



Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT: PRELIMINARY REPORT, Greencapital Limited Partnership Applications to amend the Official and Zoning By-law to permit a mixed use high rise development at 10 Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager, West District, (Ext. 2531)

RECOMMENDATION:

That the report dated November 9, 2020, entitled “PRELIMINARY REPORT, Greencapital Limited Partnership, Applications to amend the Official and Zoning By-law to permit a mixed use high rise development at 10 Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)”, be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by Greencapital Limited Partnership, to permit a mixed use high rise development on the subject lands. The application contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

BACKGROUND

Site and Area context

The 1.56 ha (3.85 ac) subject lands are located on the north side of Royal Orchard Boulevard, between Yonge Street and Inverlochy Boulevard (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). A commercial plaza consisting of two (2) single storey buildings exists on the subject lands. The existing uses within the commercial plaza include a pharmacy (Shoppers Drug Mart), a food store (Food Basics), and a real estate office (Royal LePage). A single storey, multi-unit commercial building; an 18 storey residential apartment building (The Gazebo of Thornhill Condos); and a thirteen (13) storey residential apartment building are located to the north. A thirteen (13) storey residential apartment building is also located to the south, across Royal Orchard Boulevard. Townhouses are located to the east, across Inverlochy Boulevard. Townhouse are located to the west, across Yonge Street, in the City of Vaughan.

Application Status:

The applications to amend the Official Plan and Zoning By-law Amendment were deemed complete on November 4, 2019.

Next Steps:

1. A Statutory Public Meeting which remains to be scheduled;
2. Staff will prepare a Recommendation Report on the Official Plan and Zoning By-law amendments at a future date;

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3. If the applications are approved then future applications for Site Plan approval and condominium approval are required;

Yonge North Subway Extension

The planned Yonge North Subway Extension (YNSE), between Finch Station in North York to Highway 7 in Richmond Hill, is currently the subject of an Environmental Assessment (EA) Study. The proposed YNSE is a project by Metrolinx and Infrastructure Ontario that proposes to extend the TTC's Line 1 subway service 7.4 km north of Finch Station for the purpose of supporting inter-regional transit between Markham, Vaughan and Toronto. There are (6) possible subway stations planned (Cummer/Drewry, Steeles, Clark, Royal Orchard, Langstaff / Longbridge and Richmond Hill Centre). However, none of these proposed extensions have been approved to date.

Proposal

The applicant is proposing to re-designate the subject lands from "Mixed Use Mid-Rise" to "Mixed Use High-Rise" under the Markham Official Plan 2014. The applicant is also proposing to rezone the subject lands from Community Commercial Zone (CC) under By-law 2150, as amended, to Community Amenity Two Zone and Open Space One (OS1) Zone under By-law 177-96, as amended, to incorporate site specific development standards.

The proposed amendments to the Official Plan and Zoning By-law will facilitate a mixed use high rise development on the subject lands (See Figures 4 – Site Plan and Figures 5, 6, 7, and 8 – Elevations). The applicant's proposal includes:

- Four (4) residential towers on the north side of Royal Orchard Boulevard between Yonge Street and Inverlochy Boulevard, ranging in height between twenty-five (25) and fifty-nine (59) storeys (the proposed 59 storey tower would be located at the northeast corner of Yonge Street at Royal Orchard Boulevard);
- A total of 1560 residential units;
- Two podium buildings, four (4) storeys in height consisting of 3,742 m² (40,278 ft²) which will accommodate non-residential uses including, retail, service and office uses, an outdoor rooftop terrace amenity space above the 4th floor;
- A five (5) storey internal amenity space section located within the podium building (including the rooftop) between Tower 1 (59 storeys) and Tower 2 (39 storeys) adjacent to Yonge Street;
- A one (1) storey internal courtyard area on the second floor of the podium building between Tower 3 (31 storeys) and Tower 4 (25 storeys) adjacent to Inverlochy Boulevard;
- A total of 1,866 parking spaces (1,545 spaces underground, 321 spaces on the ground floor of the podium buildings);
- A centrally located north to south driveway for vehicular access onto Royal Orchard Boulevard;
- A public park with an approximate area of 0.14 hectares (0.35 acres) is proposed to be located at the northwest corner of Inverlochy Boulevard at Royal Orchard Boulevard;

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- A maximum site density of 9.4 FSI is proposed [The Floor Space Index (FSI) calculation is derived from the total floor area of the buildings divided by the area of the property];
 - The conceptual floor plans submitted with the application also proposes an integrated future subway entrance, in the event that the Yonge North Subway Extension approves a “Royal Orchard Station”;

Provincial and Regional Policy Framework

Provincial Policy Conformity

This proposal must be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, and the Planning Act. It will be evaluated against the Provincial Policy Framework during the processing of this application.

York Region Official Plan

The subject lands are designated ‘Urban Area’ and identified as “Regional Corridor” on Map 1 of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses. Regional Corridors are intended to accommodate a high concentration of intensification. These lands are further identified as being located within a draft Major Transit Station Area (MTSA), however, a final designation of this MTSA cannot occur until York Region completes the Regional municipal comprehensive review process in consultation with the City of Markham.

Markham Official Plan

The subject lands are designated ‘Mixed Use Mid-Rise’ on Map 3 – ‘Land Use’ in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). This designation provides for mixed use (residential and commercial) buildings with a maximum building height of eight (8) storeys. An Official Plan amendment is required to permit mixed use high rise development on the subject lands.

The subject lands are further identified as being located within the Key Development Area – Yonge North Corridor Area in the Area and Site Specific Policies under Section 9.18 of the Official Plan 2014. The land use policy objective for this area is to provide for a mixed use key development area that integrates residential, retail, office and public uses, at transit supportive densities along the future Yonge Street Subway extension.

Yonge Corridor Secondary Plan

A Secondary Plan for Yonge Street, between Steeles Avenue East and Langstaff Road, is contemplated subject to budget approval by Council.

Zoning

The subject lands are zoned Community Commercial Zone (CC) under By-law 2150 as amended. This zone category only permits commercial uses including retail, restaurant and personal service uses. Residential uses, including apartment buildings, are not a permitted use. A Zoning By-law Amendment is required to permit mixed use high rise development on the subject lands.

OPTIONS/ DISCUSSION:

The following is a list of preliminary comments raised to date. Other matters that are identified through the detailed review of these applications and public meetings will be discussed in a future recommendation report. Some of the matters identified include, but are not limited to:

1. Planning staff are evaluating the Planning Justification Report, prepared by Gatzios Planning + Development Consultants Inc., submitted with the applications.
2. Technical studies including a Functional Servicing Report, and Transportation Impact Study (TIS) are currently under review by staff.
3. Planning staff are reviewing the compatibility between the proposed building heights and adjacent residential development.
4. Planning staff are reviewing the implications of the proposed density of 9.4 FSI, the proposed number of units, and proposed building heights.
5. As submitted, the applicant is proposing a 0.14 ha. (0.35 ac.) Public Park at the north east corner of Royal Orchard Boulevard and Inverlochy Boulevard. Further review is required by City staff to determine whether the proposed size and location of the public park is appropriate.
6. Development Engineering staff have provided preliminary comments which indicate that existing municipal services in the vicinity of this site will require upgrades to accommodate the proposed development
7. Transportation Engineering staff have provided preliminary comments, identifying issues related to the submitted transportation Impact Study which must be addressed.
8. The subject site has access from Yonge Street, which is under the jurisdiction of York Region. As such, it is for the Region to review and comment on the traffic intersections and proposed transportation improvements along Yonge Street.
9. A Parking Justification Study will be required to address any deficiencies to the number of parking spaces as required by The City's Parking Standards By-law.
10. Regional staff have indicated that in their opinion proceeding with the proposed heights and densities of this proposal would be considered premature to support the level of intensification proposed for these lands until the timing of the Yonge Subway Extension and a possible Royal Orchard Station has been confirmed.

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- 11 A site plan application is required which has not yet been submitted for review. Additional matters may be identified during the Site Plan application review process.
 12. Planning Staff are of the opinion that in order to provide a context and planning framework for assessing the proposed amendments to Official Plan policies and Zoning permissions, the applicant's proposal should be accompanied by a more comprehensive analysis of the site and surrounding area to determine an appropriate level of intensification. This local area study should, among other matters, address phasing of development to identify appropriate pre and post-subway levels of development; opportunities for integration with a future subway station including opportunities for direct access to the station; assess impacts on community amenities (community services, open space and recreation facilities) and opportunities for enhancement; impacts on municipal infrastructure; the existing retail function and opportunities to maintain a retail component; and review the appropriateness of the park and the built form, heights and density of the proposed development.

Staff have made the applicant aware of our concerns regarding the impacts this proposal could have on existing and future community facilities and services, the existing and the future transportation network in the area (with or without a Royal Orchard subway stop), municipal servicing and the need to provide an appropriate retail function on the site. Staff further note that we are anticipating that the applicant will be making modifications to the proposal as a result of our recent discussions which could result in significant revisions to the conceptual site plan shown on Figure 4.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities. Including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan

Figure 5 – West and South Elevations – Towers 1 and 2

Figure 6 – East and North Elevations – Towers 1 and 2

Figure 7 – West and South Elevations – Towers 3 and 4

Figure 8 – East and North Elevations – Towers 3 and 4

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