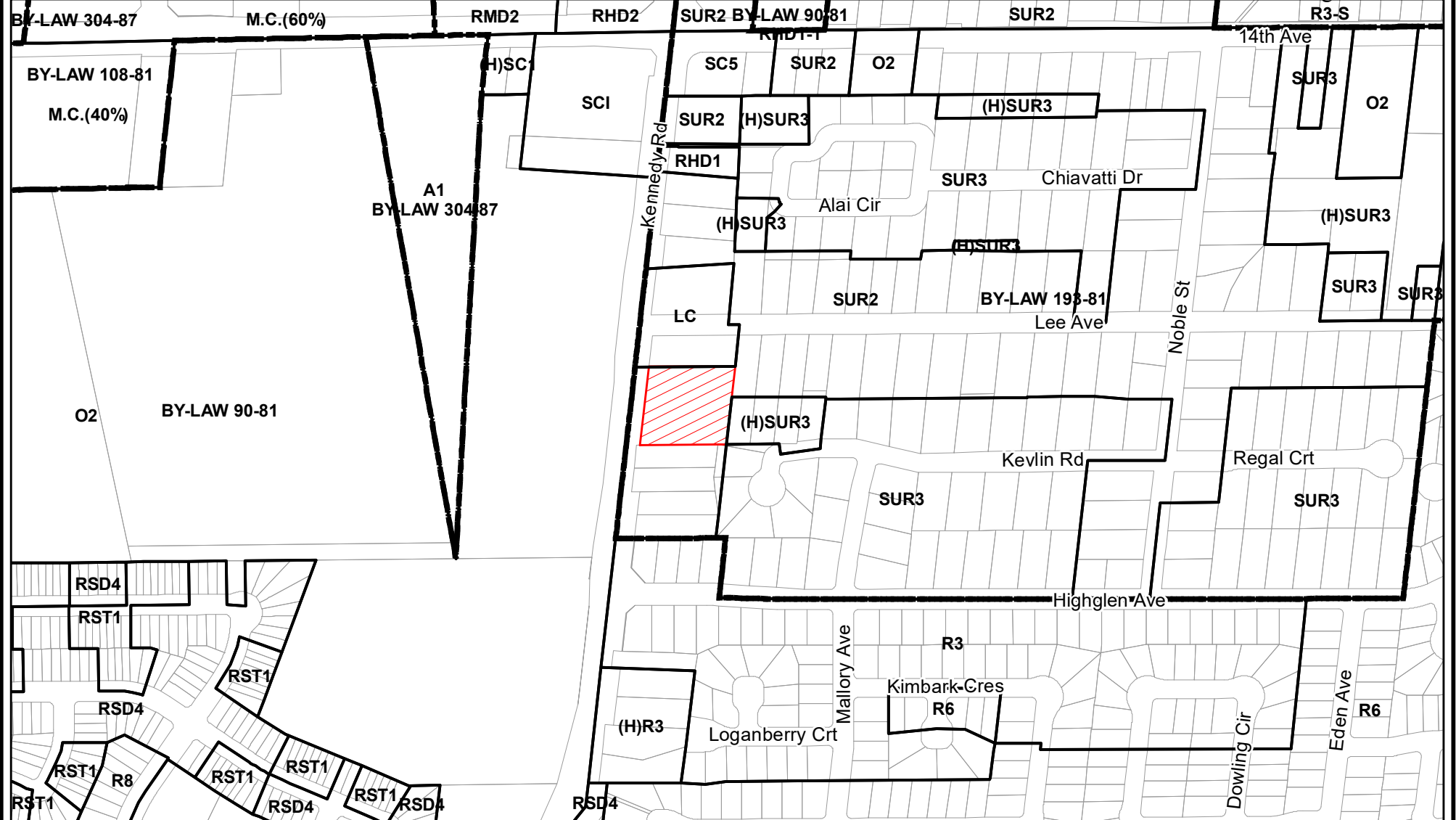
Attachments:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo (2020)
Figure 4: Conceptual Site Plan

Agent:

Nick Wood
Corbett Land Strategies Inc.
483 Dundas Street, Suite 212
Oakville, ON, L6M 1L9
Tel: 416.520.5544
Email: nick@corbettlandstrategies.ca





AREA CONTEXT / ZONING

APPLICANT: Glen Rouge Homes (Kennedy) Inc.
7647 Kennedy Road

FILE No. PLAN 20 136196

 SUBJECT LANDS

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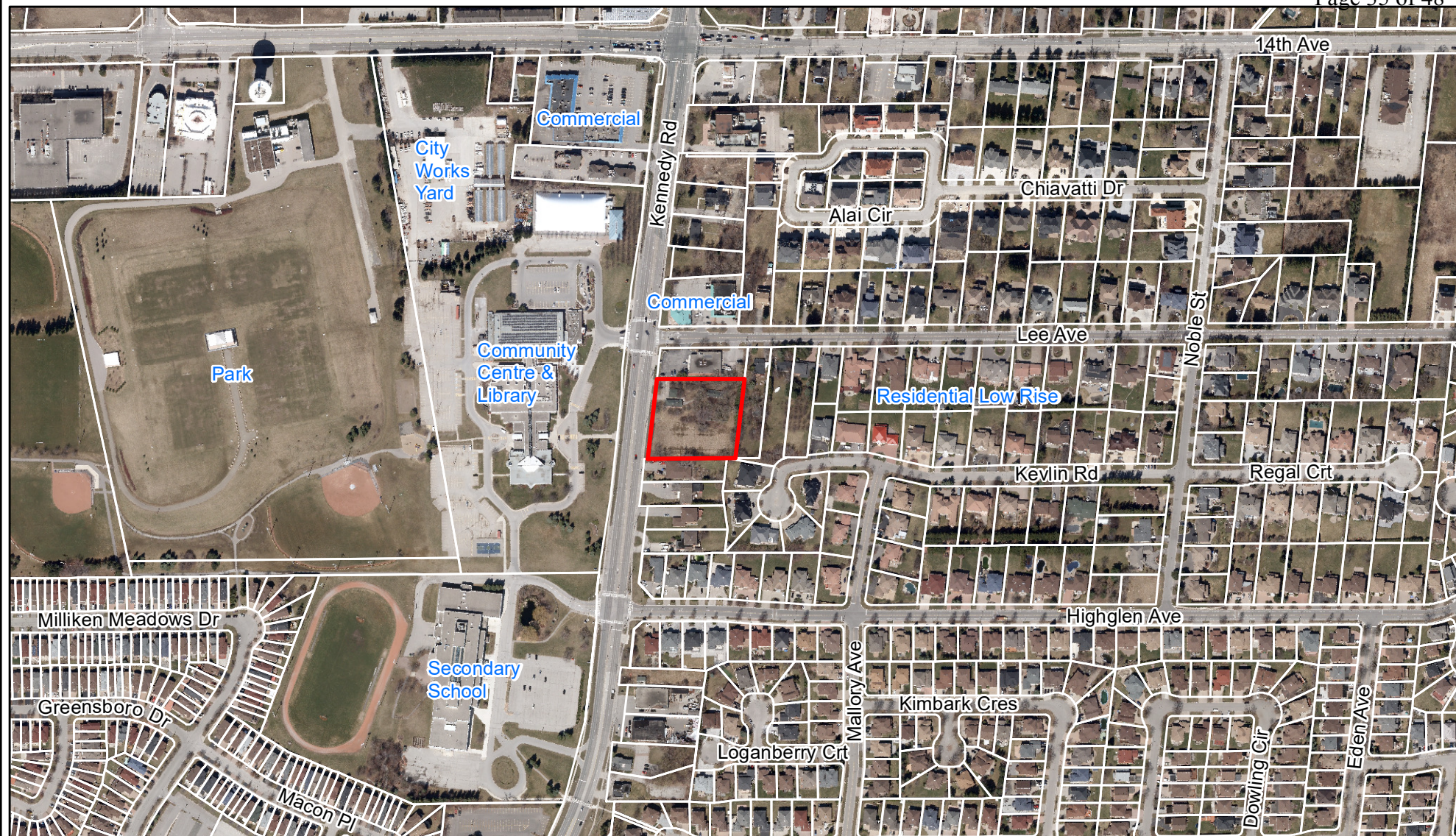
 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: ML

DATE: 29/01/2021

FIGURE No. 2



AERIAL PHOTO (2020)

APPLICANT: Glen Rouge Homes (Kennedy) Inc.
7647 Kennedy Road

FILE No. PLAN 20 136196

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Drawn By: RT

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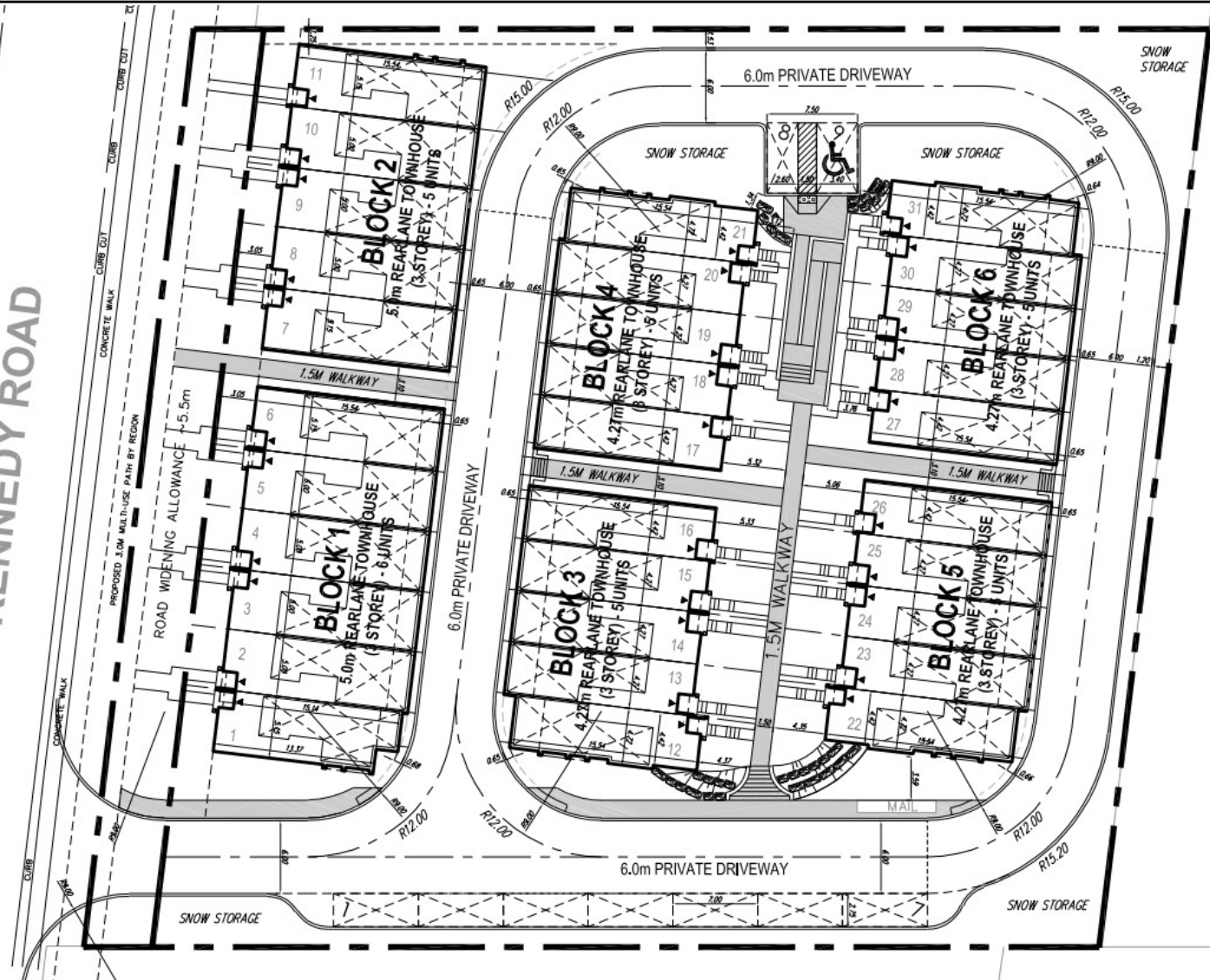
 SUBJECT LANDS

DATE: 29/01/2021

FIGURE No. 3



KENNEDY ROAD



SITE PLAN

APPLICANT: Glen Rouge Homes (Kennedy) Inc.
7647 Kennedy Road

FILE No. PLAN 20 136196

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: ML

DATE: 29/01/2021

FIGURE No. 4



Report to: Developments Services Committee

Report Date: March 8, 2021

SUBJECT: PRELIMINARY REPORT
 Hilton Markham Suites Hotel Limited
 Applications for Official Plan and Zoning By-law Amendments to
 permit a high-density mixed-use development at 8500 Warden
 Avenue, Markham Centre (Ward 8)

File No. PLAN 20 128653

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

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Hilton Markham Suites Hotel Limited, Applications for Official Plan and Zoning By-law Amendments to permit a high-density mixed-use development at 8500 Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 128653”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment and Zoning By-law Amendment (the “Applications”) submitted by Hilton Markham Suites Hotel Limited (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

Location and Area Context

The 4.12 ha (10.18 ac) subject lands are located on the southwest corner of Warden Avenue and Highway 7 (the “Subject Lands”), as shown on Figure 1, and have approximate frontages of 219.9 m (721.5 ft) along Highway 7 and 193.3 m (634.2 ft) along Warden Avenue. To complete the overall development of the lands, the Owner proposes to include the approximately 2,105 m² (22,659 ft²) City-owned surplus lands (the “Surplus Lands”) along the south side of the Highway 7 right-of-way (see Figure 3), which will be discussed later in this report.

The Hilton Markham Suites hotel, conference centre and spa (the “Hotel”) and its 650 space surface parking lot currently occupies the Subject Lands, which includes the 10-storey main hotel building and an ancillary five-storey building along Warden Avenue (long-term stay). A fifth storey enclosed bridge connects both buildings. Figure 3 shows the surrounding land uses.

Process to date

Staff deemed the Applications complete on December 3, 2020.

The next steps in the Planning process include the following:

- Holding the statutory Public Meeting at a future date, when appropriate;
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”);
- In the event of an approval, adoption of the site-specific Official Plan Amendment and approval of the site-specific Zoning By-law Amendment by Council;
- Submission of a future Site Plan Approval application.

Proposed Development

Figure 4 shows the conceptual site plan for the proposed development and Figure 5 shows a conceptual rendering. The Owner proposes to demolish the Hotel’s existing conference centre and the five-storey long-term stay building, but retain the 10-storey main hotel building. The Owner also proposes to construct a new three-storey conference centre at the northeast portion of the Subject Lands (Block B), incorporate the long-term stay suites into Block A, and redevelop the remaining Subject Lands with a high-density, mixed-use development (the “Proposed Development”), shown conceptually on Figures 4 and 5. The Proposed Development consists of 3,552 residential units organized in five blocks, as follows:

TABLE 1: Summary of the Proposed Heights and Uses (see Figure 4)

Block #	Podium Height	Building Height	Proposed Uses
Block A: (Buildings A1, A2, and A3 along Courtyard Lane)	one to seven storeys	55-storeys each	Retail, office, and residential
Block B (along Highway 7)	N/A	Three-storeys	Conference centre, including retail uses, with pedestrian bridge connection to the Hotel
Block C (along Warden Avenue)	Five-storeys (office)	45-storeys	Retail, office, and residential
Block D (along Clegg Road)	one-storey	55-storeys	Residential
Block E (along Clegg Road)	one-storey	55-storeys	Residential

In addition to Table 1, the Owner proposes a publicly accessible amenity space in front of the Hotel along Highway 7 (which the Owner intends to use as skating rink/green area/seasonal Christmas market), a 0.2 ha (0.48 ac) public park at the northwest corner of Courtyard Lane and Clegg Road, and the following on the Subject Lands:

TABLE 2: Proposed Development Standards

Total Gross Floor Area (“GFA”)	336,934 m ² (3,626,846 ft ²)
Residential GFA	270,888 m ² (2,915,910 ft ²)

TABLE 2: Proposed Development Standards	
Office GFA	14,917 m ² (160,571 ft ²)
Retail GFA	6,775 m ² (72,713 ft ²)
Conference Centre GFA	7,989 m ² (86,996 ft ²)
Hotel GFA	36,365 m ² (391,442 ft ²)
Density	8.17 times the area of the Subject Lands (Floor Space Index – “FSI”)
Density (with the Surplus Lands)	7.78 FSI
Amenity Space (Skating Rink/Green Area/Seasonal Christmas Market)	1,125 m ² (12,110 ft ²)
Public Park (southwest portion of the Subject Lands)	0.2 ha (0.48 ac)
Parking	2,651 spaces (in 2 ½ levels of underground across the Subject Lands)
Bicycle Parking	1,191 (all underground)

Staff will continue to work with the Owner to refine the Proposed Development through a separate future Site Plan Approval application(s), should Council approve the current Applications.

The Disposition of the Surplus Lands

As noted earlier, a sliver of City-owned surplus land of approximately 2,105 m² (22,659 ft²) in size, as shown on Figure 3, currently exists along the Highway 7 frontage of the Subject Lands. As depicted in Figure 4, a portion of the proposed publicly accessible amenity space, as well as a portion of Block B (the proposed conference centre) are shown to encroach on the Surplus Lands. Through the review of the Applications, the Owner and the City will negotiate and determine the disposition of the Surplus Lands in the context of the Proposed Development and whether the Surplus Lands could be consolidated with the Subject Land, to the satisfaction of the City.

Figure 4 also depicts an encroachment of Block C into the Warden Avenue right-of-way. This encroachment applies to east facing balconies located within the elevated 5-storey office podium at the 6th-10th levels of the Block C building. This proposed encroachment will require further review and consultation with City and York Region staff.

Provincial Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement (“PPS”), conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), and conformity with the York Region 2010 Official Plan (the “Regional OP”).

2014 Markham Official Plan (the “2014 Official Plan”)

The 2014 Official Plan designates the Subject Lands “Mixed Use High Rise.” This designation represents priority locations with the greatest level of development intensification. Unless specified in a secondary plan or site-specific policy, the “Mixed Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of 3.0 FSI.

However, the policies of the 2014 Official Plan also provide that until an updated secondary plan is approved for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan (the “1987 Official Plan”), as amended, and the Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

The 1987 Official Plan

The Subject Lands are designated “Commercial – Community Amenity Area” in the 1987 Official Plan. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, service, community, intuitional, and recreational uses. Office development and medium and high-density housing at appropriate locations are also provided for in this designation.

OPA 21

The Subject Lands are designated “Community Amenity – Major Urban Place” in OPA 21. Lands designated “Community Amenity Area – Major Urban Place” are intended to be developed with a high concentration and intensity of residential, commercial, employment and supporting uses.

The draft Official Plan Amendment (“draft OPA”) submitted by the Owner in support of the Applications proposes site-specific height and density provisions that reflect the Proposed Development.

Zoning

The Subject Lands are zoned “Markham Centre Downtown Two *20” (MC-D2*20), “Markham Centre Downtown Two *20 (Hold)” [MC-D2*20(H10)] and “Markham Centre Downtown Two *21 (Hold)” [MC-D2*20(H11)] under By-law 2004-196, as amended by By-laws 2013-65 and 2013-67 (see Figure 2).

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Zoning Amendment application proposes to amend certain site-specific use permissions and development standards contained in By-laws 2013-65 and 2013-67 including, but not limited to, building height, density, setbacks, and special parking provisions.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, including other matters identified through the circulation and detailed review of the Proposed Development will be addressed in a final recommendation report to DSC:

-
- 1) Staff are reviewing the submitted Planning Justification Report, draft OPA, and draft ZBLA, prepared by Bousfields Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
 - 2) The Proposed Development will be reviewed in the context of the existing policy framework and with regard to the Markham Centre Secondary Plan (MCSP) Update Study process. A Recommendation Report will not be brought forward until the draft development concept for the MSCP Update process is endorsed by Council.
 - 3) The appropriateness of the Proposed Development will be reviewed in the context of the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed density and building heights
 - c) appropriate parkland to service future residents, visitors, and users including parkland dedication and the payment of “cash-in-lieu” of parkland
 - d) amenity and open space areas
 - e) the need for affordable housing, purpose built rental, senior-focused housing, and family friendly units
 - f) built form and massing, building location/orientation, and transitions
 - g) building setbacks and proposed encroachments
 - h) preliminary sun and shadow analysis and wind analysis
 - i) traffic impacts, road network, access arrangement, parking and transportation demand management
 - j) municipal servicing
 - k) the quantity and potential need to incorporate community amenity uses, such as daycares
 - l) water table and ground water impacts
 - 4) The Owner proposes 2,651 parking spaces to support the Proposed Development; whereas the By-law requires 4,604 parking spaces. This represents a shortfall of 1,953 parking spaces. The Owner submitted a Transportation Impact Study that includes a parking justification, which is currently under review by the City’s Transportation Planning Staff.
 - 5) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Stormwater Management and Functional Servicing Brief
 - b) Preliminary Hydrogeological Investigation
 - c) Noise Study
 - d) Phase One Environmental Site Assessment
 - e) Phase Two Environmental Site Assessment
 - f) Transportation Impact Study, including Parking Study
 - g) Urban Design Brief
 - h) Shadow Impact Study

-
- i) Wind Study
- 6) The Subject Lands are located within and governed by the Toronto/Buttonville Airport zoning regulation area. NavCanada must satisfactorily review the impacts of the proposed building heights on Buttonville Airport. Building heights in excess of the maximum height permitted by the airport zoning order would require Transport Canada to lift the current height restrictions. Should Council approve heights above the Airport Height Restrictions, the site specific zoning amendment will include an H - Holding Provision limiting building heights to the current Airport Height restrictions until these restrictions have been lifted by Transport Canada.
- 7) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, the Toronto and Region Conservation Authority (the "TRCA") and York Region.
- 8) The review and confirmation of any outstanding financial obligations including, but not limited to, tree replacement/compensation; public art; and consideration of density bonusing and community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of the City's strategic priorities, including safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report.

RECOMMENDED BY:

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

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Air Photo
Figure 4: Site Plan

Figure 5: Conceptual Rendering

AGENT:

David Charezenko

Bousfields Inc.

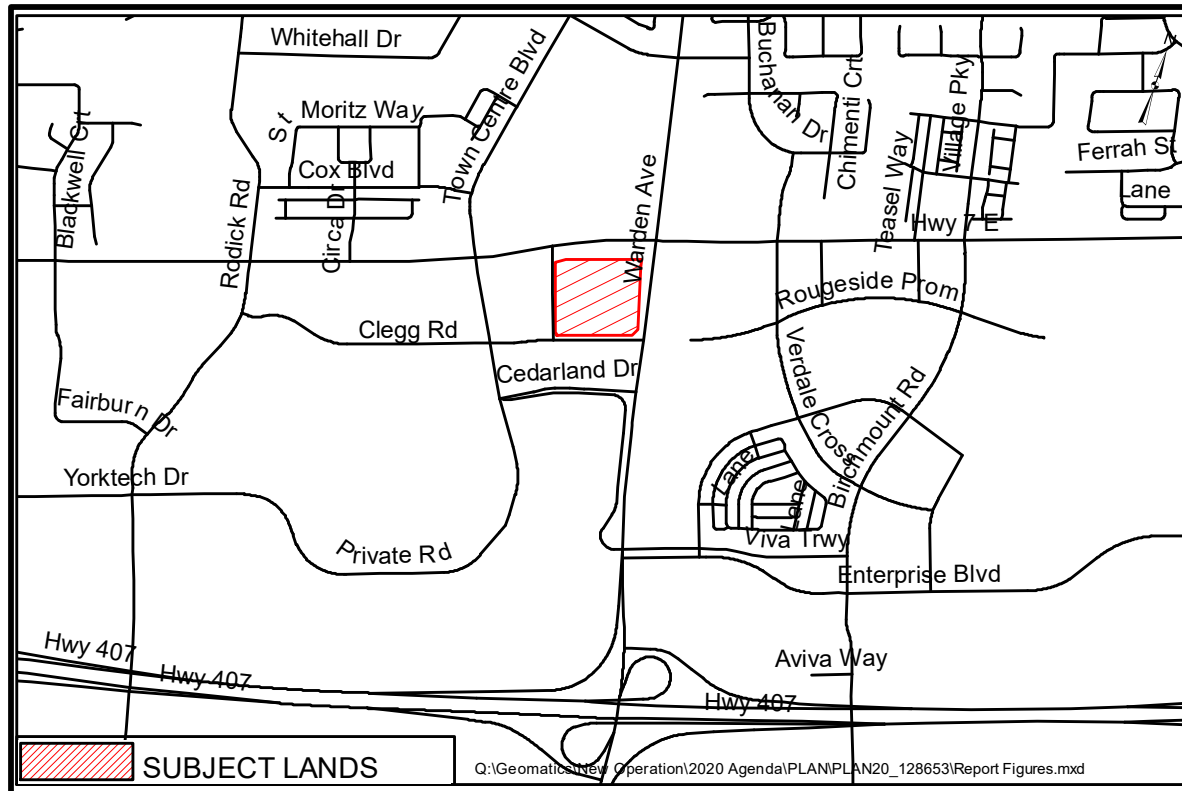
3 Church Street, Suite 200

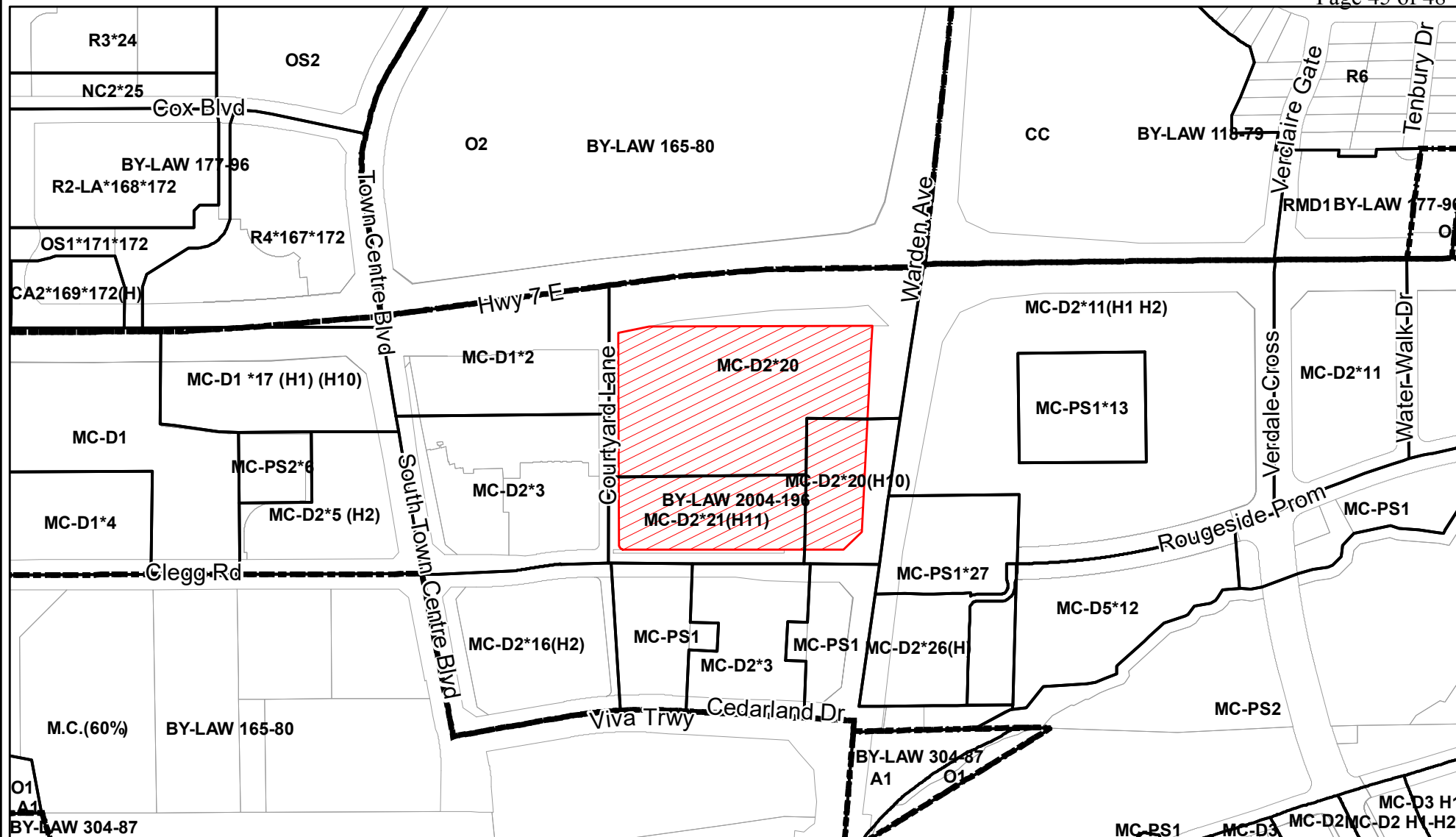
Toronto, ON, Canada

M5E 1M2

Tel: (416) 947-9744, ext. 302

Email: dcharezenko@bousfields.ca





AREA CONTEXT / ZONING

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 04/02/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 04/02/2021

FIGURE No. 3

 SUBJECT LANDS





CONCEPTUAL RENDERING

APPLICANT: Hilton Markham Suites Hotel Limited
8500 Warden Avenue

FILE No. PLAN 20 128653

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