



## MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Sabrina Bordone, Senior Planner, Central District

REVIEWED BY: Stephen Lue, Development Manager, Central District

DATE: December 9, 2019

RE: The Marleigh Retirement Residence Phase II (Amica Unionville Inc.)  
Site Plan Application to permit the second phase of a retirement residence located at 34 Main Street (Ward 3)  
File No. SC 14 120628

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### RECOMMENDATION:

- 1) That the presentation by Kathryn Randle, Director, Development & Planning with Rockport Group, to permit the second phase of a retirement residence located at 34 Main Street, File No. SC 14 120628, be received;
- 2) That the Site Plan Application, submitted by Amica Unionville Inc. (the "Owner"), to permit the second phase of a retirement residence located at 34 Main Street, File No. SC 14 120628, be endorsed, in principle, subject to the conditions attached hereto as Appendix A;
- 3) That final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate;
- 4) That Council grant servicing allocation for a maximum of 16 units (retirement rooms) that will include cooking facilities;
- 5) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner;

- 6) That this endorsement shall lapse after a period of three years from the date of endorsement in the event that a Site Plan Agreement is not executed within that period;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this memorandum is to discuss and recommend endorsement, in principle, of the Phase 2 retirement residence.

**BACKGROUND:**

The 1.2 ha (3.1 ac) subject lands are located on the west side of Main Street Unionville, north of Enterprise Boulevard, and are municipally known as 34 Main Street (the “subject lands”), as shown on Figure 1. Bill Crothers Drive, which connects Bill Crothers Secondary School to Enterprise Boulevard, bisects the subject lands into an east and west parcel.

The east parcel is comprised of the Phases 1 and 2 lands. The development of the Phase 1 lands was completed in 2015 and consists of a nine-storey retirement residence. The Phase 2 development, which fronts Main Street Unionville and is the subject of this memorandum, is currently vacant and situated east of the existing Phase 1 lands.

The west parcel comprises the Phase 3 lands and currently serves as a surface visitor parking lot for the Phase 1 lands, as shown on Figure 2. The Phase 3 lands are intended for development in the future. Currently a nine-storey retirement residence is permitted.

**HISTORY OF PREVIOUS ENDORSEMENT:**

On April 21, 2009, the Development Services Committee (“DSC”) endorsed, in principle, the Site Plan Application to permit development on both the Phase 1 and 2 lands (see Appendix C). At the time of the original endorsement, the Owner proposed a phasing plan that included the Phase 1 lands adjacent to Main Street Unionville and the Phase 2 lands on the east side of Bill Crothers Drive. The DSC endorsed both Phases with building heights of nine-storeys linked by a common podium.

The Owner now proposes to modify the Phase 2 retirement residence building in response to market demands, client needs, and City staff comments. The proposed modifications improves the overall functionality of the building and client experience.

**PROPOSAL:**

The Owner’s proposed development (the “proposed development”) comprises the following key elements on the Phase 2 lands:

- a) a nine-storey retirement residence with a gross floor area (“GFA”) of 11,507 m<sup>2</sup> (123,863 ft<sup>2</sup>);
- b) a total of 143 units;
- c) a shared private driveway that extends from Bill Crothers Drive to Main Street Unionville with the Phase 1 lands and the lands to the south (municipally known as 28 Main Street); and,
- d) One level of underground parking consisting of 58 parking spaces.

The more significant changes from the previous endorsement to the proposed development are summarized below:

- An increase in the number of units (from 133 to 143 units), as a result of care floors being introduced (these units are smaller than independent living units);
- The introduction of cooking facilities for a maximum of 16 units (retirement rooms);
- The shared private driveway has been reconfigured to accommodate access to the proposed development to the south (28 Main Street);
- The entire building has been shifted 1.9 m south from the Phase 1 building to further articulate the built form;
- The building materials have changed from primarily red and buff brick with green spandrel to a mix of stone, brick and grey spandrel;
- Balconies have been introduced to some of the independent units to create a more residential feel;
- An outdoor seating area has been introduced on the south side of the building to help animate the space;
- A large porch has been added at the southeast corner fronting onto Main Street Unionville; and,
- Minor increases to the building height have been made and approved by the Committee of Adjustment (see below), while maintaining the terracing and stepping back of the building from Main Street Unionville.

#### Minor Variances have been granted by the City’s Committee of Adjustment

On November 13, 2019, the Owner received approval of minor variances from the Committee of Adjustment to facilitate the improvements to the proposed development (File No. A/93/19). The approved minor variances relate to matters including: landscape strip width, number of retirement rooms, height, required setbacks and underground parking encroachment.

#### City Staff and external agencies have no objection to the proposed development

City staff and external agencies, including the Toronto and Region Conservation Authority, reviewed the proposed development. The Owner has worked collaboratively with City staff and external agencies to address all technical issues and comments. The Phase 2 retirement residence building is generally consistent with the originally endorsed application, is stepped back in height from Main Street Unionville, is compatible with its surrounding uses and provides options for assisted living, memory care and independent suites within one building.

Servicing allocation is required for a maximum of 16 retirement rooms

The original endorsement considered the proposed development as an institutional use, which does not require servicing allocation. The Owner currently proposes that 16 of the 143 retirement rooms include cooking facilities in Phase 2, which requires the allocation of servicing capacity. A condition to this effect is included in the Recommendations of this memorandum.

**CONCLUSION:**

Staff are generally satisfied with the proposed development and recommend endorsement, in principle, subject to the conditions outlined in Appendix A. Staff further recommend that final Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate.

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Aerial Photo

Appendix A: Conditions of Site Plan Approval

Appendix B: Presentation prepared by Kathryn Randle, Rockport Group

Appendix C: April 21, 2009, Recommendation Report

AMANDA FILE NO.: SC 14 120628

## **APPENDIX A**

City of Markham  
Conditions of Site Plan Approval  
The Marleigh Retirement Residence Phase II (Amica Unionville Inc.)  
34 Main Street  
File No. SC 14 120628

1. Prior to final Site Plan Approval, the Owner shall submit the final site plan and elevation drawings, underground parking garage layout plans, grading, servicing and engineering drawings, and landscape plans, along with any other plans, studies and reports, which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services.
2. The Owner shall enter into an Amending Site Plan Agreement with the City and the said Agreement shall contain all standard and special provisions and requirements of the City and external agencies including, but not limited to, the following:
  - a. Provision for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland dedication, and any other financial obligations and securities.
  - b. Provision that the Owner shall agree to implement the Bird-Friendly Measures, as identified on the Bird-Friendly checklist provided on the building elevations, to the satisfaction Director of Planning and Urban Design.
  - c. Provision that the Owner agrees to achieve LEED Silver Equivalent, as identified on the site plan, to the satisfaction of the Director of Planning and Urban Design.
  - d. Provisions for satisfying all requirements of City Departments and public agencies.
  - e. Provisions to secure implementation of the recommendations of the approved reports.
  - f. Provision to secure implementation of the approved Transportation Demand Management Plan.
4. Prior to executing the Site Plan Agreement, the Owner shall submit to the City copies of a registered easement document for the east-west mutual driveway shared with the property immediately to the south. The Owner shall prepare a registered plan and the bear the costs for preparation of the reference plan and

transfer documents as may be required for the land transfer, to the satisfaction of the Commissioner of Development Services.

5. Prior to the issuance of Site Plan Approval, the Owner shall obtain a permit from the Toronto and Region Conservation Authority.
6. This endorsement shall lapse and Site Plan Approval will not be issued, after a period of three years commencing on December 9, 2019, in the event that the Site Plan Agreement is not executed within that period.