



Report to: Development Services Committee

Report Date: December 11th, 2018

SUBJECT: PRELIMINARY REPORT
9015183 Canada Inc.
Applications to amend the Official Plan and Zoning By-law to allow high density mixed use development at 9900 Markham Road, south of Major Mackenzie Drive, Ward 6.

File Nos: OP/ZA 17 159779

PREPARED BY: Stacia Muradali, M.C.I.P., R.P.P. Ext. 2008
Senior Planner, East District

REVIEWED BY: Sally Campbell, M.C.I.P., R.P.P. Ext. 2645
Manager, East District

RECOMMENDATION:

- 1) That the report dated December 11th, 2018 and titled "PRELIMINARY REPORT, 9015183 Canada Inc., Applications to amend the Official Plan and Zoning By-law to allow high density mixed use development at 9900 Markham Road, south of Major Mackenzie Drive, Ward 6, File Nos: OP/ZA 17 159779", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by 9015183 Canada Inc. to amend the Official Plan and Zoning By-law to allow high density mixed use development at 9900 Markham Road. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application.

Applications deemed complete

The Official Plan and Zoning By-law Amendment applications were deemed complete on November 24th, 2017.

Next steps

- Scheduling of the statutory Public Meeting. Staff propose holding the statutory Public Meeting once the Mount Joy/ Markham Road Corridor Secondary Plan study (discussed later in this report) has progressed to the point where a draft vision has been prepared.
- Recommendation Report on the applications once the Mount Joy Secondary Plan has been completed;

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- Adoption and enactment of the proposed amendments if approved by Council;
 - Submission of site plan application; and
 - Submission of condominium application.

BACKGROUND:

Subject land and area context

The subject land is located on the west side of Markham Road, south of Major Mackenzie Drive and is approximately 1.7 hectares (4.3 acres) (Figure 1). The subject land was previously part of a larger property comprised of the new townhouse development, which is currently under construction to the west, and the water channel to the north, which was conveyed into public ownership as part of a plan of subdivision which was registered on June 28th, 2018. The subject land was proposed for future commercial development as part of the earlier draft plan of subdivision. There is a Tim Hortons / Wendy's and Esso gas station to the north, a commercial plaza to the south, a townhouse development (under construction) and existing low rise homes to the west. The property across the street on the east side of Markham Road is the subject of Zoning By-law Amendment and Draft Plan of Subdivision applications to allow phased development comprised of townhouses and mid-rise buildings and future mixed use development (Figure 3). There are also commercial and light industrial uses on the east side of Markham Road further south.

Proposed development

9015183 Canada Inc. is proposing to develop one (1) mid-rise apartment building and two (2) mixed use high rise buildings with an overall Floor Space Index (FSI) of approximately 3.32. FSI refers to the Gross Floor Area (GFA) of all buildings on a lot divided by the lot area.

The proposed mid-rise building, oriented along the west property line directly abutting the townhouse development to the west, would be six (6) storeys in height with a total of 66 residential units. It would include a mix of 2-storey dwelling units on the first two storeys with the remaining floor levels comprised of apartment units. The proposed GFA is 10,014.44 square metres (107,794.5 square feet) (Building A on Figure 4).

A 26 storey mixed use building with a podium stepping from two (2) storeys to seven (7) storeys is proposed fronting onto Markham Road. The proposed GFA is 26,813.66 (288,619.8 square feet) which includes 299 apartment units and 1,921 square metres (20,677.5 square feet) of commercial ground floor space (Building B on Figure 4).

A second 25 storey high rise mixed use building is proposed on Markham Road with a GFA of 21,265.71 square metres (228,902 square feet). This building (Building C on Figure 4) would flank Markham Road as well as the townhouse development to the west. It would include a 4-storey podium stepping down to 2 storeys with five (5) townhouses. In addition 243 apartment units and 635 square metres (6,835 square feet) of commercial space on the ground floor are proposed.

Provincial Policy Conformity

When considering a development application staff assess whether proposals are consistent with the Provincial Policy Statement (2014) and in conformity with relevant Provincial Plans, which in this case is the Growth Plan for the Greater Golden Horseshoe (2017). At this stage of the application review, it is premature to determine if the proposed development conforms to provincial policy until the Mount Joy/Markham Road Corridor Secondary Plan has been undertaken. The applications review and assessment of conformity with provincial policy will include evaluating how the proposed development conforms with building strong healthy communities and managing growth by:

- a) supporting the achievement of complete communities that are designed to support healthy and active living and meets people's needs for daily living throughout an entire lifetime;
- b) that there are adequate and accessible public and open spaces, parks and trails;
- c) planning for sewage, water services and stormwater management; and
- d) providing transportation systems which are safe, energy efficient, facilitate the movement of people and goods and are appropriate to address projected needs.

Official Plan and Zoning

The subject land is located within the Mount Joy/Markham Road Corridor of the City's 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the "2014 Official Plan"). This local corridor is intended to provide a mix of uses at transit-supportive densities in proximity to the GO Station. The 2014 Official Plan identifies the requirement for a new Secondary Plan for this area (the "Mount Joy Secondary Plan"). In the meantime, the provisions of the Official Plan (Revised 1987), as amended, including the Wismer Commons Secondary Plan (OPA 37) continue to apply.

The subject land is designated "Major Commercial Area" in the Wismer Commons Secondary Plan and Official Plan (Revised 1987), as amended. The "Major Commercial Area" designation provides for a mix of uses including commercial and medium and high density residential uses with a maximum FSI of 1.75. An amendment to the Official Plan (1987), as amended, is required to increase the FSI to approximately 3.32.

The subject land is zoned Major Commercial (MJC*551) in Zoning By-law 177-96, as amended, which permits a range of commercial uses. An amendment to the current zoning is required to permit the proposed residential dwelling units, to increase the maximum permitted height, which is currently 14 metres, and to implement other site-specific development standards, such as setbacks and open space requirements. The applicant is also seeking a reduction in the required parking which is still under review and the extent of the parking reduction remains to be determined.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues raised to date. Other matters that are identified through the detailed review of the application will be discussed in a future recommendation report.

Requirement for a Mount Joy Secondary Plan

The 2014 Official Plan requires a new secondary plan to be established for this corridor, which will comprehensively analyze and determine appropriate land uses, densities, built form, need for and locations of additional parkland, school and community services. The amount of development and increase in population that has recently occurred along the corridor, coupled with anticipated future intensification, needs to be comprehensively reviewed to ensure that there are sufficient services available to serve the growing community in this part of Markham. Existing transportation and servicing constraints will also be studied as part of the Mount Joy Secondary Plan to determine how much more development and population can be accommodated in the area and the type of improvements which will be needed.

The proposed development does not conform to the Official Plan (Revised 1987), as amended, and is almost double the density contemplated for the subject land. Staff are of the opinion that the proposal should be reviewed in the context of a broader planning analysis of the Mount Joy Secondary Plan and that Staff recommendations on the application should be based on a comprehensive analysis of the amount of development that can be accommodated in the corridor and a determination of the provision of parkland, schools, community services, transportation infrastructure and servicing to accommodate future development all of which will be addressed in the Secondary Plan Study.

Some of the commenting departments and external agencies are not in a position to provide detailed comments respecting the development applications until the Mount Joy Secondary Plan work has been advanced following which Staff will be in a better position to make an informed recommendation on the applications. Staff recommend scheduling the statutory Public Meeting at such time as there is at minimum, a draft vision for the Mount Joy Secondary Plan area. The applicant is aware of the requirement for a secondary plan and the implications on the timing and progress of the development applications, which was made clear at the pre-consultation meeting on June 5th, 2017, before the development applications were formally submitted.

The budget for the Mount Joy Secondary Plan was approved in November 2018 enabling a consultant to be retained immediately to commence the secondary plan work early 2019. It is anticipated that the Mount Joy Secondary Plan will be completed within one (1) year.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being considered within the context of the City's strategic goal for a safe and sustainable community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Comments and requirements will be provided when the Mount Joy Secondary Plan has advanced to a point where Staff are in a position to provide those comments and requirements.

RECOMMENDED BY:



Ron Blake, M.C.I.P, R.P.P.
Senior Development Manager

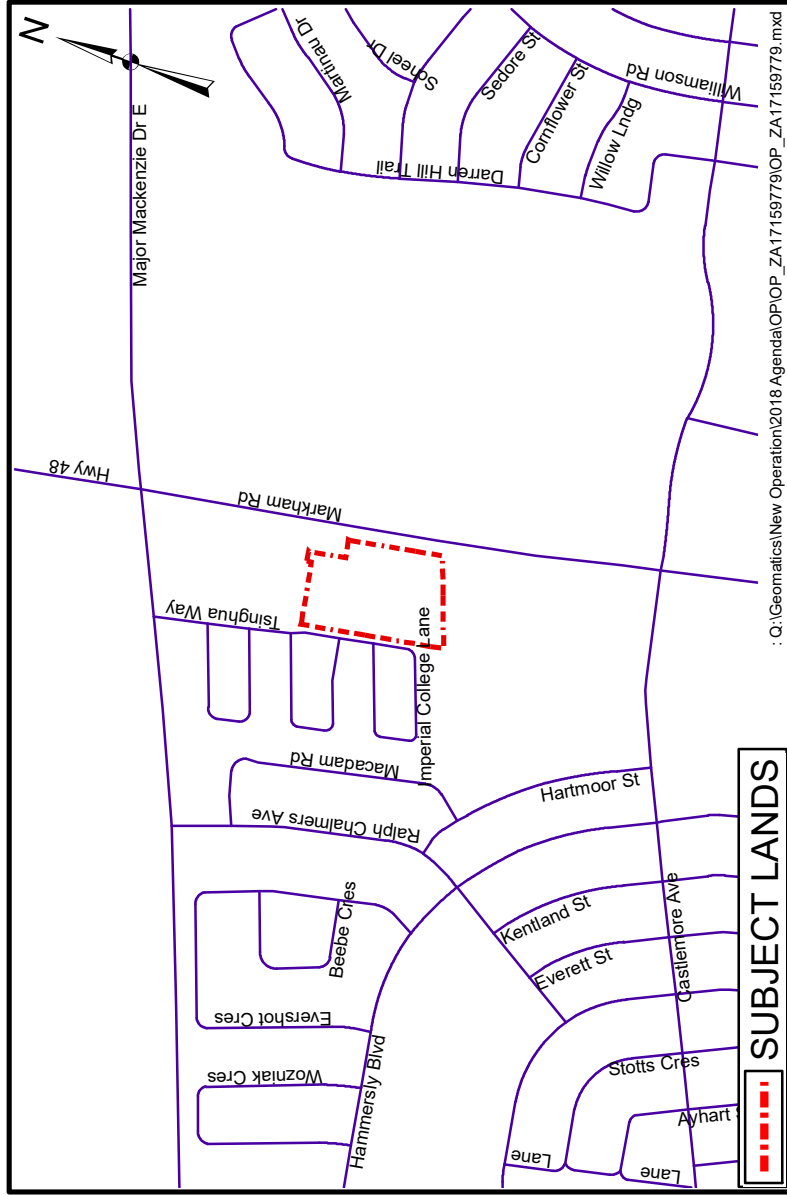


Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

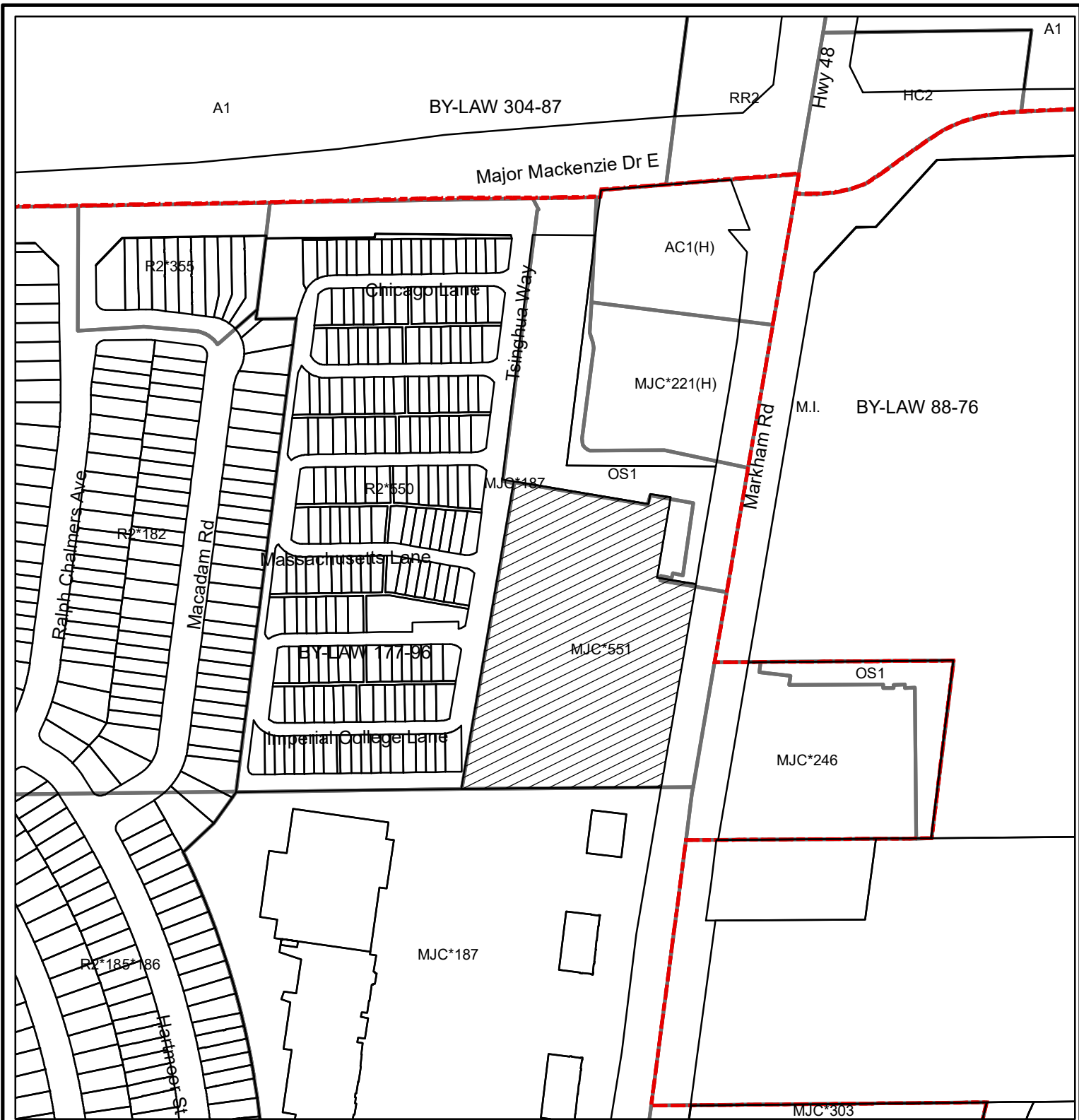
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo
- Figure 4: Proposed Site Plan
- Figure 5: Preliminary Concept (Markham Road Frontage)

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AREA CONTEXT/ZONING

APPLICANT: 9015183 CANADA INC.
9900 MARKHAM ROAD

FILE No: OP ZA17159779(SM)

 SUBJECT LANDS

DATE: 11/09/18





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AIR PHOTO 2017

APPLICANT: 9015183 CANADA INC.
9900 MARKHAM ROAD

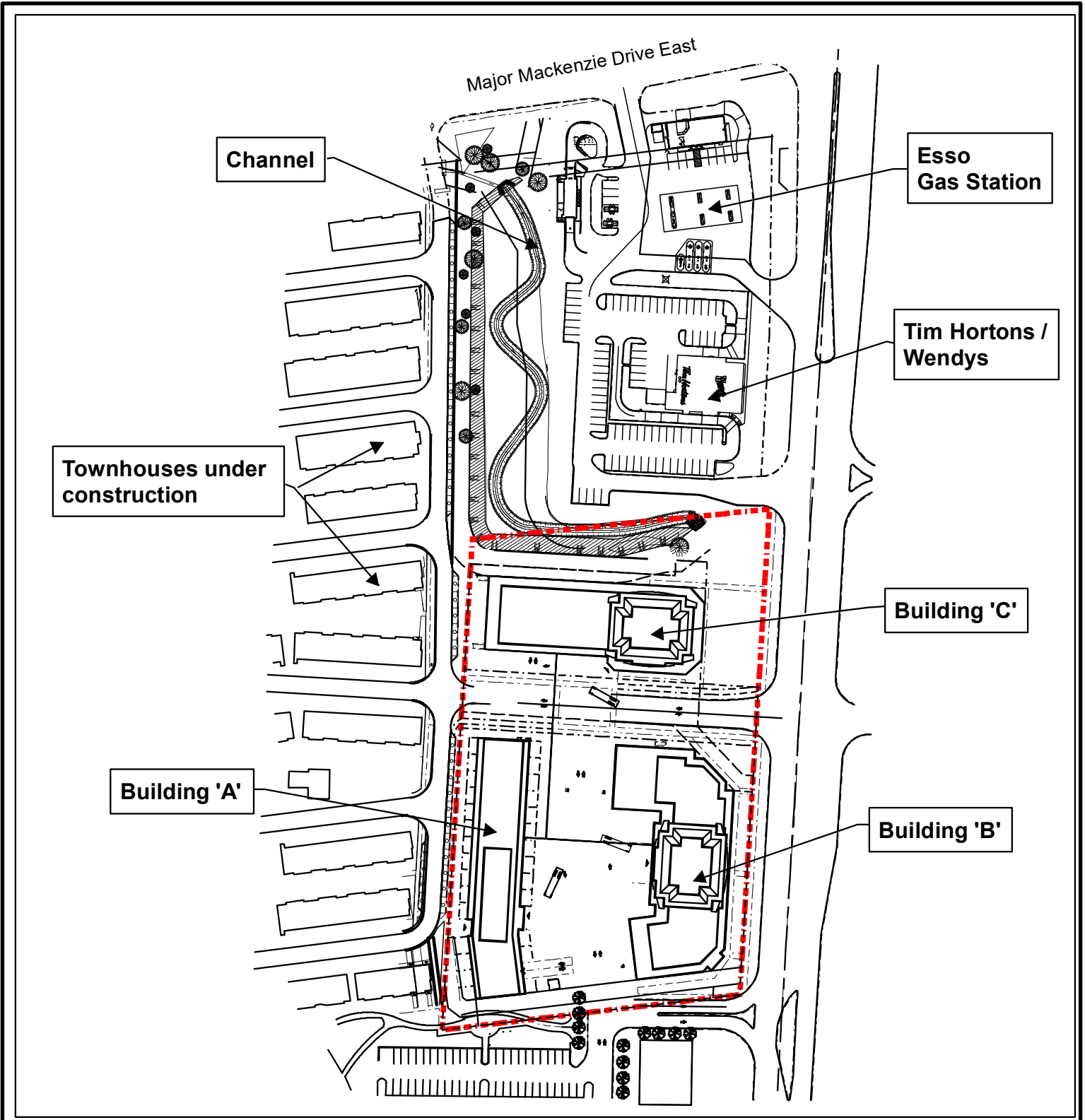
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FIGURE No. 3





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SITE PLAN

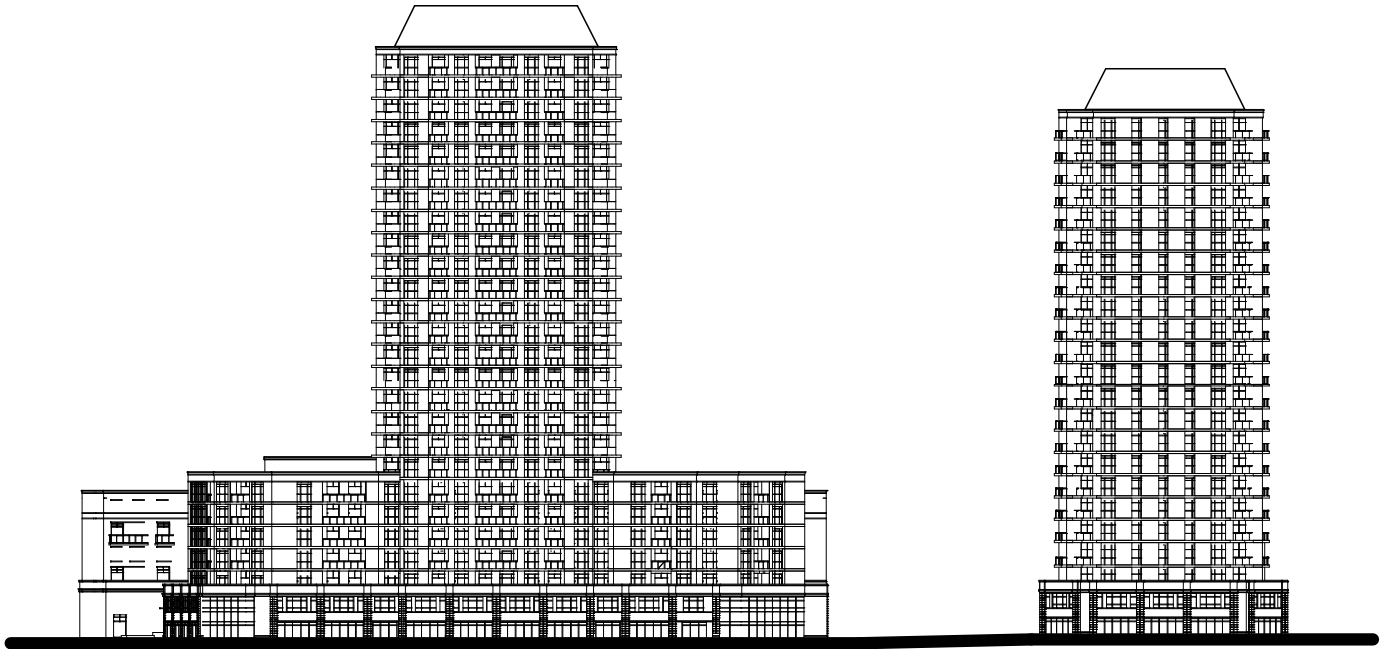
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PRELIMINARY CONCEPT (MARKHAM ROAD FRONTAGE)

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