

Date:	Tuesday, May 23, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Meadow Park Investments (BT) Inc. (Joran Weiner) (the "Owner")		
Agent:	Humphries Planning Group Inc.		
Proposal:	Applications to permit a 45-storey mixed-use building containing 508 residential units, 434 m ² (4,680 ft ²) ground level retail uses, four levels of below grade parking, and access provided on Anderson Avenue (the “Proposed Development”)		
Location:	77 Anderson Avenue (the “Subject Lands”)		
File Number:	PLAN 21 144733	Ward:	5
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) 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 December 9, 2021. 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 April 8, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for May 23, 2023
- Recommendation Report is intended to be brought forward when Staff complete an analysis of the proposed height and density in relation to the emerging Markham Road-Mount Joy Secondary Plan study, and when all technical comments have been satisfied.
- Submission of a future Site Plan and a Plan of Condominium application.

BACKGROUND

Subject Lands and Area Context

The 0.45 ha (1.11 ac) Subject Lands are currently developed with an industrial building occupied by a 24/7 self-serve carwash, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Applications facilitate the demolition of the existing building to permit the Proposed Development with the following, as shown in Figure 4.

Table 1: The Proposed Development	
Residential Gross Floor Area:	40,146 m ² (432,120 ft ²)
Retail Space:	434 m ² (4,680 ft ²)
Maximum Building Height:	45-storeys (including an eight-storey podium)
Dwelling Units:	508 units
Amenity Space:	1,589 m ² (17,110 ft ²) (indoor and outdoor)
Parking Spaces:	246 (169 residential, 77 visitor + commercial)
Access:	One full movement access on Anderson Avenue

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:	“Service Employment”
Permitted uses:	The “Service Employment” designation permits a range of employment uses including light industrial and warehousing, office, small-scale retail and services uses that are intended to serve and support other business uses as well as residents within the surrounding area. The designation also permits single and multiple-unit building with one or more storeys with a maximum building height regulated by the implementing zoning by-law.
Proposal:	Amend the Official Plan to re-designate the Subject Lands from “Service Employment” to “Mixed-Use High Rise”.

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

The Proposed Development is subject to By-law 88-76, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Select Industrial with Limited Commercial” (MIC) and “Open Space One” (OS1)
Permissions:	“Select Industrial with Limited Commercial” (MIC): Industrial uses including warehousing, manufacturing, and assembly. Commercial uses include banks and professional and business offices. “Open Space One” (OS1): Golf courses, public or private parks, athletic fields, public conservation projects, automobile washing station, automobile service center, restaurant.
Proposal:	Rezone Subject Lands from “Select Industrial with Limited Commercial” (MIC) and “Open Space One” (OS1) to “Residential Four (R4) Exception Zone”, under By-law 177-96, as amended, to permit the Proposed Development with site-specific development standards.

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, with regard to the emerging policies of the Markham Road Corridor – Mount Joy Secondary Plan Update.
 - iii) The York Region Official Plan designates the Subject Lands as “Urban Area” and does not oppose the re-designation of the Lands to a “Mixed-Use” designation, further to a previous request from the landowner.
 - iv) Review of the Owner’s Planning Justification Report.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be 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.

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 policies 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 and how it aligns with the Markham Road - Mount Joy Secondary Plan Demonstration Plan.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and its impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) How the Proposed Development incorporates the planned Mount Joy Creek realignment as shown in the Markham Road- Mount Joy Secondary Pan study.
- vi) The submission of a future Site Plan Application and Plan of Condominium will examine appropriate landscaping, site layout, snow storage areas, and amenity areas.

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, Toronto and Region Conservation Authority, and Metrolinx and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit Applications of Site Plan Control and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and 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

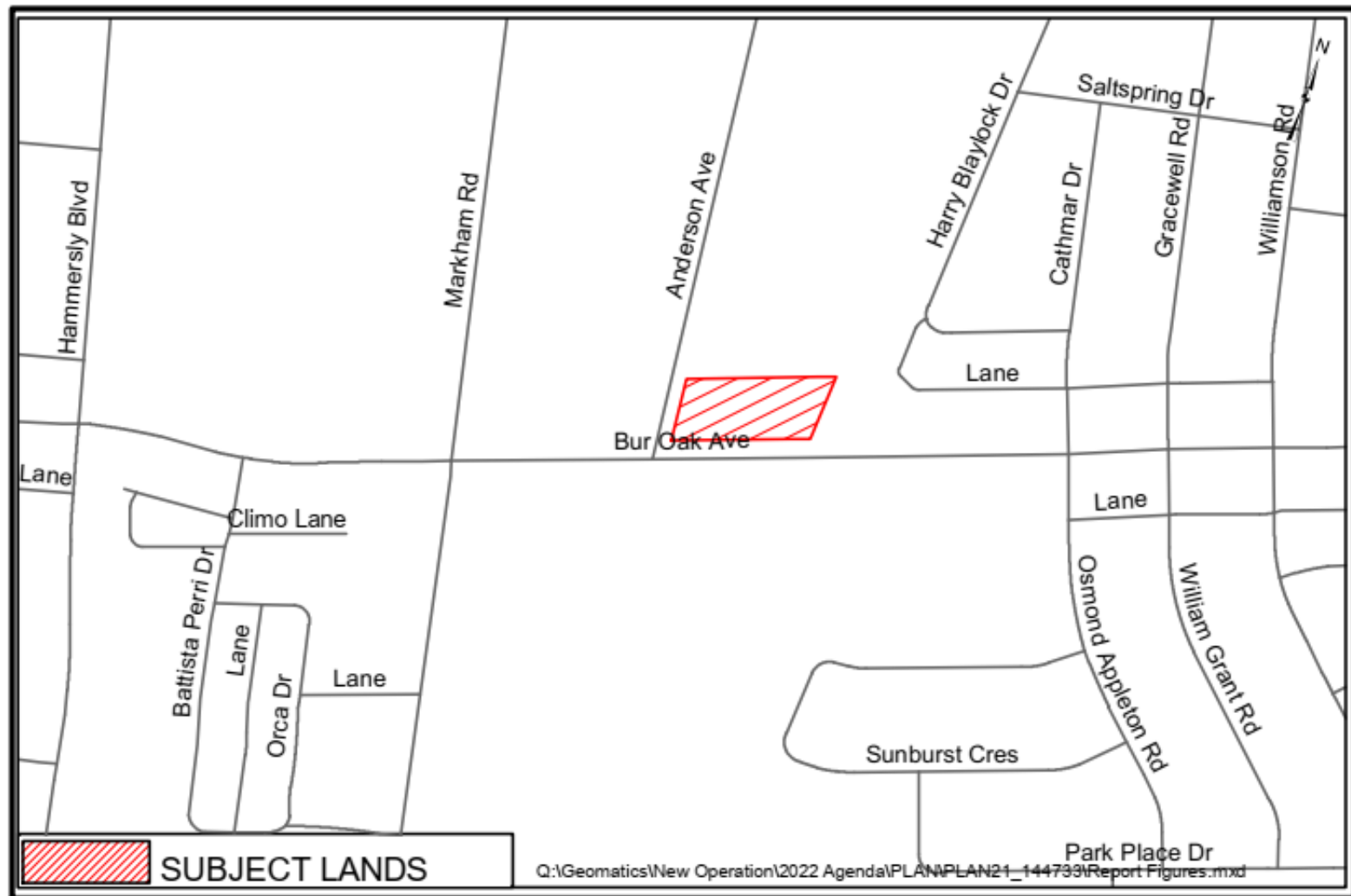
Figure 5: Conceptual Renderings

Figure 6: Conceptual Building Elevations

Figure 7: Conceptual Building Elevations

Figure 1

Location Map



Aerial Photo



Figure 3

Area Context and Zoning

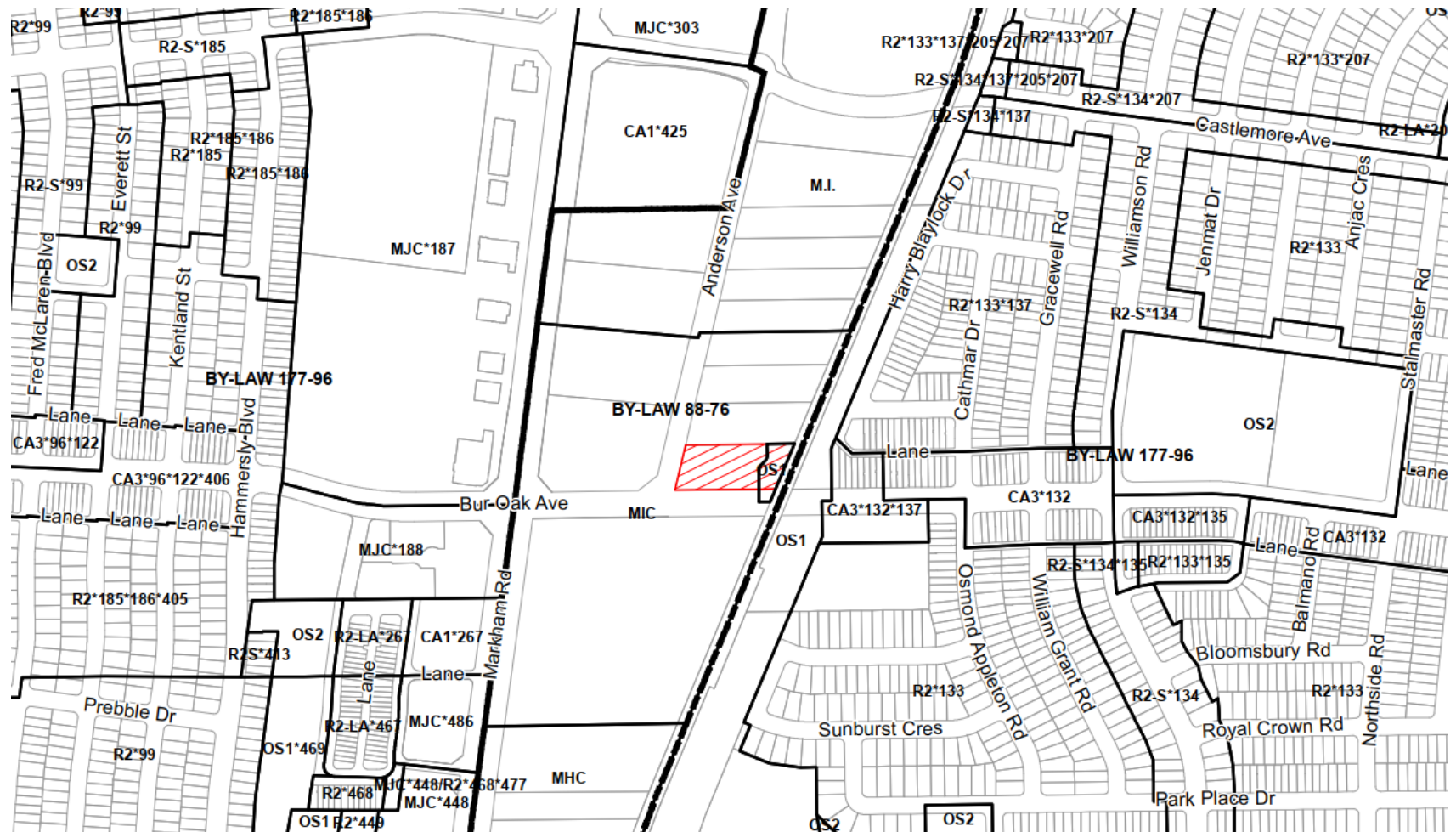


Figure 4

Conceptual Site Plan

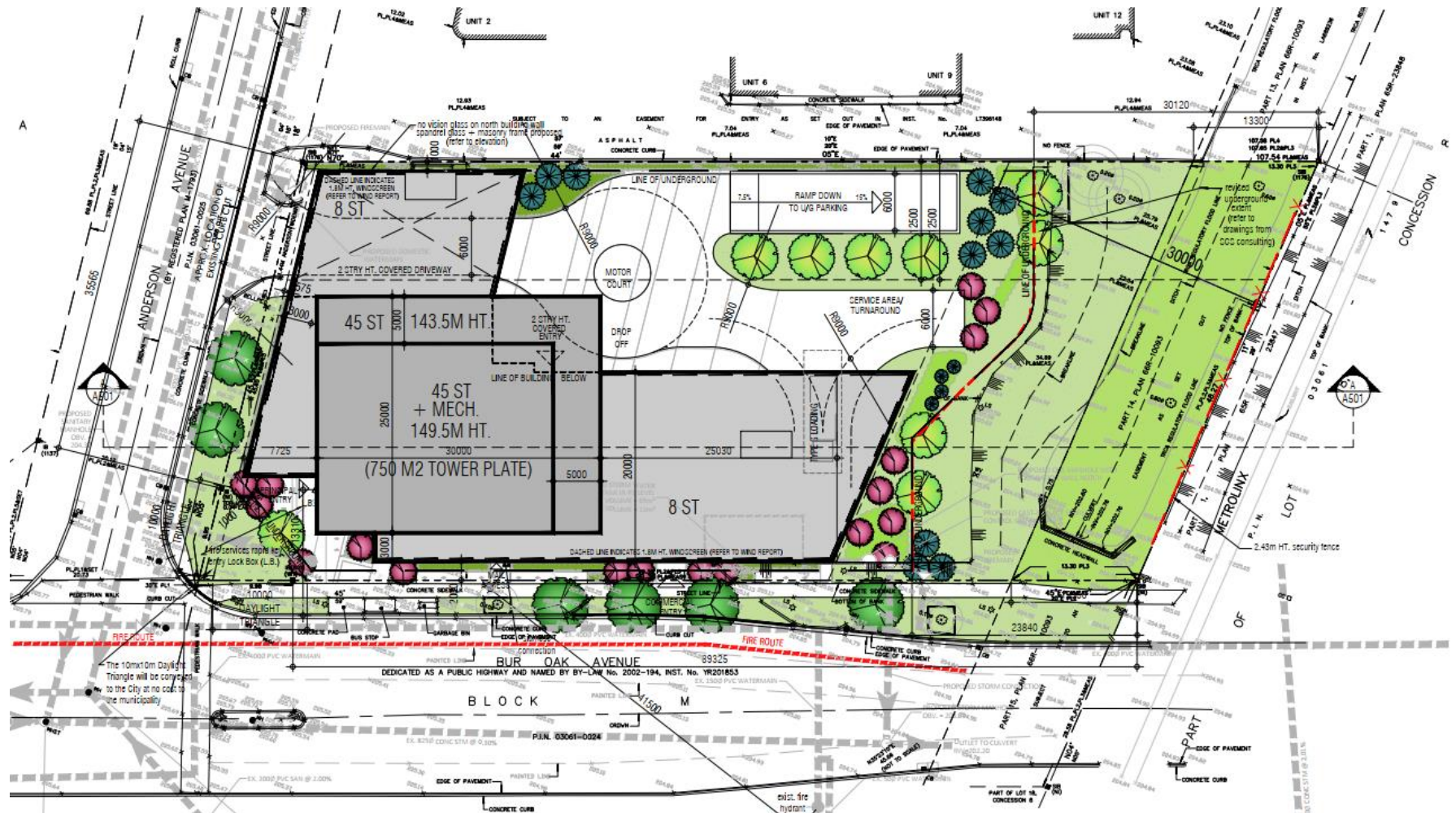
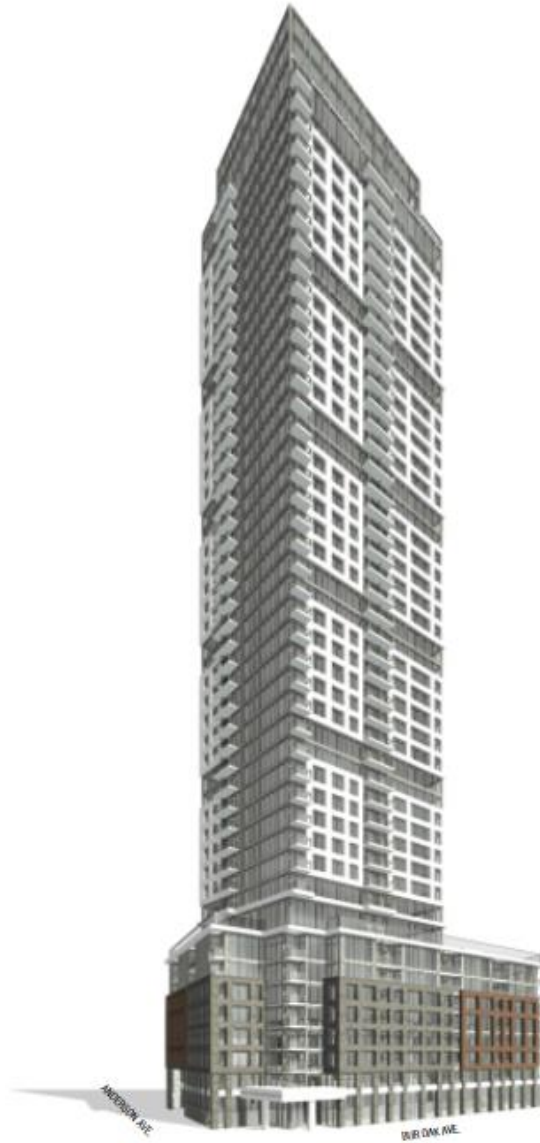
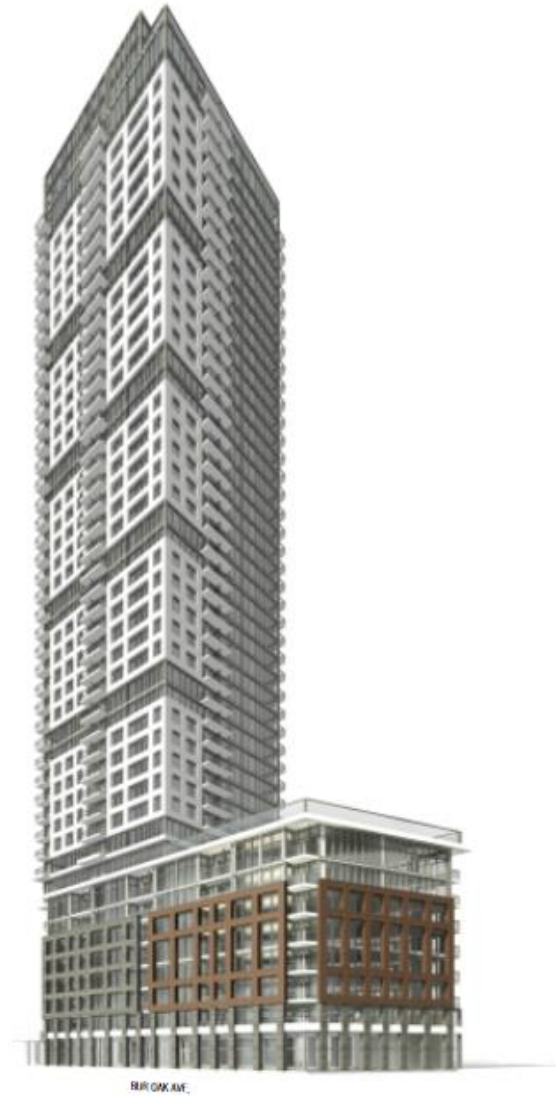


Figure 5

Conceptual Renderings



MASSING VIEW LOOKING NORTH EAST



MASSING VIEW LOOKING NORTH WEST

Figure 6

Conceptual Building Elevations



Figure 7

Conceptual Building Elevations

