



Development Services Public Meeting Agenda

Meeting No. 14 | September 19, 2023 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

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

Email your written submission directly to [Members of Council](#); or

Make a 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](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or 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](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

***Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.***



Development Services Public Meeting Agenda

Meeting Number: 14

September 19, 2023, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1 PUBLIC MEETING INFORMATION REPORT, CARDEA HOMES, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT THE DEVELOPMENT OF 10 THREE-STOREY TOWNHOUSE DWELLING UNITS ACCESSED BY A REAR PRIVATE LANE AT 3 STEELE VALLEY ROAD, FILE NO. PLAN 23 120969 (10.5) 3

J. Kim, ext. 2156
 - 4.2 PUBLIC MEETING INFORMATION REPORT, 8350 KENNEDY LTD, APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT TWO MIXED USE BUILDINGS CONSISTING OF 27 AND 23 STOREYS, 769 RESIDENTIAL UNITS, AND 1,105 M² (11,894 FT²) OF RETAIL AT 8350 KENNEDY ROAD (WARD 3), FILE NO. PLAN 23 118558 (10.3, 10.5) 15

D. Schlosser, ext. 2157
 - 4.3 PUBLIC MEETING INFORMATION REPORT, ENTERPRISE BOULEVARD INC., APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A MIXED-USE, MULTI-PHASED DEVELOPMENT THAT INCLUDES SIX RESIDENTIAL TOWERS (35 TO 49 STOREYS) CONNECTED BY ONE TO SIX-STOREY PODIUMS, APPROXIMATELY 10,000 M² OF NON- 29

RESIDENTIAL SPACE (COMMERCIAL, RETAIL, OFFICE, AND COMMUNITY USES), AND A 0.26 HA PUBLIC PARK AT 2 UNIVERSITY BOULEVARD (WARD 3), FILE NO. PLAN 23 118112 (10.3, 10.5)

E. Martelluzzi, ext. 2193

- 4.4 PUBLIC MEETING INFORMATION REPORT, CITY PARK (TOWN CRIER) HOMES INC., APPLICATION FOR ZONING BY-LAW AMENDMENT, TO PERMIT 25 DETACHED DWELLINGS AT 7 TOWN CRIER LANE (WARD 4), FILE NO. PLAN 23 131107 (10.5)

45

P. Wokral, ext. 7955

5. ADJOURNMENT

Date:	Tuesday, September 19, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Cardea Homes (the "Owner")		
Agent:	Alexander Hardy, Armstrong Planning & Project Management		
Proposal:	Development of 10 three-storey townhouse dwelling units accessed by a rear private lane (the “Proposed Development”)		
Location:	South side of Steele Valley Road and west of Bayview Avenue, municipally known as 3 Steele Valley Road (the “Subject Lands”)		
File Number:	PLAN 23 120969	Ward:	1
Prepared By:	Jennifer Kim, BES, ext. 2156 Senior Planner, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application (along with the required fees) on May 1, 2023 and deemed the Application complete on May 24, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on August 2, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of future Part Lot Control Exemption and Draft Plan of Condominium Application

BACKGROUND

Subject Lands and Area Context

The 0.29 ha (0.72 ac) Subject Lands are currently developed with a single detached dwelling, as shown in Figures 2 and 3. Figure 3 shows the surrounding land uses.

The Proposed Development comprises of ten three-storey townhouse dwellings accessed by a rear private lane, as shown in Figures 4 to 8

Table 1: the Proposed Development	
Site Area:	2,884.52 m ² (0.29 ha)
Residential Gross Floor Area:	2,221.54 m ² (23,912.46 ft ²)
Dwelling Units:	10 residential townhouse dwelling units
Building Height	3-Storeys (14.5 m including rooftop access)
Vehicular Parking Spaces:	20 spaces (2 per unit) and 4 visitor spaces
Access:	Private driveway access from Steele Valley Road

The following table summarizes the Official Plan information

Table 2: 2014 Markham Official Plan Information	
Current Designation:	<p>“Residential Low Rise”</p> <p>The Subject Lands are also subject to the Area and Site Specific Policies in Section 9.18 Thornhill. Section 9.18.5 requires infill development to respect and reflect the existing pattern and character of adjacent development.</p> <p>Section 8.2.3.5 speaks to development criteria for infill development in the “Residential Low Rise” designation to ensure that it respects and reflects the existing pattern and character of adjacent developments including, but not limited to, the following:</p> <ul style="list-style-type: none"> a) Lot frontage and area b) Building height, massing and scale c) Yard setbacks d) Buildings to have a complementary relationship with existing buildings e) Garage width and projections
Permitted uses:	Residential development with a maximum height of three storeys
Permitted Building Types:	<ul style="list-style-type: none"> • Detached dwellings, semi-detached dwellings, townhouses, excluding back to back townhouses, small multiplex building containing three to six units, all with direct frontage on a public street • Coach houses located above a garage on a laneway

Table 2: 2014 Markham Official Plan Information

	<ul style="list-style-type: none"> Buildings associated with day care centers, places of worship, and public schools
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A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 1767, as amended, as shown in Figure 3.

Table 5: Zoning By-law Amendment Information

Current Zone:	"Greenbelt Residential" (GR)
Permitted Uses:	Single Detached Dwellings
Proposal:	The Owner's draft Zoning By-law Amendment proposes to rezone the Subject Lands to "Residential Two (R2)" Zone, under By-law 177-96, and incorporate site-specific development standards including, but not limited to, height, setbacks, and minimum lot area and frontage.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, York Region, and City Official Plans

- i) The appropriateness of the proposed Zoning By-law Amendment to allow the Proposed Development.
- ii) The appropriateness of the Proposed Development, including density/number of units, site layout, building height, and the related site-specific exceptions, having regard for the existing pattern and character of the surrounding area.

b) Parkland Dedication

- i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- ii) The Application will consider the use of a Holding Symbol, which will be removed once a Parkland Agreement has been entered into with the City.

c) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be

removed once servicing capacity is identified and allocated to the Subject Lands by Council.

d) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, and built form proposed are appropriate, specifically with respect to the infill development policies in the 2014 Official Plan.
- ii) Evaluation of the compatible with existing and planned development within the surrounding area context.
- iii) Review the preservation of mature trees and tree compensation on the Subject Lands.
- iv) Review of the technical studies submitted in support of the Proposed Development.
- v) Traffic impacts, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, and ensuring the adequate supply of parking spaces for the residential uses.
- vi) Waste management requirements for municipal waste collection for the development

e) External Agency Review

- i) The Application must be reviewed by external agencies including, but not limited to, York Region and the School Boards, and any applicable requirements must be incorporated into the Proposed Development.

f) Required Future Applications

- i) The Owner must submit a future Part Lot Control, and Draft Plan of Condominium application should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Landscape Plan

Figure 6: Conceptual Building Elevations

Figure 7: Conceptual Renderings (Front View)

Figure 8: Conceptual Renderings (Southwest View)

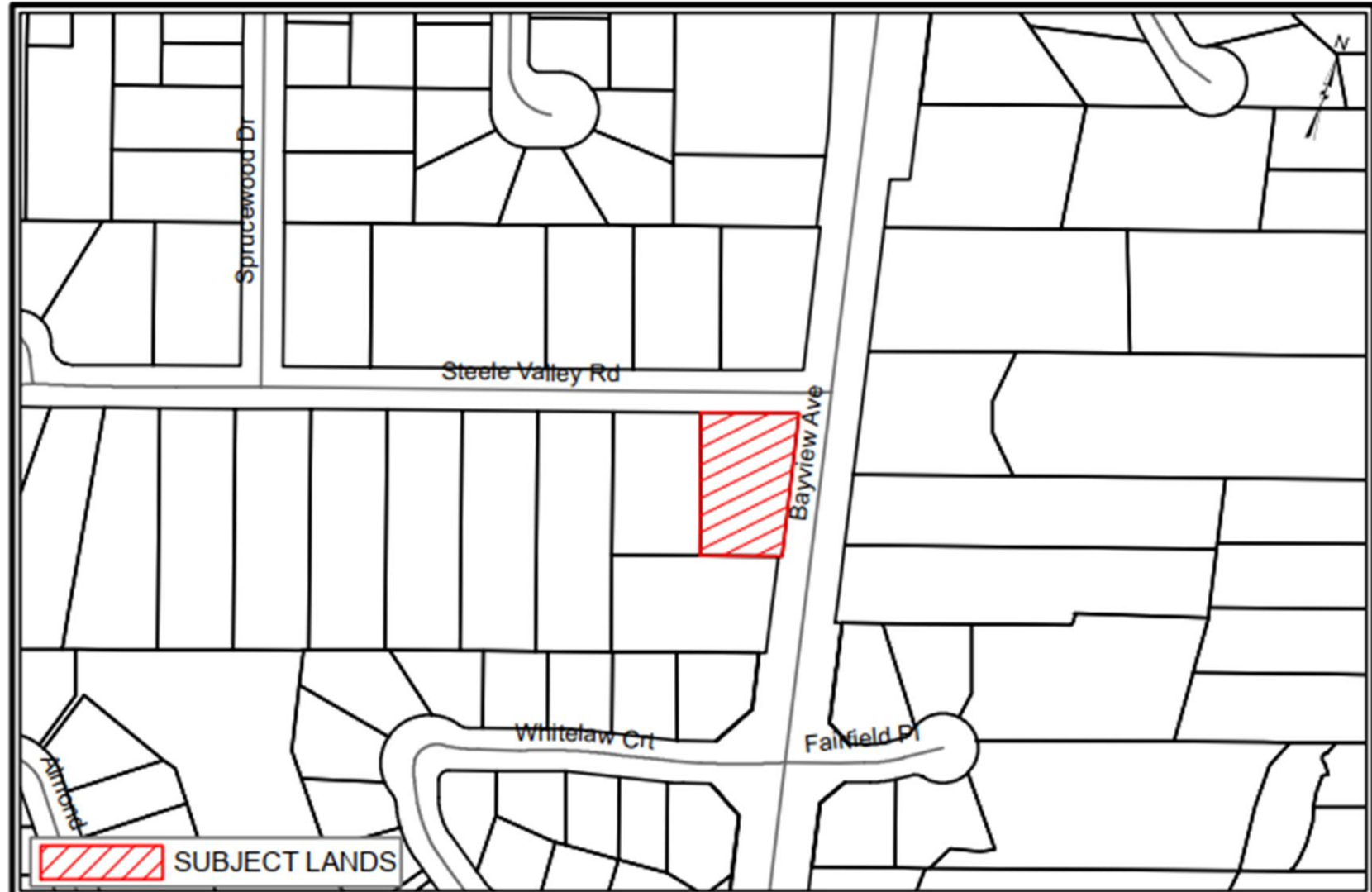
Figure 1**Location Map**

Figure 2

Aerial Photo

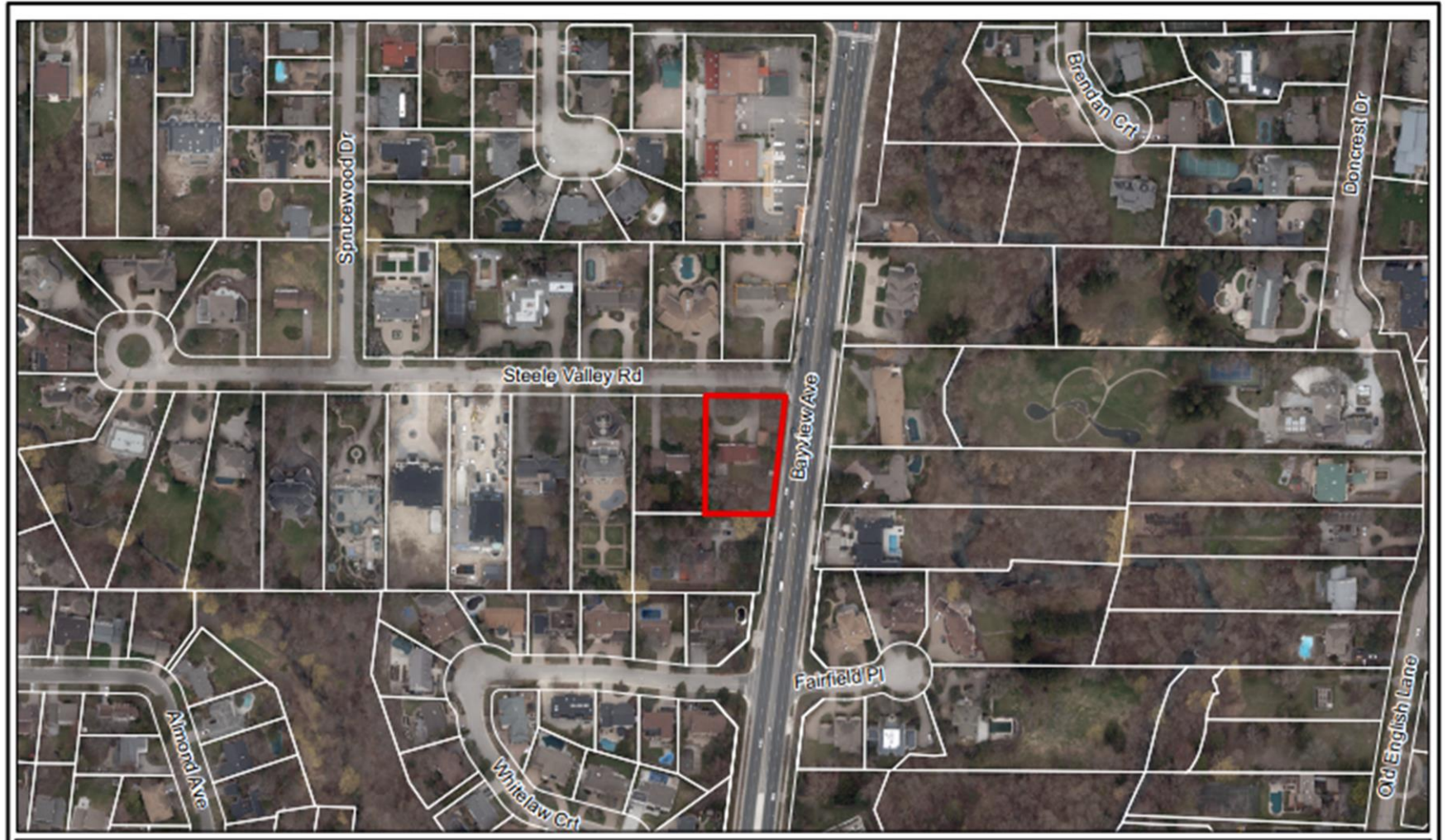


Figure 3

Area Context and Zoning

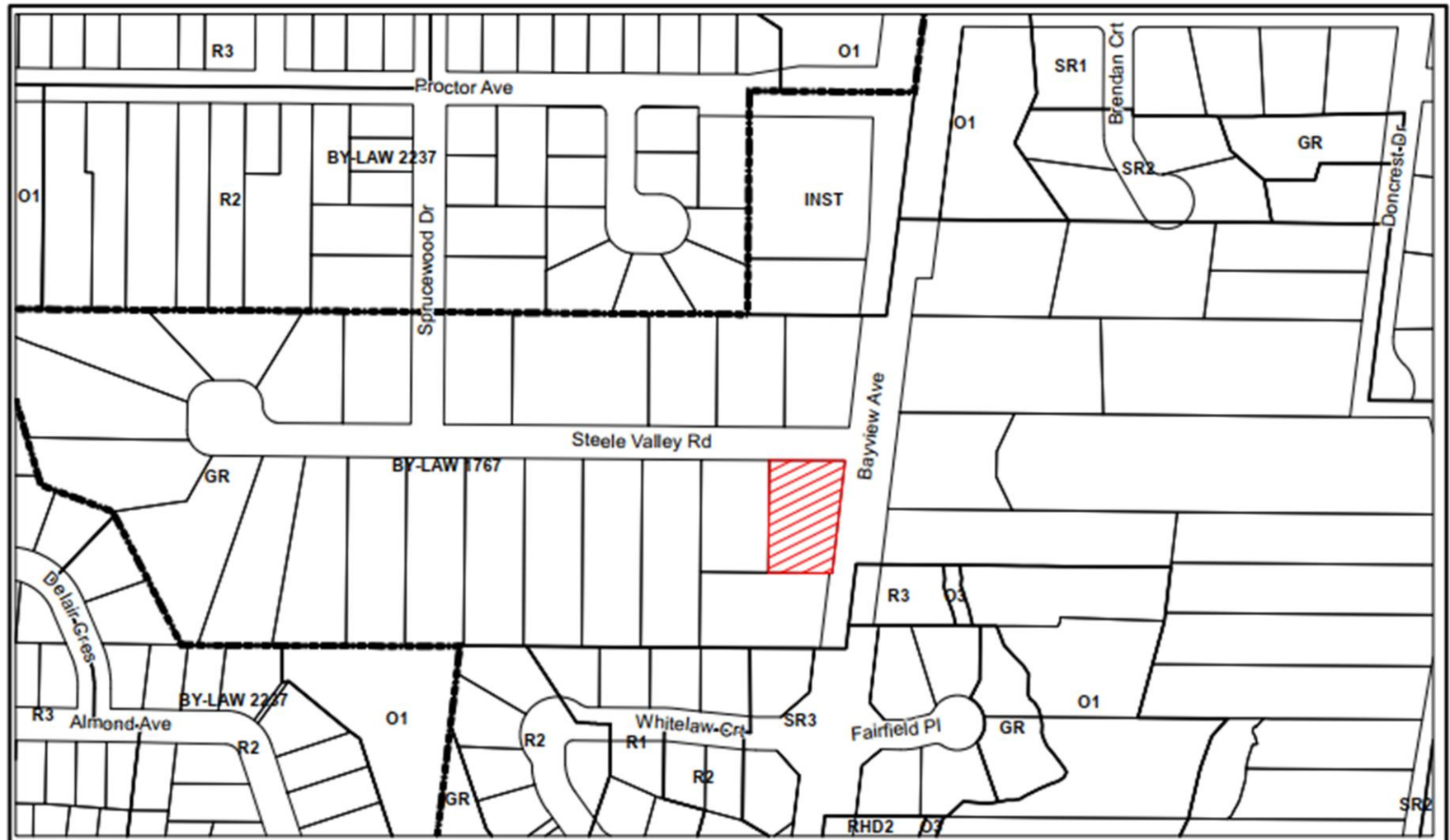


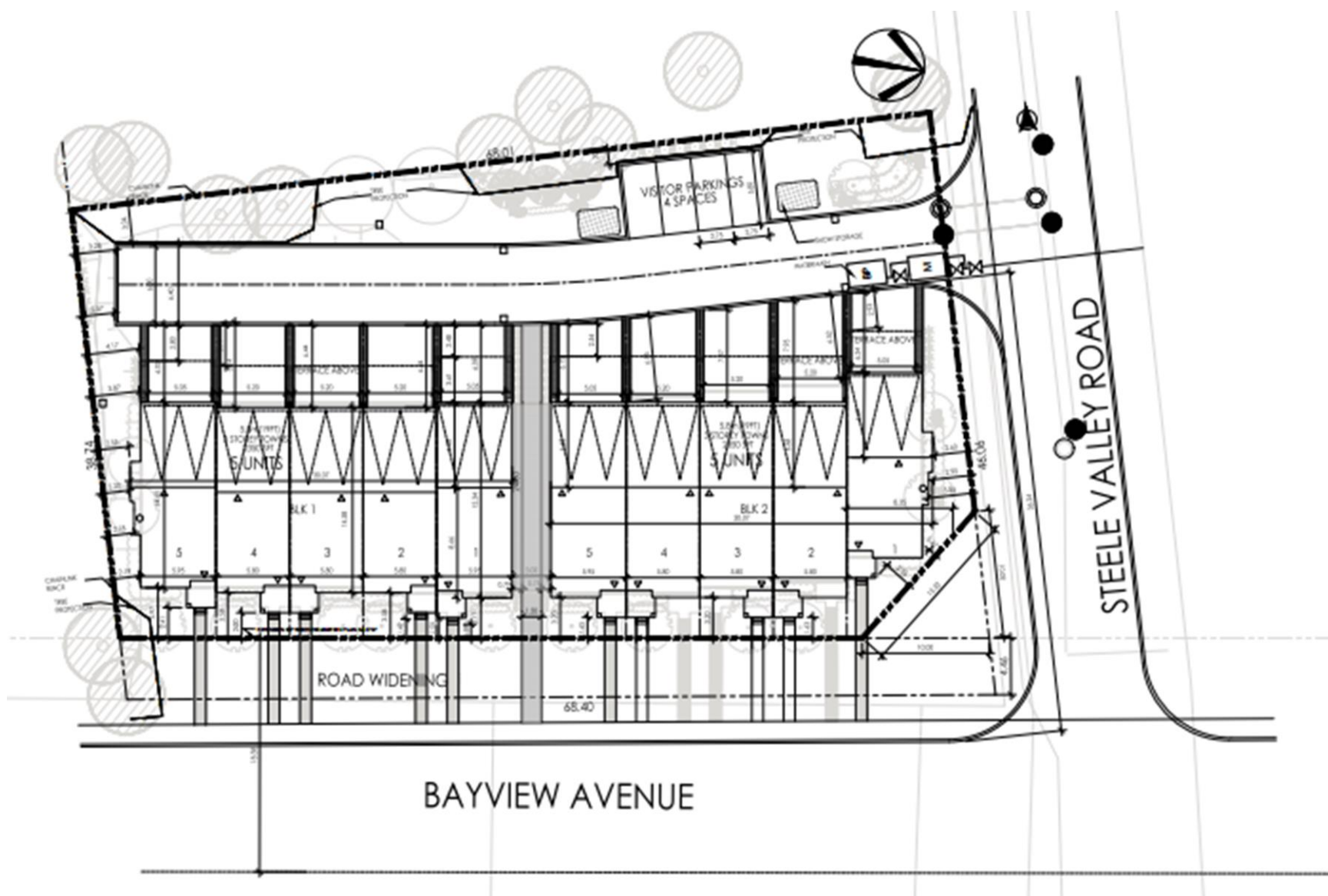
Figure 4**Conceptual Site Plan**

Figure 5

Conceptual Landscape Plan



Figure 6

Conceptual Building Elevations



Figure 7

Conceptual Renderings (Front View)



Figure 8

Conceptual Renderings (Southwest View)



Date:	Tuesday, September 19, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	8350 Kennedy Ltd (the "Owner")		
Agent:	Todd Trudelle c/o Goldberg Group		
Proposal:	Applications to permit two mixed use buildings consisting of 27 and 23 storeys, 769 residential units, and 1,105 m ² (11,894 ft ²) of retail (the “Proposed Development”).		
Location:	8350 Kennedy Road (the “Subject Lands”)		
File Number:	PLAN 23 118558	Ward:	3
Prepared By:	Deanna Schlosser, RPP MCIP, Senior Planner, Central Planning District		
Reviewed By:	Melissa Leung, RPP MCIP Senior Planner, Central Planning District	Stephen Lue, RPP MCIP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications (along with the required fees) on May 3, 2023, and deemed the Applications complete on May 31, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on September 28, 2023.

NEXT STEPS

- The Statutory Public Meeting is tentatively scheduled for September 19, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and the enactment of the site-specific Zoning By-law Amendment
- Submission of future Draft Plan of Subdivision and Site Plan Control applications

BACKGROUND

Subject Lands and Area Context

The 2.7 ha (6.7 ac) Subject Lands are currently developed with an automotive dealership (Mercedes-Benz Markham) with associated surface parking (see Figures 1 to 3).

The Owner proposes two mixed use buildings consisting of eight-storey podiums with heights of 27-storeys (Building A) and 23-storeys (Building B) (the “Proposed Development”)

Table 1: the Proposed Development (See Figures 4, 5a to 5d, and 6)	
Residential Gross Floor Area:	12,252 m ²
Dwelling Units:	769 units ^{NOTE 1}
Retail Space:	1,105m ² (Building A: 570 m ² and Building B: 535 m ²)
Building Heights:	27-storeys (Building A); 23-storeys (Building B)
Density:	4.99 times of the Subject Lands area (Floor Space Index - “FSI”)
Parking Spaces:	652
Parking Rate:	Residential: 0.7 spaces/unit and 0.1 spaces/unit (visitor) Retail: 1 space/30 m ²
Park Block:	0.113 ha
Privately-Owned Publicly-Accessible Space “POPS”:	0.185 ha

NOTE 1: The Owner requested a maximum of 775 residential units in their Zoning By-law Amendment to provide flexibility in implementing their development concept.

The Owner proposes to amend the 1987 Official Plan and the Markham Centre Secondary Plan to permit the Proposed Development, as summarized in Table 2

The Subject Lands are located within the Markham Centre Secondary Plan (OPA 21). The policies of the 2014 Official Plan state that until an approval of an update to OPA 21, the provisions of the 1987 Official Plan, as amended by OPA 21, shall apply to the Subject Lands.

Table 2: Official Plan Information		
	Markham Centre Secondary Plan (OPA 21)	Markham Centre Secondary Plan Update Recommended Concept (July 2023)
Designation:	Community Amenity Area – General (Schedule AA)	Mixed Use High Rise (Recommended Land Use Plan)

Permitted Uses:	<ul style="list-style-type: none"> • Mix of residential, commercial, employment and community uses in a pedestrian friendly manner • Medium and high density residential use, subject to a specific development proposal and rezoning 	<ul style="list-style-type: none"> • Mixed Use High Rise uses: specific uses to be determined
Permitted Height and Density:	<ul style="list-style-type: none"> • Heights generally not exceeding 6 storeys 	<ul style="list-style-type: none"> • Maximum height of 6 to 25 storeys • 4 FSI
Proposal:	<p>The Owner proposes to amend the Secondary Plan to:</p> <ul style="list-style-type: none"> • increase the density to 4.99 FSI • increase the maximum building heights to 23 and 27 storeys, for an average height of 25 storeys for the Subject Lands 	

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 122-72, as amended, as shown in Figure 3. Site Specific By-law 265-97, further amended the Subject Lands.

Table 3: Zoning By-law Amendment Information	
Current Zone:	Community Amenity (CA) Zone
Permitted Uses:	<ul style="list-style-type: none"> • automobile dealership, banks and financial institutions, business and professional offices, personal service shops, retail stores, and service shops
Permitted Height:	<ul style="list-style-type: none"> • 10 m maximum
Proposal:	<p>The Owner proposes to amend the Zoning By-law to permit apartment dwellings and non-residential uses, and incorporate site-specific development standards including, but not limited to, maximum apartment dwelling units, maximum gross floor area, maximum height, and minimum parking requirements.</p> <p>Proposed non-residential uses include retail stores, personal service shops, places of entertainment, business park, medical offices, restaurants, take-out restaurants, financial institutions, day nurseries, private clubs, commercial fitness centre, shopping centre, commercial schools and place of worship.</p>

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to increase the maximum number of dwelling units, heights and to designate a portion of the lands for a public park.
 - ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markham Centre Secondary Plan Update.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.
- f) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatible with existing and planned development within the surrounding area.
 - iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.

- iv) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) External Agency Review

- i) The Applications must be reviewed by the York Region, and the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owners must submit applications for Draft Plan of Subdivision, Site Plan Control, and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development.

Accompanying Figures:

- Figure 1: Location Map
- Figure 2: Aerial Photo
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5a: Conceptual Building North Elevation
- Figure 5b: Conceptual Building East Elevation
- Figure 5c: Conceptual Building South Elevation
- Figure 5d: Conceptual Building West Elevation
- Figure 6: Conceptual Landscape Rendering

Figure 1

Location Map

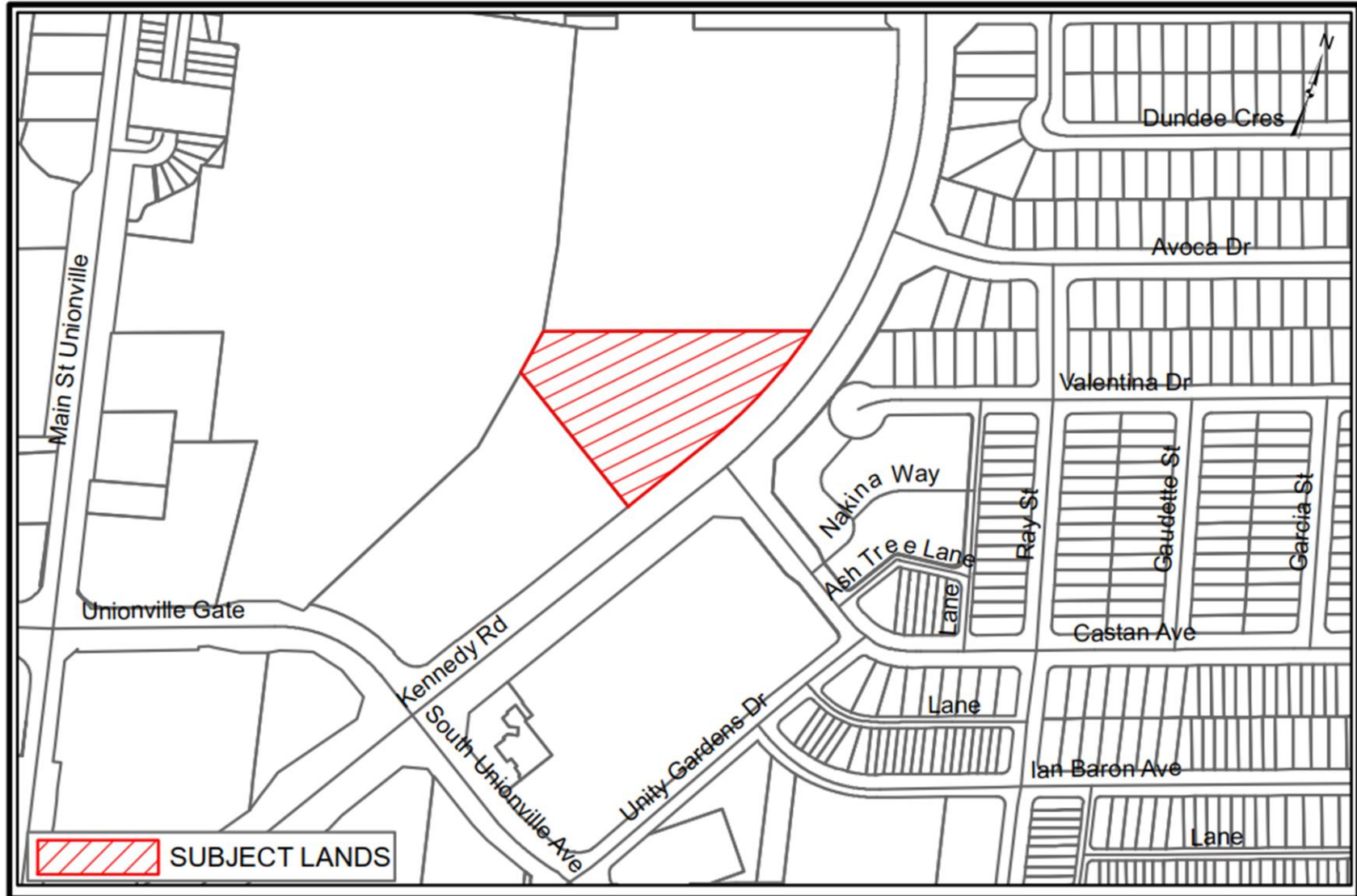
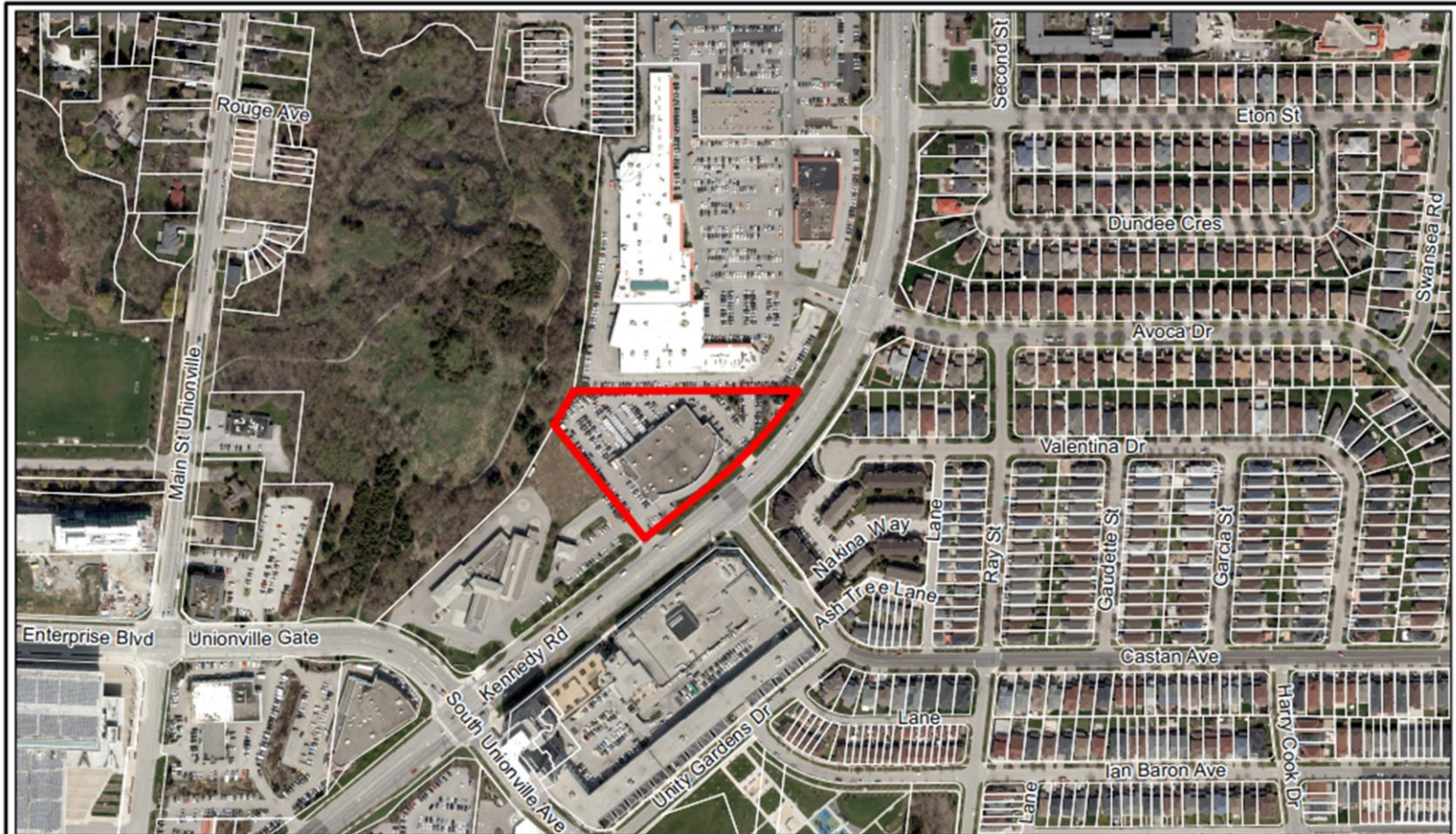


Figure 2


Aerial Photo




AERIAL PHOTO (2022)

8350 Kennedy Ltd.

FILE No. PLAN 23 118558

 Subject Lands

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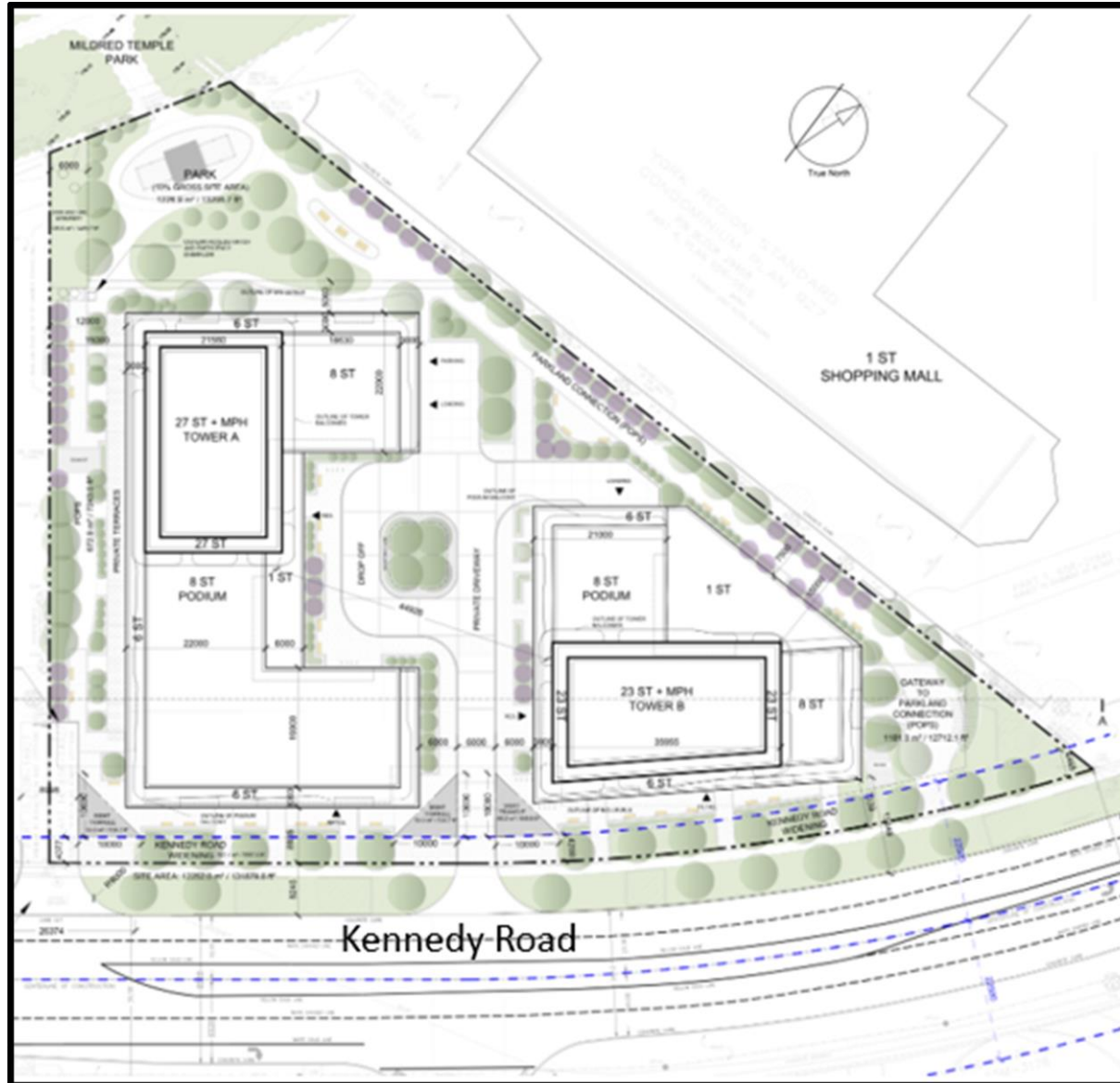
 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: SR

Checked By: DS

DATE: 18/05/2023

FIGURE No. 2

Figure 4**Conceptual Site Plan**

Conceptual Building North Elevation

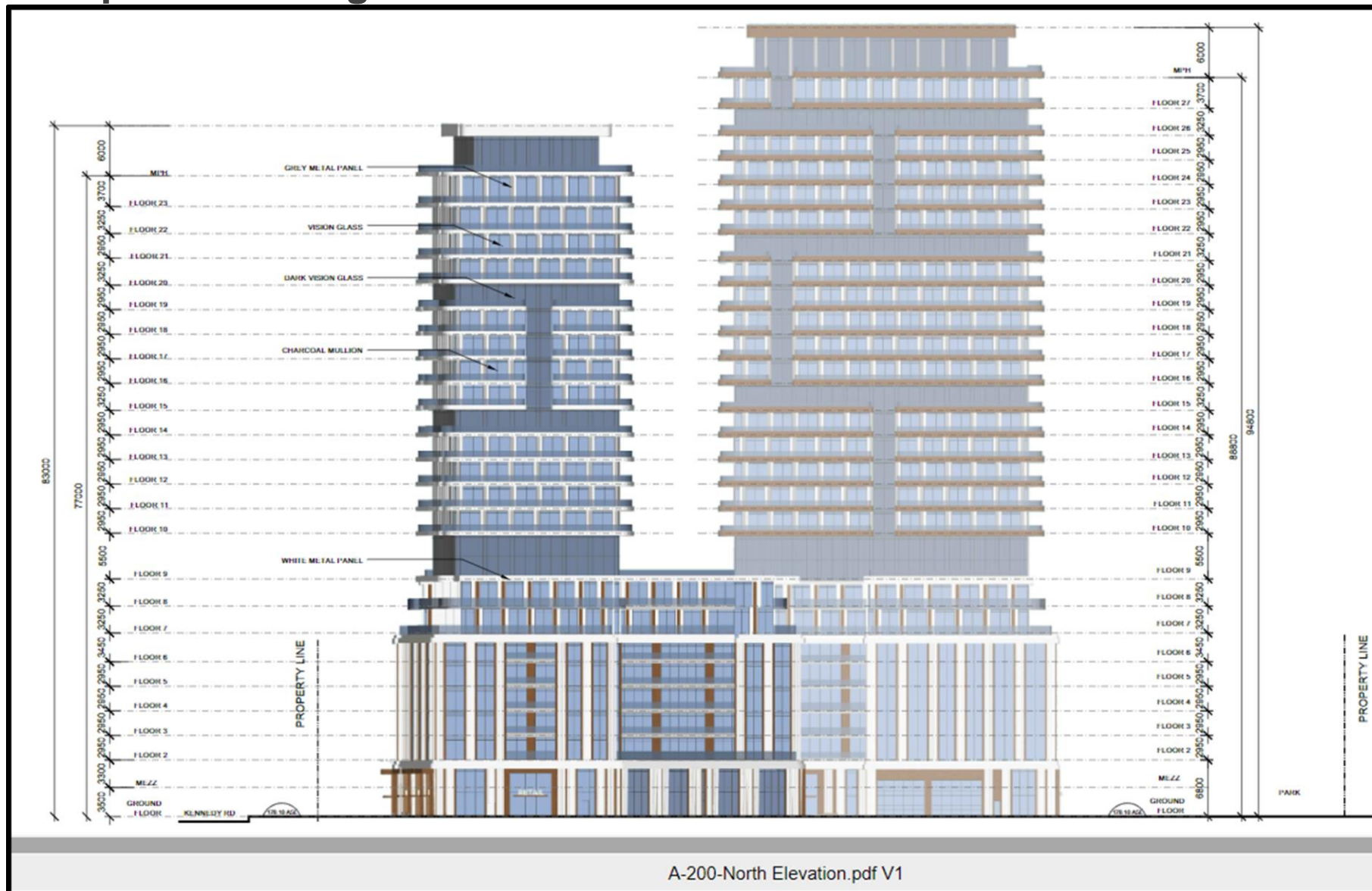


Figure 5b

Conceptual Building East Elevation

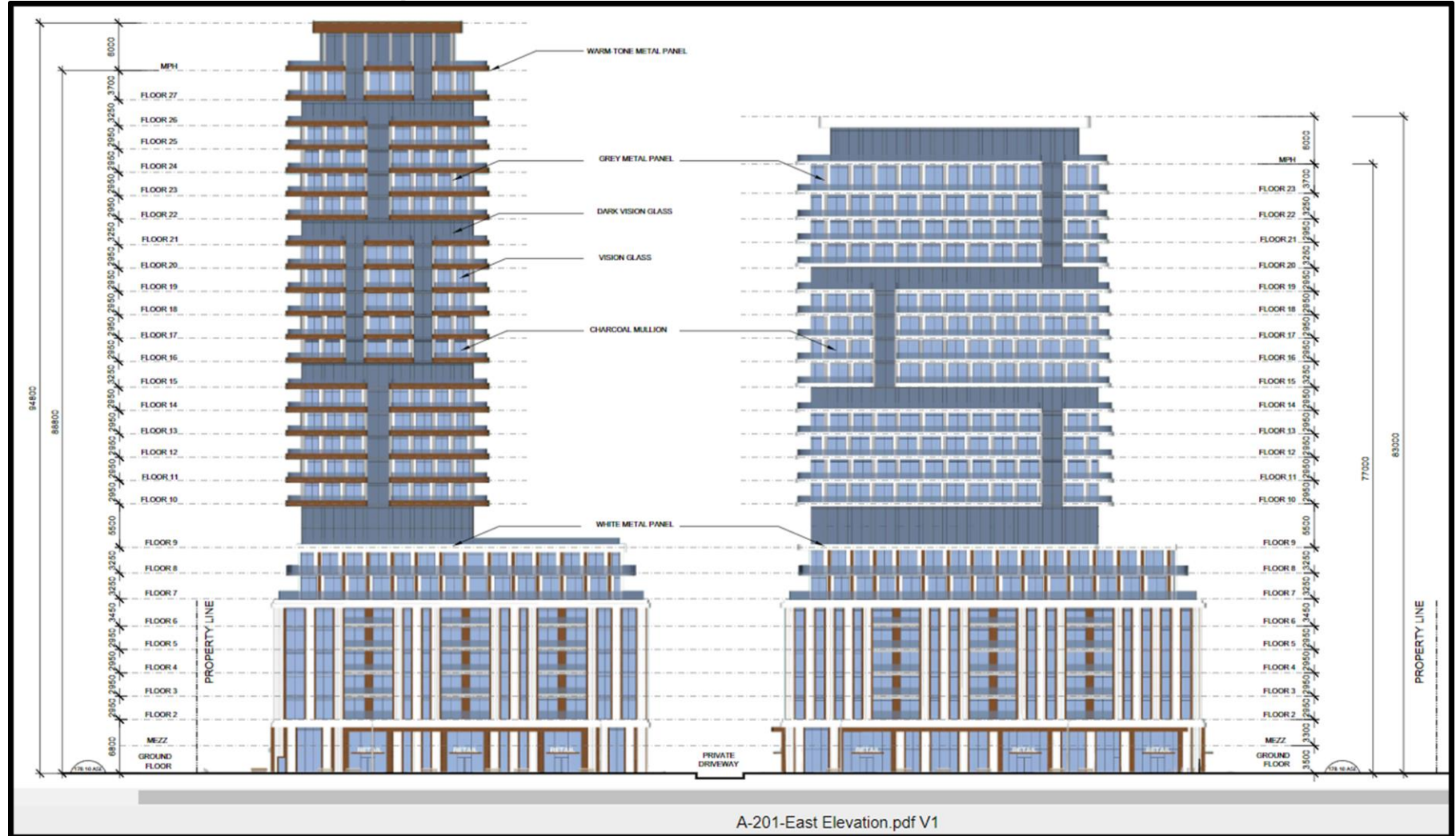
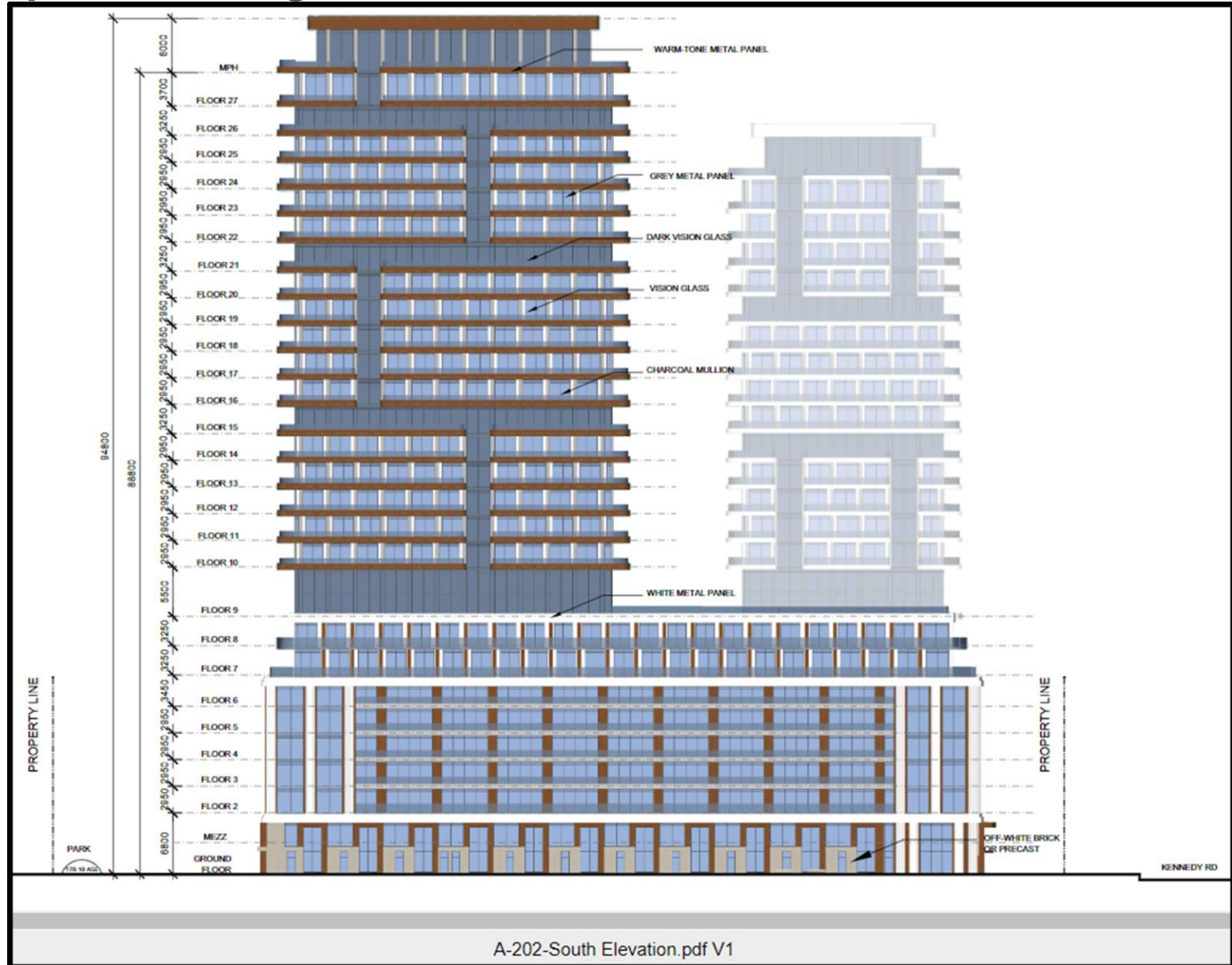


Figure 5c

Conceptual Building South Elevation



[illegible]

Figure 6**Conceptual Landscape Rendering**

Date:	Tuesday, September 19, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Enterprise Boulevard Inc. (the "Owner")		
Agent:	James Koutsovitis, Gatzios Planning + Development Consultants Inc.		
Proposal:	A mixed-use, multi-phased development that includes six residential towers (35 to 49 storeys) connected by one to six-storey podiums, approximately 10,000 m ² of non-residential space (commercial, retail, office, and community uses), and a 0.26 ha public park (the “Proposed Development”)		
Location:	2 University Boulevard (the “Subject Lands”)		
File Number:	PLAN 23 118112	Ward:	3
Prepared By:	Elizabeth Martelluzzi, RPP MCIP, ext. 2193 Senior Planner, Central Planning District		
Reviewed By:	Melissa Leung, RPP MCIP Acting Manager, Development	Stephen Lue, RPP MCIP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications (along with the required fees) on April 12, 2023, and deemed the Applications complete on May 2, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on August 10, 2023. Moreover, the Owner requested to withdraw the application for Draft Plan of Subdivision on July 26, 2023, as it is not currently required to facilitate the Proposed Development.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment

- Detailed review of the Site Plan Control Application (File SPC 23 130085) followed by execution of Site Plan Agreement by the Owner and issuance of Site Plan Approval by Staff
- Submission of future Draft Plan of Condominium Applications

BACKGROUND

Subject Lands and Area Context

The 2.65 ha (6.55 ac) Subject Lands are currently occupied by a temporary sales centre in the northeast corner, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses. The future VIVA Rapidway alignment intersects the Subject Lands from the southeast corner at YMCA Boulevard and University Boulevard and ends at the northwest corner, as shown on Figure 5.

The Proposed Development includes a total Gross Floor Area (“GFA”) of 204,680 square m², including 194,680 m² residential GFA and a proposed pedestrian bridge over Enterprise Boulevard, as shown in Figure 4

Table 1: the Proposed Development	
Building Height (Storeys):	Tower A (42); Tower B (39); Tower C (35); Tower D (35); Tower E (49); Tower F (42, includes office space and daycare)
Non-Residential Space:	10,000 m ² (Retail: 5,148 m ² ; Office: 3,995 m ² ; Daycare: 857 m ²)
Dwelling Units:	2,608
Parking Spaces:	1,569 (0.60 spaces/unit)
Parking rate:	Residential (0.5 to 0.1 spaces/unit); Visitor (0.10 spaces/unit)
Density:	7.73 times the area of the Subject Lands (Floor Space Index - “FSI”)
Public Park:	0.26 ha (10% of total Subject Lands)
Vehicular Access:	From University Boulevard and YMCA Boulevard, and a service access via Enterprise Boulevard that leads into an underground parking level

The Subject Lands are located within the Markham Centre Secondary Plan (PD 33-1). The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21 as detailed below, shall apply to the Subject Lands.

The Owner proposes to amend the 1987 Official Plan and the Markham Centre Secondary Plan (Official Plan Amendment “OPA” 21) to permit the Proposed Development

Table 2: Official Plan Information			
	OPA 21 (1997)	OPA 220 (June 2014)	Markham Centre Secondary Plan Recommended Concept (July 2023)
Current Designation:	“Community Amenity Area - General” and “Community Amenity Area - Major Urban Place”	OPA 220 amended OPA 21 to: <ul style="list-style-type: none"> • Permit a maximum 1403 residential units • Permit a maximum height of 39 storeys • Exempt the lands from requiring a Precinct Plan • Include Holding Provisions in the implementing zoning by-law related to water and wastewater capacity, environmental studies, and transportation networks 	“Mixed Use High Rise” <ul style="list-style-type: none"> • Maximum density 8 FSI • Maximum height 6 to 40 storeys
Permitted uses:	<ul style="list-style-type: none"> • “<u>Community Amenity Area - General</u>” Designation: mix of residential, commercial, employment, and community uses in a pedestrian-friendly manner with medium and high density residential uses, subject to a specific development proposal and rezoning • “<u>Community Amenity Area - Major Urban Place</u>” Designation: highest concentration of development and intended to function as the primary mixed-use activity areas, and developed with a high concentration and intensity of residential, commercial, employment, and supporting uses where development will afford convenient pedestrian access between uses and development parcel 		

Table 2: Official Plan Information			
	OPA 21 (1997)	OPA 220 (June 2014)	Markham Centre Secondary Plan Recommended Concept (July 2023)
Proposal:	<p>The Owner proposes to amend OPA 21, as amended by OPA 220, to:</p> <ul style="list-style-type: none"> • increase the maximum number of residential units from 1,403 to 2,650 units • increase the maximum height of the buildings from 39 to 49 storeys • designate a portion of the Subject Lands from Community Amenity Area – General to Open Space for permit the proposed new public park 		

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 2004-196, as amended by site-specific Zoning By-law 2014-104 (“By-law 2014-104”), as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	MC-D2*24 (H) - Markham Centre Downtown Two *24 (Hold)
Permissions:	<p>By-law 2014-104 incorporated the Subject Lands into the designated area of Zoning By-law 2004-196 and zoned it “Markham Centre Downtown Two”, incorporating site-specific use permissions and development standards including, but not limited to, the following:</p> <ul style="list-style-type: none"> • a maximum of 1410 dwelling units • building heights between 6 and 39 storeys • a residential parking rate of 0.8 spaces/unit (min.) to 1 space/unit (max.) <p>By-law 2014-104 includes a Holding Provision ‘H’ with the removal conditions that include the following:</p> <ul style="list-style-type: none"> • requirements for ensuring appropriate water and sewage capacity • submission of appropriate engineering studies • an Environmental Assessment for the relocation of the existing watercourse located on site (i.e. Tributary 5), to be approved by the City and the Toronto and Region Conservation Authority (“TRCA”) • that the Markham Centre Mobility Hub Station has been designed and approved to the satisfaction of Metrolinx, York Region, and the City

Table 3: Zoning By-law Amendment Information

Proposal:	<p>The Owner proposes to amend the Zoning By-law to permit:</p> <ul style="list-style-type: none"> • a maximum of 2,650 dwelling units • a maximum of 10,000 m² of non-residential Gross Floor Area • a maximum building height of 49 storeys • zoning provisions for setbacks to facilitate the Proposed Development • 0.5 parking spaces/unit (min.) and 1 parking spaces/unit (max.)
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Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) The appropriateness of the proposed Official Plan amendment to increase the maximum number of dwelling units, heights and to designate a portion of the Subject Lands for a new public park.
- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markham Centre Secondary Plan Update.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family-friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Completion of an Environment Assessment to address the existing floodplain due to Tributary 5 and the assessment of the development limits established as a result of the study.
- ii) Evaluation of the appropriateness of the proposed development in collaboration with York Region with regard for the alignment of the future Viva Rapidway and bus station on the Subject Lands.
- iii) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- iv) Evaluation of the compatibility with existing and planned development within the surrounding area.
- v) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- vi) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- vii) The ongoing review of the Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) External Agency Review

- i) The Applications must be reviewed by the York Region, the TRCA, Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner has submitted an application for Site Plan Amendment that is currently under review.
- ii) The Owner must submit applications for Draft Plan of Condominium, should the Applications be approved, to facilitate the standard condominium tenure of the building.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: P1 Parking Level

Figure 6: Elevation – Enterprise Boulevard

Figure 7: Elevation – University Boulevard

Figure 8: Elevation – YMCA Boulevard

Figure 9: Conceptual Rendering - South

Figure 1

Location Map

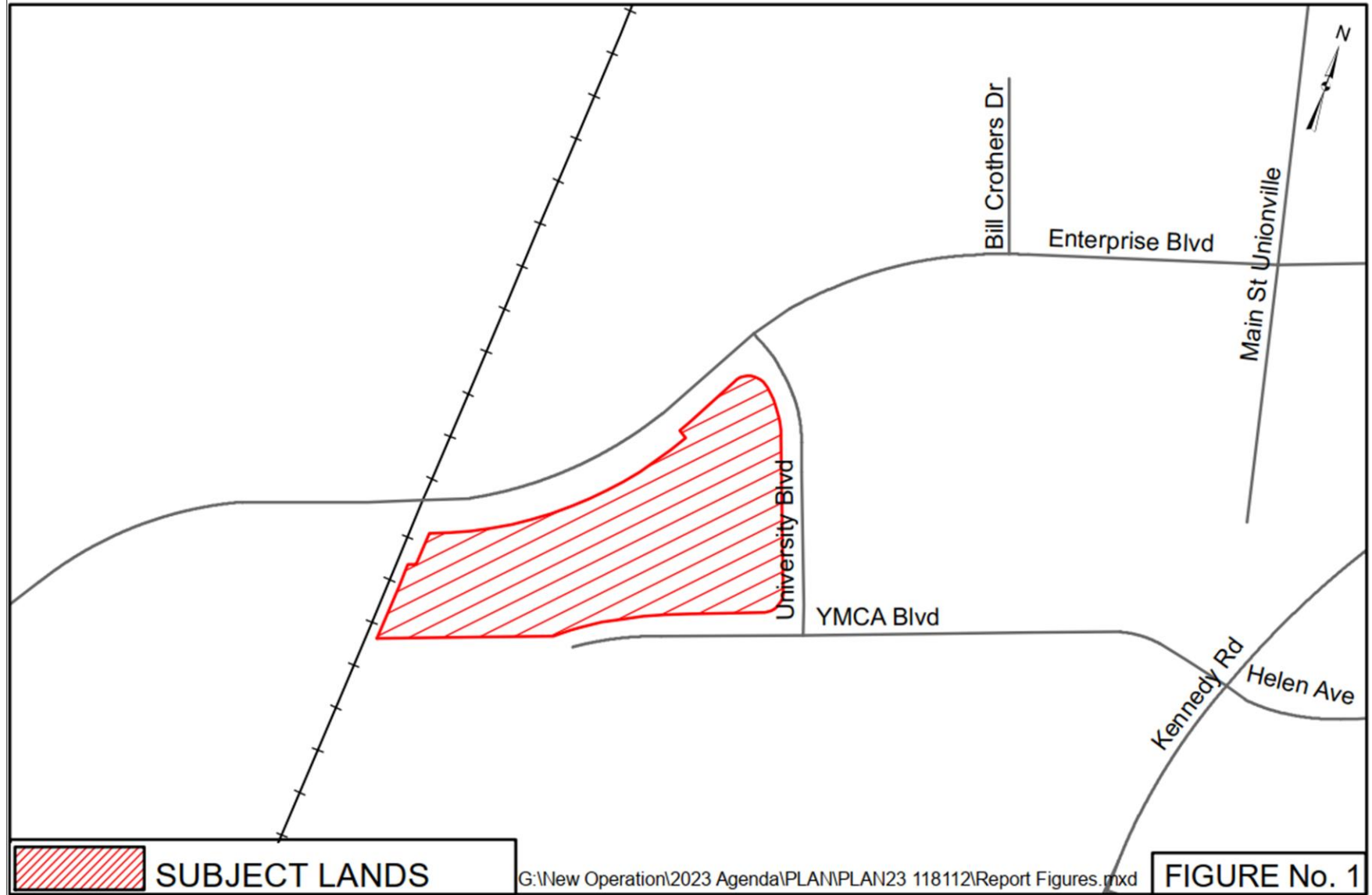


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

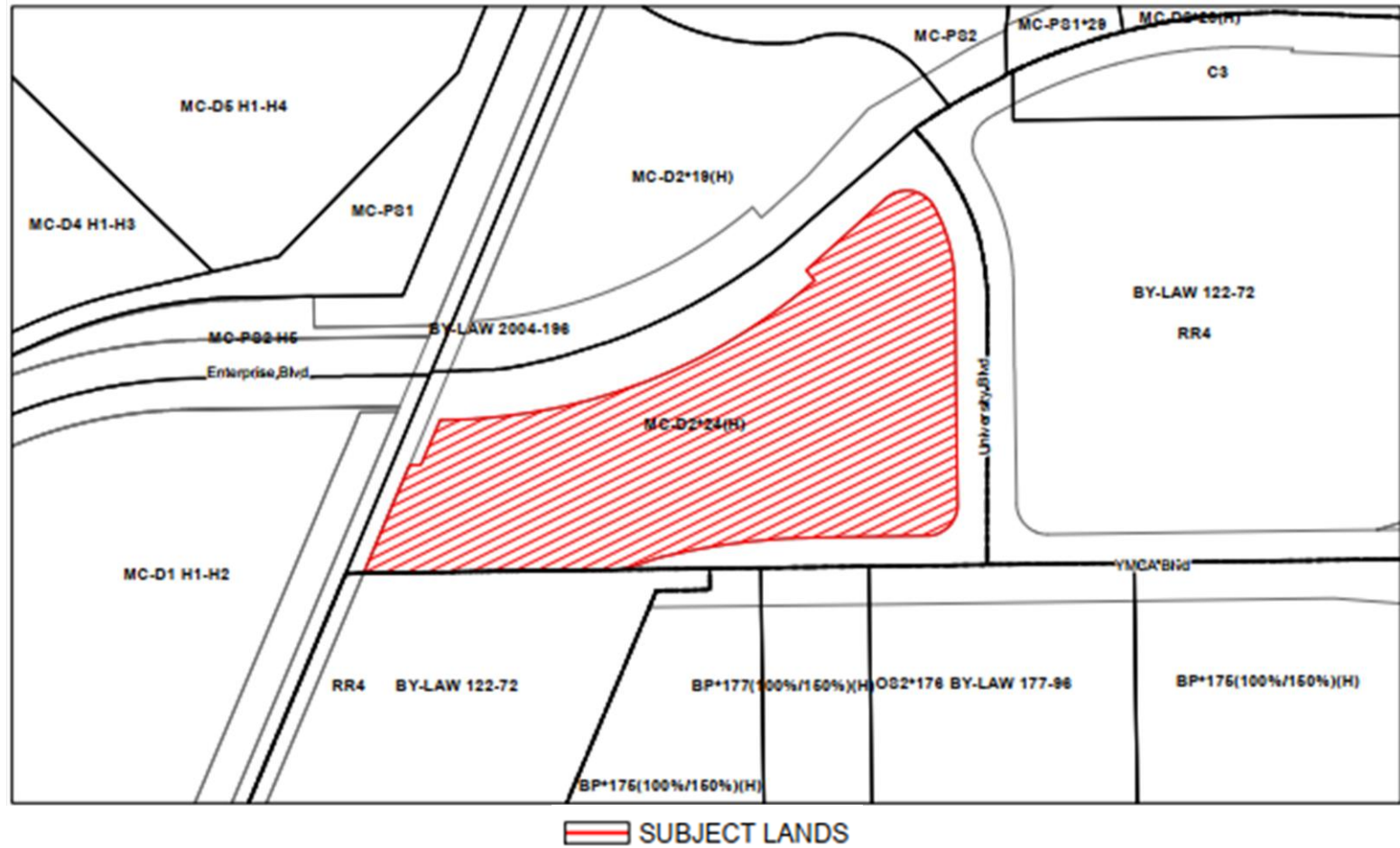
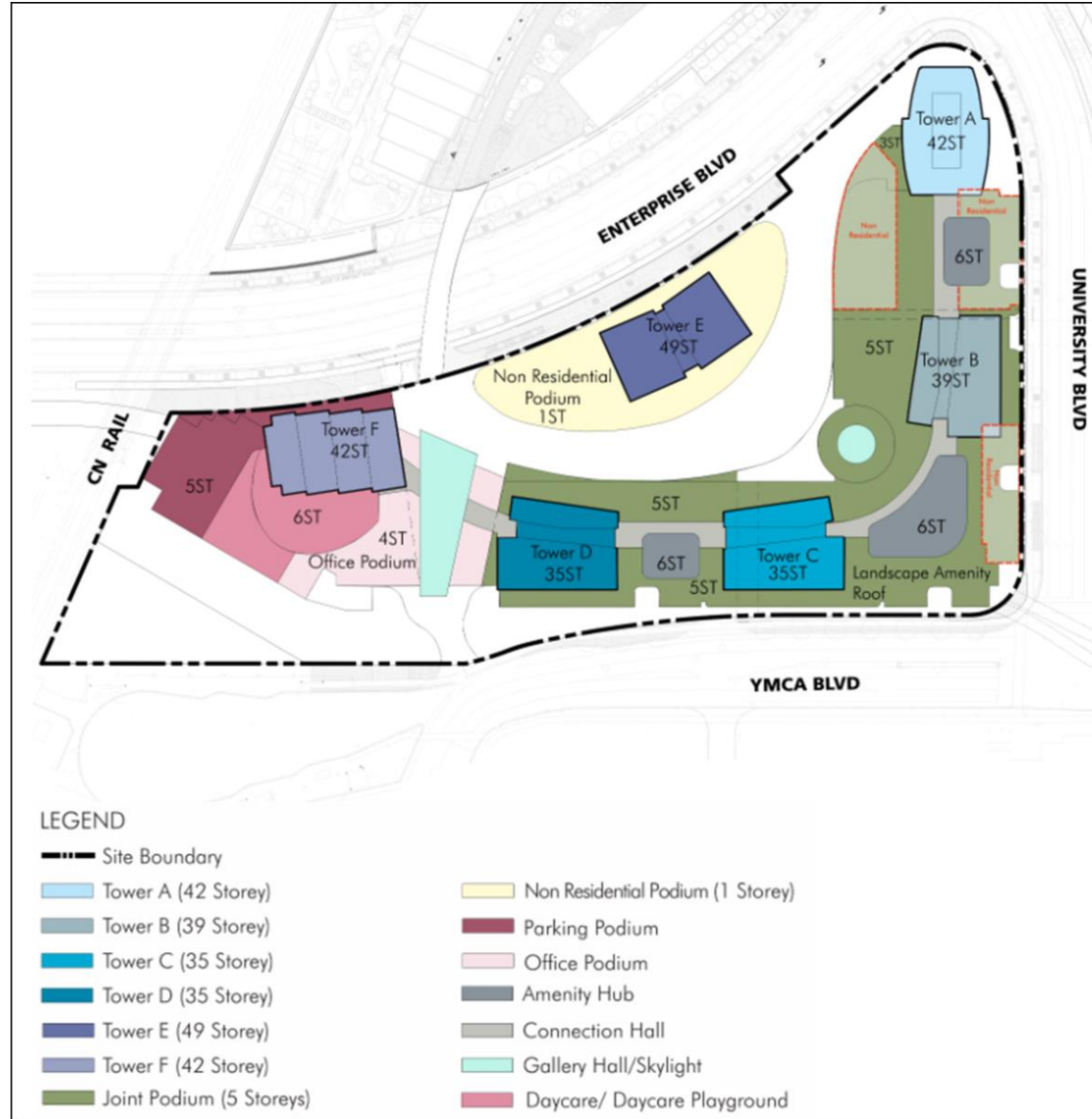


Figure 4

Conceptual Site Plan



P1 Parking Level

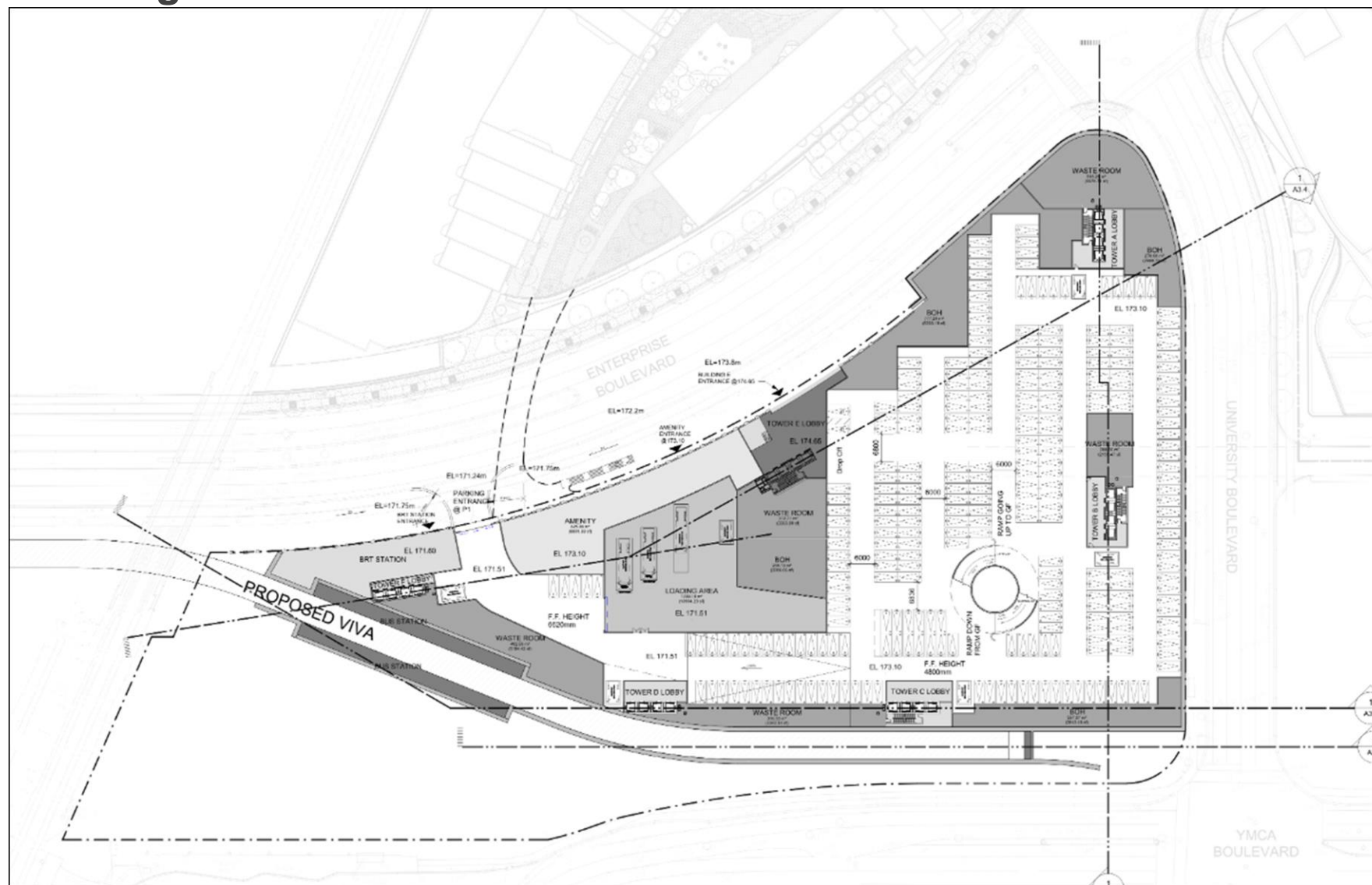


Figure 6

Elevation – Enterprise Boulevard

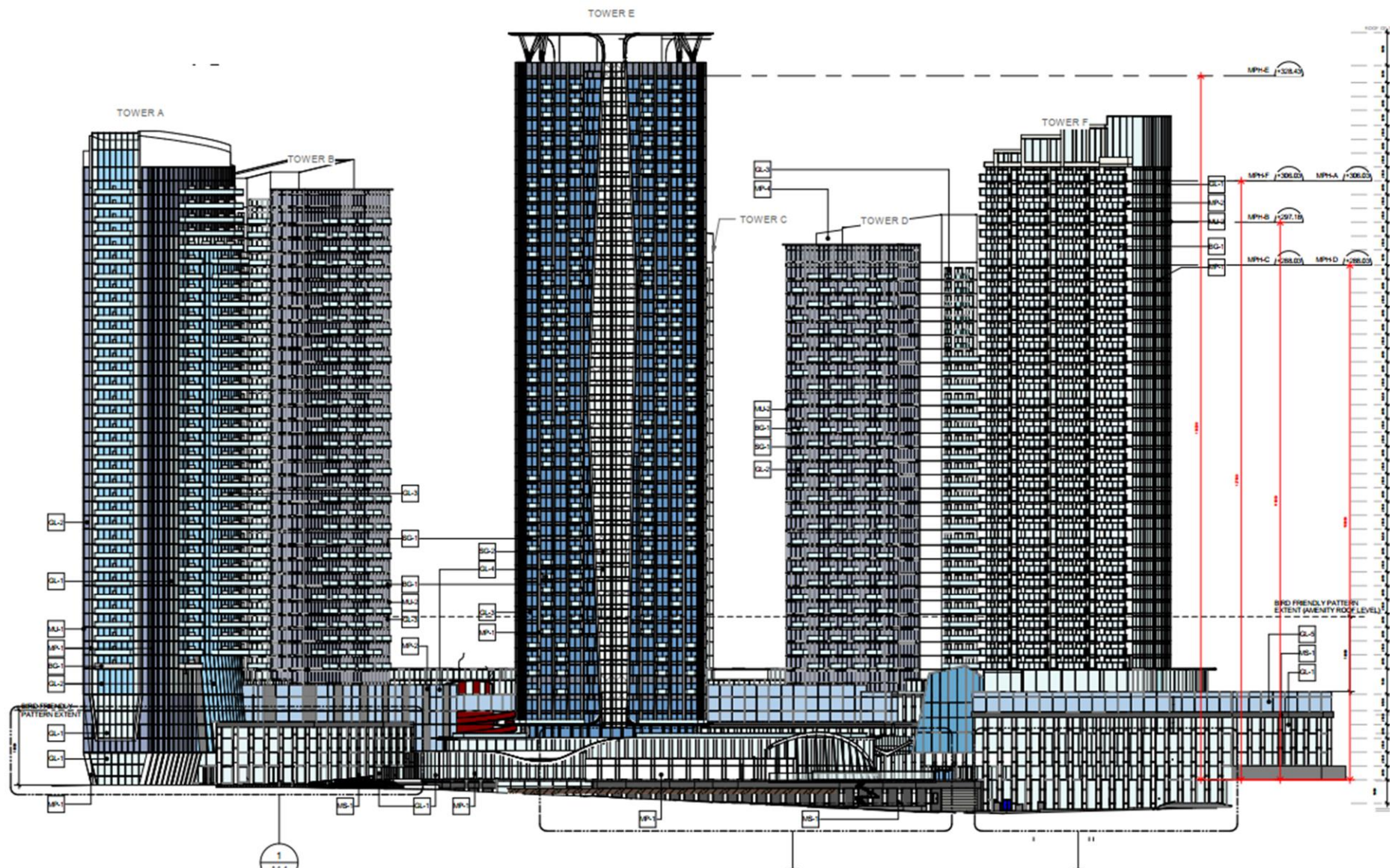


Figure 7

Elevation – University Boulevard

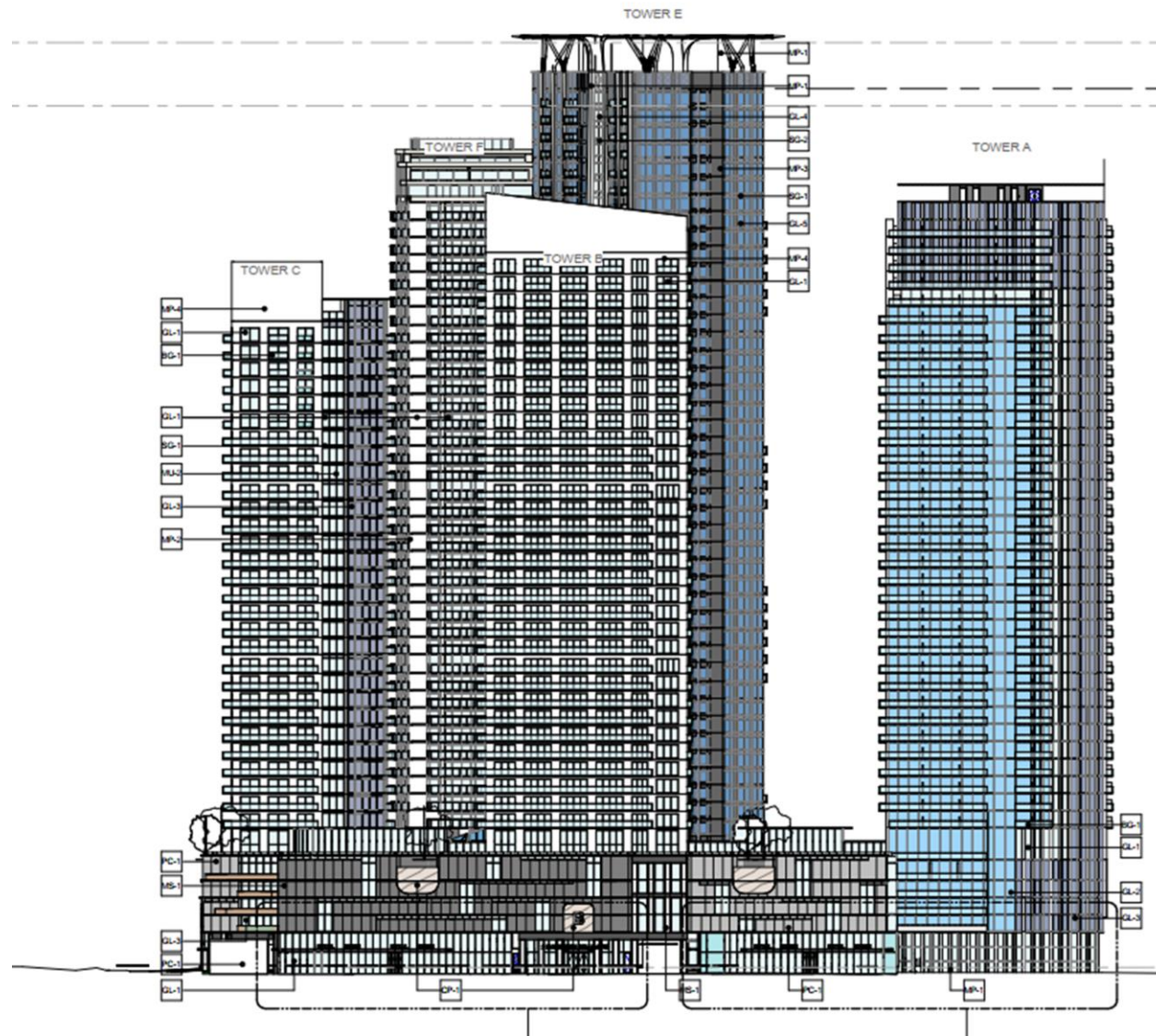


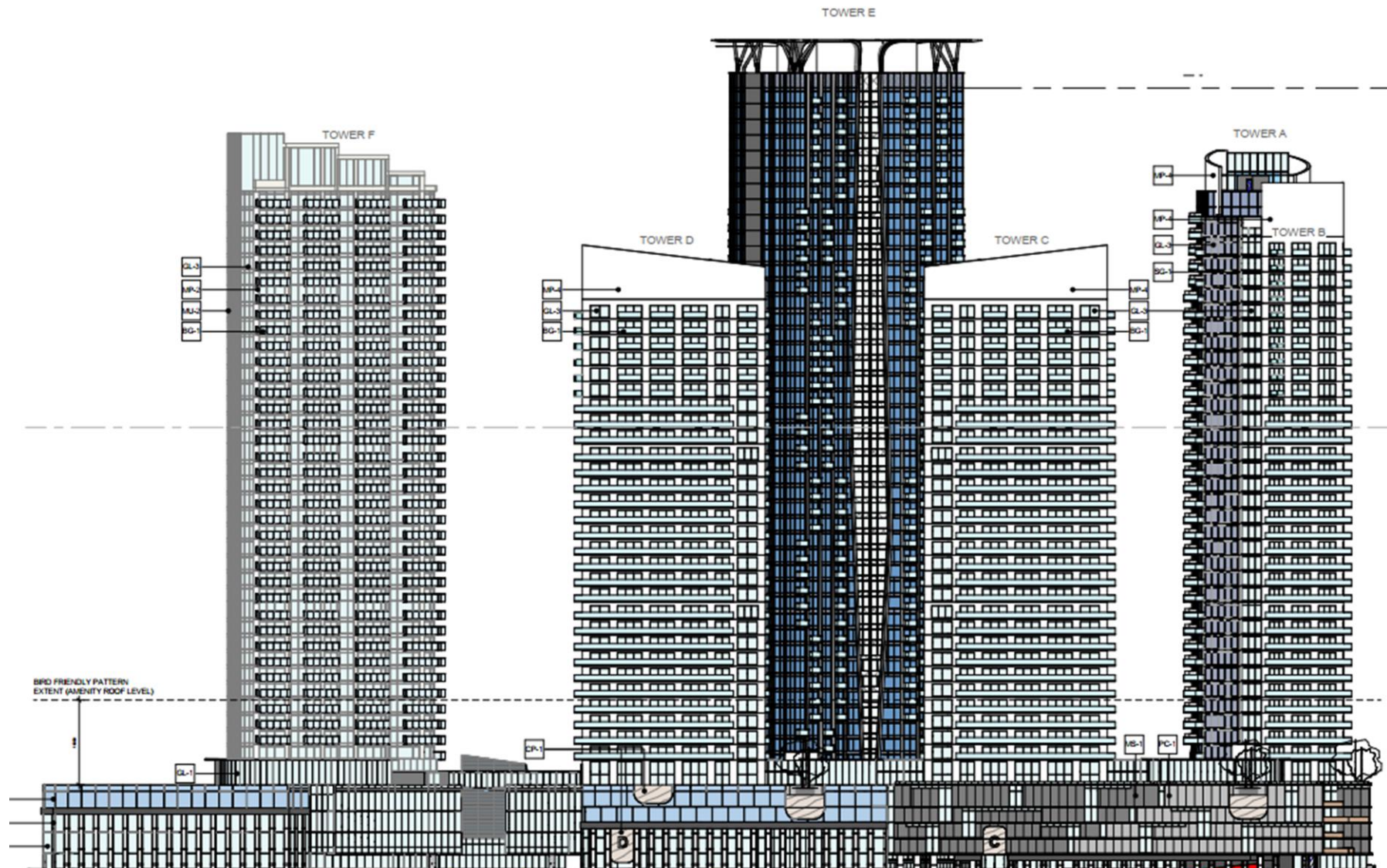
Figure 8**Elevation – YMCA Boulevard**

Figure 9

Conceptual Rendering – South



Date:	Tuesday, September 19, 2023		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	Christopher Zeppa, c/o City Park (Town Crier) Homes Inc. (the "Owner")		
Agent:	Jim Levac, c/o Glenn Schnarr & Associates		
Proposal:	25 detached dwellings (the “Proposed Development”)		
Location:	7 Town Crier Lane (the “Subject Lands”)		
File Number:	PLAN 23 131107 000	Ward:	4
Prepared By:	Peter Wokral, B. Tech Arc. Sc. Ext. 7955 Senior Heritage Planner, Heritage Planning District		
Reviewed By:	Stephen Lue, MCIP, RPP Senior Manager, Development	Regan Hutcheson, MCIP, RPP Manager, Heritage	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application (along with the required fees) on July 24, 2023, and deemed the Application complete on August 23, 2023. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on October 22, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment
- Submission of future Plan of Subdivision, Major Heritage Permit and Site Plan applications.

BACKGROUND

Subject Lands and Area Context

The 1.19 ha (2.93 ac) Subject Lands were formerly used as community gardens and are currently vacant and undeveloped (see Figures 1 and 2). Figure 3 shows the surrounding land uses.

In 2016, the City received Official Plan and Zoning By-law Amendment, Site Plan, and Draft Plan of Subdivision applications from the same owner that were approved and facilitated the development of 11 detached dwelling units. The Owner has subsequently submitted the Application subject to this report to permit additional residential units.

The Proposed Development consists of 25 detached dwellings fronting a private road accessed from Parkway Avenue (see Figures 4 to 6)

Table 1: the Proposed Development	
Dwelling Units:	25 detached dwellings
Parking Spaces:	100 Residential parking spaces, 8 Visitor (including 1 accessible space)

The following table summarizes the Official Plan Information

Table 2: Official Plan Information	
Current Designation:	Residential Low Rise, 2014 Official Plan
Permitted uses:	Detached and Semi-detached dwellings, townhouses excluding back to back, small multiplex buildings containing 3-6 units, all with direct frontage on a public street. The proposed detached dwellings are permitted in the 2014 Official Plan.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 1129, as amended (see Figure 3).

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Residential One” (R1)
Permissions:	Detached dwellings
Proposal:	The Owner proposes to amend the Zoning By-law to support their Proposed Development to include the following:

Table 3: Zoning By-law Amendment Information

	<ul style="list-style-type: none"> • Reduction in the minimum required lot area from 613 m² to 335 m² • Reduction in the minimum required lot frontage from 15 m to 11.6 m • Reduction in the minimum required interior side yard setback from 1.5 m to 1.2 m • Increase in the maximum permitted lot coverage from 43% to 50% • Increase in the maximum permitted gross floor area (including garage) from 525 m² to 600 m² • Increase in the maximum permitted building height from 11.2 m to 12 m
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Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, including the Markham Village Heritage Conservation District Plan.
- b) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- c) Affordable Housing**
 - i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- d) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.
- e) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the lot sizes, density, built form, and design of the conceptual development are appropriate
 - ii) Compatibility with the established pattern of development that surrounds the subject property

- iii) Waste management and traffic impacts
- iv) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas

f) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

g) Heritage Matters

- i) The Application will be reviewed to assess the impact of the proposed amendments and conceptual development on the historic character of the Markham Village Heritage Conservation District.

h) Required Future Applications

- i) The Owner must submit applications for Draft Plan of Subdivision and Plan of Condominium, Major Heritage Permit, and Site Plan Control, should the Application be approved to permit the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan and Building Elevations

Figure 5: Conceptual Rendering

Figure 1

Location Map

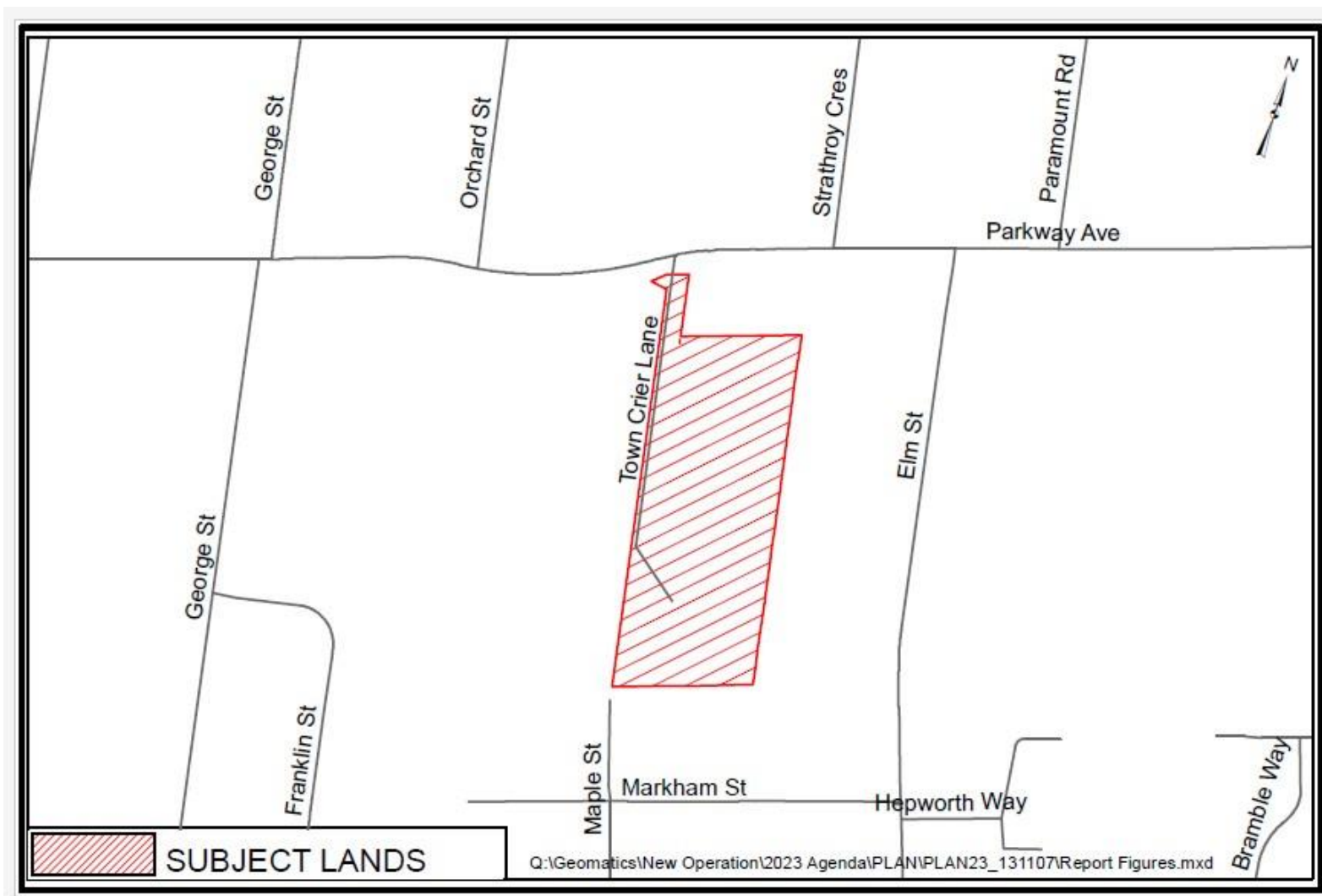


Figure 2

Aerial Photo

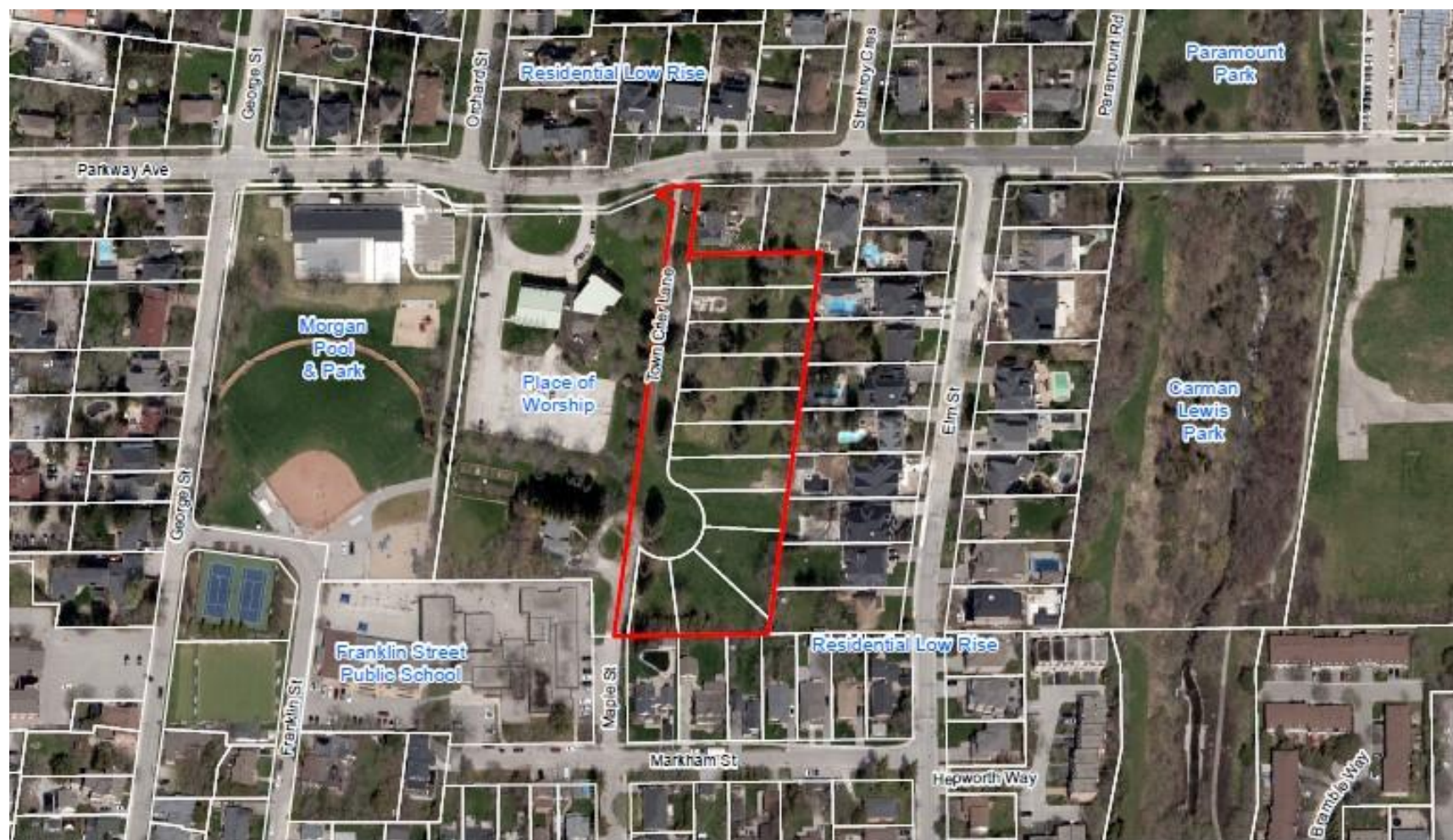


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan and Building Elevations



Figure 5

Conceptual Rendering

