

<b>Date:</b>	Tuesday, January 23, 2024		
<b>Application Types:</b>	Official Plan and Zoning By-law Amendment (the “Applications”)		
<b>Owner:</b>	Graham Hendren, York Region (the "Owner")		
<b>Agent:</b>	Leigh McGrath, Urban Strategies Inc.		
<b>Proposal:</b>	Applications to permit a four to six-storeys affordable rental building (the “Proposed Development”)		
<b>Location:</b>	Southwest corner of 14 <sup>th</sup> Avenue and Donald Cousens Parkway (the “Subject Lands”)		
<b>File Number:</b>	PLAN 21 120261 000	<b>Ward:</b>	7
<b>Prepared By:</b>	Carlson Tsang, ext. 2624, Senior Planner, East Planning District		
<b>Reviewed By:</b>	Stacia Muradali, MCIP, RPP Manager, East 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 March 10, 2022. The 120-day period set out in the *Planning Act* before the Owner could appeal to the Ontario Land Tribunal for a non-decision ended on July 8, 2022. The Applications initially proposed two affordable rental buildings: one, four-storey (48 units) as Phase 1, and one, six-storey (106 units) as Phase 2. The Owner submitted a Site Plan application (File SPC 22 109682) for Phase 1. A statutory Public Meeting was held on June 7, 2022, and the meeting minutes are available on the [City of Markham’s website](#).

On December 21, 2023, the Owner submitted a revised proposal to consolidate the Proposed Development into a single four to six-storey building (see Table 1 and Figures 4 to 6). The decision to proceed with a single-phase development is to shorten the construction timeline for Rapid Housing Initiative (RHI) funding purposes. The Owner also made several other changes in response to public feedback, such as, the removal of parking spaces initially proposed adjacent to the existing townhouses, the introduction of a new right-in/right-out (“RIRO”) access on Donald Cousens

Parkway to help alleviate potential traffic impact, and relocation of the underground parking ramp away from the existing townhouses.

## NEXT STEPS

- A second statutory Public Meeting is scheduled for January 23, 2024 to seek public input on the revised proposal
- 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, and approval of Site Plan application

## BACKGROUND

### Subject Lands and Area Context

Figure 2 shows the 1.3 ha (3.21 ac) vacant Subject Lands where the north-east corner falls within a Toronto and Region Conservation Authority (“TRCA”) floodplain associated with an existing stormwater ditch. Figure 3 shows the surrounding land uses.

***The revised proposal includes a four to six-storey L-shaped affordable rental building and a new RIRO access on Donald Cousens Parkway and Table 1 compares the site statistics between the initial and revised proposals, shown on Figures 4 to 6***

Table 1: the Proposed Development		
	Initial Proposal	Revised Proposal
<b>Number of Buildings (Phases):</b>	2	1
<b>Maximum Building Heights:</b>	4 to 6	4 to 6
<b>Total Gross Floor Area:</b>	12,875 m <sup>2</sup> (138,585 ft <sup>2</sup> )	11,366 m <sup>2</sup> (122,342 ft <sup>2</sup> )
<b>Dwelling Units:</b>	154	153
<b>Parking Spaces:</b>	154 (58 at-grade; 96 underground)	169 (23 at-grade; 148 underground)
<b>Access:</b>	Vettesse Court only	Vettesse Court; Donald Cousens Parkway (RIRO)

***The Owner proposes to amend the Markham 2014 Official Plan (the “2014 OP”) to permit the Proposed Development***

<b>Table 2: Official Plan Amendment Information</b>	
<b>Current Designation:</b>	“Greenway” (associated with the floodplain located at the northwest corner) “Residential Low Rise” (the area where the proposed buildings are located)
<b>Permitted uses include:</b>	“Greenway” – trails and nature-base public recreational activities, park-related uses and archaeological activity “Residential Low Rise” – detached dwelling, semi-detached dwelling, townhouse (excluding back to back) and small multiplex building containing 3 to 6 units.
<b>Proposal:</b>	Amend the Official plan to re-designate the Subject Lands from “Residential Low Rise” to “Residential Mid Rise” to permit the Proposed Development.

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

<b>Table 3: Zoning By-law Amendment Information</b>	
<b>Current Zone:</b>	“A1 – Agricultural One”, subject to By-law 304-87, as amended (see Figure 3)
<b>Permissions include:</b>	Agricultural uses, storage of agricultural produce, one single detached dwelling, private home day care and public conservation project
<b>Proposal:</b>	Rezone the Subject Lands from “A1 – Agricultural One” to “R4 – Residential” under By-law 177-96, as amended, with site-specific standards to permit the Proposed Development.

***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 and Zoning By-law amendment to permit the Proposed Development
  - ii) Review of the Proposed Development in the context of the existing policy framework.

**b) 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.

**c) 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 compatible 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 commercial and residential uses.
- v) The Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas.
- vi) The project will be reviewed in collaboration with York Region Transit to explore opportunities to improve public transit services in the area to support the Proposed Development.

**d) Sustainable Development**

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

**e) External Agency Review**

- i) The Applications must be reviewed by relevant external agencies including York Region and the TRCA. Any applicable requirements must be incorporated into the Proposed Development.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Rendering

# Figure 1

## Location Map

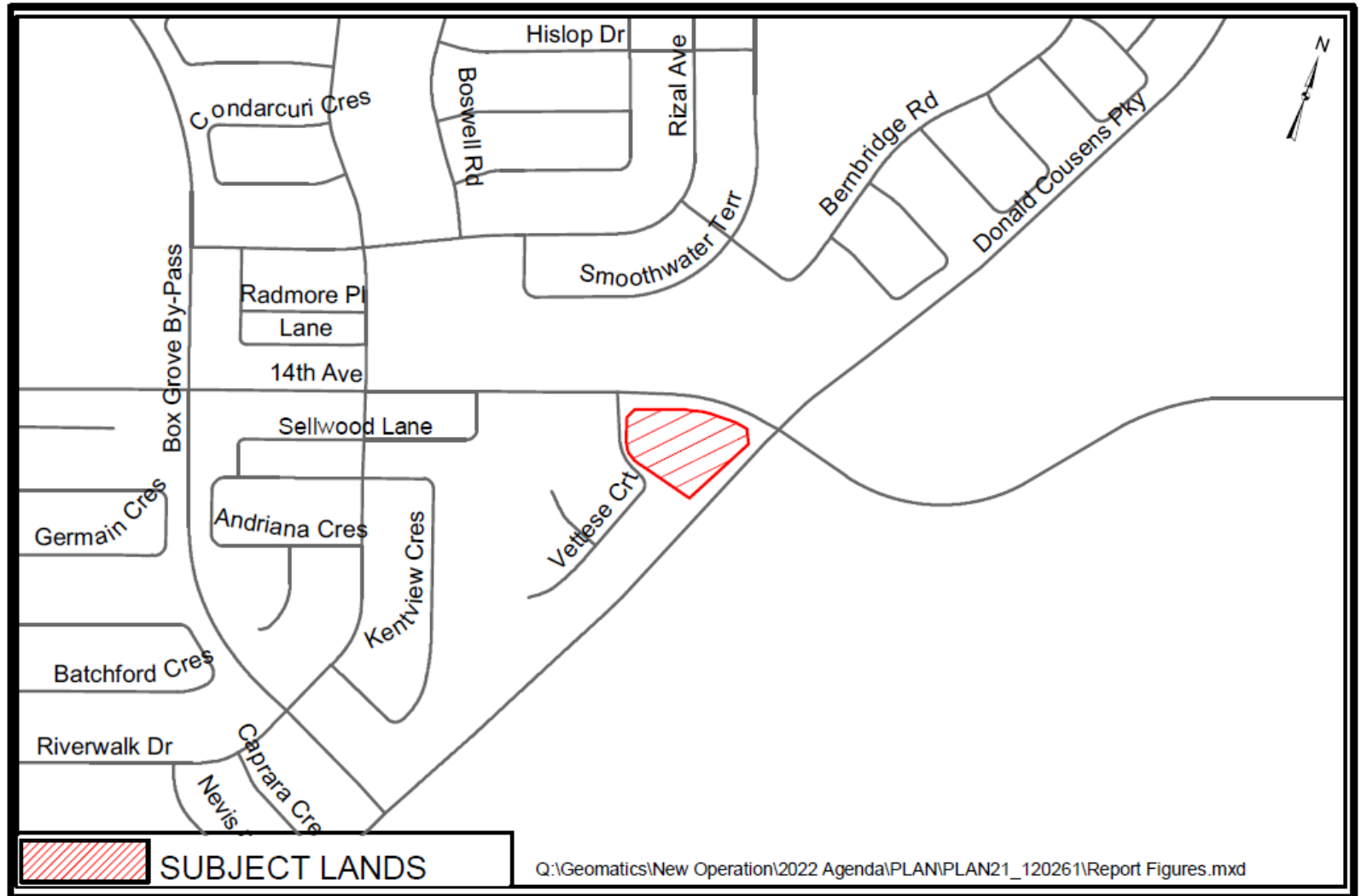


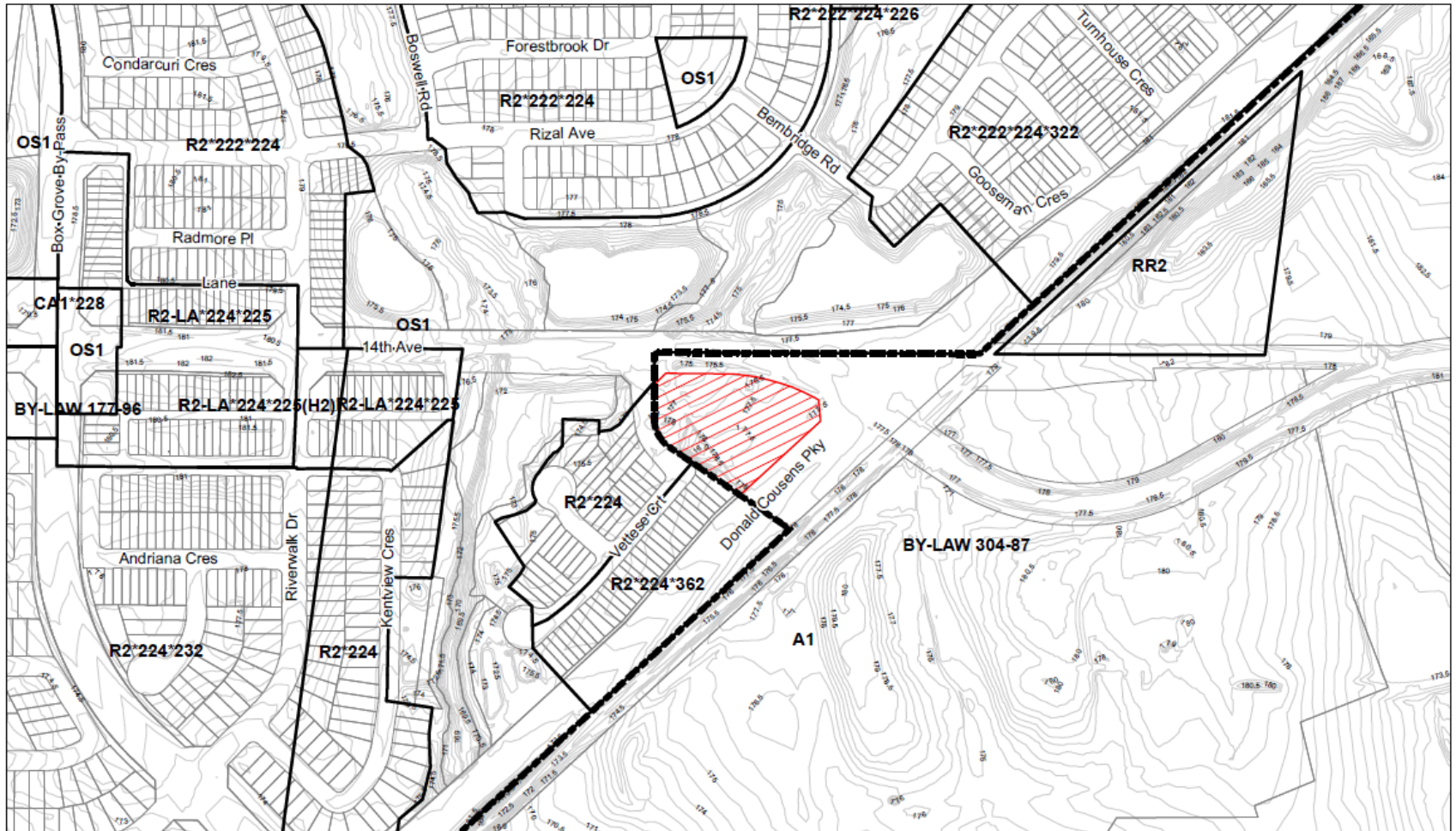
Figure 2

Aerial Photo



Figure 3

# Area Context and Zoning







## Figure 4

### Conceptual Rendering

