

SUBJECT: PRELIMINARY REPORT
2310601 Ontario Inc.
Applications for Official Plan and Zoning By-law
Amendments to permit a 1,136 unit independent living
retirement home complex at 3912 and 3928 Highway 7 East
(Ward 3)

PREPARED BY: Luis Juarez, M.C.I.P., R.P.P., extension 2910
Planner II, 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, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Official Plan and Zoning By-law Amendments (the “Applications”) submitted by 2310601 Ontario Inc. (the “Owner”) to permit an 85,265 m² independent living retirement home development consisting of 1,136 units (the “Proposed Development”).

This report contains general information in regards to applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

The approximately 1.48 ha (3.66 ac) subject lands are located on the north side of Highway 7, east of Verclaire Gate, south of the future Buchanan Drive extension, and west of Village Parkway, and are municipally known as 3912 and 3928 Highway 7 East (the “Subject Lands”), as shown on Figure 1. Figure 3 shows the surrounding land uses, which include the following:

- To the north is a 1.162 hectare proposed park and a 0.825 hectare proposed partial elementary school block;
- To the east is an existing low-rise residential development;
- To the south, across Highway 7, is existing high-rise residential development;
- To the west is St. Justin Martyr Parish and further west are vacant lands recently zoned to permit a 9 storey apartment. To the northwest is an existing low rise residential development.

Application Status

Markham Council, in 2016, approved the Owner's previously submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment (File SU/ZA 13 113228) that facilitated the Buchanan Drive extension, a new north-south road, and the creation of a new park block, school block, and a high-density residential block, as shown in Appendix A (the Draft Plan of Subdivision). Currently, the Owner is actively satisfying the conditions of draft approval ahead of registering the Plan of Subdivision.

The Markham Committee of Adjustment, in 2018, approved a Minor Variance application (A/61/18) to permit reduced side and rear yard setbacks and an increase in density to 3.95 FSI. The Owner now seeks increased building height (from 8 storeys to 14 storeys); an increase in density to 5.75 FSI; and permission to decrease building setbacks to facilitate the Proposed Development. Table 1 below sets out the past, current, and proposed development standards for the high-density residential block.

Table 1: Past, Current, and Proposed Development Standards						
	Density (FSI)	Building Height	Front Yard Setback	Rear Yard Setback	Side Yard Setback (West)	Side Yard Setback (East)
By-law 2016-077	3.5	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	1.2 m, 165 m from the front property line above the second storey	4 m, 7 m above the second storey	4 m, 7 m above the second storey
Minor Variance approvals (A/61/18)	3.95	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	4 m, 8.5 m above the third storey	4 m, 7 m above the third storey	4 m, 7 m above the third storey
Proposed Zoning By-law and Official Plan Amendments	5.75	49 m (14-storeys)	0.6 m	3 m	3 m	3 m

Staff deemed the current Applications complete on September 22, 2020.

The next steps in the planning process include:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Staff Recommendation Report to the Development Services Committee ("DSC")
- Future submission of a site plan application

Proposal

The Owner proposes to redevelop the vacant, high-density residential block to facilitate the Proposed Development, which includes a 14-storey L-shaped building fronting Highway 7 East (Building A), a 13-storey building along the northwest property line (Building B), and a nine-storey building terracing at the fourth floor along the northeast property line (Building C) (see Site Plan, Figure 4). The Proposed Development consists of:

- a) 1,136 units (including 986 life lease units and 150 rental units of which 173 are barrier-free units)
- b) a density of 5.75 times the area of the high-density residential block (FSI of 5.75)
- c) 580 underground residential parking spaces (including 125 visitor parking spaces with another 46 visitor parking spaces at-grade)
- d) 2,455 m² amenity space on the first floor of Buildings A and B, including a pharmacy, medical clinic, library, café, salon, kitchen, community dining area, and leisure spaces
- e) Proposed outdoor amenity space would include a courtyard, with a greenhouse and landscaped terrace proposed on the roof of Building C.
- f) Internal garage access, drop off areas, and visitor parking

Provincial and Regional Policy Context**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' on Map 1 of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses.

Official Plan and Zoning

The Subject Lands are designated "Mixed Use Mid Rise" in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) and permits mid-rise intensification opportunities in a variety of building forms and uses, including Retirement Homes. Site specific policy 9.19.9.f in the 2014 Official Plan establishes a maximum permitted height of 8 storeys and a maximum FSI of 3.5 on the Subject Lands. The Owner submitted an Official Plan Amendment to permit an increase in building height and density, as described in Table 1, to facilitate the Proposed Development.

The Subject Lands are zoned "Community Amenity Area 3 Hold (CA3*558)" in By-law 177-96, as amended by site-specific Zoning By-law 2016-77, and shown in Appendix B. The By-law permits a variety of commercial and residential uses, including Retirement Homes. The Owner has submitted a site-specific Zoning By-law Amendment application to allow for additional building height and density and reduced setbacks as outlined on Table 1.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, among others, identified through the circulation and detailed review of the Owner's proposed development will be addressed in a final report to DSC:

- a) Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment by the Owner, as prepared by Malone Givens Parsons Limited.
- b) Review of the appropriateness of the Proposed Development having regard for matters including, but not limited to, the following:
 - i) Appropriate transition to the existing surrounding low-density residential uses to the east and northwest and the existing institutional use to the west
 - ii) Traffic impacts, site access, and transportation demand management.
- c) As part of the review of a future site plan submission, a number of matters will be considered including, but not be limited to, the following:
 - i) Pedestrian connections and ground level animation, driveway accesses, and locations
 - ii) Building design and architecture
 - iii) Landscape and landscape buffers
 - iv) Site functionality for waste management and snow removal storage
 - v) Opportunities for sustainability measures, bird-friendly guidelines, and accessibility.
- d) Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
 - i) Environmental Impact Study
 - ii) Functional Servicing Report
 - iii) Hydrology Report
 - iv) Transportation Impact Assessment.
- e) The Proposed Development will be required to consider any requirements of external agencies including, but not limited to, York Region.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications will be evaluated in the context of growth management, environmental considerations and other 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: Aerial Photo (2019)
Figure 4: Site Plan

APPENDICES:

Appendix A: Draft Plan of Subdivision
Appendix B: Zoning By-law 2016-77

AGENT:

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Juarez\APPLICATIONS\ZA\3912 HIGHWAY 7 E (COREBRIDGE)\Preliminary Report