

<b>Date:</b>	Wednesday, June 1, 2022		
<b>Application Type(s):</b>	Official Plan and Zoning By-law Amendment (the "Application(s)")		
<b>Owner:</b>	Graham Hendren, York Region (the "Owner")		
<b>Agent:</b>	Davin McCully, Urban Strategies Inc.		
<b>Proposal:</b>	Applications to permit a phased development comprised of two affordable rental buildings with a height of four and six storeys (the "Proposed Development")		
<b>Location:</b>	Southwest corner of 14 <sup>th</sup> Avenue and Donald Cousens Parkway (the "Subject Lands")		
<b>File Number:</b>	PLAN 21 120261 000	<b>Ward:</b>	7
<b>Prepared By:</b>	Carlson Tsang, ext. 2624 Senior Planner, East Planning District		
<b>Reviewed By:</b>	Stacia Muradali, MCIP, RPP Manager, East Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

## **PURPOSE**

This preliminary information pertains to the Application(s) submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

## **PROCESS TO DATE**

Staff deemed the Application(s) complete on March 10, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on July 8, 2022.

The Owner submitted Site Plan application (File No. SPC 22 109682) for Phase 1 that includes a four-storey building.

## **NEXT STEPS**

- Statutory Public Meeting is scheduled for June 7, 2022
- Recommendation Report for consideration 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
- Submission of a future Site Plan Application for Phase 2

## BACKGROUND

### Subject Lands and Area Context

The 1.3 ha (3.21 ac) Subject Lands are vacant as shown on Figures 2. The northeast corner of the Subject Lands falls within a Toronto and Region Conservation Authority (“TRCA”) floodplain associated with an existing stormwater ditch. Figure 3 shows the surrounding land uses.

***The Proposed Development includes two affordable rental buildings which will be developed in two phases with the following, as shown in Figure 4 to 6:***

Table 1: the Proposed Development		
	Phase 1 (Block A) Subject to Site Plan Application File: SPC 22 109682	Phase 2 (Block B) Subject to a future Site Plan Application
Building Height	4	6
Gross Floor Area:	4,013.3m <sup>2</sup> (43,198.8 ft <sup>2</sup> )	8,862.7m <sup>2</sup> (95,397 ft <sup>2</sup> )
Dwelling Units:	48	106
Parking Spaces:	48 surface	106 (10 at-grade and 96 in one level of underground level)

***The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development***

Table 2: Official Plan Amendment Information	
Current Designation:	“Greenway” (associated with the floodplain located at the northwest corner) “Residential Low Rise” (the area where the proposed buildings are located)
Permitted uses include:	“Greenway” - trails and nature-base public recreational activities, park related uses and archaeological activity “Residential Low Rise” - detached dwelling, semi-detached dwelling, townhouse (excluding back to back) and small multiplex building containing 3 to 6 units
Proposal:	Amend the Official plan to re-designate the Subject Lands from “Residential Low Rise” to “Residential Mid Rise” to permit the proposed development

***A Zoning By-law Amendment application is required to permit the Proposed Development***

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 2.

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	“A1 – Agricultural One”
Permissions include:	Agricultural uses, storage of agricultural produce, one single detached dwelling, private home day care and public conservation project
Proposal:	Rezone the Subject Lands from “A1 – Agricultural One” to “R4 – Residential” under By-law 177-96, as amended, to permit the proposed development.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Application(s), including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) The appropriateness of the proposed Official Plan amendment to allow the proposed development
  - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Section 37 of the *Planning Act***
  - i) The Application(s) will be subject to and reviewed in consideration of the City’s Section 37 policies including Public Art contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication**
  - i) The Application(s) will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
  - i) The Application(s) will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
  - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.

**e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application(s) is/are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

**f) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatible with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) The future Site Plan Application for Phase 2 will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas.

**g) Sustainable Development**

- i) The Application(s) will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

**i) External Agency Review**

- i) The Application(s) must be reviewed by relevant external agencies including York Region and the Toronto and Region Conservation Authority. Any applicable requirements must be incorporated into the Proposed Development.

**j) Required Future Applications**

- i) The Owner must submit a Site Plan Application for the Phase 2 building to finalize its detailed layout and design.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Elevations (Block A)

Figure 6: Conceptual Elevations (Block B)

**Figure 1**

## Location Map

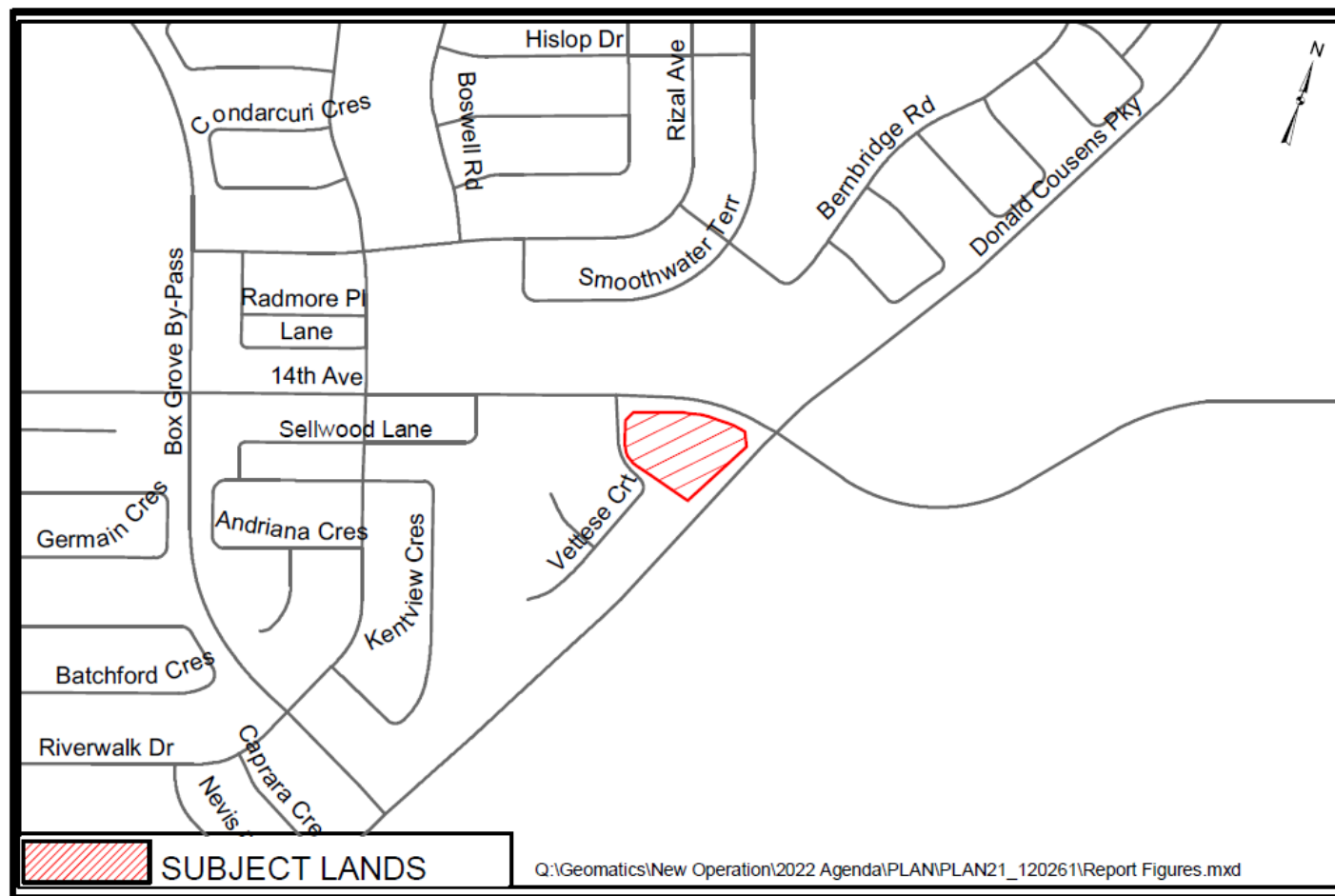




Figure 2

## Aerial Photo





Figure 3

## Area Context and Zoning

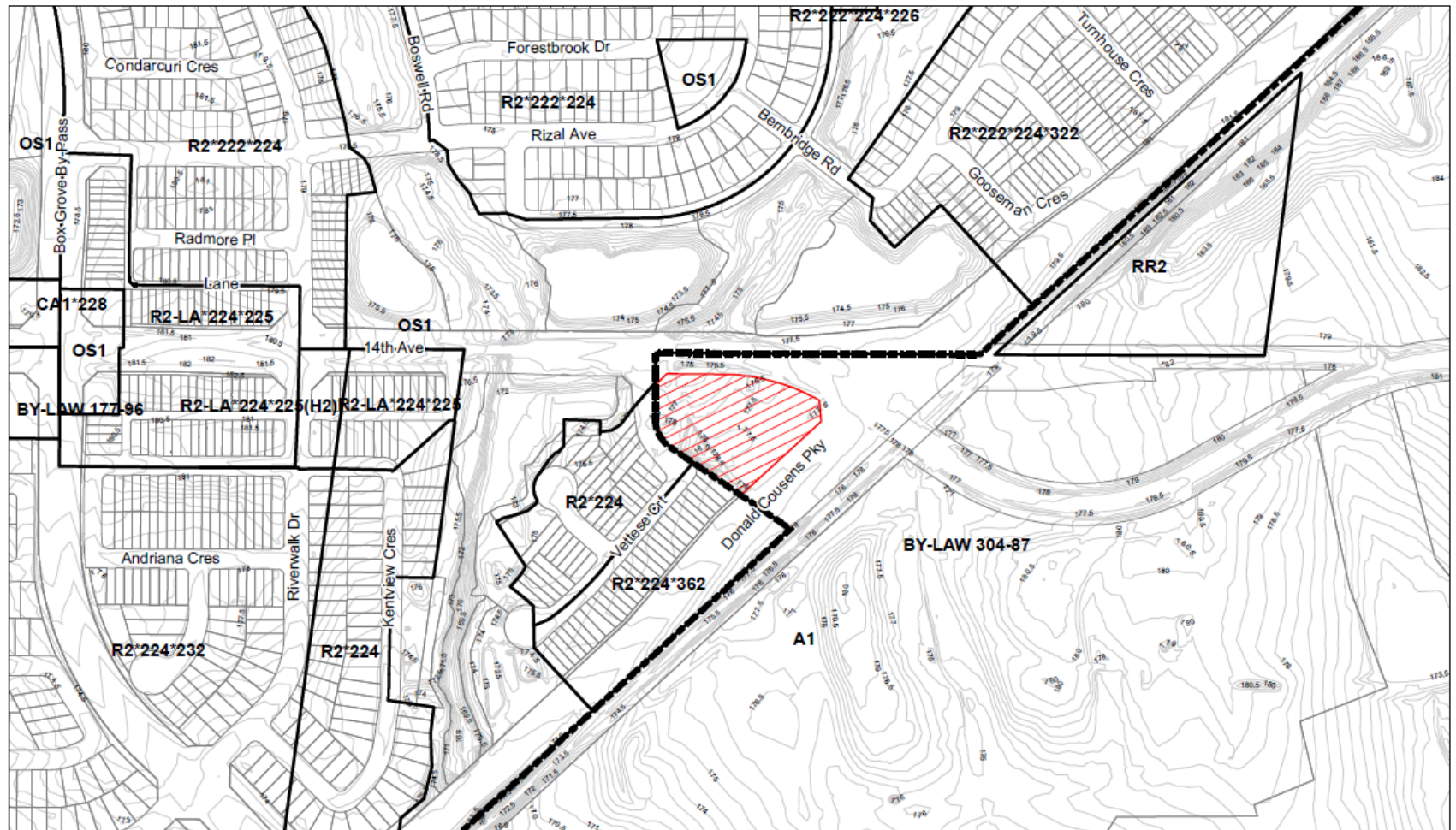
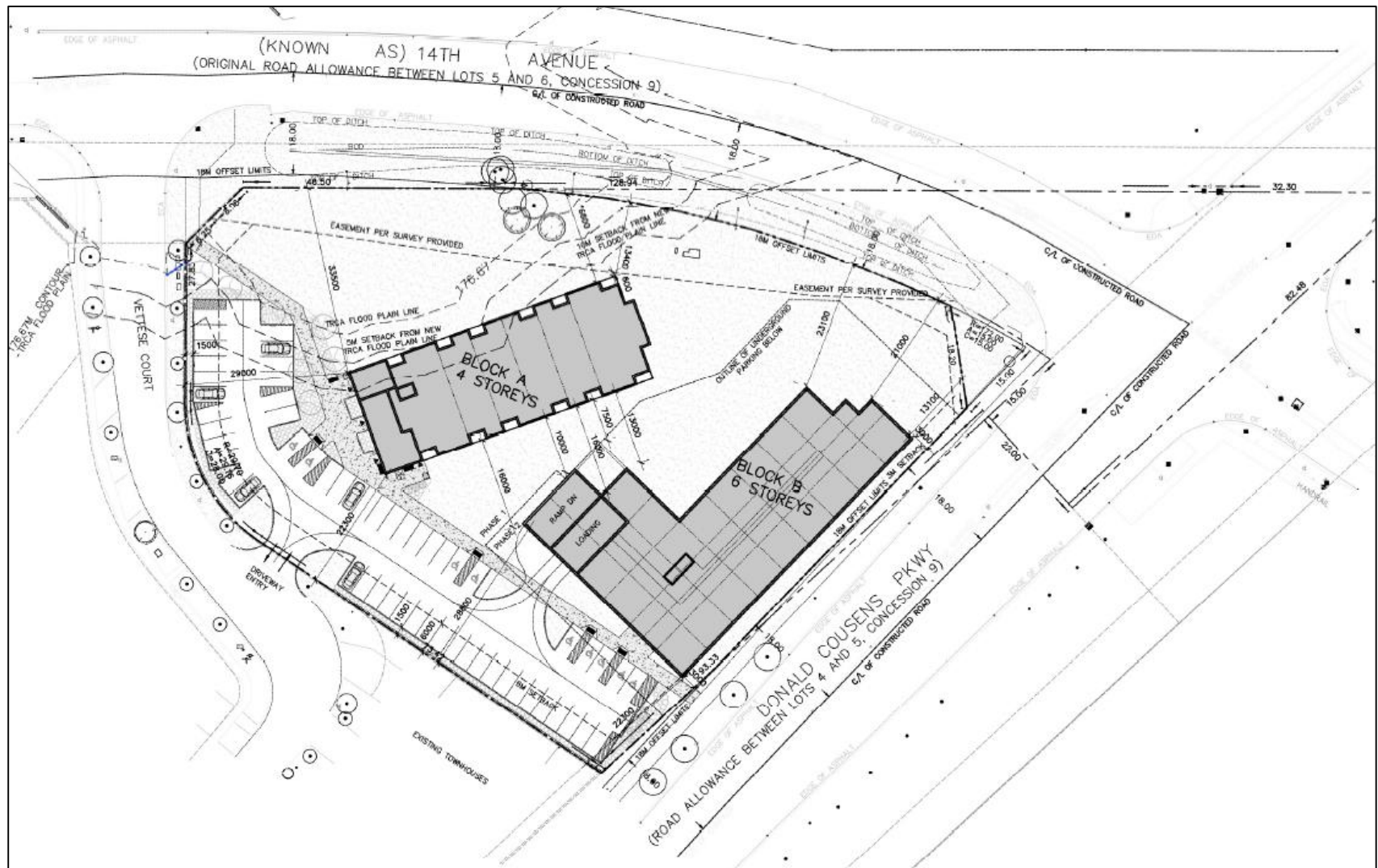


Figure 4

## Conceptual Site Plan





## Figure 5

### Conceptual Elevations (Block A)



**Figure 6**

## Conceptual Building Elevations

