



## MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Rick Cefaratti, Senior Planner, Planning and Urban Design

Date: March 22, 2022

Re: Revised Official Plan and Zoning By-law Amendment Applications by Hazelview Investments Inc., to permit a mixed use high rise development at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)

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### RECOMMENDATION:

That the memorandum titled “Memorandum, Revised Official Plan and Zoning By-law Amendment Applications by Hazelview Investments Inc., to permit a mixed use high rise development at 288, 298, and 300 John Street, File No. PLAN 20 130784 (Ward 1)”, be received.

### BACKGROUND:

On May 3, 2021, Development Services Committee received a Preliminary Report for applications to amend the Official Plan and Zoning By-law by Timbercreek Four Quadrant GP2 Inc. (renamed to Hazelview Investments Inc.) to permit a mixed use development on the subject lands referred to as the Thornhill Shopping Centre. Table 1 below highlights the differences between the original and revised development concepts:

Table 1 – Comparison between Original and Revised Development Concepts		
	<u>Original Development Concept</u>	<u>Revised Development Concept</u>
<b>Built Form and Proposed number of Units</b>	<ul style="list-style-type: none"><li>• 5 buildings ranging in height between 8 and 15 storeys</li><li>• A total of 579 (market-based rental) residential units</li></ul>	<ul style="list-style-type: none"><li>• 4 buildings ranging in height between 7 and 19 storeys</li><li>• A total 615 (non-rental and market-based rental) residential units</li></ul>
<b>Total Gross Floor Area Residential Uses</b>	44,404 m <sup>2</sup> (477,960 ft <sup>2</sup> )	55, 045 m <sup>2</sup> (592,499 ft <sup>2</sup> )

<b>Total Gross Floor Area for Retail, Office and Commercial Uses</b>	12,678 m <sup>2</sup> (131,266 ft <sup>2</sup> )	14,348 m <sup>2</sup> (154,440 ft <sup>2</sup> )
<b>Site density Floor Space Index (FSI)</b>	2.0	2.89
<b>Parking</b>	A total of 1,050 parking spaces: <ul style="list-style-type: none"> <li>• 637 residential spaces and 413 spaces for retail and visitors</li> <li>• 968 spaces are proposed to be located within two levels of underground parking and 82 spaces are proposed at-grade</li> </ul>	A total of 1,160 parking spaces: <ul style="list-style-type: none"> <li>• 678 residential spaces and 482 spaces for retail and visitors</li> <li>• 1,072 spaces are proposed to be located within three levels of underground parking and 88 spaces are proposed at-grade</li> </ul>
<b>Public Park Area</b>	0.33 ha. (0.81 ac.)	0.69 ha. (1.7 ac.)

The Owner continues to propose amendments to the Markham Official Plan 2014 to re-designate the subject lands from ‘Mixed Use Mid Rise’ to ‘Mixed Use High Rise’ to allow for the proposed building heights, site density and number of residential units noted above; and, to rezone the subject lands from a Community Amenity One (CA1) Zone under By-law 1767, as amended, to an appropriate Community Amenity Zone under By-law 177-96, as amended with the appropriate site-specific exceptions. The revised proposal will continue to preserve the existing heritage building (The John Welsh House) that is currently occupied by Santorini’s restaurant. The grocery store and pharmacy replacement uses are proposed to remain within the podium building fronting on Green Lane.

The Owner has submitted revised plans and reports in support of the revised development concept, that have been circulated to internal departments and external agencies for review and comment, including:

- A Site Plan;
- Building Elevations;
- Functional Servicing Report;
- Landscape Plans;
- Transportation Impact Study; and,
- Pedestrian Level Wind Study in support of the proposed changes.

The owner’s Planning consultant (Goldberg Group) will include the revised Site Plan and Building Elevations as part of their presentation for the Statutory Public Meeting.