
SUBJECT: PRELIMINARY REPORT
OnePiece Ideal (MS) Developments Inc.
Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3)

File No. PLAN 19 142690

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, OnePiece Ideal (MS) Developments Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) portion of 28 Main Street (Ward 3)” be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment and Zoning By-law Amendment (the “Applications”) submitted by OnePiece MS Developments 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 Applications.

Application deemed complete

Staff deemed the Applications complete on January 16, 2020. The Owner previously submitted an application for Site Plan Approval (File SC 15 119946), which is currently under review by staff and external agencies.

Next Steps:

- Statutory Public Meeting scheduled for March 3, 2020

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- Recommendation Report for consideration at a future Development Services Committee (“DSC”), if necessary; and, if approved,
 - Site-specific Official Plan Amendment adoption
 - Site-specific Zoning By-law Amendment enactment
 - Approval of the Site Plan Application (File SC 15 119946)

BACKGROUND:

The 2.06 ha (5.08 ac) subject lands are located on the northwest corner of Main Street Unionville and Enterprise Boulevard (28 Main Street), as shown on Figure 1 (the “Subject Lands”). Bill Crothers Drive bisects the Subject Lands creating two distinct land parcels; each represents a phase of development, being the west parcel (“Phase 1 lands”) and east parcel (“Phase 2 lands”). The Subject Lands are vacant with a 0.63 ha (1.55 ac) woodlot occupying the western portion of the Phase 1 lands. Surrounding land uses are shown on Figure 3.

Approval History

The Owner obtained previous permissions to construct a high density, residential mixed-use development on the Subject Lands through Official Plan Amendment No. 219 (“OPA 219”) and site-specific Zoning By-law Amendment 2018-134 (“By-law 2018-134”).

Previous Proposal

The previous permissions (the “Approved Development Concept”) allowed the development of the Subject Lands with the following, as shown in Figure 4:

- 673 apartment dwelling units contained in two buildings (362 units on the Phase 1 lands and 311 units on the Phase 2 lands)
- building heights of 33-storeys (Phase 1 lands) and 29-storeys (Phase 2 lands)
- up to 1,700 m² (18,300 ft²) of non-residential/retail uses for both buildings
- 428 parking spaces accommodated in three levels of underground parking (Phase 1 lands) and 399 parking spaces accommodated in four levels of underground parking (Phase 2 lands)
- the conveyance of two park blocks (the west park block being stratified with three level of underground parking) and the woodlot to the City

Revised Proposal

The Applications subject to this report represent the Phase 1 lands only. The Owner will similarly submit further development applications in the near future for the Phase 2 lands. In the interim, the Owner proposes to develop the Phase 1 lands as follows (the “Proposed Development”), as shown in Figures 5 and 6:

- 362 apartment dwelling units (consistent with the Approved Development Concept)
- building height of 47-storeys (including roof top mechanical penthouse)
- gross floor area (“GFA”) consisting of 52,871 m² (569,120 ft²) residential uses and 529 m² (5,697 ft²) grade-related retail space

- 425 parking spaces accommodated in a nine-storey above grade parking structure incorporated into the building podium with four at grade parking spaces
- one underground level that would accommodate mechanical and building operations and a resident bicycle parking area
- the conveyance of a new 0.35 ha (0.86 ac) public park (unencumbered with no underground parking) and a 0.63 ha (1.55 ac) woodlot to the City

Through the technical review of the Approved Development Concept, the Owner's engineers and contractors identified the potential for unacceptable impacts on the building foundations of the adjacent land uses due to the site limitations and the geotechnical and hydrogeological conditions of the Subject Lands. This resulted in revisions to the Phase 1 building design, which primarily involved the removal of the strata condition from the proposed public park and the relocation of the parking supply above grade and within the building podium. In order to accommodate this revision and maintain the 362 approved residential units, an increase to the tower height and alterations to the building setbacks are required.

Official Plan and Zoning

2014 Official Plan

The Subject Lands are designated "Mixed Use High Rise" and "Greenway" in the 2014 Official Plan (as partially approved on November 24, 2017, and further updated on April 9, 2018). Lands designated "Mixed-Use High Rise" are priority locations where development with the greatest level of intensification is intended to take place. Unless specified in a secondary plan or site-specific policy, the maximum building height is 15-storeys and the permitted density is 3.0 FSI. The "Greenway" designation applies to the woodlot portion of the Subject Lands.

Markham Centre Secondary Plan ("OPA 21")

The Subject Lands are designated "Community Amenity Area - Major Urban Place", "Open Space" and "Open Space – Environmentally Significant", by way of site-specific OPA 219, which amended OPA 21. OPA 219 includes site-specific permissions for the Subject Lands based on the Approved Development Concept and indicated that a Precinct Plan is not required. The approval also included a special provision to permit a stratified park for the Phase 1 lands.

An Official Plan Amendment is required to increase the proposed maximum building height from 33 to 47-storeys, which would accommodate the above grade podium parking resulting from the geotechnical and hydrogeological constraints on the Subject Lands. The number of residential units remains the same.

Zoning

The Subject Lands are zoned "Markham Centre Downtown Two *28 *(Hold)" [MC-D2*28(H)], "Markham Centre Public Space One *29" (MC-PS1*29), "Markham Centre Public Space One" (MC-PS1) and "Markham Centre Public Space Two (MC-PS2)", by By-law 2018-134, which amends By-law 2004-196 (see Figure 2). The Owner proposes to amend By-law 2018-134 to reflect the proposed revised built form on the Phase 1 lands.

OPTIONS/ DISCUSSION:

The following summarizes the issues raised to date. These matters, among others identified through the circulation and detailed review of the Proposed Development will be addressed, if necessary, in a final report to DSC:

- Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment, prepared by Evans Planning Inc.
- Review of the Proposed Development having regard for compatibility with the existing and planned surrounding uses
- Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - Tree Inventory and Preservation Plan
 - Noise Study
 - Functional Servicing and Stormwater Management Report (Addendum)
 - Downstream Servicing Capacity Assessment (Addendum)
 - Traffic Impact Study (Addendum)
 - Geotechnical Investigation and Hydrogeological Assessment
 - Wind Study
 - Sun/Shadow Study
- Under review are site plan matters including, but not limited to, façade treatments, building height and massing, setbacks, pedestrian connections, materiality and ground floor activation

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

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, if necessary.

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: Approved Development Concept

Figure 5: Proposed Site Plan (Phase 1)

Figure 6: Conceptual Rendering (Phase 1) – View Looking Northeast

AGENT:

Adam Layton

Evans Planning Inc.

8481 Keele St., Unit 12

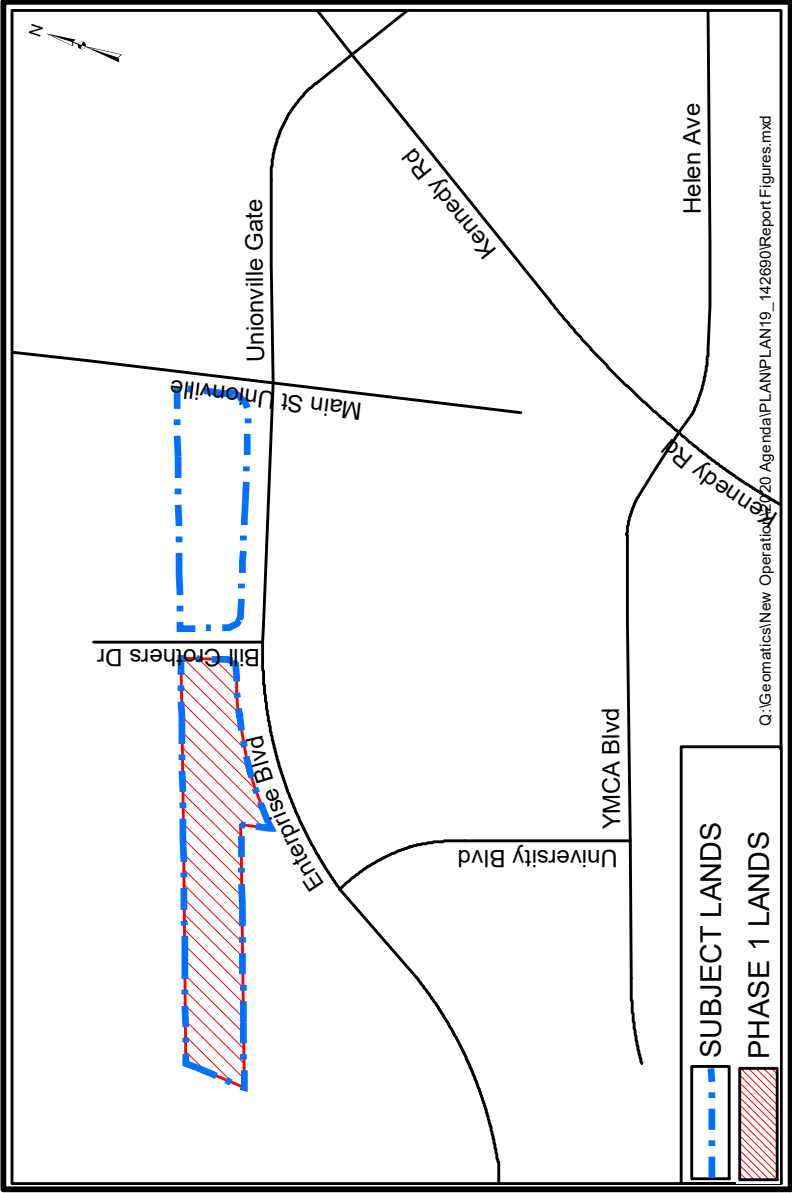
Vaughan, ON

L4K 1Z7

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File path: Amanda\File 19 142690\Documents\Preliminary Report





SUBJECT LANDS

FILE No. PLAN 19-142690 (SB)

DATE: 10/02/2020

Drawn By: RT
Checked By: SB

FIGURE No. 2



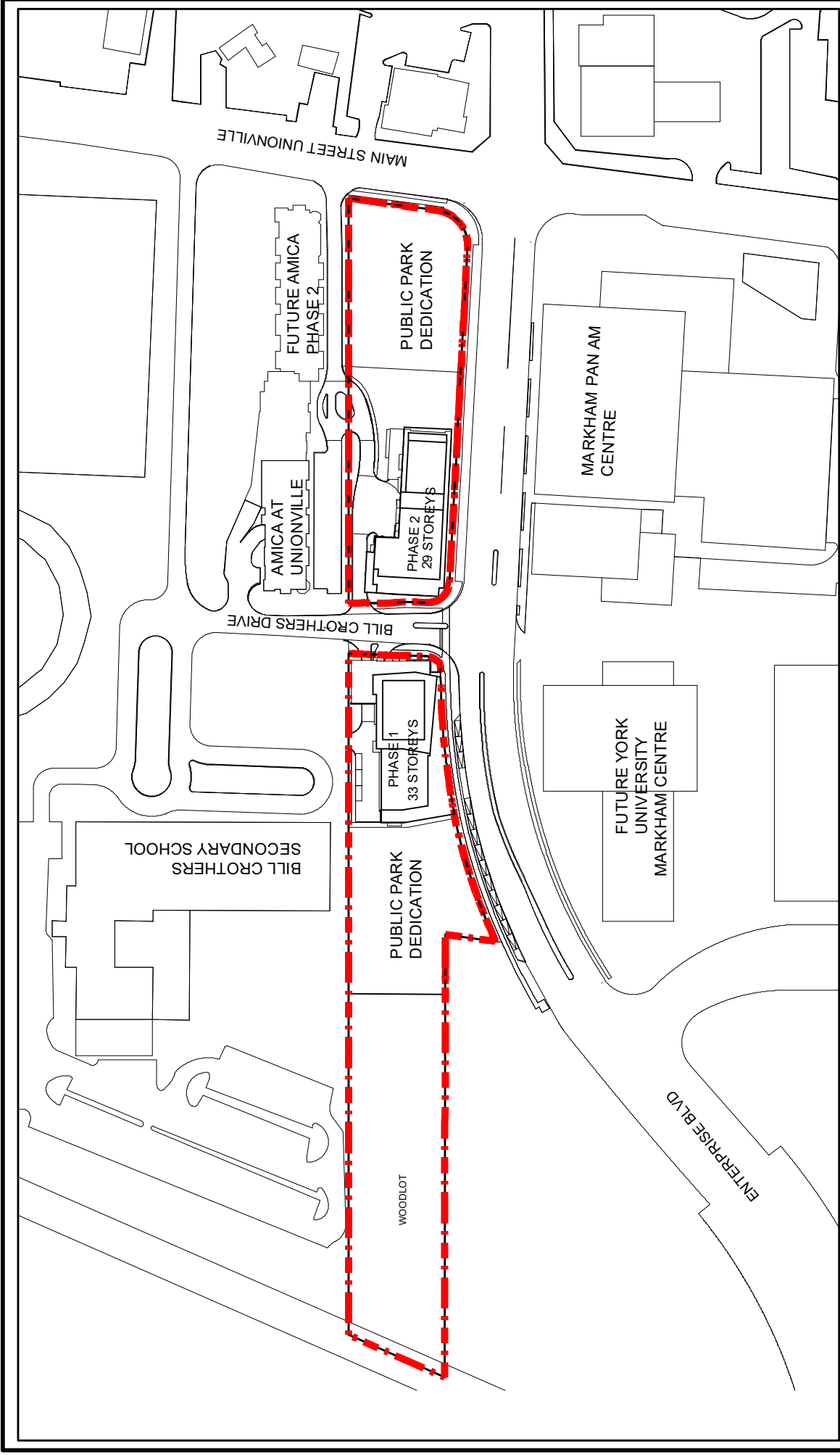
AERIAL PHOTO (2019)

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 SUBJECT LANDS

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APPROVED DEVELOPMENT CONCEPT

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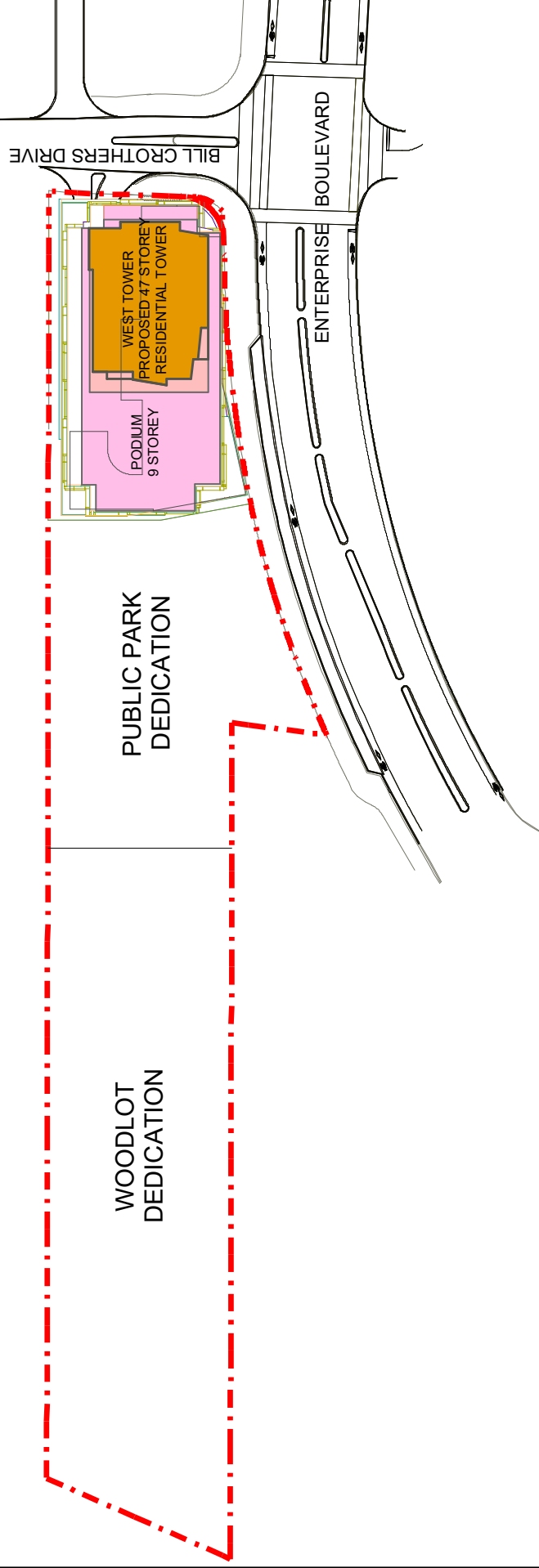
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WOODLOT
DEDICATION

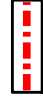
PUBLIC PARK
DEDICATION



PROPOSED SITE PLAN (PHASE 1)

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CONCEPTUAL RENDERING (PHASE 1)

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