



Report to: Development Services Committee

Report Date: March 28, 2022

SUBJECT: PRELIMINARY REPORT
Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc.
Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed use development at 3075, 3083, 3105, 3131, 3135, 3155 and 3175 Highway 7 (Ward 8)

File No. PLAN 21 139782

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Acting Development Manager, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
Acting Senior Development Manager

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Calloway REIT (Woodside) Inc. and Canadian Property Holdings (Ontario) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a multi-phased, multi-building, mixed-use development at 3075, 3083, 3105, 3131, 3135, 3155 and 3175 Highway 7 (Ward 8), File No. PLAN 21 139782”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan and Zoning By-law Amendments (the “Applications”) submitted by Calloway REIT (Woodside) and Canadian Property Holdings (Ontario) Inc. (the “Owners”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

Process to date

The Applications were deemed complete by Staff on November 25, 2021. The 120-day period set out in the *Planning Act* before the Owners can appeal the Applications to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on March 25, 2022. Accordingly, the Owners are in a position to appeal the Applications to the OLT.

Next Steps

- Hold the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment

BACKGROUND:**Location and Area Context**

The 11.76 ha (29.06 ac) subject lands are located on the south side of Highway 7, west of Fairburn Drive and are municipally known as 3075, 3083, 3105, 3131, 3135, 3155, and 3175 Highway 7 (the “Subject Lands”). The Subject Lands are irregularly shaped, with frontages of approximately 347 m (1,138 ft) along Highway 7 and 393 m (1,289 ft) along Fairburn Drive, as shown on Figure 1. The Subject Lands, known as SmartCentres Markham Woodside, are currently occupied by a number of one-storey commercial retail buildings with associated surface parking. Figure 3 shows the surrounding uses.

The Proposed Development

The Owners propose redevelopment of the Subject Lands with a multi-phased, multi-building, mixed-use development, comprised of high density residential buildings, townhouse blocks, retail and service commercial space, and parks (the “Proposed Development”), as depicted in the conceptual Comprehensive Block Plan, see Figure 4. The Proposed Development consists of eight phases with a number of buildings including 18 towers that range in height from 20 to 35 storeys with mid-rise podium elements and townhouse blocks, and approximately 5,271 residential units and 9,061 m² (97,535 ft²) of retail Gross Floor Area (“GFA”).

The Official Plan Amendment application seeks to establish site-specific built form and land use permissions to implement the conceptual Comprehensive Block Plan for the Subject Lands, while the Zoning By-law Amendment application seeks approval for site-specific building envelopes, land uses, height, densities, and development standards associated with a specific concept for the proposed Phase 1 lands (the “Phase 1 Lands”), as depicted in the Conceptual Site Plan, see Figure 5.

The Phase 1 Lands involve the redevelopment of the northeast corner of the Subject Lands. The Owners propose two development blocks for the Phase 1 lands (the “North Block” and “South Block”) containing two buildings with four towers ranging in height from 25 to 34 storeys, 1,151 apartment units, and approximately 1,490 m² (16,039 ft²) of retail GFA, see Figure 5. Site statistics for the Phase 1 lands are summarized in Table 1:

TABLE 1: Phase 1 Lands Site Statistics	
Site Area	1.40 ha (3.45 ac)
Total Gross Floor Area (GFA)	91,009 m ² (979,640 ft ²)
Residential GFA	89,519 m ² (963,606ft ²)
Non-Residential (Retail) GFA	1,490 m ² (16,039 ft ²)
Density	6.51 times the area of the Phase 1 Lands (Floor Space Index – “FSI”)
Towers	4

TABLE 1: Phase 1 Lands Site Statistics	
Height	Tower A (North Block) – 25 storeys Tower B (North Block) – 28 storeys Tower C (South Block) – 31 storeys Tower D (South Block) – 34 storeys
Total No. of Residential Units	1,151 – consisting of a mix of one-bedroom, one-bedroom plus den, two-bedroom and three-bedroom units
Indoor Amenity Space	1,140 m ² (12,271 ft ²)
Outdoor Amenity Space	1,151 m ² (12,390 ft ²)
Parking	753 spaces (640 residential and 113 visitor + retail spaces) in one level of below-grade parking and three levels of internalized above grade podia parking within the North and South Block base buildings
Vehicular Access	Via Fairburn Drive by way of an access/egress driveway
Bicycle Parking	230 spaces (within mezzanine levels)
Total Loading Space	4 spaces (2 per building)

Provincial and Regional Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement, conformity with the 2019 Growth Plan for the Greater Golden Horseshoe, and conformity with the York Region 2010 Official Plan.

Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) designates the Subject Lands “Mixed Use Mid Rise” and “Greenway”.

Land designated “Mixed Use Mid Rise” are located primarily along arterial and major collector roads and are characterized by mid and large scale retail development and other facilities providing services. Over time, the intent is to encourage intensification that supports existing and planned transit services adjacent to these lands and transform these lands into mixed use neighborhoods. Unless specified in a secondary plan or site-specific policy, the “Mixed-Use Mid Rise” designation permits a maximum building height of eight storeys and maximum density of 2.0 FSI.

The “Greenway” designation applies to a portion of the western limit of the Subject Lands and is associated with the Beaver Creek valleyland/floodplain features.

The draft Official Plan Amendment (“Draft OPA”) submitted by the Owners for the Subject Lands seeks to establish site-specific built form and land use permissions to implement the conceptual Comprehensive Block Plan. The Draft OPA proposes to re-designate the Subject Lands to “Mixed Use High Rise”, with site-specific height, density, and land use permissions.

Zoning

By-law 165-80 and By-law 127-76, as amended, zones the Subject Lands “Retail Warehouse” (RW), “Retail Warehouse (Hold)” RW(H), “Open Space” (OS1), and “Single Family Rural Residential” (RR1), see Figure 2.

The draft Zoning By-law Amendment (“Draft ZBLA”) submitted by the Owners applies to the Phase 1 Lands and proposes to delete the Phase 1 Lands from the boundaries of By-law 165-80, as amended, and incorporates them into By-law 177-96, as amended. The Draft ZBLA further proposes to rezone the Phase 1 Lands to “Community Amenity Two” (CA2) and incorporate site-specific development standards including, but not limited to, height, maximum floor areas, separation distances, and maximum number of residential units.

Additional Zoning By-law Amendment applications would be required for future phases of the conceptual Comprehensive Block Plan.

OPTIONS/ DISCUSSION:

The following summarizes the issues raised to date. These matters, among others, will be addressed in a final Recommendation Report to the DSC:

- 1) Staff are reviewing the submitted Planning Justification Report, Draft OPA and Draft ZBLA prepared by Bousfields Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) The Proposed Development will be reviewed in the context of the existing policy framework and with regard to the Markham Centre Secondary Plan (MSCP) Update Study process, as the Subject Lands were included in the MSCP Update Study boundary in May 2020.
- 3) The appropriateness of the Proposed Development will be reviewed in the context of the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed density and building heights
 - c) built form and massing, building location/orientation, setbacks, transitions and angular plane analysis
 - d) preliminary sun and shadow analysis and wind analysis
 - e) appropriate provision of parkland including parkland dedication and payment of “cash in lieu” of parkland
 - f) amenity and open space areas

- g) the incorporation of affordable housing, purpose-built rental, senior-focused housing, and family-friendly units
 - h) the quantity and need to incorporate and replace non-residential lands uses including, but not limited to, commercial/office, retail, and community amenity uses, such as daycares
 - i) traffic impacts, road network, access arrangements, parking and transportation demand management, and pedestrian connections
 - j) municipal servicing
- 4) The Owners propose 753 spaces to support the development within the Phase 1 Lands; whereas, the By-law requires 1,489 parking spaces. This represents a shortfall of 736 parking spaces. The Owners submitted a Transportation Impact Study that includes a parking justification, which is currently under review by the City's Transportation Planning Staff.
- 5) The Comprehensive Block Plan identifies redevelopment of a portion of the Subject Lands currently located in the floodplain and the Greenway System (Block 8). The limits of development need to be confirmed through technical studies and the Comprehensive Block Plan and Draft OPA would need to be revised to remove redevelopment from the Greenway System.
- 6) Review of all the technical studies submitted in support of the Proposed Development including, but not limited to, the following:
- a) Retail and Service Needs Study
 - b) Urban Design Brief
 - c) Angular Plane Study
 - d) Wind Impact Study
 - e) Sun and Shadow Analysis
 - f) Arborist Report
 - g) Tree Inventory and Preservation Plan
 - h) Functional Servicing Report
 - i) Transportation Impact Study
 - j) Phase 1 Environmental Site Assessment
 - k) Hydrogeological Investigation
- 7) The Subject Lands are located within the Toronto/Buttonville Airport Zoning Regulation Area. NavCanada must satisfactorily review the impacts of the proposed building heights on Buttonville Airport. Building heights in excess of the maximum height permitted by the airport zoning regulations would require Transport Canada to lift the current height restrictions. Should Council approve heights above the airport zoning regulations, the site-specific zoning amendment will include an H - Holding Provision limiting building heights to the current airport zoning regulations until these restrictions have been lifted by Transport Canada.

- 8) The Proposed Development will have regard for any requirements of the external agencies including, but not limited to, the Toronto and Region Conservation Authority and York Region.
- 9) The review and confirmation of any outstanding financial obligations including, but not limited to, tree replacement/compensation; public art; and consideration of community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of City's strategic priorities, including safe, sustainable and complete communities.

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 recommendation report.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and 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 (2020)
- Figure 4: Comprehensive Block Plan
- Figure 5: Conceptual Site Plan – Phase 1 Lands

AGENT:

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