



Report to: Development Services Committee

Report Date: January 27, 2025

SUBJECT: RECOMMENDATION REPORT
Ruland Properties Inc. (The Remington Group)
Site Plan Application to facilitate a new 35-storey residential building with
335 units at 190 Enterprise Boulevard in Markham Centre (Ward 3)
File SPC 15 155470

PREPARED BY: Melissa Leung, RPP MCIP, Senior Planner, Central District, ext. 2392

REVIEWED BY: Sabrina Bordone, RPP MCIP, Development Manager, ext. 8230
Stephen Lue, RPP MCIP, Senior Development Manager, ext. 2420

RECOMMENDATION:

- 1) THAT the report titled, "RECOMMENDATION REPORT, Ruland Properties Inc. (The Remington Group), Site Plan Application to facilitate a new 35-storey residential building with 335 units at 190 Enterprise Boulevard in Markham Centre (Ward 3), File SPC 15 155470", be received;
- 2) THAT the Site Plan application (SPC 15 155470) submitted by Ruland Properties Inc. (The Remington Group), be endorsed in principle, subject to the conditions in Appendix 'A', and that Site Plan Approval be delegated to the Director of Planning and Urban Design or their designate;
- 3) THAT Council assign servicing allocation for a maximum of 335 residential units;
- 4) THAT the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation;
- 5) THAT York Region be advised that servicing allocation for 335 residential units has been confirmed;
- 6) THAT Site Plan Endorsement shall lapse, and Site Plan Approval will not be issued after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that time period;
- 7) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of a Site Plan Control application for a 335-unit, 35-storey residential condominium development with one level of underground parking, located at the northwest corner of Enterprise Boulevard and Andre De Grasse Street, subject to the conditions outlined in Appendix 'A.'

PURPOSE:

This report provides an overview and evaluation, and recommends endorsement, in principle, of a Site Plan Control application (the “Application”) submitted by Ruland Properties Inc. (The Remington Group) (the “Owner”).

Previous Development Application Approvals

In 2018, Council approved and enacted the site-specific Zoning By-law Amendment (File ZA 15 155470) to permit the current site plan proposal.

Process to Date

- May 24, 2016: The City formally received and circulated the complete Zoning By-law Amendment (File ZA 15 155470) and Site Plan Control Application (File SC 15 155470) for concurrent review.
- December 12, 2018: Council approved and enacted the site-specific Zoning By-law Amendment to permit the current site plan proposal.
- May 29, 2024: The City received revised drawings for the Site Plan Application (File SPC 15 155470).

If the Development Services Committee (“DSC”) supports the Application, the planning process includes the following next steps:

- Endorsement, in principle, of the Application by the DSC
- Issuance of Site Plan Endorsement by Staff, subject to the conditions outlined in Appendix ‘A’
- Execution of a Site Plan Agreement by the Owner
- Issuance of Site Plan Approval by Staff
- Future submission of applications for Consent to sever and establish easements, Hold Removal, and Draft Plan of Condominium, followed by condominium registration

BACKGROUND:**Location and Area Context**

The 0.28 ha (0.69 ac) Subject Lands are located on the northwest corner of Enterprise Boulevard and Andre De Grasse Street, and east of the existing Marriott Hotel and Signature Condos development block, as shown in Figures 1 to 5. An existing commercial parking lot currently occupies the Subject Lands. Figures 2 and 3 show the surrounding land uses.

Proposed Development

The Owner proposes to construct a 36,380.90 m² (391,600.75 ft²) 35-storey residential building containing 335 units with vehicular access from Andre De Grasse Street, as shown on Figures 4 to 9 (the “Proposed Development”). The Proposed Development will be connected to the existing underground and above-grade parking structure of the adjacent building to the west as shown on Figures 3 to 5. Table 1 provides additional details of the Proposed Development.

TABLE 1: Proposed Development	
Amenity Area Gross Floor Area (“GFA”)	1,485.4 m ² (15,989 ft ²) consisting of the following: Indoor: 597.1 m ² (6,427 ft ²); Outdoor: 888.3 m ² (9,562 ft ²)
Height (excluding mechanical penthouse)	35-storeys or 109.6 m (359.6 ft)
Density	9.23 Floor Space Index (“FSI”)
Parking Spaces	310 underground and podium parking

The 2014 Markham Official Plan (“2014 Official Plan”) does not apply to the Subject Lands

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, shall apply to the Subject Lands.

The Proposed Development conforms to the 2006 Precinct Plan for Downtown Markham and the emerging Markham Centre Secondary Plan (“MCSP”) Update

OPA 21 designates the Subject Lands “Open Space”. However, in 2003, Council approved the Centre West Precinct Plan to permit a comprehensive development for Remington’s Downtown Markham project, which designates the Subject Lands as a “Community Amenity” area. In 2006, Council approved an amendment to the 2003 Centre West Precinct Plan to establish a building program for the Subject Lands consisting of mixed-use development to accommodate additional development within Remington’s Downtown Markham project. The Proposed Development is generally consistent with the approved 2006 Precinct Plan.

The draft Policy Framework for the MCSP Update Study, which was presented to the DSC on July 3, 2024, designates the Subject Lands as “Mixed Use High Rise” and permits an average height of 20 storeys for the development block, which includes the 9 to 16-storey Signature Condos and Marriott Hotel mixed-use building, and the 12-storey Signature Condo and mixed-use building, and the 7-storey parking structure. The Proposed Development conforms to the emerging MCSP.

Zoning

In December 2018, Council enacted site-specific Zoning By-law 2019-5, which rezoned the Subject Lands to “Markham Centre – Downtown Two Exception 30 (Hold 12) (MC-D2*30 H12)” under Zoning By-law 2004-196, as amended (“By-law 2004-196”) and shown on Figure 2, which permits apartment dwellings. Exception 30 pertains to the permitted maximum GFA for non-residential uses, setbacks, and maximum height. Furthermore, it requires the Owner satisfy special holding provisions and enter into a Section 37 Agreement with the City, which will be secured as part of the Site Plan Agreement, as identified in Appendix ‘A.’ The Proposed Development complies with the Zoning By-law.

OPTIONS/ DISCUSSION:**Provincial and Regional Policy Conformity**

The Proposed Development conforms to the applicable provincial policy framework, including the Provincial Planning Statement and the policies of the Regional Official Plan.

Site Layout and Building Density are Appropriate

The proposed scale and orientation of the Proposed Development is considered appropriate and is consistent with the conceptual development plans considered through the Precinct Plan and Zoning By-law Amendment approvals for the Subject Lands.

Design Review Panel and Urban Design Review

The Markham Design Review Panel (the "Panel") reviewed the Proposed Development in January 2018, and provided comments including improving the retail treatment and increasing the amount of retail frontage at Post Road (now known as Andre De Grasse Street) and Enterprise Boulevard and to provide a simplified western façade for the tower. The Owner subsequently revised the elevations in response to Panel's comments. Urban Design Staff reviewed the revised building elevations and provided minor comments regarding the material for the western façade of the building. These comments must be addressed prior to execution of the Site Plan Agreement (Appendix 'A').

Sustainability Metrics and Bird-Friendly Guidelines

The Owner has committed to constructing a Bronze Level building in accordance with the City's Sustainability Metrics Program. The Owner is required to submit a checklist itemizing the proposed sustainability features. The Site Plan Agreement will secure the proposed sustainable features, which is included as a condition in Appendix 'A.' The Proposed Development will also be required to comply with the City's 2014 Bird-Friendly Guidelines and be dark sky compliant.

Consent to Sever and Establish Easements Required

The Owner is in the process of submitting a consent application to transfer ownership of parking spaces within the existing parking structure to create logical separations between the hotel parking and the new residential condominium parking spaces. The hotel parking spaces will be transferred to the lower levels of the proposed combined parking garage and the residential and visitor parking spaces for the Proposed Development will be transferred to the upper levels of the combined parking garage. The Committee of Adjustment is delegated the authority to approve the consent application.

Draft Plan of Condominium Required

A future Draft Plan of Condominium application, to allow the sale of the individual apartment dwelling units and to create the common elements, will be required. The Director of Planning and Urban Design is delegated the authority to approve the Draft Plan of Condominium.

Hold Removal Required

A future Hold Removal application is required to lift the Holding provision on the Subject Lands prior to the issuance of any above-grade building permits. The Owner is required to obtain servicing allocation, enter into a developers group agreement or other cost sharing arrangement for community infrastructure and facilities, enter into a Section 37 Agreement with

the City (which has been satisfied), enter into a Site Plan Agreement with the City, and receive Site Plan Approval to satisfy the Holding provisions.

Transportation Engineering Review

The Owner submitted a TDM and Site Plan in support of the Application, which have been reviewed by Transportation Engineering Staff. Outstanding comments respecting the required multi-use path (MUP) along Andre De Grasse Street and minor comments related to car-share service and submission of a cost estimate for bicycle parking facilities may be addressed prior to execution of the Site Plan Agreement.

York Region Approval

York Region reviewed the plans and reports submitted as part of the Application and has no objection to the Proposed Development, in principle. However, prior to the issuance of Site Plan Approval, York Region requires confirmation of servicing allocation, a revised Contaminant Management Plan, written confirmation from the York Region Rapid Transit Corporation that all their requirements have been addressed, payment of fees, and submission of financial and insurance requirements. Notwithstanding, York Region has not identified any specific concerns related to the Proposed Development. A clearance letter from York Region is required prior to the formal issuance of Site Plan Endorsement (Appendix 'A').

Servicing

York Region requires that the City provide a Council resolution for servicing allocation of residential units prior to the approval of any residential Site Plan Control application. The Proposed Development has received the necessary Zoning By-law Amendment approval for 335 residential units. As such, Staff recommend that servicing allocation be assigned to the Proposed Development.

Site Plan Endorsement

Other site plan issues to be resolved as part of the ongoing site plan process include:

- a) Address outstanding comments from Environmental Engineering, Development Engineering, Fire Department, System Engineering, Transportation Engineering, Urban Design, Landscape Inspection, and Streetscape Reviewer;
- b) Obtain endorsement and/or approval from York Region;
- c) Execution of a Shoring Encroachment Agreement with the City prior to the execution of the Site Plan Agreement; and,
- d) Confirm any outstanding financial obligations including, but not limited to, cash in lieu of parkland dedication, development charges, tree replacement or compensation, and financial contribution towards sanitary sewer system upgrade, if required. These matters will be addressed in the Site Plan Agreement.

CONCLUSION:

The Proposed Development is consistent with the Precinct Plan, emerging MCSP, and the Zoning By-law. It is the opinion of Staff that the Proposed Development is appropriate subject to the Owner addressing the technical comments summarized in this report. Staff recommend that the DSC endorse the Application, in principle, and delegate final approval to the Director of

Planning and Urban Design. Staff will continue to work with the Owner to finalize the site plan prior to the issuance of final Site Plan Approval.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the strategic priorities for growth management and the environment, in the context of a safe, sustainable and complete community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to various departments and external agencies and their requirements and comments have been taken into consideration.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A': Site Plan Conditions

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo and Context

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Site Context Plan

Figure 6: Conceptual North and East Elevation

Figure 7: Conceptual West and South Elevation

Figure 8: Conceptual Rendering Looking Northwest from Enterprise Boulevard and Andre De Grasse Street

Figure 9: Conceptual Rendering Looking Southwest from Andre De Grasse Street

Appendix 'A'
Site Plan Conditions
Ruland Properties Inc. (The Remington Group)
SPC 15 155470

1. That prior to Site Plan Endorsement:
 - a) The Owner shall provide a clearance letter from York Region advising that any outstanding conditions, financial or otherwise, have been addressed to their satisfaction.
 - b) That any outstanding City staff comments related to the technical review of the Site Plan Application be addressed, to the satisfaction of the Director of Engineering and the Director of Planning and Urban Design or their designates.

2. That the Owner shall enter into a Site Plan Agreement with the City containing all standard and special provisions and requirements of the City and external agencies, including, but not limited to, the following:
 - a) Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any other financial obligations and securities, if required;
 - b) Provisions for satisfying all requirements of City Departments and authorized public agencies including, but not limited to, York Region;
 - c) That the Owner agrees to implement Bird-Friendly measures and Dark Sky lighting, to the satisfaction of the Director of Planning and Urban Design or their designate;
 - d) That the Owner agrees to implement the TDM Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering or their designate; and,
 - e) That the Owner agrees to implement the sustainable design measures, to the satisfaction of the Director of Planning and Urban Design or their designate;

3. That prior to the execution of the Site Plan Agreement:
 - a) The Owner shall submit final site plans, building elevations, engineering drawings, lighting plans, landscape plans, along with any other drawings, plans, studies, and reports, which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Director of Planning and Urban Design or their designate;
 - b) The Owner shall address all outstanding comments and comply with all requirements of the City, York Region, and authorized public agencies; and,
 - c) The Owner shall enter into a Shoring Encroachment Agreement with the City.

4. That prior to the issuance of Site Plan Approval and/or the issuance of any Conditional or Full Building Permits and/or the issuance of Site Alteration Permits, the Owner shall submit a clearance letter from York Region indicating that the Region's requirements and comments have been addressed to their satisfaction.