

SUBJECT: APPLICANT PRESENTATION
1771107 Ontario Inc. (Times Group Inc.)
Block 3, Plan 65M-4395
South-east corner of Highway 7 and Verdale Crossing
Revised plans for a proposed condominium apartment
development in the Times Group's Uptown Markham
development. Ward 3

File No. SC 17 176362

PREPARED BY: Scott Heaslip, Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager,
Central District, ext. 6588

RECOMMENDATION:

1. That the staff report dated January 28, 2019 titled "APPLICANT PRESENTATION, 1771107 Ontario Inc. (Times Group Inc.), Block 3, plan 65M-4395, South-east corner of Highway 7 and Verdale Crossing, Revised plans for a proposed condominium apartment development in the Times Group's Uptown Markham development. Ward 3, File No. SC 17 176362;" be received.
2. That the presentation by representatives of 1771107 Ontario Inc. (Times Group Inc.) be received.
3. That the revised plans be endorsed, in principle.
4. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the signed the site plan "approved") when the following conditions have been met:
 - The Trustee for the Markham Centre Landowners Group has advised the City in writing that that the Owner is in good standing with the Group and that the required servicing allocation for the proposed development is available and has been assigned to 1771107 Ontario Inc. (Times Group Inc.).
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A'.
5. That servicing allocation for 975 apartment units be assigned to the proposed development.

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6. That the Region of York be advised that servicing allocation for 975 apartment units has been confirmed.
 7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner.
 8. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period.
 9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend that Development Services Committee endorse revised plans for a proposed condominium apartment development in the Times Group's Uptown Markham Development.

BACKGROUND:

On May 14, 2018, Development Services Committee endorsed site plan approval for a proposed condominium apartment development on "Block 3" (the development block at the south-east corner of Highway 7 and Verdale Crossing) of the Times Group's Uptown Markham development. The proposed development (see Figures 4 and 5) comprised:

- 38 and 42 storey towers and a 3-storey building amenity pavilion in the south portion of the property, facing onto Rougeville Promenade.
- An 8-storey podium element and a 16 storey tower in the north portion, facing onto Highway 7.
- 1011 apartment units.
- 896 square metres (8965 square feet) of commercial uses in the north portion of the ground floor level

The subject property is within the area which is subject to the Toronto/Buttonsville Airport Zoning Regulations (SOR/88-148). Site plan endorsement was conditional on the applicant obtaining permission from Nav Canada and Transport Canada for the proposed height of the buildings.

Subsequent to Development Services Committee endorsement, the applicant has obtained permission from Nav Canada and Transport Canada for a maximum building height which would accommodate 36 storeys, 6 fewer than shown on the plans endorsed by Development Services Committee on May 14, 2018.

The applicant has revised the project plans to respond to the reduced height permission. The revised plans (Figure 6, 7 and 8) comprise:

- 36 and 36 storey towers and a 3-storey building amenity pavilion in the south portion, facing onto Rougeside Promenade.
- A 10-storey podium element and a 19 storey tower in the north portion, facing onto Highway 7.
- 975 apartment units.
- 1021 square metres (11,000 square feet) of commercial uses in the north portion of the ground floor level

The site plan and architectural treatment (façade design and building materials) have not substantively changed from the plans endorsed by Development Services Committee on May 14, 2018 (Figures 4 and 5). Building materials continue to consist of a mix of pre-cast concrete panels, prefinished metal panels, stone veneer and glazing. Only the height regime has changed.

Staff are satisfied with the site plan and building elevations. The plans, including the height regime along Highway 7, comply with the zoning by-law.

The Times Group has requested to present the current plans to Development Services Committee. If Committee is satisfied with the project plans, the Times Group is requesting Committee to endorse the revised plans, in principle, and delegate final approval to staff.

FINANCIAL CONSIDERATIONS:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

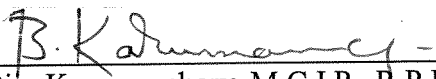
ALIGNMENT WITH STRATEGIC PRIORITIES:


The application aligns with the City's strategic priorities of Growth Management and Transportation/Transit. The applicant advises they will be seeking L.E.E.D. certification and will be connecting to Markham District Energy.

BUSINESS UNITS CONSULTED AND AFFECTED:

The requirements of City departments and public agencies will be secured in the Site Plan Agreement.

RECOMMENDED BY:


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


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

ATTACHMENTS:

Appendix 'A' – Conditions of Site Plan Control Approval

- Figure 1: Location
- Figure 2: Area Context / Zoning
- Figure 3: Air Photo
- Figure 4: Site Plan Endorsed on May 14, 2018
- Figure 5: Perspectives of development endorsed on May 14, 2018
- Figure 6: Revised Development - Site Plan
- Figure 7: Revised Development - Artists Renderings
- Figure 8: Revised Development – Artists Renderings

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APPENDIX 'A'

Updated Conditions of Site Plan Approval (January 28, 2018)
Times Group Inc.
Block 3, Plan 65M-4395
(South-east corner of Highway 7 and Verdale Crossing)
Markham Centre Community
File No. SC 17 176362

1. That prior to final Site Plan Control Approval, the Owner shall submit final drawings including, but not limited to, site plans (which include transformer locations, freestanding and building mounted service elements [including Siamese connections], and provide for bike parking) and elevation drawings, floor plans, shadow diagrams for adjacent public spaces, an underground parking layout plan, intersection and driveway design, grading, servicing and engineering drawings that comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services. The final plans shall incorporate appropriate bird friendly and lighting components, to the satisfaction of the City;
2. That prior to Site Plan Control endorsement the Owner shall provide a Wind Analysis Study, including mitigation measures, as required, to the satisfaction of the Director of Planning and Urban Design;
3. That prior to Site Plan Control endorsement the Owner shall submit a Landscape Plan and Streetscape Plan, including a detailed lighting submission, prepared by a Landscape Architect, having O.A.L.A. membership for approval by the Director of Planning and Urban Design;
4. That the Owner enter into a Site Plan Agreement with the City and the Regional Municipality of York, containing all standard and special provisions and requirements of the City and other public agencies, prior to final Site Plan Control Approval;
5. Payment of applicable cash-in-lieu of parkland obligations to the satisfaction of the Commissioner of Development Services.
6. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department;
7. That provisions for Fire Routes, yard hydrants, Siamese connections and other emergency access requirements be to the satisfaction of the Fire Department;

8. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the Director of Operations and Director of Engineering;
9. That the Owner provide and implement detailed Grading/Drainage, Servicing and Stormwater Management plans, to the satisfaction of the Director of Engineering;
10. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
11. That the Owner provide confirmation that height and lighting of the buildings meets the requirements of Nav Canada and Transport Canada, including any applicable warning clauses;
12. That the Owner provide and implement a TDM plan which clearly identifies measures to promote alternative modes to the single occupant vehicle;
13. That the Owner implement a comprehensive Green Infrastructure plan, including L.E.E.D., and connections to the District Energy network, to the satisfaction of the Commissioner of Development Services;
14. That this endorsement shall lapse and site plan approval will not be issued after a period of three years commencing January 28, 2019, in the event that the site plan agreement is not executed within that period.