



Report to: Development Services Committee

Meeting Date: May 11th, 2020

SUBJECT: Preliminary Report
Incon Holdings (Markham Road) Ltd.
Applications to amend the Official Plan and Zoning By-law to permit medium to high density development at 7350 Markham Road (Ward 7)

File No: PLN 19 141513

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

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P., Ext. 2600
Senior Development Manager

RECOMMENDATION:

1. That the report titled “Preliminary Report, Incon Holdings (Markham Road) Ltd., Applications to amend the Official Plan and Zoning By-law to permit a high density mixed use development at 7350 Markham Road (Ward 7), File No. PLN 19 141513”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by Incon Holdings (Markham Road) Ltd. to amend the Official Plan and Zoning By-law to permit a high density mixed use development at 7350 Markham Road. This report contains general information in regards to the applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff’s opinion or recommendation on the applications.

The Official Plan and Zoning By-law Amendment applications were deemed complete on December 11th, 2019.

Process to date and next steps

- Community Information Meeting (to be determined)
- A Public Meeting will be scheduled at a future date when appropriate.
- Staff recommendation report
- Submission of Draft Plan of Subdivision application
- Submission of Site Plan application
- Submission of Draft Plan of Condominium application

It should be noted that this application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the review of an application and any the appeal to the Local Planning Appeal Tribunal. Under the emergency legislation, municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can be met (e.g. sending of notices, public meetings, etc.). The application will be circulated to commenting departments and agencies. Further, staff will proceed with the normal resolution of issues and case management will be undertaken. At the time of the writing of this report, matters respecting the holding of Public Meetings, finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:**Subject site and area context**

The subject site (7350 Markham Road) is located at the south-west corner of Markham Road and Golden Avenue and is approximately 2.4 hectares (6 acres) (Figure 1). The subject land has been used as a contractor's construction yard (Dagmar Construction) since the 1980s. There is a six (6) storey apartment building across Golden Avenue on the north-west corner of Markham Road and Golden Avenue and existing low density residential development to the west of the subject land on both the north and south sides of Golden Avenue. There is a four storey apartment building and low density development immediately to the south. There are two eight (8) storey apartment buildings, existing low density residential development, a place of worship as well as commercial development to the east, across Markham Road.

In 2016 a previous site-specific Zoning By-law was enacted by Council and an accompanying site plan applications was endorsed to permit a townhouse development on the subject land. However, the site plan application never advanced to site plan approval and the landowner subsequently sold the subject land.

Proposed development

The applicant is proposing a mix use development comprised of standard, back to back and stacked townhouses, and apartment buildings (see Figure 4). Two (2) 16 storey apartment buildings fronting onto Markham Road are proposed with 8 and 10-storey podiums with both buildings having a total of 593 residential units (see Figure 5). Twenty two, 3-storey townhouses with rear yards are proposed to back onto the existing residential to the west, with a mix of 82, 4-storey stacked and back-to-back townhouses which will be centrally located within the proposed development. An outdoor amenity area is proposed which will contain a tot lot as well as an area for dogs. The proposed overall Floor Space Index (FSI) is approximately 2.69. Further, approximately 146 square metres (1572 square feet) of non-residential uses are proposed on the ground floor of the apartment building. A total of 1,070 parking spaces are required for the entire development and 972 are proposed. The applicant is requesting a parking reduction only for the residential parking spaces in the apartment buildings. The visitors parking

requirement will be exceeded by one (1) parking and five (5) parking spaces will be provided for the non-residential uses which meets the parking requirement. At this time there is one (1) full movement access and one (1) restricted access proposed on Golden Avenue, and one (1) restricted access proposed on Markham Road.

Official Plan and Zoning

The subject land is designated “Mixed Use Mid Rise” in the City’s 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the “City’s 2014 Official Plan”). The “Mixed Use Mid Rise” designation provides for a mix of uses including residential buildings up to a maximum height of eight (8) storeys and a maximum FSI of 2.0. An amendment to the City’s 2014 Official Plan is required to redesignate the subject land to “Mixed Use High Rise” which permits a maximum height of 15 storeys and FSI of 3.0. Townhouses and stacked townhouses with a minimum height of three (3) storeys are also provided for. Site-specific exceptions are also being requested to permit an increase in height to 16 storeys and to permit back-to-back townhouses.

The subject land is zoned “Residential Two *566 (Hold) [R2*566 (H)] which permits a site-specific townhouse development. The existing Holding (H) provision requires the Owner to pay to the City their proportionate share of the Markham Road sewer and local sewer upgrade to the satisfaction of the Director of Engineering. An amendment to the Zoning By-law is required to permit the proposed development and to implement appropriate site-specific development standards.

OPTIONS/ DISCUSSION:

Matters identified through the detailed review of these applications will be discussed in a future Staff recommendation report. The following is a preliminary list of matters raised for consideration to date.

1. Evaluate the appropriateness of the proposed Official Plan and Zoning By-law amendments and built form.
2. Examine the compatibility and potential impacts of the proposed development on the existing surrounding neighbourhood.
3. If the proposed Zoning By-law is approved by Council in the future, applicable Section 37 contributions including public art will be determined at that time.
4. If the proposed Official Plan and Zoning By-law amendments are approved a site plan application will be required for the development to proceed. The Site Plan process will require minimum LEED Silver to be achieved for the proposed high density buildings. Sustainable initiatives will also have to be provided for the remainder of the development.
5. A future site plan application will also examine in more detail the building elevations and materials, landscaping, bird-friendly guidelines, amenity space, and determine the appropriate parkland requirements among other things.
6. Future subdivision and condominium applications will also be required.
7. Analysis of the proposed parking reduction is being undertaken.

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8. Markham Road is under the jurisdiction of the Region of York. The applicant will be required to address any Region of York comments respecting the applications including the proposed access on Markham Road.
 9. Studies submitted in support of the applications are currently under review including a Transportation Impact Study, Planning Justification Study, Functional Servicing Study and Hydrogeological Study. The proposed accesses, traffic impacts, and any servicing capacity constraints or improvements are included in the technical review.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

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

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to internal City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and where appropriate, will be incorporated into the proposed amendments and any future draft plan and site plan conditions.

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 Development
- Figure 5: Proposed Rendering (Markham Road)

