

Date:	Tuesday, September 19, 2023		
Application Type(s):	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Enterprise Boulevard Inc. (the "Owner")		
Agent:	James Koutsovitiss, Gatzios Planning + Development Consultants Inc.		
Proposal:	A mixed-use, multi-phased development that includes six residential towers (35 to 49 storeys) connected by one to six-storey podiums, approximately 10,000 m ² of non-residential space (commercial, retail, office, and community uses), and a 0.26 ha public park (the “Proposed Development”)		
Location:	2 University Boulevard (the “Subject Lands”)		
File Number:	PLAN 23 118112	Ward:	3
Prepared By:	Elizabeth Martelluzzi, RPP MCIP, ext. 2193 Senior Planner, Central Planning District		
Reviewed By:	Melissa Leung, RPP MCIP Acting Manager, Development	Stephen Lue, RPP MCIP 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 received the Applications (along with the required fees) on April 12, 2023, and deemed the Applications complete on May 2, 2023. 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 August 10, 2023. Moreover, the Owner requested to withdraw the application for Draft Plan of Subdivision on July 26, 2023, as it is not currently required to facilitate the Proposed Development.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 19, 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

- Detailed review of the Site Plan Control Application (File SPC 23 130085) followed by execution of Site Plan Agreement by the Owner and issuance of Site Plan Approval by Staff
- Submission of future Draft Plan of Condominium Applications

BACKGROUND

Subject Lands and Area Context

The 2.65 ha (6.55 ac) Subject Lands are currently occupied by a temporary sales centre in the northeast corner, as shown on Figures 1 to 3. Figure 3 shows the surrounding land uses. The future VIVA Rapidway alignment intersects the Subject Lands from the southeast corner at YMCA Boulevard and University Boulevard and ends at the northwest corner, as shown on Figure 5.

The Proposed Development includes a total Gross Floor Area (“GFA”) of 204,680 square m², including 194,680 m² residential GFA and a proposed pedestrian bridge over Enterprise Boulevard, as shown in Figure 4

Table 1: the Proposed Development	
Building Height (Storeys):	Tower A (42); Tower B (39); Tower C (35); Tower D (35); Tower E (49); Tower F (42, includes office space and daycare)
Non-Residential Space:	10,000 m ² (Retail: 5,148 m ² ; Office: 3,995 m ² ; Daycare: 857 m ²)
Dwelling Units:	2,608
Parking Spaces:	1,569 (0.60 spaces/unit)
Parking rate:	Residential (0.5 to 0.1 spaces/unit); Visitor (0.10 spaces/unit)
Density:	7.73 times the area of the Subject Lands (Floor Space Index - “FSI”)
Public Park:	0.26 ha (10% of total Subject Lands)
Vehicular Access:	From University Boulevard and YMCA Boulevard, and a service access via Enterprise Boulevard that leads into an underground parking level

The Subject Lands are located within the Markham Centre Secondary Plan (PD 33-1). The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21 as detailed below, shall apply to the Subject Lands.

The Owner proposes to amend the 1987 Official Plan and the Markham Centre Secondary Plan (Official Plan Amendment “OPA” 21) to permit the Proposed Development

Table 2: Official Plan Information			
	OPA 21 (1997)	OPA 220 (June 2014)	Markham Centre Secondary Plan Recommended Concept (July 2023)
Current Designation:	“Community Amenity Area - General” and “Community Amenity Area - Major Urban Place”	OPA 220 amended OPA 21 to: <ul style="list-style-type: none"> • Permit a maximum 1403 residential units • Permit a maximum height of 39 storeys • Exempt the lands from requiring a Precinct Plan • Include Holding Provisions in the implementing zoning by-law related to water and wastewater capacity, environmental studies, and transportation networks 	“Mixed Use High Rise” <ul style="list-style-type: none"> • Maximum density 8 FSI • Maximum height 6 to 40 storeys
Permitted uses:	<ul style="list-style-type: none"> • “<u>Community Amenity Area - General</u>” Designation: mix of residential, commercial, employment, and community uses in a pedestrian-friendly manner with medium and high density residential uses, subject to a specific development proposal and rezoning • “<u>Community Amenity Area - Major Urban Place</u>” Designation: highest concentration of development and intended to function as the primary mixed-use activity areas, and developed with a high concentration and intensity of residential, commercial, employment, and supporting uses where development will afford convenient pedestrian access between uses and development parcel 		

Table 2: Official Plan Information			
	OPA 21 (1997)	OPA 220 (June 2014)	Markham Centre Secondary Plan Recommended Concept (July 2023)
Proposal:	<p>The Owner proposes to amend OPA 21, as amended by OPA 220, to:</p> <ul style="list-style-type: none"> • increase the maximum number of residential units from 1,403 to 2,650 units • increase the maximum height of the buildings from 39 to 49 storeys • designate a portion of the Subject Lands from Community Amenity Area – General to Open Space for permit the proposed new public park 		

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

The Proposed Development is subject to By-law 2004-196, as amended by site-specific Zoning By-law 2014-104 (“By-law 2014-104”), as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone:	MC-D2*24 (H) - Markham Centre Downtown Two *24 (Hold)
Permissions:	<p>By-law 2014-104 incorporated the Subject Lands into the designated area of Zoning By-law 2004-196 and zoned it “Markham Centre Downtown Two”, incorporating site-specific use permissions and development standards including, but not limited to, the following:</p> <ul style="list-style-type: none"> • a maximum of 1410 dwelling units • building heights between 6 and 39 storeys • a residential parking rate of 0.8 spaces/unit (min.) to 1 space/unit (max.) <p>By-law 2014-104 includes a Holding Provision ‘H’ with the removal conditions that include the following:</p> <ul style="list-style-type: none"> • requirements for ensuring appropriate water and sewage capacity • submission of appropriate engineering studies • an Environmental Assessment for the relocation of the existing watercourse located on site (i.e. Tributary 5), to be approved by the City and the Toronto and Region Conservation Authority (“TRCA”) • that the Markham Centre Mobility Hub Station has been designed and approved to the satisfaction of Metrolinx, York Region, and the City

Table 3: Zoning By-law Amendment Information

Proposal:	<p>The Owner proposes to amend the Zoning By-law to permit:</p> <ul style="list-style-type: none">• a maximum of 2,650 dwelling units• a maximum of 10,000 m² of non-residential Gross Floor Area• a maximum building height of 49 storeys• zoning provisions for setbacks to facilitate the Proposed Development• 0.5 parking spaces/unit (min.) and 1 parking spaces/unit (max.)
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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 increase the maximum number of dwelling units, heights and to designate a portion of the Subject Lands for a new public park.
- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markham Centre Secondary Plan Update.

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 and Other Financial Contributions

- 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 Council allocates servicing capacity to the Subject Lands.

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

- i) Completion of an Environment Assessment to address the existing floodplain due to Tributary 5 and the assessment of the development limits established as a result of the study.
- ii) Evaluation of the appropriateness of the proposed development in collaboration with York Region with regard for the alignment of the future Viva Rapidway and bus station on the Subject Lands.
- iii) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- iv) Evaluation of the compatibility with existing and planned development within the surrounding area.
- v) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- vi) Traffic impact and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- vii) The ongoing review of the Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

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

h) External Agency Review

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

i) Required Future Applications

- i) The Owner has submitted an application for Site Plan Amendment that is currently under review.
- ii) The Owner must submit applications for Draft Plan of Condominium, should the Applications be approved, to 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: P1 Parking Level

Figure 6: Elevation – Enterprise Boulevard

Figure 7: Elevation – University Boulevard

Figure 8: Elevation – YMCA Boulevard

Figure 9: Conceptual Rendering - South

Figure 1

Location Map

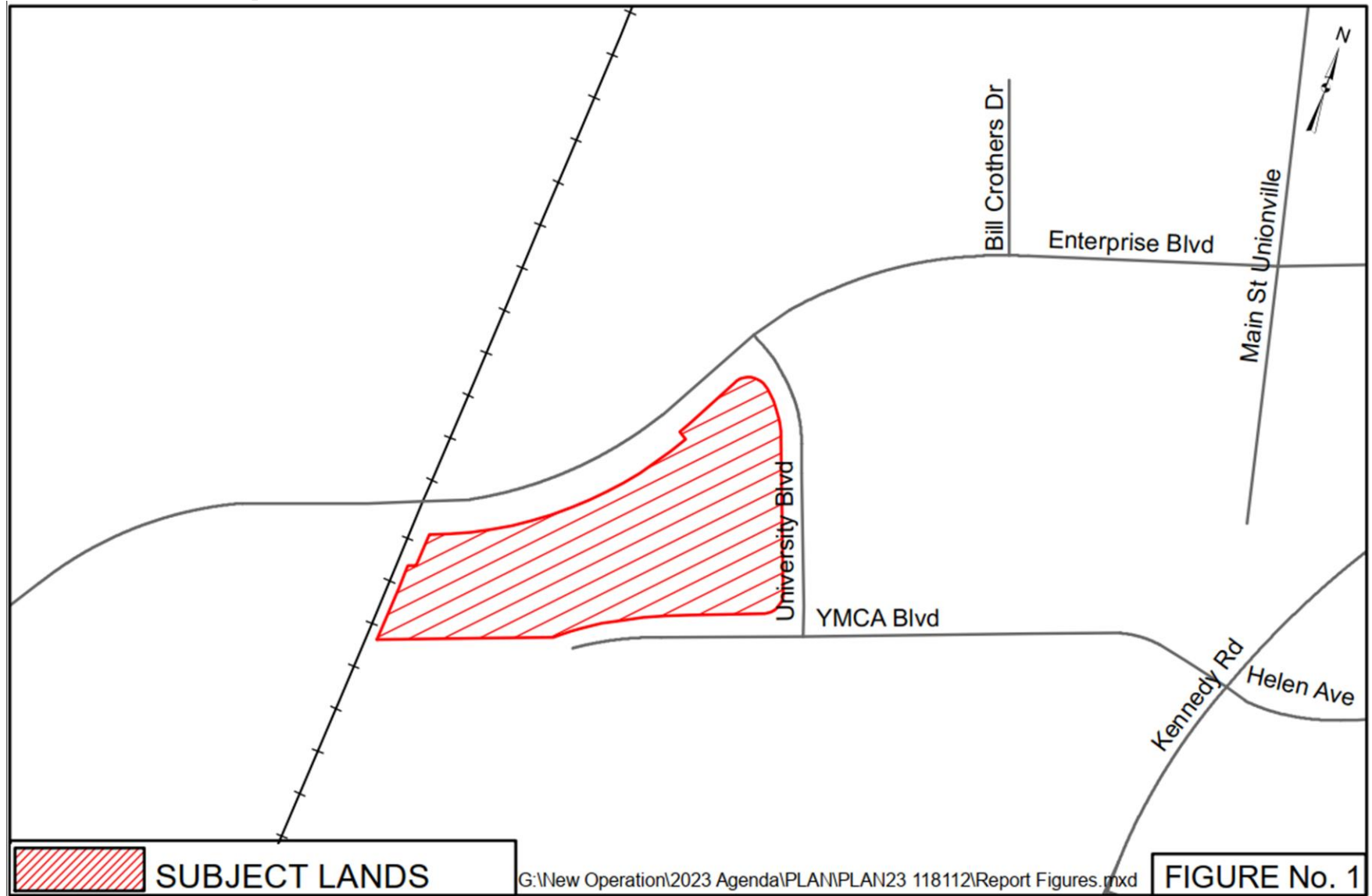


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

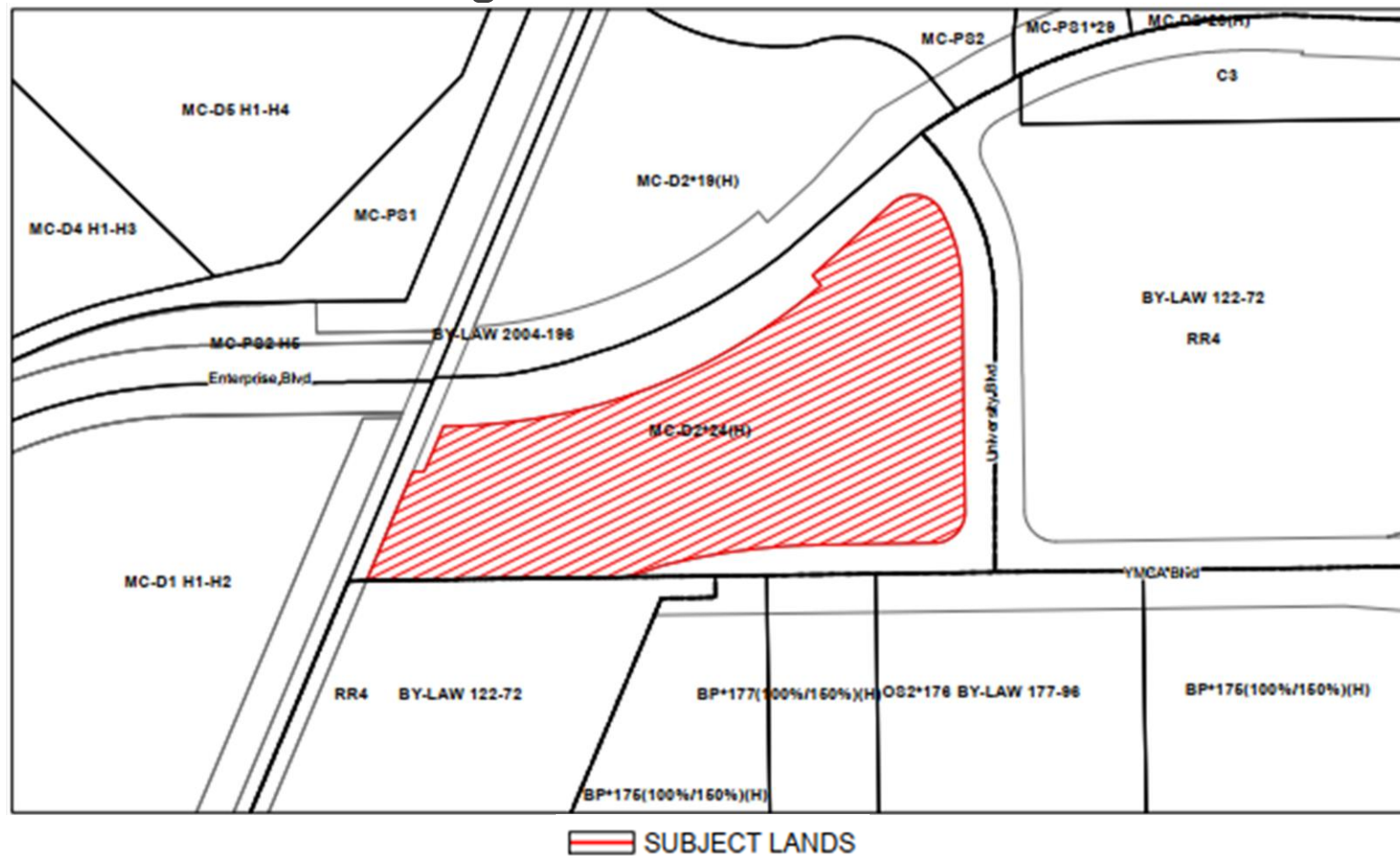
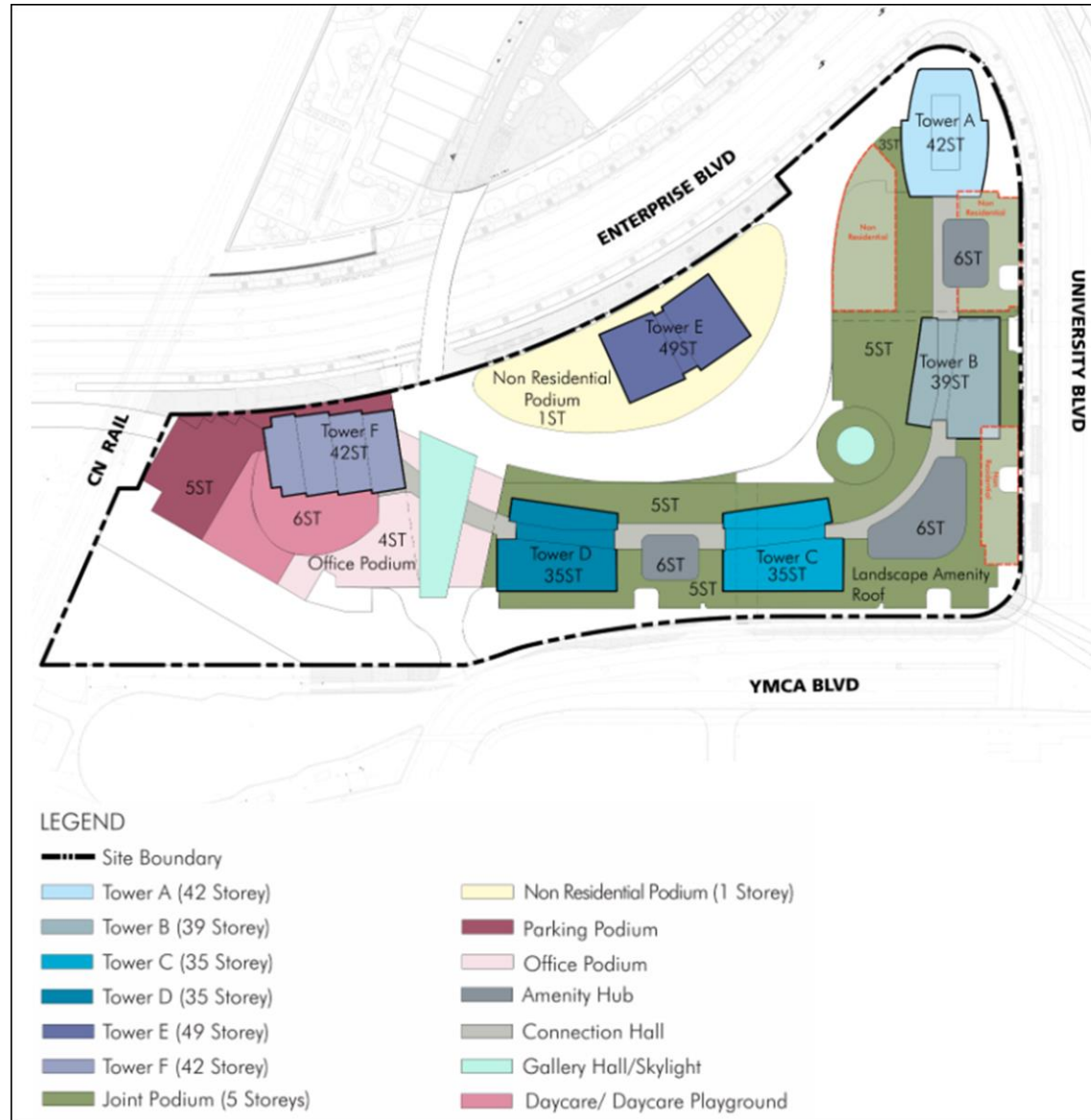


Figure 4

Conceptual Site Plan



P1 Parking Level

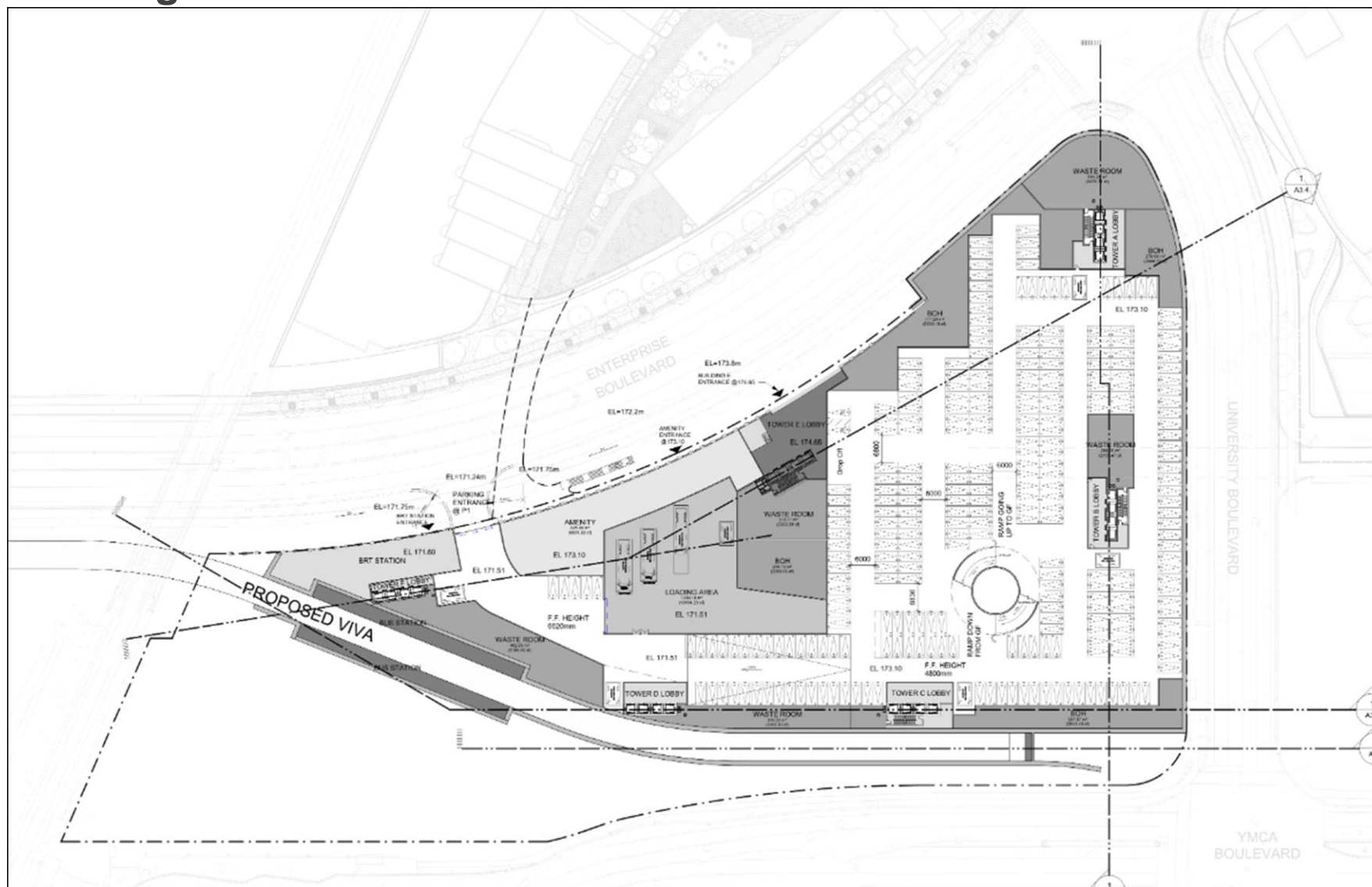


Figure 6

Elevation – Enterprise Boulevard

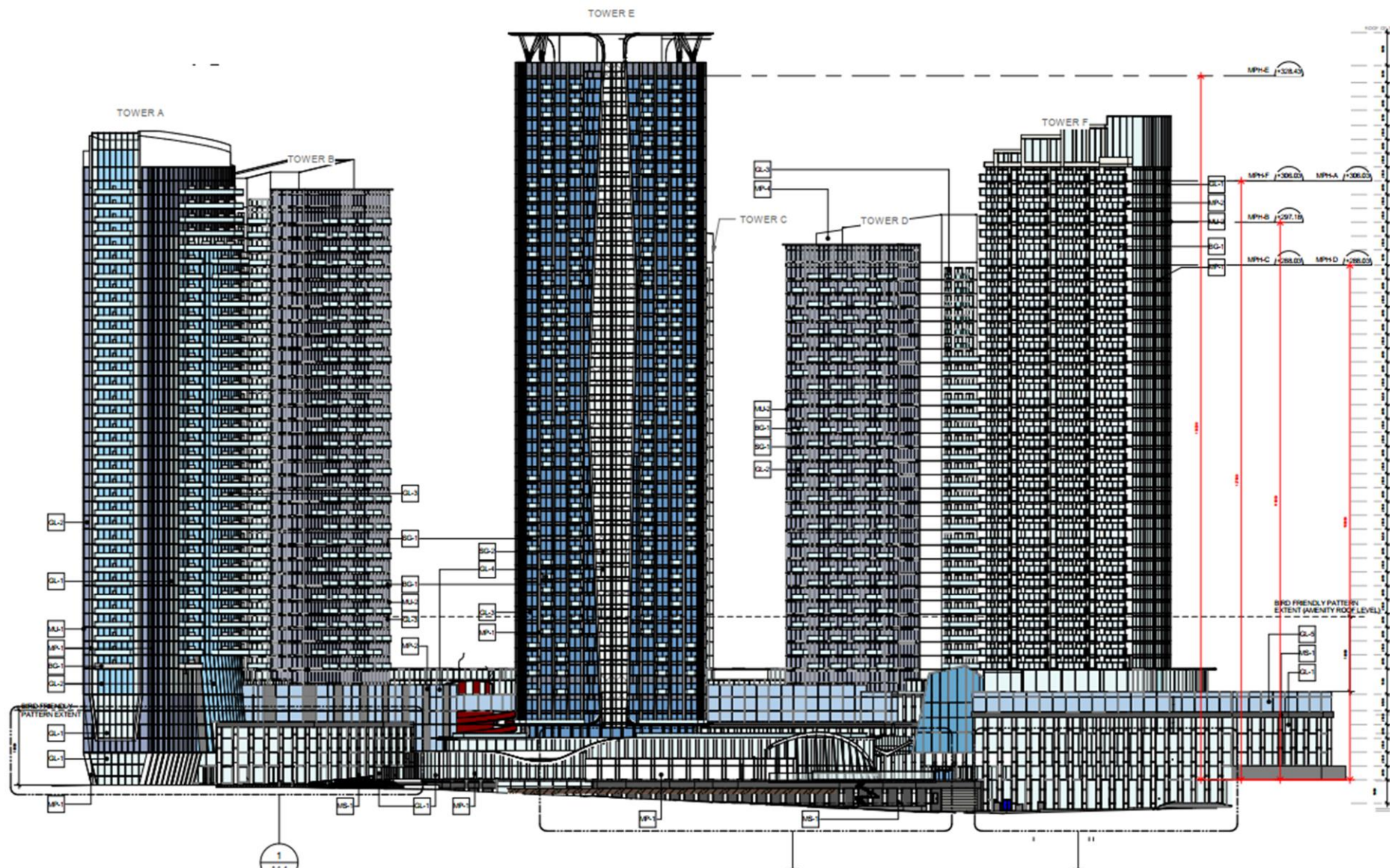


Figure 7

Elevation – University Boulevard

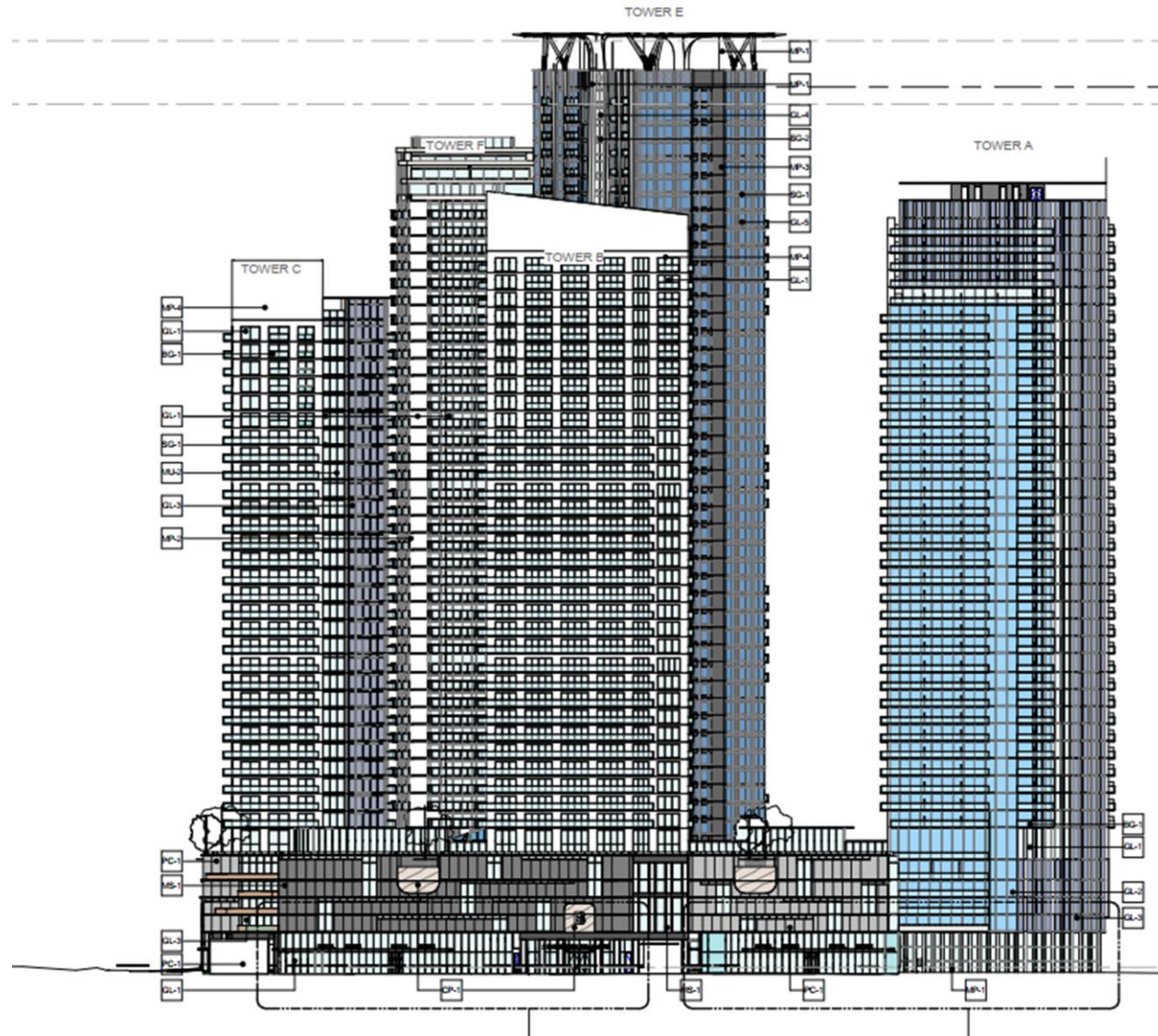


Figure 8

Elevation – YMCA Boulevard

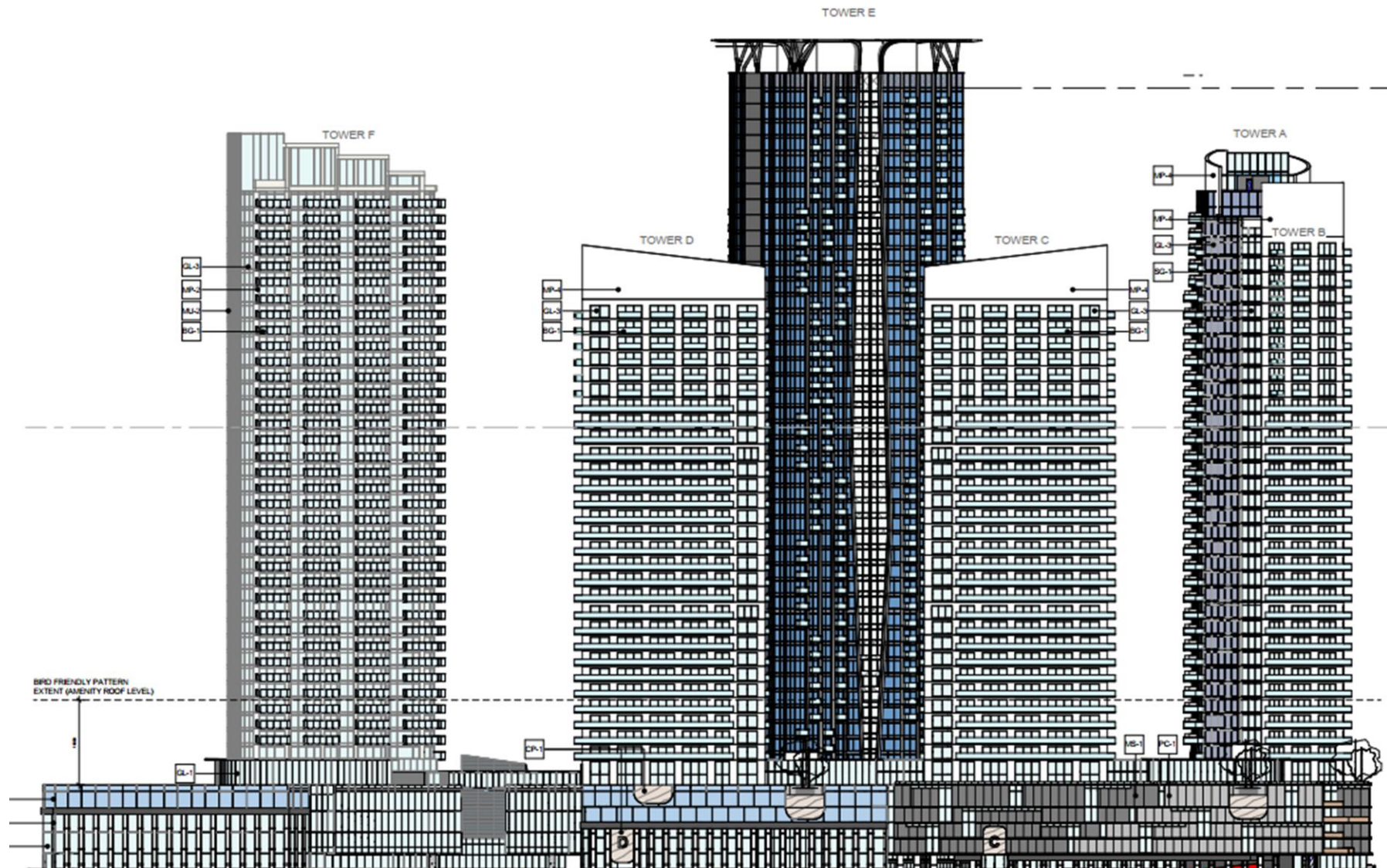


Figure 9

Conceptual Rendering – South

