

Date:	Monday, March 28, 2022		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	James Stevenson, DRC (Markham) Incorporated (the "Owner")		
Agent:	Catalina Cardenas, Malone Given Parsons		
Proposal:	Application to permit two 40-storey mixed-use buildings with a shared seven-storey podium with townhouse units (the “Proposed Development”)		
Location:	East side of Yonge Street, north of Bay Thorne Avenue, municipally known as 8127 and 8149 Yonge Street (the “Subject Lands”)		
File Number:	Plan 22 253004	Ward:	1
Prepared By:	Nusrat Omer, MCIP, RPP Senior Planner, West Planning District		
Reviewed By:	Clement Messere, MCIP, RPP Manager, West Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Applications 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 Applications complete on September 21, 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 ended on January 19, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 28, 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 future application(s) for Site Plan Approval and Draft Plan of Condominium

BACKGROUND

Subject Lands and Area Context

The 0.79 ha (1.75 ac) Subject Lands are currently occupied by a two-storey multi-unit commercial building, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Proposed Development includes a mixed-use development (residential and commercial) in the form of two high-rise buildings and townhouse units (Figures 4, 5, and 6) as summarized in Table 1

Table 1: the Proposed Development	
Total Gross Floor Area	70,848.2 m ² (762,604 ft ²)
Residential Area	69,656.2 m ² (749,773 ft ²)
Retail Area	1,192 m ² (12,831 ft ²)
Dwelling Units	865 units (including 9 townhouse units)
Density	9.99 times the area of the Subject Lands (Floor Space Index – “FSI”)
Building Height	Two 40-storey buildings on a shared seven-storey podium and three-storey townhouse units
Amenity Space	Indoor: 877.8 m ² (9,449 ft ²); Outdoor: 896.1 m ² (9,646 ft ²)
Vehicular Access	One from Yonge Street
Parking Spaces	615 (including 160 for shared visitor and commercial)
Bicycle Parking	990

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development as described in Table 2

Table 2: Official Plan Amendment Information	
Current Designation:	“Mixed Use Mid Rise”
Permitted Uses:	The current designation supports residential intensification along with a mix of commercial and other uses, as specified within the 2014 Official Plan.

Table 2: Official Plan Amendment Information	
	Unless specified in a secondary plan or site-specific policy, the current designation permits a maximum building height of eight storeys and maximum density of 2.0 FSI.
Proposal:	The Owner's draft Official Plan Amendment ("Draft OPA") proposes to redesignate the Subject Lands to "Mixed Use High Rise", with site-specific height, density, and land use permissions.

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

The Proposed Development is subject to By-law 2150, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	"Highway Commercial" (HC1)
Current Permissions:	Various commercial uses including, but not limited to, banks, business or professional offices, commercial schools, hotels, libraries, personal service and repair shops, photography studios, public and private parking areas or parking garages, recreational establishments, restaurants.
Proposal:	The Owner's draft Zoning By-law Amendment ("Draft ZBLA") proposes to rezone the Subject Lands to "Community Amenity One (CA1) Zone" and incorporate site-specific development standards including, but not limited to, a range of commercial uses, height, maximum floor space index, separation distances, and reduced parking standards. The proposed Zoning By-law would to delete the Subject Lands from the current By-law 2150, as amended, and incorporate them into By-law 177-96, as amended.

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, 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, particularly with regard to the emerging Yonge Street Secondary Plan. In June of 2022 Markham Council received an endorsed a Yonge Corridor Land Use and Built Form

Study. This study was intended as a preliminary step towards a near future Yonge Street Secondary Plan.

b) Community Benefits Charges By-law (“CBC”)

- i) The Applications will be the subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law, if approved.

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.

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 Applications 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 compatibility with existing, planned development within the surrounding area, and the emerging Yonge Street Secondary Plan policies.
- iii) The quantity and need to incorporate and replace the existing non-residential land uses including, but not limited to, commercial/office, retail, and community amenity spaces.
- iv) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- v) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.

- vi) Confirmation of any outstanding financial obligations including, but not limited to, tree replacement/compensation, and community benefit contributions under the City's recently passed CBC By-law.
- vii) The submission of a future Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas.
- viii) Consideration and review of the planned future subway connections to the Proposed Development.
- ix) Phasing and construction consideration in light of the surrounding and attached existing buildings.

g) Sustainable Development

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

h) External Agency Review

- i) The Applications must be reviewed by York Region and Metrolinx and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit applications for Site Plan and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Building Elevations

Figure 6: Conceptual Renderings

Figure 7: Conceptual Renderings

Figure 1

Location Map

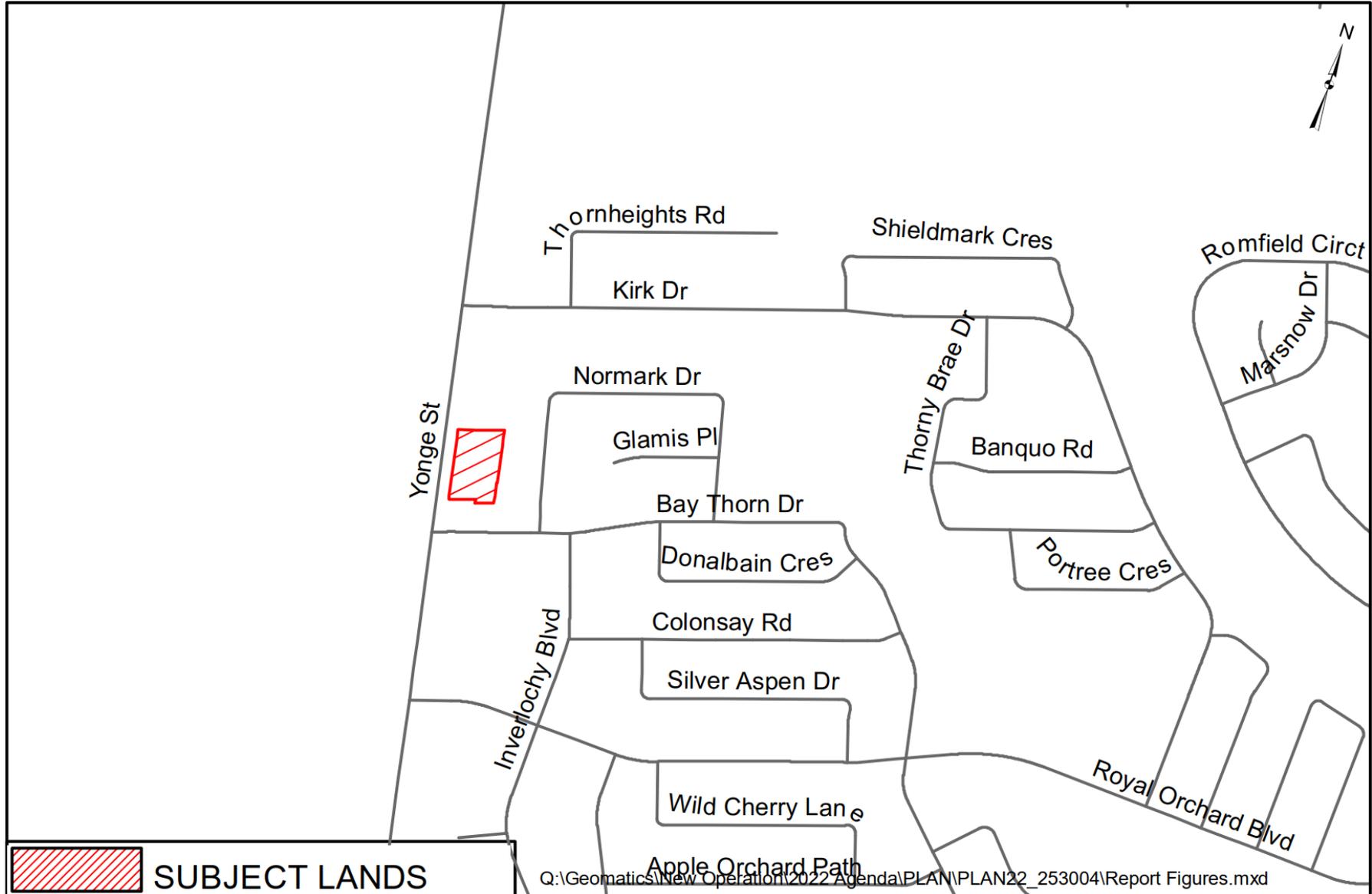
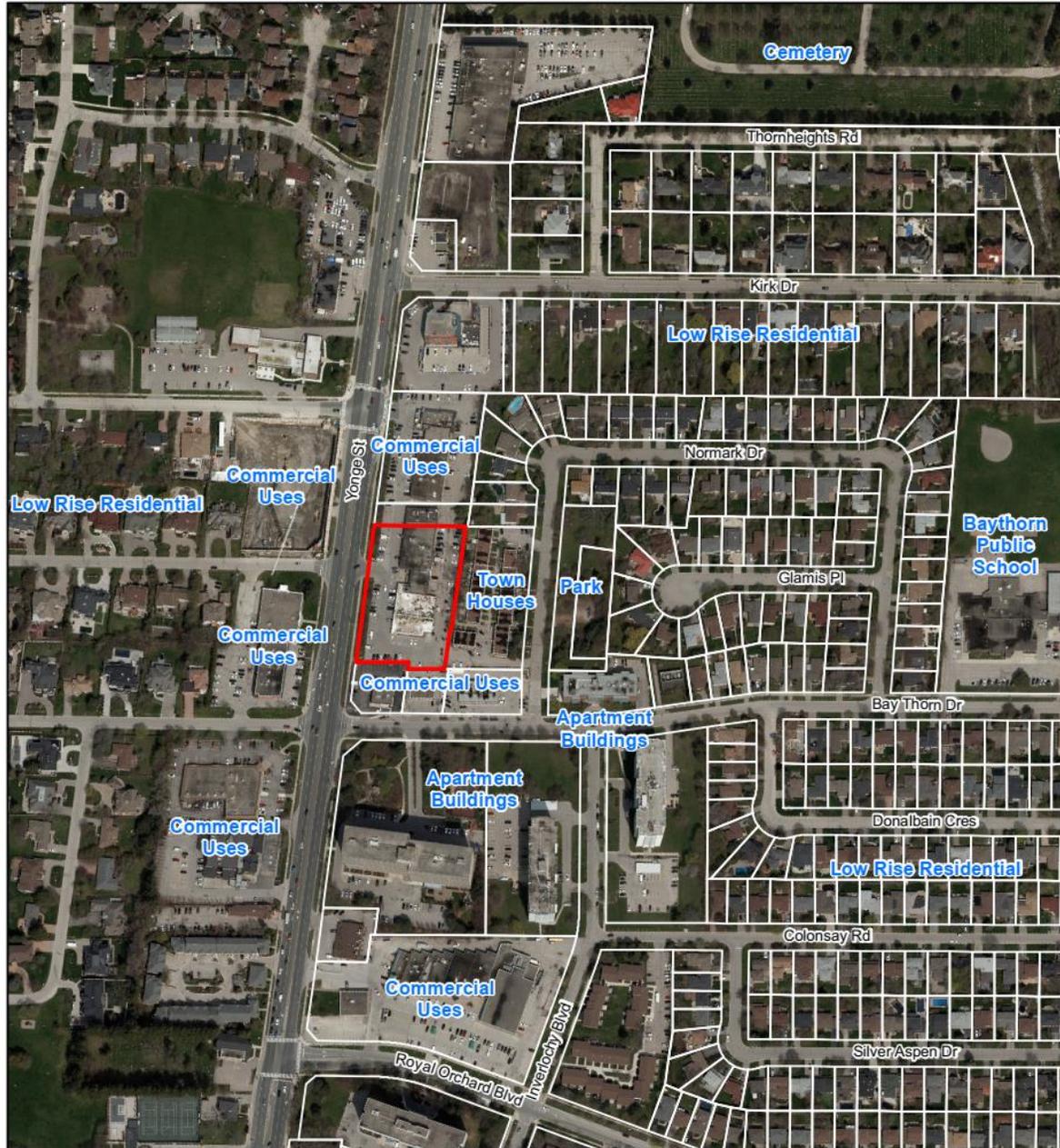


Figure 2

Aerial Photo



 SUBJECT LANDS

Figure 3

Area Context and Zoning

 SUBJECT LANDS



Figure 4

Conceptual Site Plan

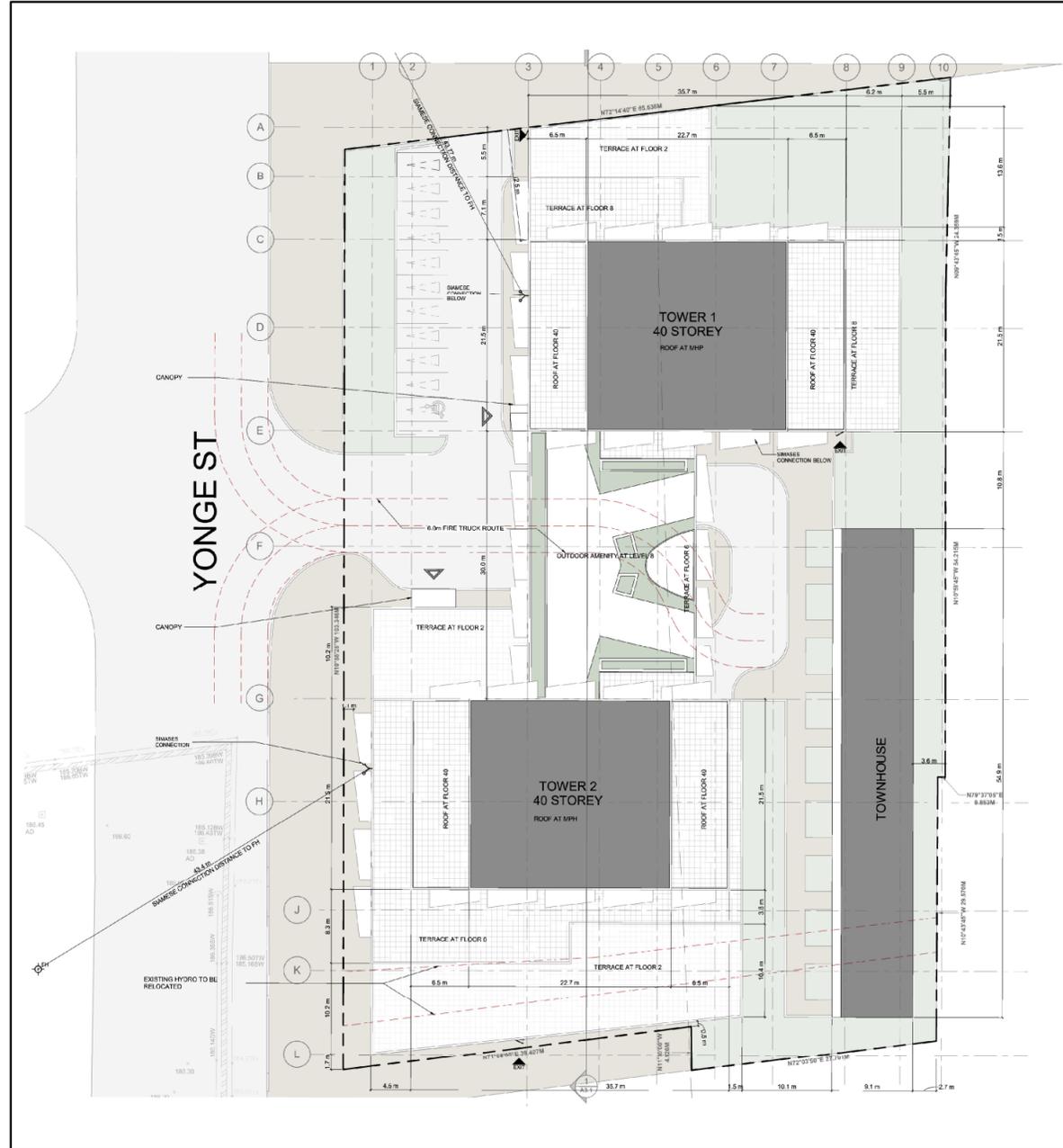


Figure 5

Conceptual Building Elevations

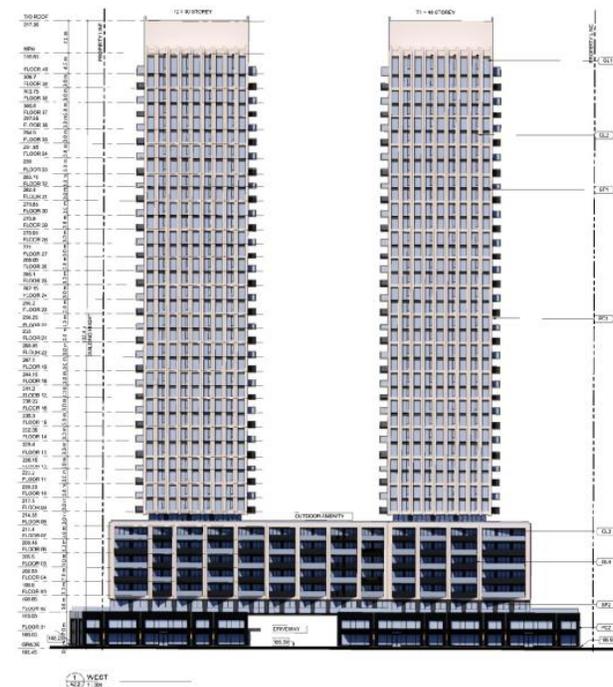
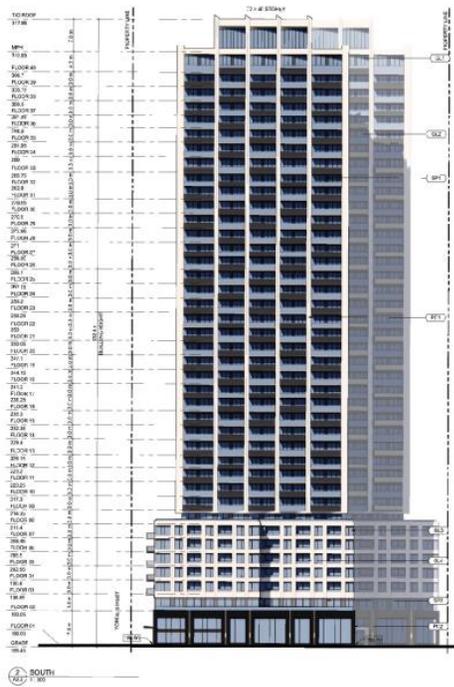


Figure 6

Conceptual Renderings



PERSPECTIVE VIEW LOOKING SOUTH EAST



PEDASTRIAN VIEW LOOKING EAST

Figure 7

Conceptual Renderings



PEDASTRIAN VIEW LOOKING EAST



PEDASTRIAN VIEW AT TOWNHOUSES LOOKING SOUTH EAST