



Report to: Development Services Committee

Report Date: July 5, 2022

SUBJECT: Enterprise Boulevard Inc. (Metropia North) and Alignment with the Development Concept for the Markham Centre Secondary Plan Update (Ward 3)

PREPARED BY: Stephen Lue, MCIP, RPP, Ext., 2520
Senior Development Manager

RECOMMENDATION:

- 1) That the report titled, “Enterprise Boulevard Inc. (Metropia North) and Alignment with the Development Concept for the Markham Centre Secondary Plan Update (Ward 3)”, be received;
- 2) That the Development Concept, dated July 5, 2022, for the Markham Centre Secondary Plan Update Study, as it relates to the lands owned by Enterprise Boulevard Inc. (Metropia North), be endorsed;
- 3) That a staff recommendation report for the applications submitted by Enterprise Boulevard Inc. (Metropia North) under File PLAN 20 113948 be brought to a future Development Services Committee, prior to the finalization of the Markham Centre Secondary Plan Update Study;
- 4) And further that staff be authorized and directed to all things necessary to give effect to this resolution.

PURPOSE:

This report recommends endorsement of the Development Concept for the Markham Centre Secondary Plan Update Study, dated July 5, 2022, and shown in Figures 1 and 2, as it relates to the lands owned by Enterprise Boulevard Inc. (Metropia North) (the “Owner”).

BACKGROUND:

The 2.07 ha (5.12 ac) subject lands are located on the north side of Enterprise Boulevard, immediately east of the Stouffville GO Rail Line in Markham Centre, as shown on Figure 1 (the “Subject Lands”). The Subject Lands have approximately 250 m (820 ft) of frontage along Enterprise Boulevard, immediately opposite the northern terminus of University Boulevard.

In 2012, Council approved site-specific Official Plan Amendment No. 202 and site-specific Zoning By-law Amendment 2012-152, under a previous landowner (Markham Centre Development Corporation) that permitted a high density residential development on the Subject Lands that comprised of four buildings and a density of 5.1 times the area of the Subject Lands (Floor Space Index - “FSI”) and heights of 10, 28, 29, and 29 storeys. However, the previous owner did not proceed with the approved development.

In March 2019, the Owner acquired the Subject Lands, and in June 2020, submitted Official Plan and Zoning By-law Amendment applications to permit a high density residential development with

ground floor retail, as described in Table 1 of this report. A Site Plan application was submitted in September 2021, to facilitate the proposal.

Staff initiated the Update to the Markham Centre Secondary Plan in 2019, and have engaged the Owner throughout the process

In Q4-2019, staff initiated the update to the 1997 Markham Centre Secondary Plan (the “Update Study”) that began with the visioning work with stakeholders in June and July 2020. The work established the vision statement and guiding principles that informed the Development Options (Business as Usual and a Preliminary Concept), which was undertaken from October to December 2020. A second round of stakeholder engagement was undertaken through April to May 2021. Following the Development Options, staff embarked on the Development Concept work. Both the Development Options and the Development Concept consistently identified a similar land use scheme on the Subject Lands.

In addition, staff and the Owner have met various times throughout the processing of their development application, including the statutory Public Meeting on September 14, 2021, and consideration at the February 24, 2022, City’s Design Review Panel.

DISCUSSION:

The Updated Markham Centre Secondary Plan Development Concept consideration at the July 5, 2022, DSC

On the same date of this report, the DSC would have considered receipt of the Update Study Development Concept in a presentation by the Markham Centre consultants. The Development Concept is supported by the Markham Centre consultants’ overall transportation analysis and servicing studies for the study area and the Subject Lands, and based on the density distribution considered appropriate by the consultants.

The Owner’s Conceptual Plan aligns with the proposed land use, density, and height parameters of the Update Study Development Concept

Table 1 and Figure 2 illustrate the density and height comparison between the Development Concept and the Owner’s conceptual plan, as shown in Figure 3.

Table 1: Density and Height Comparison – Study Development Concept v. Owner’s Conceptual Plan		
	Development Concept	Owner’s Conceptual Plan
Density	7 FSI	6.6 FSI
Height	40 Storeys	40, 44, 36 Storeys (Average 40 Storeys)

Staff support the Owner’s conceptual plan as it offers a building height variation with appropriate separations. The proposed density remains within the maximum 7 FSI parameter proposed in the Development Concept. Staff and the Owner have been working to finalize the Owner’s conceptual design on the Subject Lands that would complement its locational advantage to the Unionville GO Station area and align it with the Development Concept with respect to the Update Study transportation assessment, servicing, and park location.

Staff have been working with applicants to align development proposals with the emerging Markham Centre Secondary Plan Development Concept

The landowners in Markham Centre have been working with staff on their respective development applications with regard to the emerging concepts of the Update Study. Though some development applications currently do not align with the Development Concept, staff will continue to work with the landowners and the Markham Centre consultants through the next round of stakeholder engagements with the aim to bring further development reports to the DSC in the fall 2022. However, as noted previously, the Owner's Conceptual Plan already aligns with the height and density parameters of the emerging Markham Center Secondary Plan Development Concept.

CONCLUSION:

The Owner has worked with staff to align their conceptual plan with the Development Concept through their development application review process. In order to advance the Owner's conceptual plan to the Site Plan stage, and should the DSC support the Study Update Development Concept, this report recommends endorsement of the Development Concept as it relates to the Subject Lands. This endorsement would enable staff to advance a recommendation report for the Owner's Official Plan Amendment and Zoning By-law Amendment applications under File PLAN 20 113948 at a future DSC meeting, prior to the finalization of the Development Concept in the Study Update, which is reflected in the recommendations of this report.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The endorsement aligns with the City's strategic priorities of managing growth and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

Policy Planning, Planning and Urban Design, and Engineering were consulted on this report.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

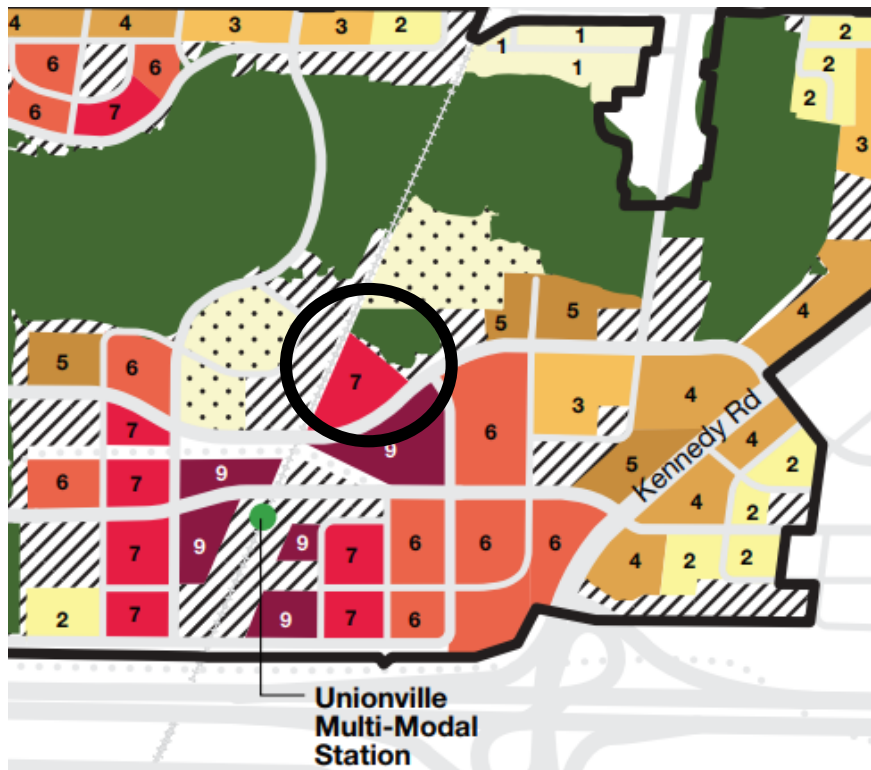
Figure 2: July 5, 2022 Update Study Development Concept Density and Height

Figure 3: Proposed Conceptual Plan (File PLAN 20 113948)

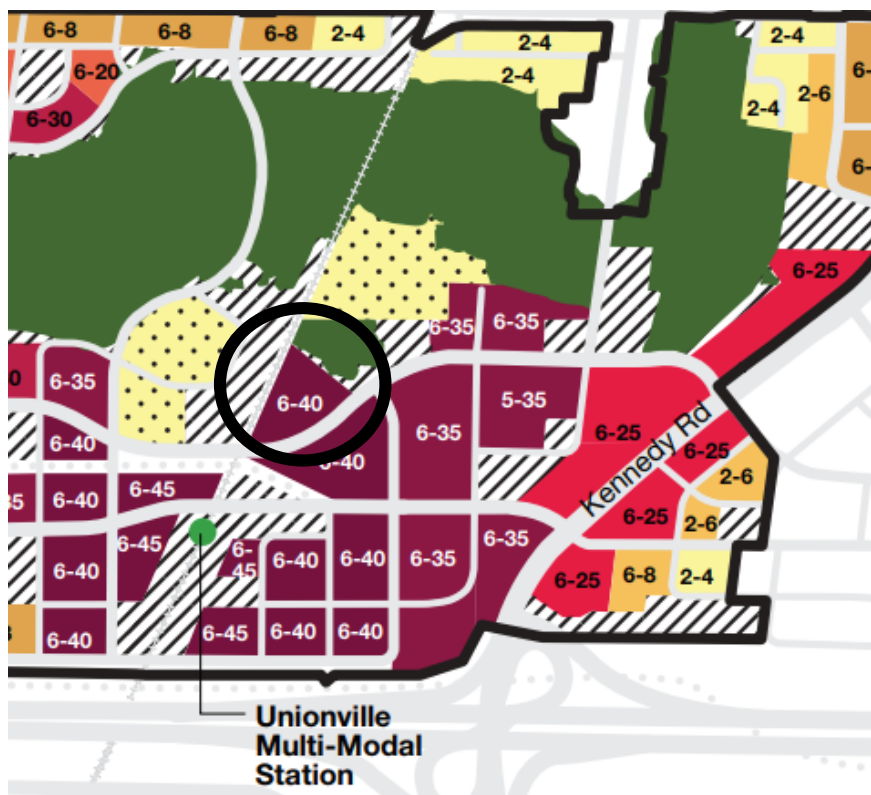
Figure 1
Location Map



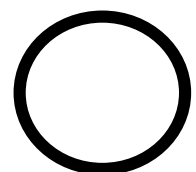
Figure 2
July 5, 2022 Update Study Development Concept
Density and Height



Density



Height



Subject Lands

Figure 3
Proposed Conceptual Plan (File PLAN 20 113948)

