

Date:	Friday, February 17, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the "Application(s)")		
Owner:	Matthew Stein, 648321 Ontario Inc. (the "Owner")		
Agent:	Peter Maleganovski, Gatzios Planning + Development Consultants Inc.		
Proposal:	Applications to permit a thirteen (13) storey residential apartment building containing 146 units, two (2) levels of below grade parking, visitor parking provided at grade, outdoor amenity space, and vehicle and pedestrian access to both Highway 7 and Wignall Crescent. The applicant is not proposing any commercial uses (the "Proposed Development")		
Location:	5871 Highway 7 East (the "Subject Lands")		
File Number:	PLAN 22 244910	Ward:	4
Prepared By:	Brashanthe Manoharan, ext. 2190 Planner II, East Planning District		
Reviewed By:	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 June 15, 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 October 13, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for February 27, 2023
- 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

BACKGROUND

Subject Lands and Area Context

The 0.29 ha (0.73 ac) Subject Lands are currently developed with three (3) commercial buildings, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Proposed Development would facilitate the demolition of the three (3) existing commercial buildings to permit one thirteen (13) storey residential apartment building with two (2) levels of below grade parking with the following, as shown in Figure 4.

Table 1: the Proposed Development	
Residential Gross Floor Area:	16,321.20 m ² (175,680 ft ²)
Maximum Building Height:	Thirteen (13) storeys
Dwelling Units:	146 units
Parking Spaces:	150 parking spaces, including 6 visitor spaces provided at grade
Access:	Vehicle and pedestrian access to both Highway 7 and Wignall Crescent

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:	“Mixed Use Mid Rise”
Permitted uses:	The “Mixed Use Mid Rise” designation provides for the following uses: apartment building, multi-storey non-residential or mixed-use building, stacked townhouse, and townhouse including back to back townhouse up to a maximum height of eight (8) storeys and a maximum Floor Space Index (FSI) of 2.0
Proposal:	Amend the Official Plan to re-designate the Subject Lands from “Mixed-Use Mid Rise” to “Residential High 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 1229, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“C3 – Service Commercial”
Permissions:	Commercial uses including personal service shops, laundromats, dry cleaners, animal hospitals, banks, offices, commercial storage, printing shops, restaurants, lumber and supply stores, repair shops, auto service stations, public parking lots, motor vehicle sales up to a maximum height of 40 feet (12.19 metres).
Proposal:	Rezone Subject Lands from “C3 – Service Commercial” to “R4 (xx) – Residential Exception Zone under By-law 177-96, as amended, to permit the proposed development with appropriate development standards.

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) Community Benefits Charges By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s Community Benefits Charges By-law (CBC) and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication**
 - i) The Applications 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 Applications 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, and built form proposed are appropriate.
- ii) Evaluation of the compatibility 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 proposed development.
- v) The submission of a future Site Plan Application 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 Applications must be reviewed by the York Region and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit a Site Plan Application, should the Applications be approved, to permit the Proposed Development and finalized 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 Renderings

Figure 6: Conceptual Building Elevations

Figure 7: Conceptual Building Elevations

Figure 1

Location Map



Figure 2

Aerial Photo

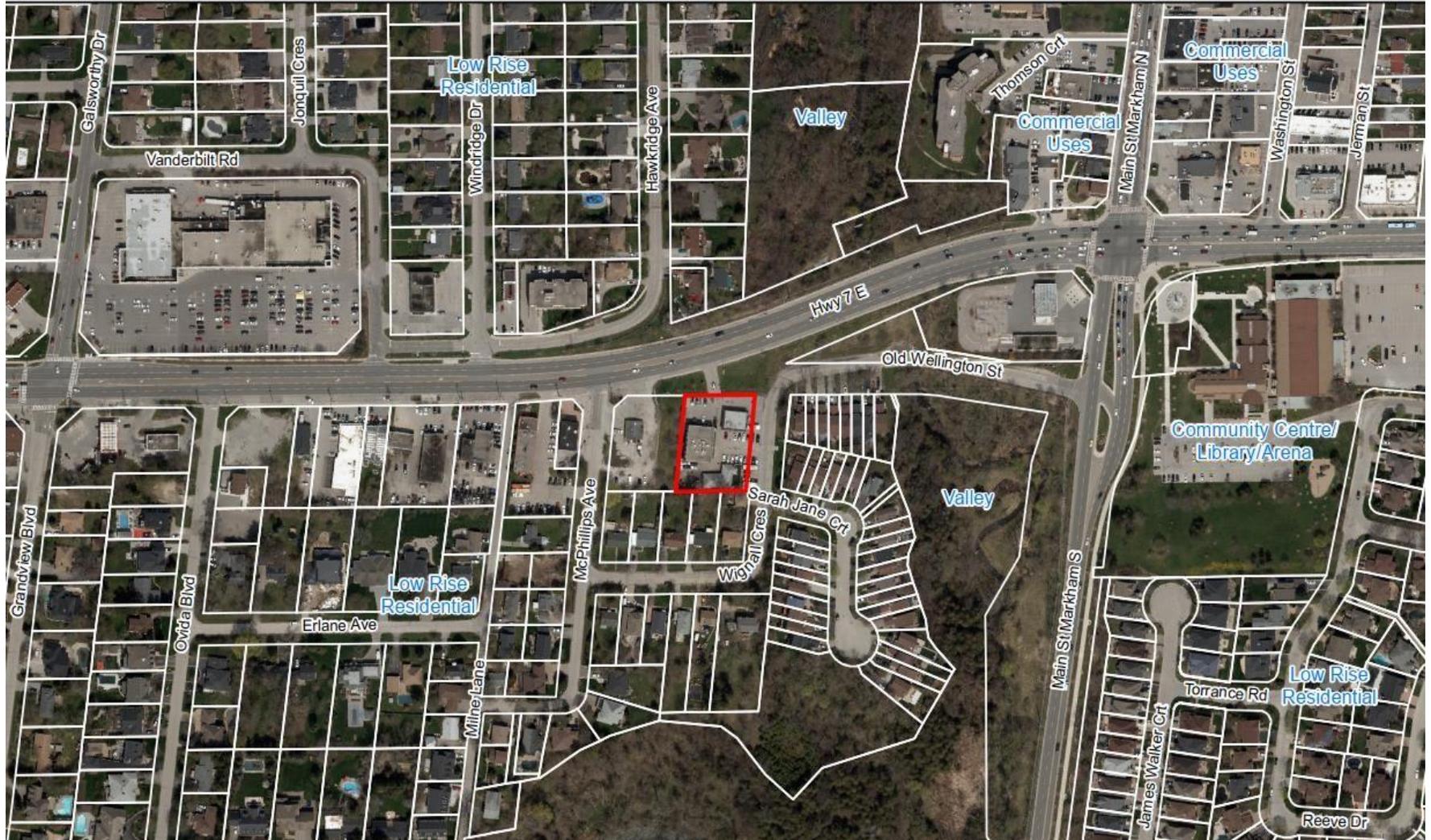


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

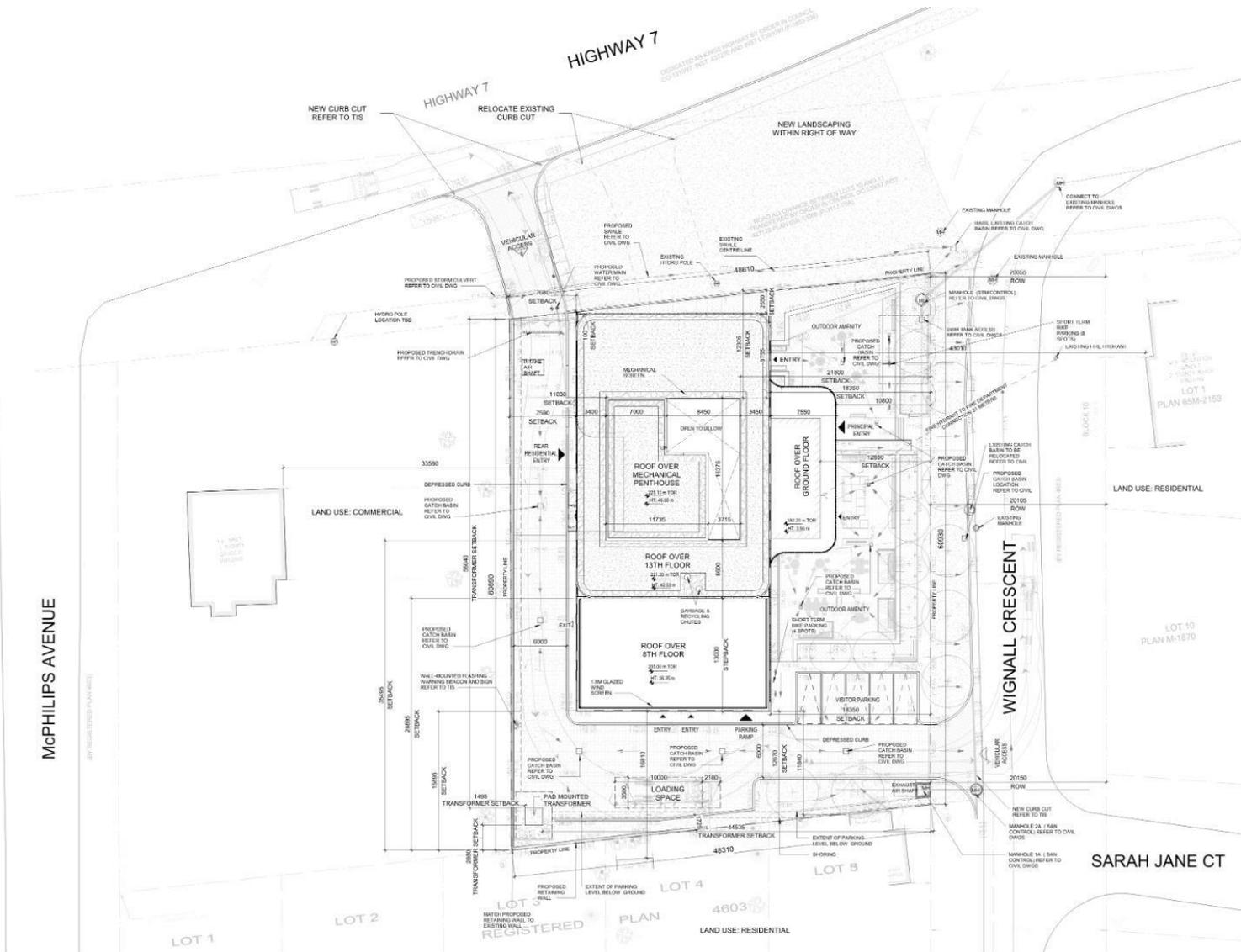


Figure 5

Conceptual Renderings

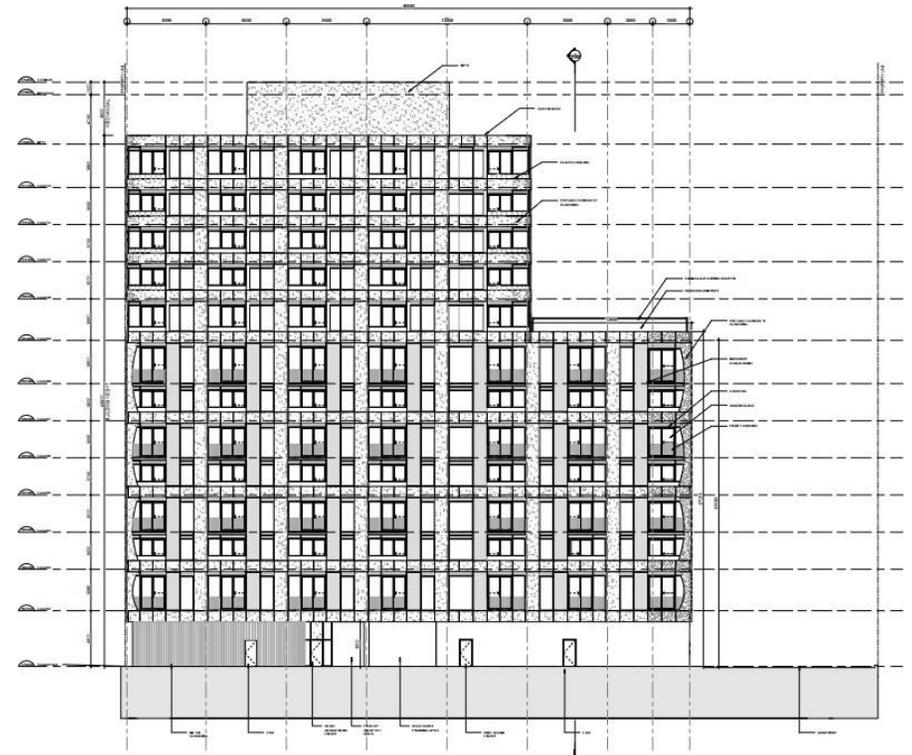


Figure 6

Conceptual Building Elevations



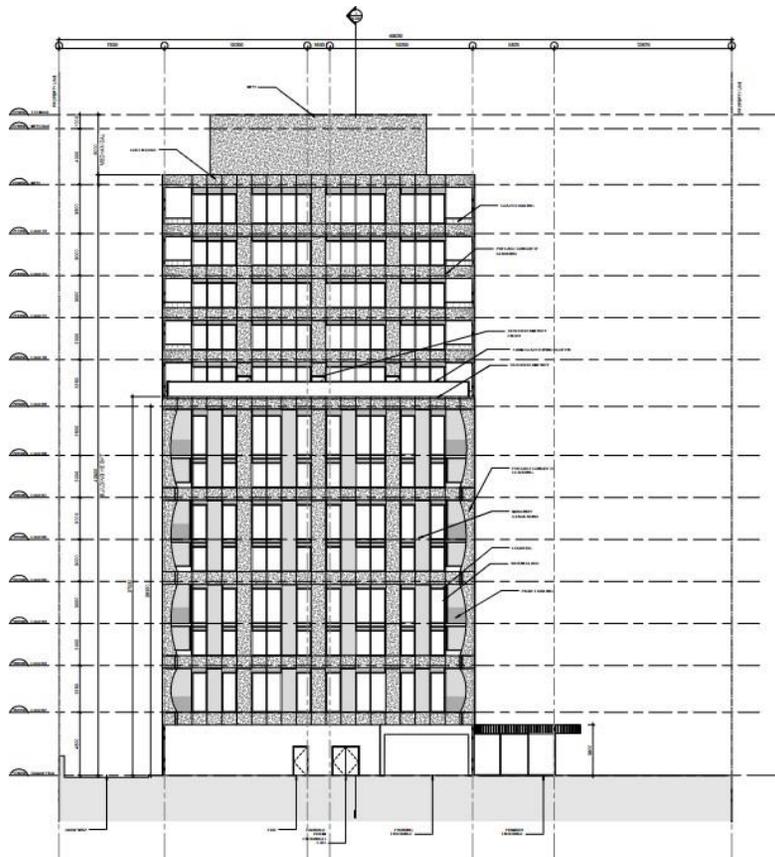
East Elevation



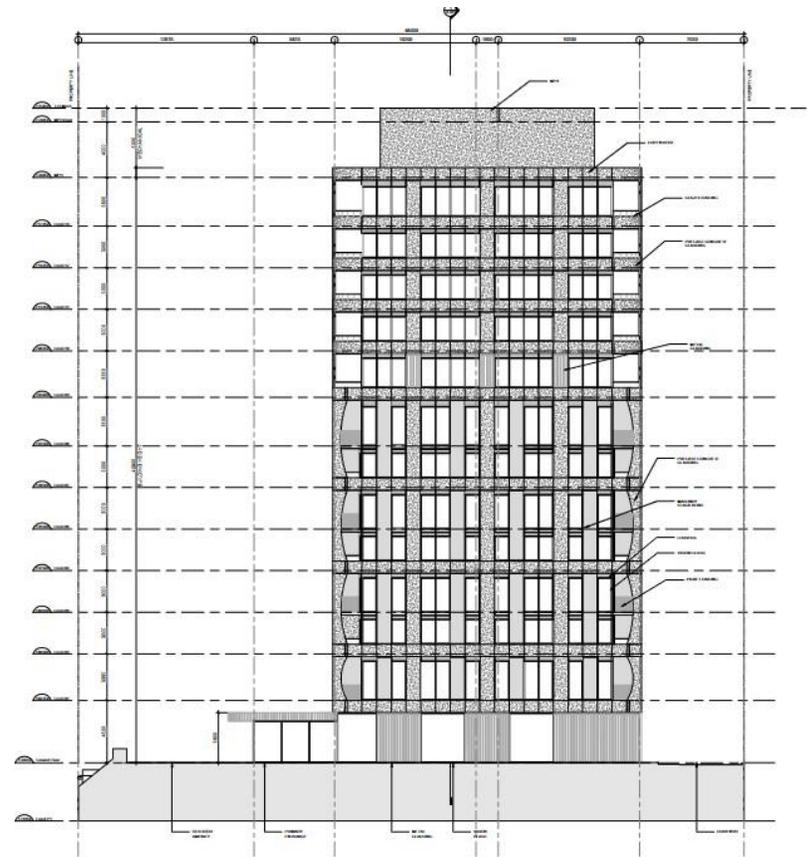
West Elevation

Figure 7

Conceptual Building Elevations



South Elevation



North Elevation