



VISION DOCUMENT

Mixed-Use Multi-purpose Learning Centre and Assisted Living Community and Long Term Care Facility

January, 2021

**36 APPLE CREEK BOULEVARD
MARKHAM, ON, CANADA**

VISION **Document**

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Our File #: 1137J

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Introduction

This vision document has been prepared in support of a mixed use multi-purpose learning centre and life lease seniors community, as well as a new long term care facility proposed on behalf of the Mon Sheong Foundation. The location for this vision is the lands municipally addressed as 36 Apple Creek Boulevard in the City of Markham, Ontario (hereinafter referred to as the subject lands). The subject lands are approximately 21,425 sq. m (5.29 acres) in size and are located approximately 139.6 metres east of the intersection at Woodbine Avenue and Apple Creek Boulevard, west of the Rouge River (**Figure 1.1**).

This document outlines the rationale for the creation of a complete seniors and educational facility comprised two buildings on the subject lands. The first building will be located towards the front of the property along Apple Creek Boulevard and will involve demolishing the existing 2-storey brick building to construct a 7-storey mixed-used development approximately 30,779 sq. m (331,302.4 sq. ft) in size (Building 1). The primary programming of this building will be as a life lease community (i.e., assisted living senior residence), offering approximately 250 affordable senior units. The secondary use will be as a multipurpose learning centre with programming opportunities such as: 1) a vocational training centre for personal support workers (PSW); and 2) a heritage learning centre, featuring after school and weekend Chinese heritage and immersion programs for youth. This educational programming will be achieved through a flexible building design, whereby classroom usage can change and grow with the community's needs. This offers opportunities for additional program uses such as recreational classes (e.g., art, culture and dancing classes) and youth/adult training programs (e.g., business classes), as seen fit.

Located behind the multipurpose learning centre will be a long term care (LTC) facility. This building will be located towards the rear of the property and will be approximately 16,382 sq. m (176,334.4 sq ft.) in size. This building is contemplated at 7 storeys and will provide a minimum of 160 resident beds.

The proposed buildings will have a synergistic relationship, whereby the LTC facility provides practical opportunities for the PSW training program and where potential culture and education programming provides recreational opportunities for older adults in addition to youth. The mixed use programming of this vision supports an age-friendly community where multi-generational interaction can occur and where residence of Markham can live, learn and play in place.

A concept plan for the subject lands has been prepared in support of these uses. Approval of this vision will create a community asset that is welcoming to individuals of various ages, abilities and backgrounds. This vision will create employment opportunities for surrounding communities and will help to achieve the City of Markham's desire for high-quality senior care though affordable and diverse housing options.

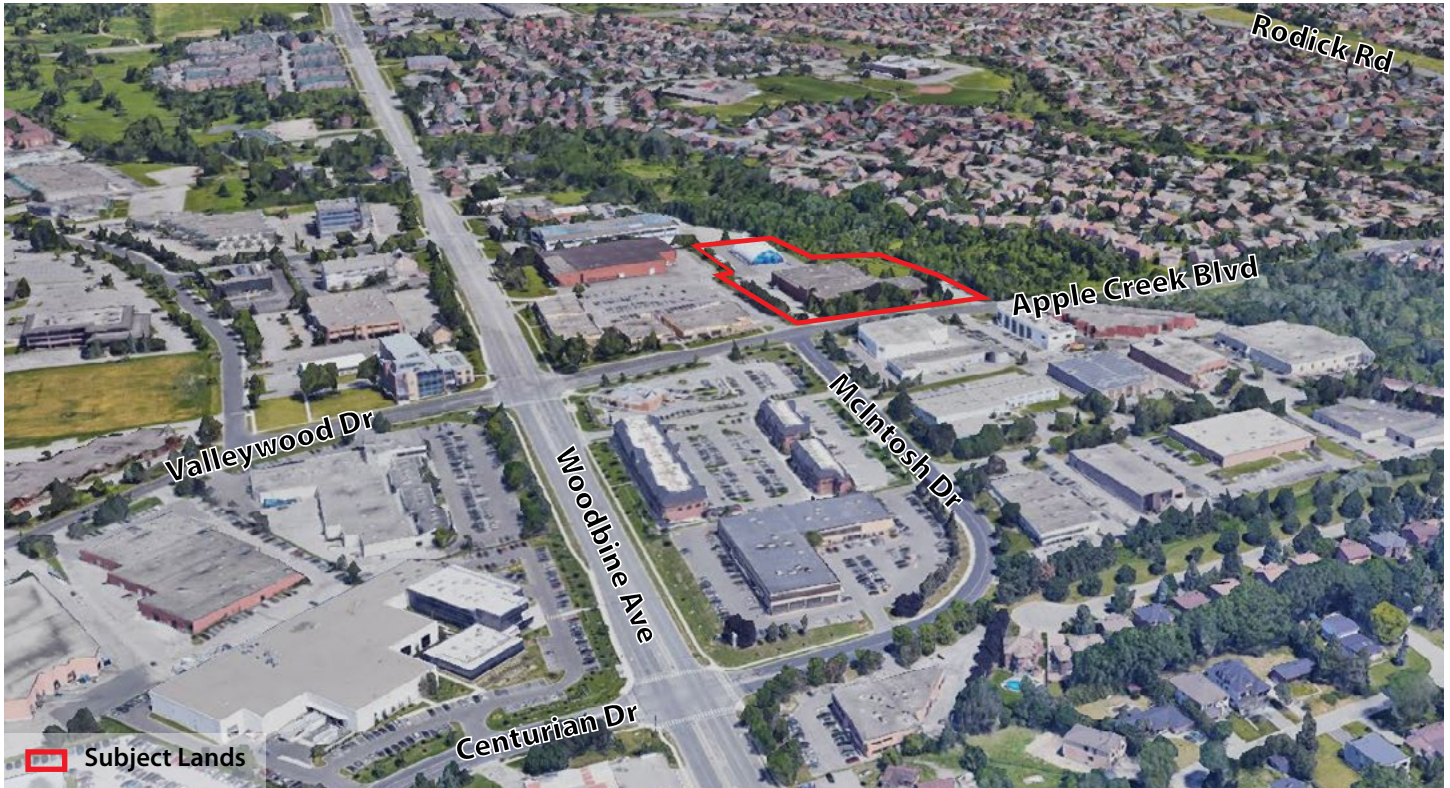


Figure 1.1 - Aerial view of the subject lands



Figure 1.2 - Massing perspective of the proposal viewed from the southwest, prepared by Larkin architect limited

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Site

The subject lands are located on the north side of Apple Creek Boulevard approximately 139.6 metres east of its intersection with Woodbine Avenue in the City of Markham. The subject lands are bounded to the east by the Rouge River Valleylands consisting of a woodlot area and a low-rise residential community beyond. To the west the subject lands are adjacent to small format commercial-retail buildings and their associated surface parking. Similarly, north and south of the subject lands are large format commercial-service and industrial buildings (**Figure 2.3**).

The subject lands are 21,390 sq. m (5.29 acres) in size and have an approximate north-south elevation change of 4 metres. The subject lands are currently occupied by two buildings, including a 2-storey brick office building fronting onto Apple Creek Boulevard, previously used by Magna International Inc., and a large steel frame industrial warehouse tent located at the rear of the property towards the site's north lot line (**Figure 2.2**).



Figure 2.2 - Street view from: 1) Apple Creek Boulevard (top); and 2) the westerly commercial plaza

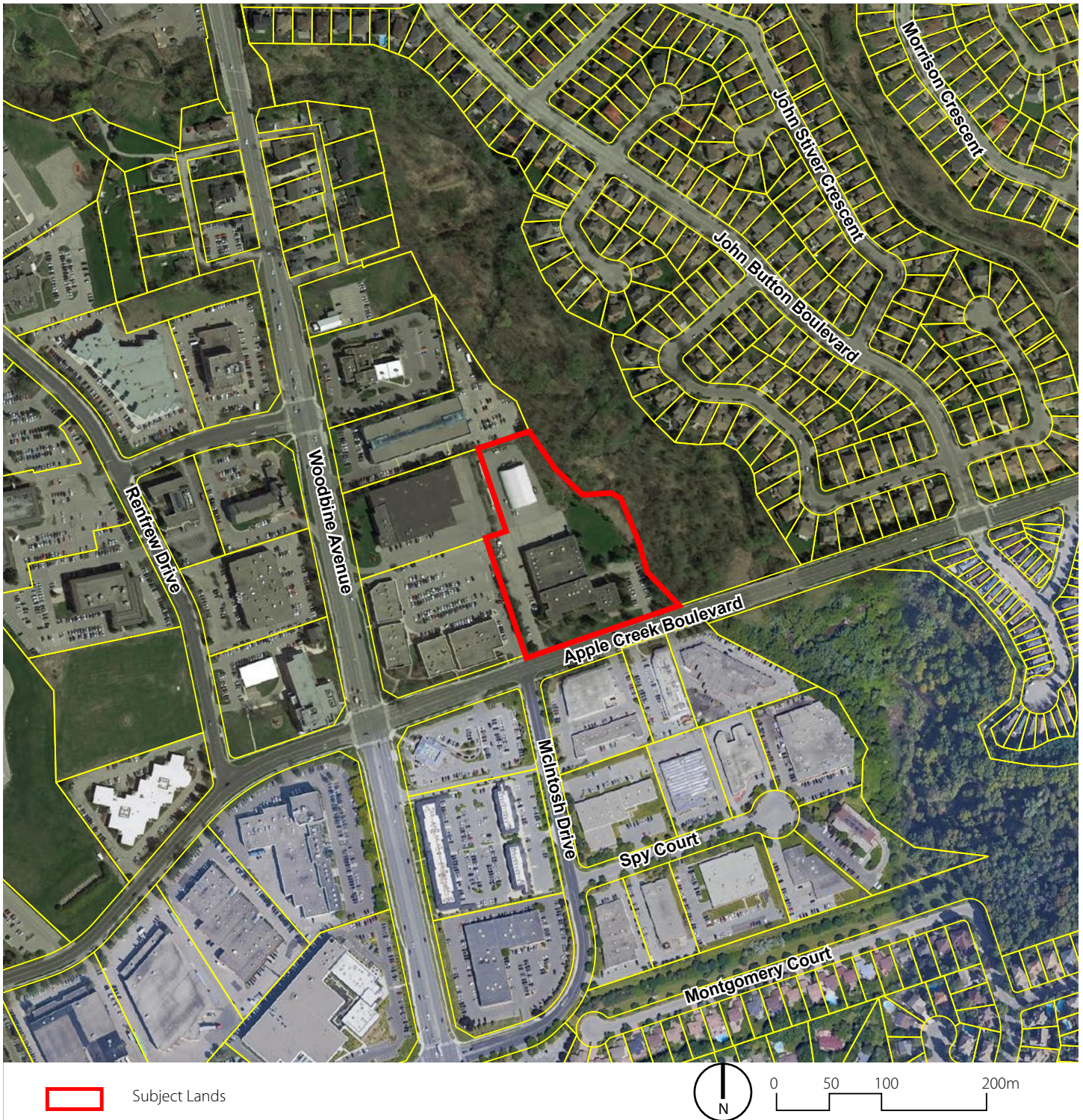


Figure 2.3- Site location map, prepared by MHBC

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Surrounding Context

The subject lands are located along Apple Creek Boulevard, which resides east of Highway 404 and north of Highway 7 in the City of Markham. The subject land's immediate surrounding land uses are illustrated in **Figure 3.1** and include:

NORTH: Due north of the subject lands is an existing commercial-service/commercial-retail building containing uses such as a pool hall, insurance agency, realtor and an education centre, to name a few. Further north resides smaller commercial-service uses and community facilities such as a funeral home and spa, as well as a low-rise residential community and Presbyterian Church beyond.

EAST: The east edge of the subject lands is defined by a densely wooded area that constitutes the Rouge River Valleylands as part of the City of Markham's Greenway System within the Rouge River Watershed. Beyond this further east is a low-rise residential community consisting of single detached, 2-storey dwellings.

SOUTH: Located south of the subject lands beyond Apple Creek Boulevard are large format commercial-industrial facilities with employment uses in the form of professional offices, research and development, manufacturing, logistic warehousing and distribution warehousing. These lands also include some retail uses located in a small-scaled strip plazas located along Woodbine Avenue.

WEST: Existing commercial-service and commercial-retail buildings and their associated surface parking are located west of the subject lands, included uses among others, fast food restaurants, an education centre, health services, and a veterinary clinic. Further west beyond Woodbine Avenue resides institutional and industrial uses including among others, the Markham Heritage

Schoolhouse Museum and Archives, J Addison Elementary School and Buttonville Municipal Airport beyond. To the northwest beyond Woodbine Avenue resides a hotel, research and development services and a memory health clinic, among other commercial-service uses.

The subject lands have access to high quality transit services and are in close proximity to YRT Bus Routes No. 24, 40, 302, and 405. These transit services provide connection to the Regional Centre located at Woodbine Avenue and Highway 7, as well as the Highway 7 rapid transit corridor that provides bus rapid transit connections to Downtown Markham, Richmond Hill and Vaughan. These regional connections provide greater linkages to other bus routes, GO Transit services, and higher order transit services, including the future Yonge Street TTC Subway extension which provide further connection to Toronto and the Greater Toronto Area (see **Figure 4.2**). These transit services also provide connections to the Markham train station offering GO Train regional services and Via Rail national and international services. In addition, the subject lands are within a 2 minute drive from Buttonville Municipal Airport and a 20 minute drive to Toronto Pearson International Airport.

The subject lands are within 1000 metres of residential land uses and 7 schools of varying types (i.e., Catholic, Public, and Montessori) and the Seneca College Markham Campus is a 4 minute drive, or 19 minute walk from the subject lands. Specifically, this campus is the location of the Confucius Institute at Seneca, which promotes Chinese language and culture through community-based learning and academic programming. These residential and education connections makes the subject lands an ideal location for the vision's multi-purpose programming including seniors accommodation, PSW training and potential language and Chinese cultural programs that will provide community employment and co-operative education opportunities.

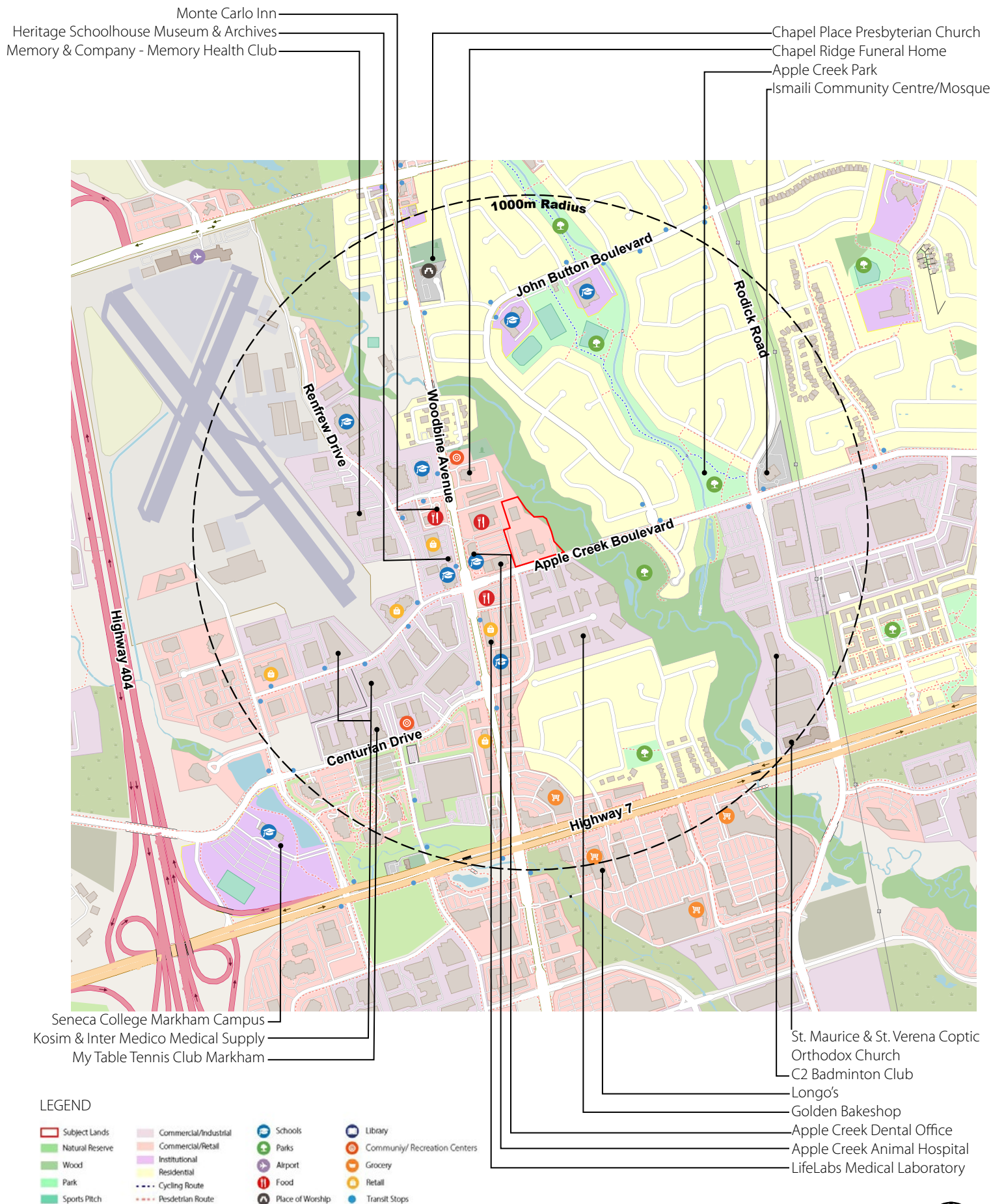


Figure 3.1- Map of the surrounding context and land uses, prepared by MHBC

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Regional Context

The subject lands are located in an area that benefits from many existing and emerging regional transportation connections, assets and infrastructure (**Figure 4.2**). Specifically, the subject lands are in close proximity to the Highway 404 Expressway and Highway 407 Express Toll Route which provide ease of access to area municipalities and area health care facilities such as the Richmond Hill Urgent Care Centre and Markham Stouffville Hospital. As previously mentioned the subject lands are within a 2 minute drive to Buttonville Municipal Airport and a 20 minute drive to Toronto Pearson International Airport, providing connection to regional and international air travel for residents and visitors alike.

The subject lands are also in close proximity to Downtown Markham and Richmond Hill via the Highway 7 East Rapidway and the newly completed Young Street / Richmond Hill Rapidway (Bus Rapid

Transit system). These transit connections will be further enhanced through the Region's emerging transportation infrastructure including the proposed Yonge Street subway extension and the Cornell bus terminal located at Highway 7 and Ninth Line in the City of Markham, just a two minute walk to the Markham-Stouffville Hospital. These transit connections will improve regional access for residents, employees and visitors, as well as improve resident's access to regional services and amenities.

The subject lands are well connected to active forms of transportation through the shared roadways along Apple Creek Boulevard and Rodick Road, which further connect to the dedicated bike lanes located along Highway 7.

These regional connections demonstrate that the subject lands is an ideal location for both seniors living accommodation and an education/cultural facility.



Figure 4.1- Regional context images, clockwise from top left - Buttonville Municipal Airport, Highway 404 Expressway, aerial view of the Downtown Markham Master Plan area, Highway 7 BRT Rapidway

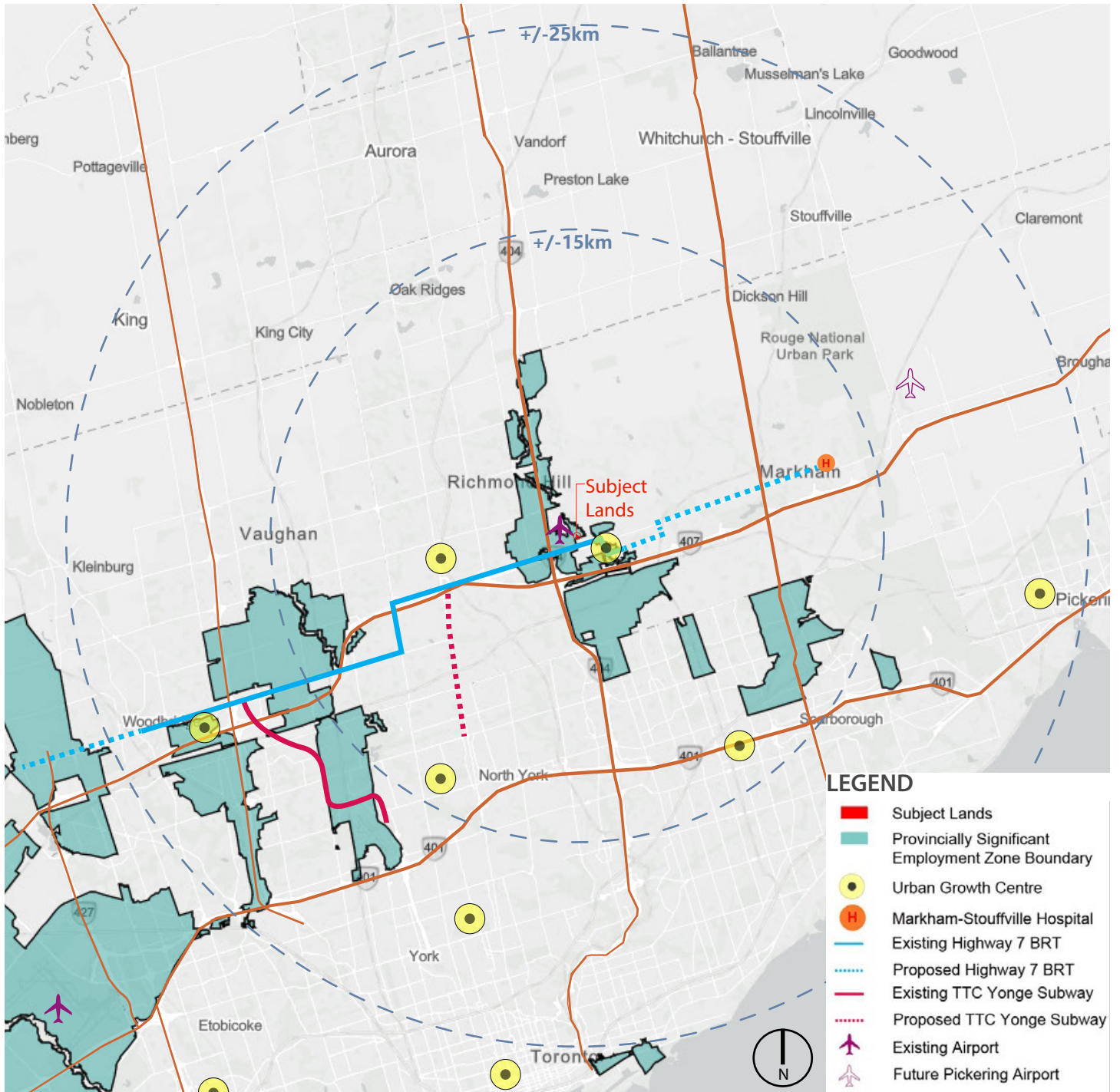


Figure 4.2- Regional context map, prepared by MHBC

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Opportunities and Constraints

The following opportunities and constraints analysis evaluates the various factors that may impact future uses of the subject lands. These opportunities and constraints are illustrated in **Figure 5.1** and are discussed below.

OPPORTUNITIES:

1. ACCESS TO LOCAL & REGIONAL TRANSIT

The subject lands are within walking distance to several YRT bus routes that provide both local and regional connections, specifically to the Highway 7 rapid transit corridor, which provides access to Downtown Markham, Richmond Hill and Vaughan. This regional transportation corridor also provides connection to the Markham GO Station and Union Station in downtown Toronto. Access to transit is important in achieving a successful education/cultural facility and seniors' community to provide access for workers, students, visitors and residents alike, specifically vulnerable populations such as youth and seniors who rely on these services for independence.

2. PROXIMITY TO RESIDENTIAL COMMUNITIES AND COMPATIBLE COMMUNITY SERVICES

The subject lands are within a 10 minute walk (1000 m) to a commercial plaza to the west, and an industrial-commercial plaza to the southwest, which will support the creation of an active, convenient and people oriented development. In addition, the subject lands are located in close proximity to residential communities to the north, east and south. Providing a full spectrum of senior care options will allow residents of these communities to age in place, in close proximity to existing loved ones and familiar community services regardless of their needed level of care.

3. PROXIMITY TO PARKS, RECREATION SPACES, AND GREENLAND SYSTEM

A range of existing public parks and recreation spaces are located in proximity to the subject lands, offering different active and passive recreation activities to promote a healthy and vibrant community. Existing

parks and recreational facilities include: Apple Creek South Park; Apple Creek Park; and John Button Park; York Downs Golf and Country Club; and YMCA of Greater Toronto, to name a few. The subject lands are directly adjacent to the Rouge River Valleylands which provides recreation and nature viewing opportunities for future residents.

4. CONNECTION TO LOCAL AND REGIONAL HEALTH & EDUCATION SERVICES

The subject lands are also well connected to local and regional health services. Health facilities such as the Memory & Company - Memory Health Club and Respite Resort, and LifeLabs Medical Laboratory Services are within 800m of the subject lands. The subject lands are also well connected by transit to the Markham Stouffville Hospital. Ease of connection to local and regional health services is advantageous for future residents and work-sharing opportunities for healthcare workers. This also allows for ease of access for regional PSW candidates to access the training faculties and hands-on learning experience the vision affords.

CONSTRAINTS:

a. TRANSITION TO SURFACE PARKING AND INDUSTRIAL AREAS

Immediately west of the subject lands is an existing commercial-service/retail plaza and to the southwest is an existing commercial-industrial plaza. Both of these locations have surface parking and the potential for adverse noise and visual affects on the subject lands. These areas are currently screened from view by mature trees and vegetation, however the design treatment along these interfaces may require additional attention to ensure compatibility.

b. GREENLAND SYSTEM

The existing Greenland System will require protection from future development. The establishment of setbacks from the feature boundary is important to maintain ecological preservation. These features should be defined at the Site Plan stage.

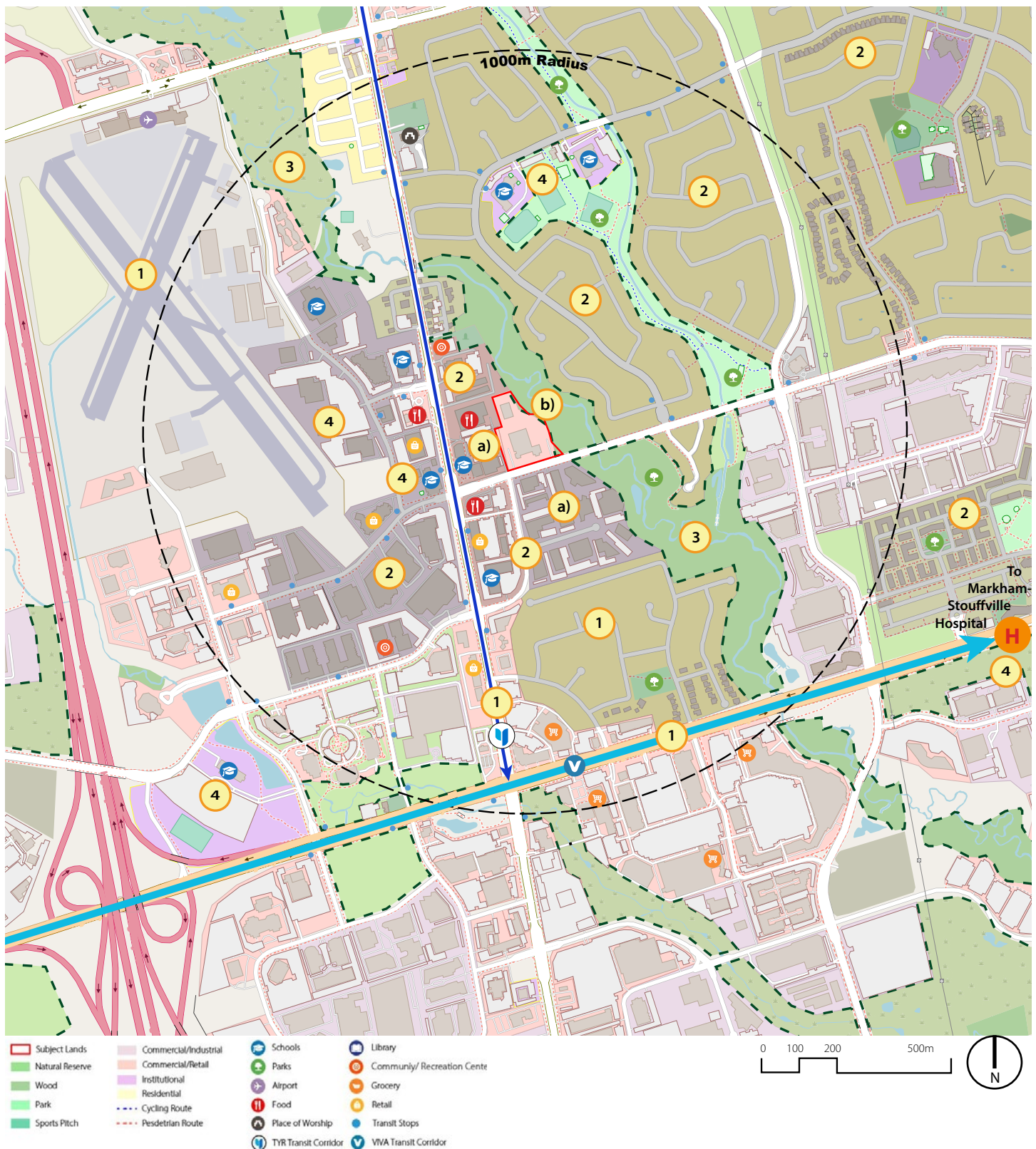


Figure 5.1- Opportunities and constraints map, prepared by MHBC

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Policy Analysis

The subject lands are located within York Region's "Urban Area" on **Map 1 - Regional Structure**. The subject lands are also in close proximity to Woodbine Avenue, which is designated a "Regional Transit Priority Network" on **Map 11 - Transit Network**. These designations promote moderate intensification projects that implement urban services to meet the capacity requirements of the Urban Area, while protecting natural heritage. The subject lands are located along Apple Creek Boulevard, which is considered a major collector road and shared roadway that further connects to regional cycling networks along Rodick Rd and Highway 7, as illustrated in **York Region's Map 10 - Regional Cycling Network**.

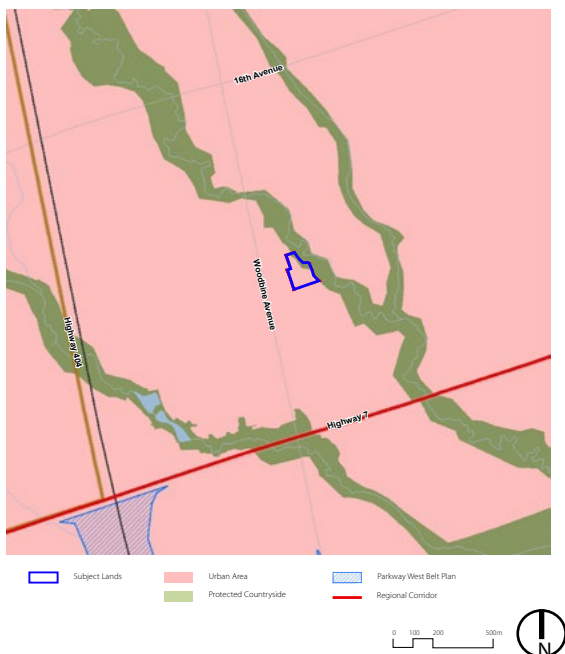
The subject lands are located within the City of Markham's Urban Area Boundary. Under the local OP policy the subject lands are identified as "Employment Area" (including commercial lands) in **Map 1 - Markham Structure** and are located within close proximity to the regional transit priority network along Woodbine Ave and the regional rapid transit corridor along Highway 7, as illustrated in **Map 2 - Centres and Corridors**

and Transit Network. More specifically, the subject lands are designated "Business Park Employment" in **Map 3 - Land Use** within the City of Markham's Official Plan and are located within the Provincially Significant Employment Zone Boundary as per the Growth Plan for the Greater Golden Horseshoe (see **Figure 4.2**).

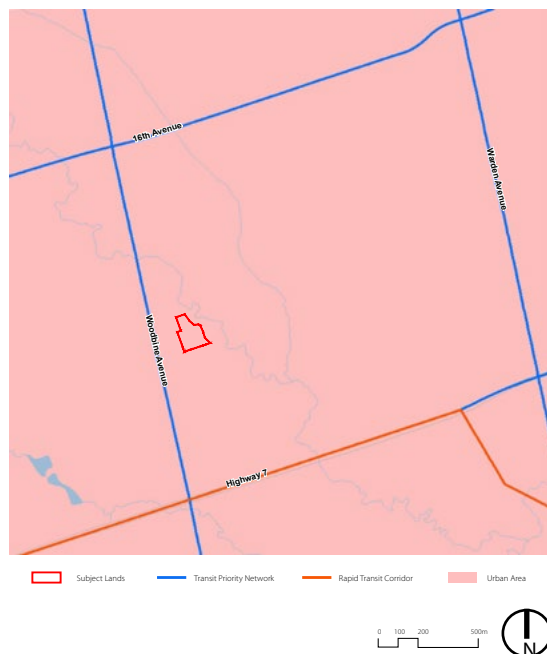
Lands designated "Business Park Employment" are planned to become high-profile employment areas that will focus on providing offices and a range of prestige industrial buildings that display high-quality architectural design. This land use designation permits the discretionary use of the lands as a trade and commercial school. This land use designation does not permit the introduction of new sensitive land uses, such as a life lease community or LTC facility.

As shown in **Map 5 - Natural Heritage Features and Landforms** and **Map 6 - Hydrological Features** in the City of Markham's Official Plan, the subject lands

YORK REGION OFFICIAL PLAN
MAP 1 - REGIONAL STRUCTURE



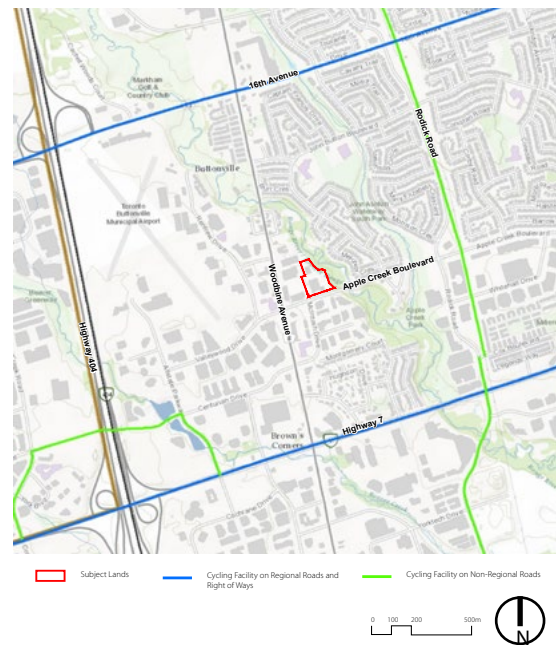
YORK REGION OFFICIAL PLAN
MAP 11 - TRANSIT NETWORK



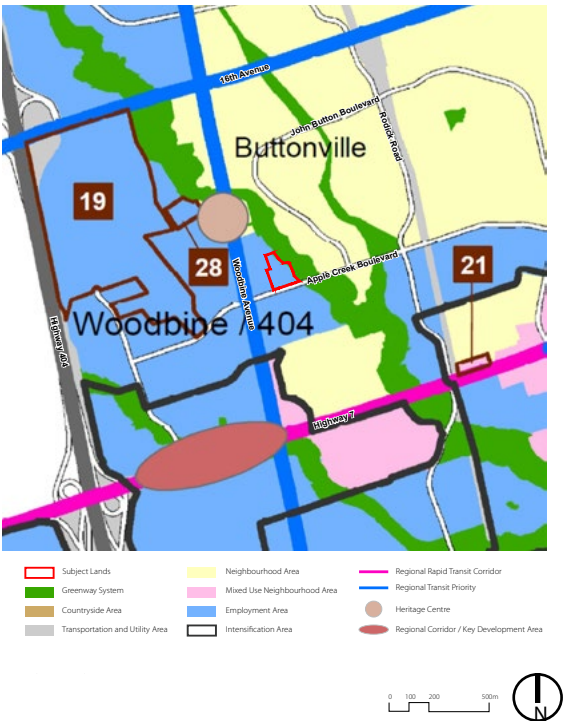
are adjacent to the extended Greenway System that runs through the City in the northwest to southeast direction, a part of the Rouge River Valleylands. Furthermore, TRCA mapping illustrates that a small portion of the subject lands are located within the TRCA regulated area and therefore development on this land portion will require evaluation and development permits will be acquired from TRCA.

The subject lands are zoned M.C. (40%) - Select Industrial with Limited Commercial, under By-law 165-80 as amended. This zone permits commercial uses including commercial schools. This zoning also permits private clubs and health centres as well as public uses as described in **Section 4.3.2** of this By-law. However, this zoning restricts residential uses on the subject lands with more than one dwelling unit and therefore, the subject lands use as seniors housing and seniors care such as Long Term Care is restricted.

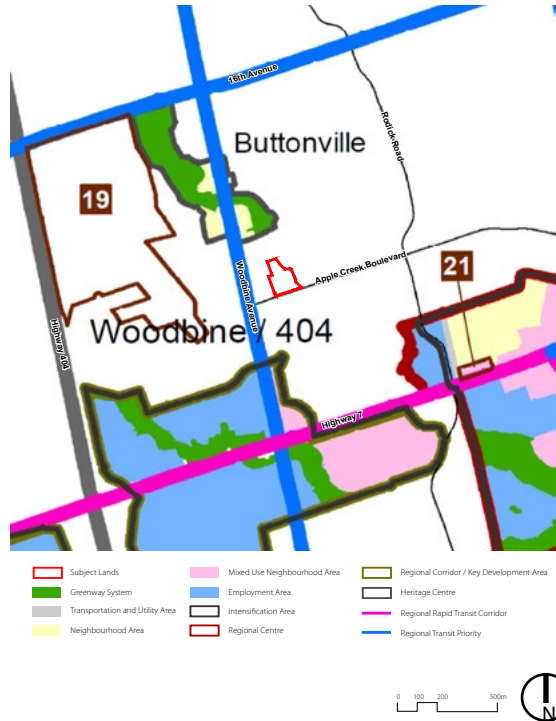
YORK REGION OFFICIAL PLAN
MAP 10 - REGIONAL CYCLING NETWORK



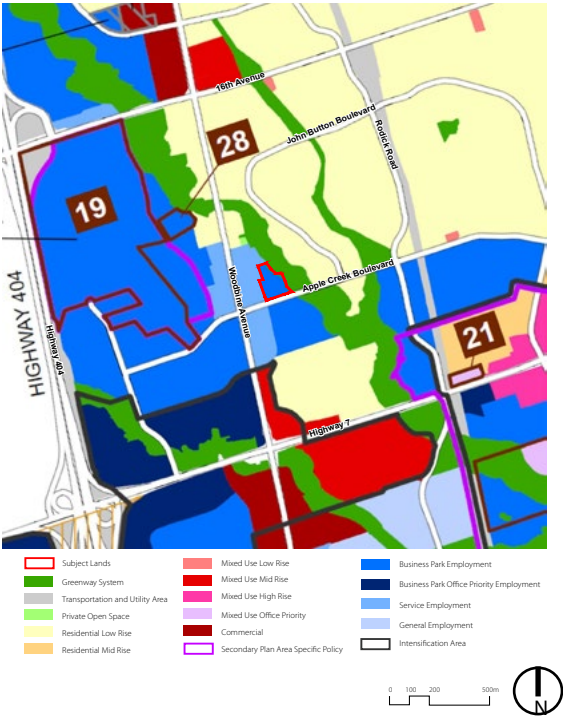
CITY OF MARKHAM OFFICIAL PLAN
MAP 1 - MARKHAM STRUCTURE



CITY OF MARKHAM OFFICIAL PLAN
MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK



CITY OF MARKHAM OFFICIAL PLAN
 MAP 3 - LAND USE



CITY OF MARKHAM OFFICIAL PLAN
 MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS



CITY OF MARKHAM OFFICIAL PLAN
 MAP 6 - HYDROLOGIC FEATURES



TORONTO AND REGION CONSERVATION
 AUTHORITY (TRCA) MAPPING

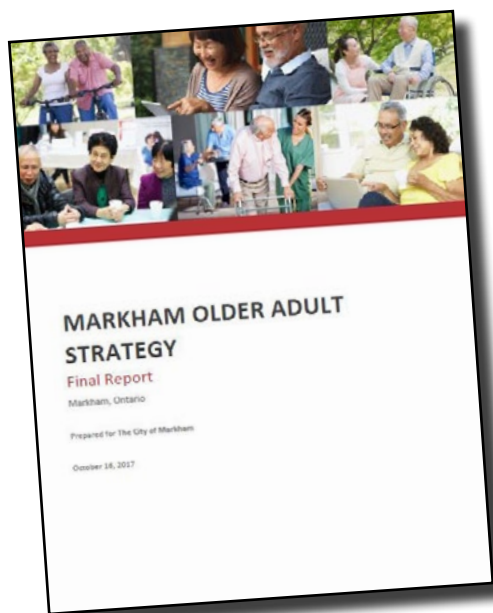


York Region Seniors Strategy: Thinking Ahead (2016)

Regional Council approved the Seniors Strategy in November, 2016. The York Region Seniors Strategy is a proactive policy response to better manage the growing proportion of older adults in York Region. This document guides other levels of government and community partners to better target seniors programming and services where seniors needs are the greatest.

One of the key ways the region is taking action to support the aging population is by supporting age-friendly and complete communities, where older adults can live in the home or community of their choice for as long as they are able to. To achieve this goal the Region is:

- Working with local municipalities and community organizations to discuss ways to create accessible spaces, innovative and affordable housing options, convenient transportation and programs that support independence and inclusion.
- The Region is advocating to support the need for more long-term care beds across York-Region.



City of Markham Older Adult Strategy (2017)

In 2010, the City released the Integrated Leisure Master Plan, which recommended that the City of Markham establish a formal plan to address the dynamic needs of older adults and proactively respond to future increases in demand for seniors programming and services. The 2017 City of Markham Older Adult Strategy is intended to build on the Region's strategy by focusing exclusively on the programs and services that the City of Markham is responsible for delivering to local residents. The OAS sets out goals and recommended actions across six focus areas. Relevant recommendations within each of these focus areas are as follows:

- Introduce more inclusive programming to appeal to specific cultural ethnic and religious groups based on guidance and input from local cultural organizations.
- Provide education for self-employment and entrepreneurship in partnership with Markham Public Library and local economic development and business association partners.
- Commit to ensuring that the City's decision making process always considers the components of age friendly cities and recognizes the diverse needs of older adults in Markham.

City of Markham Diversity Action Plan

The City of Markham's Diversity Action Plan was released in June 2010 to provide City direction in an effort to better serve the City's diverse community and to leverage the community's rich cultural wealth. This plan identifies inclusion barriers of newcomers, visible minorities, seniors, and youth, and outlines a number of recommendations for action, some of which include:

Economic Development

- Leverage the multicultural and multilingual character of Markham's population to attract international partners and new opportunities for economic development.

Development Services:

- Provide a diversified housing stock to serve the growing population, including intensification at appropriate locations.
- Support the future application of sustainable community design, transit investment and infrastructure improvement. Provide a mix of housing and jobs supportive of improved life and work options in Markham.
- Continue to advocate for the development of more assisted housing.

Recreation:

- Seek out community volunteers who speak the languages of newcomers and ask them to assist in delivering programs to newcomer seniors.
- Promote programs that allow seniors to stay in the community.
- Increase the number of programs and workshops held in neighbourhood schools to decrease the need for youth to pay for transportation to get to programs.

Establishing a LTC facility, life lease community and multi-purpose school on the subject lands will help to achieve the goals of these studies by establishing a complete and inclusive community within the City of Markham, that serves the interest of people of all ages and abilities.

The vision's multi-purpose programming will provide a unique and affordable housing option for seniors in the neighbourhood, and the educational component will create opportunities for accessible adult and youth recreation/education with a focus on Chinese heritage and language programs which are welcoming and accessible for international newcomers to Canada. The subject lands are an ideal location for this programming option due to its close proximity to 7 school/education faculties.

Furthermore, the vocational training program for PSWs will serve as an incubator for high-quality healthcare workers in York Region that will help to support the health care facilities on site and across the entire City and Region.



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Vision

The vision for the subject lands is the establishment of a mixed use community, with an emphasis on senior care and educational training and recreational services. This vision will be carried out by developing two buildings on the subject lands. The first building (Building 1) is located on the south portion of the site and will have mixed-use programming, primarily functioning as a life lease community (assisted living seniors housing), with a secondary usage as a multi-purpose learning centre that will provide a school setting to support PSW training and other educational and recreational programming as deemed fit. The vision for the subject lands incorporates a second building (Building 2) located on the north portion of the site that will function as a LTC facility for more intensive senior care needs. The holistic vision for this development is to provide a full spectrum of care for seniors, with a diversity of housing types and tenure. This development will provide a site where seniors

can age in place regardless of their growing needs or increasing level of care requirements.

The vision for the assisted living component considers the life lease housing concept, whereby the buyer purchases interest in the property which gives the senior the right to occupy their unit for a long period of time, often for the duration of their lifetime. This housing framework provides a more affordable option, compared to similarly sized condominium units in the area and provides greater housing security for seniors compared to renting.

Regarding the LTC facility the Owner is open to implementing building innovations and enhanced facility design, such as single rooms and private washrooms that will improve potential infection and disease control, a need that has been illustrated by the recent Covid-19 pandemic.



Figure 7.1 - Perspective of the development's massing looking from the southeast, prepared by Larkin architect limited



Figure 7.2 - Perspective rendering showing an example of a well designed drop-off area



Figure 7.3 - Photo Examples of accessible and inclusive amenity areas

The school component of this vision provides a space for PSW training as well as adult/youth education programs, with the potential to change based on the communities needs or time of day (e.g., PSW training during the day, and language or cultural education at night). The vocational training component of this vision will help to ensure that the life lease community and LTC facility are consistently supplied with high quality healthcare workers where education programming provides opportunity for co-op placements and work practicums. Furthermore, the potential for adult education programs will provide recreational services for more independent-living seniors, visitors and outside community members.

The flexible programming spaces envisioned for the mixed-use building (Building 1) will also provide a space for potential youth education services, with emphasis on Chinese heritage and language. In doing so, this vision proposes a mixed-age development, increasing the opportunities for multi-generational interaction. This provides opportunities where youth can learn about culture from elders and where younger

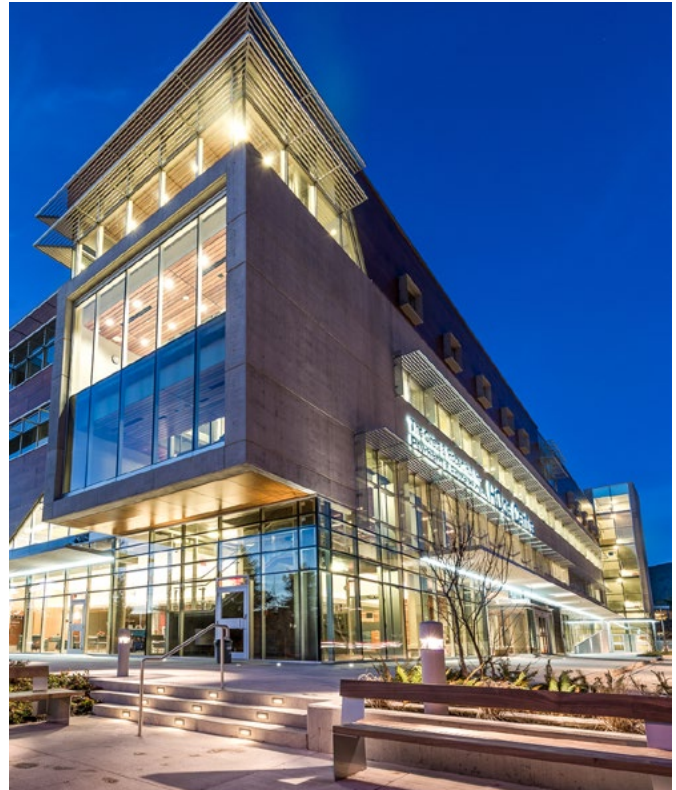


Figure 7.4 - Rendering example of a well-glazed active building frontage



Figure 7.5 - Perspective of the development's massing looking from the northwest, prepared by Larkin architect limited



Figure 7.6 Conceptual site plan, prepared by Larkin architect limited

users provide vibrancy and social interaction for seniors' amusement and companionship.

As mentioned, this mixed-used Building (Building 1) will occupy the front portion of the property, and will result in a 7-storey building approximately 30,779 sq. m (331,302.4 sq. ft) in size.

The LTC facility (Building 2) will be located towards the back of the property to the north and will also be 7 storeys in height, featuring a 1-story podium containing the resident's dining hall along the south facade. This building will be approximately 16,382 sq. m (176,334.4 sq. ft) in size and will contain a minimum of 160 LTC beds.

Building 1 and 2 culminate in a total GFA of 52,595 sq. m (566,127.9 sq. ft) and have a FSI of 2.5. These buildings will feature indoor and outdoor amenity areas, office space, kitchen(s), storage and loading facilities and other spaces that are supportive of the building's use and level of education/care provided (e.g., medical exam rooms and classrooms).

Vehicular access to the development is provided at the opposing ends of the south lot line along Apple Creek Boulevard. A total of 112 surface parking spots are proposed, directed towards the west property line and behind Building 1 towards the northeast. The remainder of the parking will be provided by 1 level of underground parking located below both Building 1 and 2, provided at a parking rate of 0.5 spaces per LTC bed/life lease unit.

The development will provide outdoor amenity space for active and passive recreation for users of all ages and abilities. Therefore, both paved and vegetative recreational spaces are provided. Large landscape setbacks are provided at the front, rear and east side of Building 1, and a large 10 m grassland buffer from the top of slope protects the adjacent valleylands from adverse development impacts. A paved courtyard is contemplated at the rear of Building 1, which will be easily accessed by the residences of the life lease community and provide space for informal gathering and interaction. These amenity spaces also offer passive recreation spaces for students and employees to enjoy lunch or take a break on a busy day.

Overall the vision for a mixed-used development is anticipated to improve the affordable housing options for seniors in the City of Markham, while simultaneously promoting a diversity of jobs opportunities and celebrating the City's cultural diversity by making more accessible services geared towards international newcomers.

The City of Markham has the fastest growing senior population and long-term care needs in the Region, and therefore, it is anticipated that this vision will be essential in filling the growing gap between demand and supply of quality, and affordable senior care.

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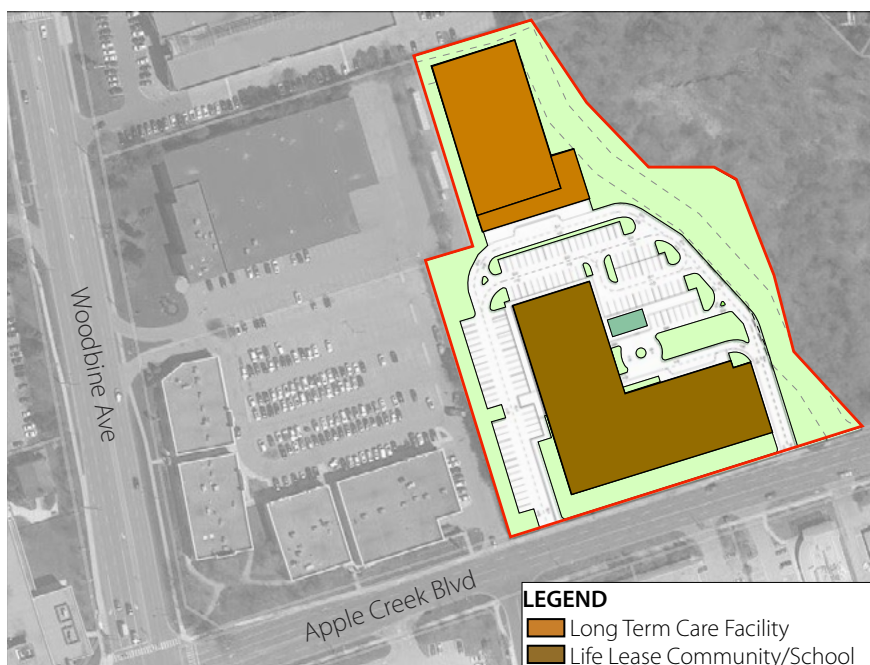
Rationale

In order to confirm the appropriateness of the proposal, we have undertaken an assessment of a number of the proposal's design parameters and balanced those with the objectives of establishing a LTC facility, life lease community and multi-purpose learning centre on the subject lands.

Specifically, we have undertaken an assessment of land use, height, vehicular and sustainable transportation hierarchies, amenity spaces and active building frontages and balanced those considerations with both the City of Markham's design direction and functional requirements for a successful mixed-use development. This assessment allowed us to determine fit and compatibility relative to the surrounding context and the planned character of the emerging community.

The following pages provide a summary of our findings.

Land Uses



The vision for the subject lands involves redeveloping the site into a mixed-used structure used for a life lease community and multi-purpose learning centre, as well as the construction of a new LTC facility.

The proposed assisted living facility is a desirable use for the City as it will provide a greater diversity of housing tenure that will assist residents who prefer some aspects of both home ownership and rental agreements given their household size and composition, their stage of life, and level of ability, or their economic status. The life lease housing concept is more affordable than similarly sized condominium units in the area and provides a greater level of housing security than renting with less maintenance responsibilities compared to home ownership. The restaurants, retail establishments and commercial-service uses that surround the subject lands provide everyday goods and services within walking distance, which promotes an accessible and active lifestyle for seniors. In addition, the multi-purpose learning centre located at the ground floor of this building has the opportunity to provide human services and cultural programming that meet the needs of people of all ages, backgrounds and capabilities. Therefore, following Official Plan policy, the vision for Building 1 is to provide new community infrastructure that : 1) allows for the sharing of facilities including programming; 2) promote the development of flexible multi-purpose facilities which can be adjusted to meet the varied needs of residents; and 3) encourage clustering of community services within multi-purpose facilities or mixed-use neighbourhoods.

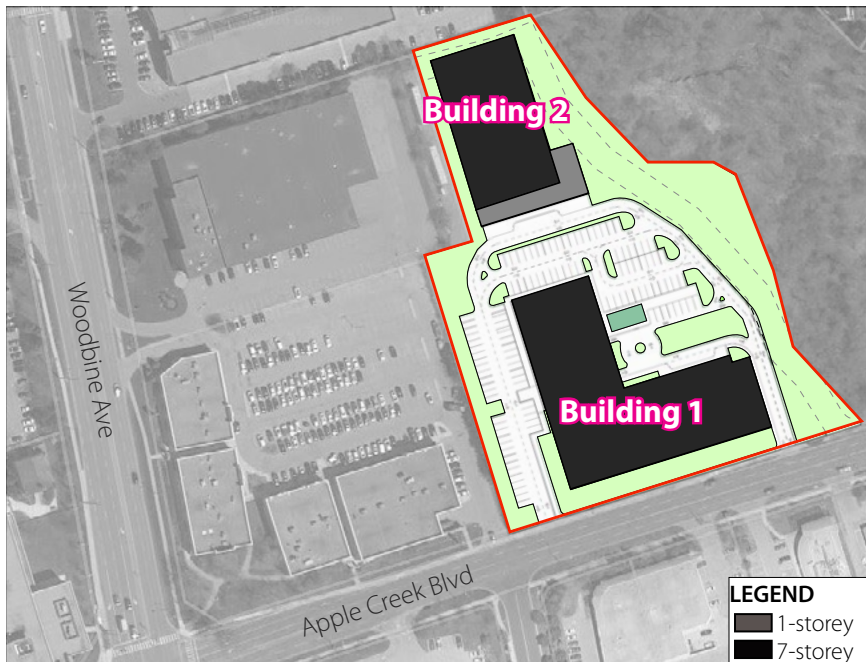
The addition of a new LTC facility (Building 2) will allow residence of the life lease community, as well as those in the surrounding low-rise residential neighbourhoods to age in place, within their chosen community, even when their level of required care intensifies.

These land uses are considered compatible with the surrounding context, which features other nearby health services, education facilities and schools, and will provide opportunities for co-op placements, after-school programs, summer camps and youth training. Furthermore, the mixed-use nature of this vision will provide a diversity of employment opportunities that will fit harmoniously into the area's employment context.

Markham Official Plan Policy Reference:

4.1.1.2; 4.1.2; 4.1.2.6 a); 4.1.2.7; 4.1.3.1 c); and 4.4.1.3 a)

Building Heights and Orientation



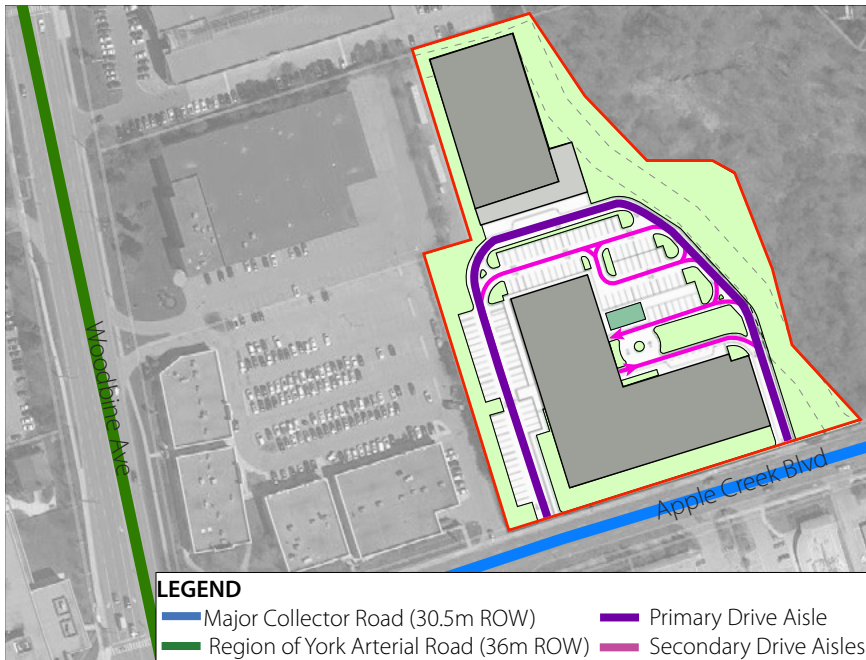
The proposal will include two buildings, both 7 storeys in height with Building 2 featuring a 1-storey dining room portion (podium) extending from the south facade. The proposal is designed to provide a transition in use and activity levels across the subject lands. Accordingly, the more private LTC facility (Building 2) is located to the north, whereas the more public and active uses are directed towards the south, located within Building 1 which fronts onto Apple Creek Boulevard. These design interventions increase the opportunities for active building frontages at grade, directed towards the public realm. This offers opportunity for high quality architecture and fenestration to further enhance the development's presence along Apple Creek Boulevard while also offering an ample landscape setback to beautify the streetscape and creates an attractive building frontage that is comfortable for pedestrians passing by.

The 7-storey building heights are considered compatible with the surrounding context as the subject lands are well separated from sensitive land uses, such as other residential developments, where on-looking would be a concern. In addition, the proposed building heights take advantage of the extensive greenway system bordering the east edge of the subject lands by enhancing views and vistas of natural heritage features (i.e., the Rouge River).

Overall, the proposal will complement the emerging character and quality of existing built form through moderate intensification along Apple Creek Boulevard.

City of Markham Official Plan Policy Reference:
 6.1.2.4; 6.1.2.5; 6.1.5.4 and 6.1.8.4 a), d)

Vehicular Movement Hierarchy



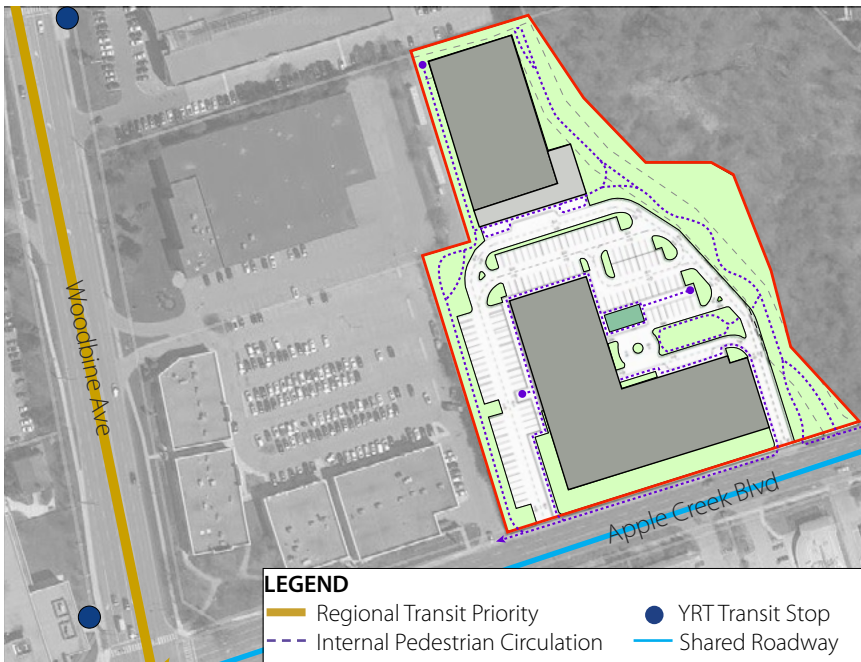
The proposal will connect with the existing regional and local road system, consolidating site vehicular access to two points along Apple Creek Boulevard to ensure the majority of this streetscape is preserved for built form, soft landscaping and active building frontages. Parking on site will make use of existing asphalt and will be located towards the west and rear of Building 1, predominately screened from view along Apple Creek Boulevard. Along the west property line parking will be screened by existing mature trees, and additional vegetative plantings that will soften the appearance of the site from the adjacent commercial plaza. Vegetative plantings will also help screen and soften the appearance of surface parking internal to the site.

Additional parking for Building 1 and 2 will be located underground, below these respective structures, where garbage and loading facilities will also be consolidated in order to minimize visual impact from the public realm, ensuring an attractive presence from the street. Each building is provided with a vehicular drop-off area that will ease resident arrival and departure and improve emergency vehicle access; keeping these areas away from the parking drive aisles to ensure ease of access and reduced vehicular congestion on site. A primary drive aisle is proposed along the perimeter of the site to further reduce vehicular congestion and parking interference.

City of Markham Official Plan Policy Reference:
6.1.8.4 h) vi., vii.; and 6.1.8.7



Sustainable Movement Hierarchy



The vision promotes a mixed-use community that is well connected to sustainable transportation options and promotes active movement where feasible. The 10m landscape setback along the easterly greenway system provides an opportunity for a comfortable walking trail or multi-purpose pathway that creates a clear and logical pedestrian connection from the sidewalk along Apple Creek Boulevard to the public sidewalk and to the paths that surround the buildings and lead to primary building entrances. This also increases accessibility to the existing and future transit options in the area.

The subject lands benefit from being located in close proximity to commercial retail and commercial services as well as compatible land uses (i.e., local schools and residential communities) which promotes walkability for everyday amenities and access (e.g., groceries, medical services, after school programs). In addition, the subject lands are located in proximity to shared roadways along Apple Creek Boulevard and Rodick Road, which further connect to designated bike lanes along Highway 7. Therefore, this development takes advantage of a multi-modal approach for residents, employees and visitors. Short term and long term bicycle parking will be accommodated to ensure sustainable transportation options are encouraged for residents, employees and visitors.

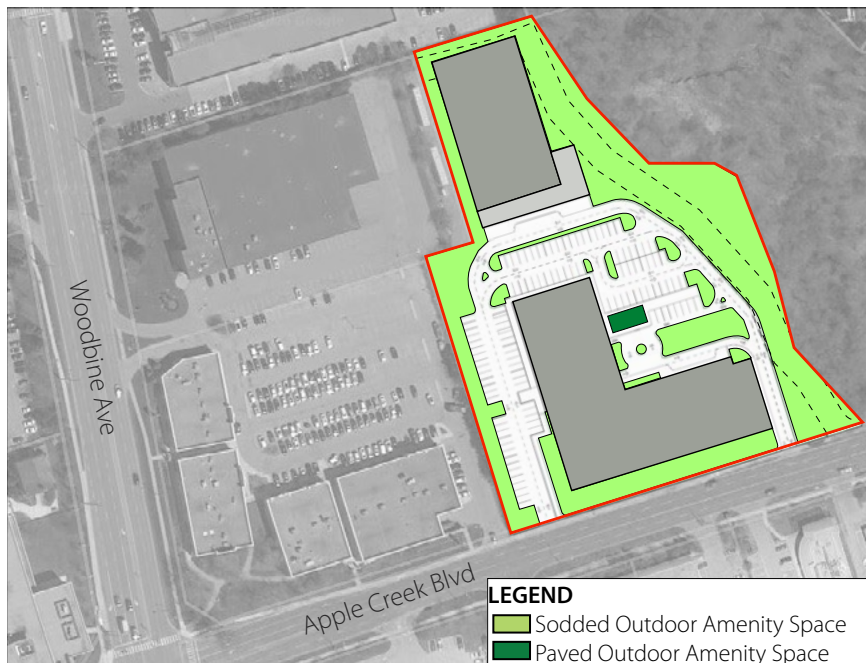
The Subject Lands are located approximately 139.6 m away from Woodbine Avenue, which is designated a Regional Transit Priority Network that connects to Highway 7, a designated Regional Rapid Transit Corridor. These transit connections improve the subject land's local and regional accessibility to prominent locations such as Downtown Markham, Richmond Hill, Vaughan and Toronto. High quality transit helps to improve the subject lands accessibility for its more vulnerable senior and youth users.



City of Markham Official Plan Policy Reference:

6.1.8.4 b); 6.2.3.1 a); 6.1.3.4 c) iv.; 7.1.1.5 a)

Amenity Areas



The vision for the Subject Lands deploys both a soft- and hardscape environment for outdoor amenity and congregation. For instance, Building 1, which fronts onto Apple Creek Boulevard, offers an attractive landscape setback to the south that wraps around the building's east and west facade to connect with the public sidewalk and paved pathways located at the building's rear. This landscaped open space allows for ground floor uses to spill-out towards the public realm. Additionally, the development contemplates: 1) a landscape setback along the west property line; 2) a treed greenspace adjacent to the north of Building 1's drop off area; and 3) a 10 m landscape setback adjacent to the greenway system to the east. These softscape areas provide areas for passive recreation and contemplation for residents, employees and visitors.

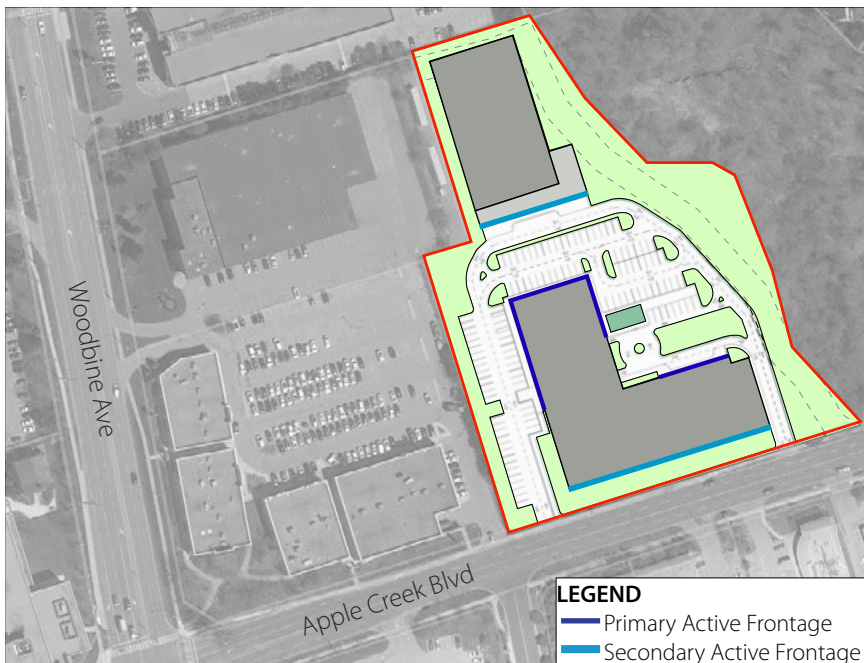
The development also envisions a paved amenity space at the rear of Building 1 that is more accessible for seniors in a wheelchair or with restricted mobility. This amenity space is located along the secondary active frontage of Building 1, making the space more private, while also encouraging informal congregation and gathering of the multi-generational users of this mixed-used building.

The opportunity for outdoor amenity space on building balconies and the application of rooftop amenity spaces that take advantage of the natural heritage views towards the east will be explored at the more detailed design stage.

City of Markham Official Plan Policy Reference:
6.1.8.1; 6.1.8.4 h) iii.; 6.1.8.5;



Active Frontages



The proposal provides opportunities for active frontages along Apple Creek Boulevard, a public street located to the south of the subject lands. Ground floor animation can include uses such as classrooms, the life lease community lobby, and/or indoor amenity spaces. Opportunities for fenestration, clear glazing and spill-out areas towards the public realm will be explored to allow Building 1 to engage with the public realm. Prioritizing building animation and active frontages along Apple Creek Boulevard helps to ensure that the proposal supports transit and active transportation investments of the City and Region by directing activity towards these connections.

Internal to the site, secondary active frontages have been identified for Building 1, which contemplates clear glazing, spill-out opportunities and informal surveillance onto adjacent amenity spaces. Building 1's secondary active frontage is located along its west and rear facade, overlooking the paved amenity space at the building's rear, and is directed towards Building 2 to create an active interplay between the two built forms.

The primary active frontage of the LTC facility (Building 2) faces the site internally, towards Building 1, and helps to animate the north portion of the subject lands. Ground floor animation is provided by the 1-storey dining room that extends off the 7-storey building along the south facade.

City of Markham Official Plan Policy Reference:
6.1.8.7 a)



9.0

The Request

The vision for the subject lands is the creation of a mixed-use community with emphasis on high-quality health care and education opportunities. This vision will be achieved in an intensified form that supports the existing community by allowing residents to age in place and by providing synergies with surrounding land uses such as existing schools, community services and facilities and helps to support the diverse needs of Markham's residences.

A primary component of this vision is building a new LTC facility and life lease community (i.e., assisted living community) that will allow for a full spectrum of care for the City of Markham's diverse and growing senior population. This vision offers the opportunity for a unique tenure framework that increases senior housing options and affordability. The subject lands make an ideal location for seniors housing in Markham as they are able to leverage local and regional health care services and facility connections, which are important in the successful provision of holistic healthcare.

Seniors living and care is well complemented by the vision for a multi-purpose learning centre that includes a vocational training centre for PSWs. By providing training programs for healthcare workers on site ensures a consistent supply of high-quality employees for both the life lease community and LTC facility. The programming of this space also has the potential to change and adapt based on the time of day, or as the needs of the community change and grow. Therefore, the vision boasts a flexible multi-purpose facility where the opportunity to incorporate youth and adult heritage programs exists, which will promote multi-generation interaction on site in the achievement of a complete community.

To implement the vision, an Official Plan and Zoning By-law amendment would be required which would normally take 18 to 24 months. Furthermore, given the subject lands are employment and part of a Provincially Significant Employment Zone, they would require a conversion to non-employment purposes, the window for which consideration of conversion could be made has passed. In order to advance this project, we request the support of the City to help secure land use approvals by means of a Minister's Zoning Order (MZO) to expedite the approvals process such that construction can begin in late 2021 or early 2022, aiming to have the development fully completed in approximately 2.5 years. It is believed that this request aligns with Official Plan Policy and the City's goal to work in collaboration with the development industry, community partners, and senior levels of government to ensure the timely processing of affordable and shared housing projects.

The 2020 Covid-19 pandemic has shed light on the need for quality long term care for seniors in Ontario, as well as the vulnerabilities that seniors and culturally diverse newcomers face in this country. Issuing an MZO for the subject lands will assist in increasing the supply and accommodating the demand for quality and more affordable seniors care in Markham. This proposal will provide an excellent example of a mixed-use, program flexible, multi-generational and culturally diverse development where people can live, learn, work and play in harmony.





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