

TO: Development Services Committee

FROM: Ron Blake, Senior Manager, Planning & Urban Design

PREPARED BY: Stacia Muradali, Senior Planner

SUBJECT: Information Memorandum
National Homes (Castlemore Ave) Inc.
Phase 2 of a Site Plan application to allow an 18-storey mixed use building at the south-east corner of Markham Road and Castlemore Avenue (Ward 5)

File No: SC 17 160938

RECOMMENDATION:

- 1) That the Staff report dated November 19th, 2018 and titled "Information Memorandum, National Homes (Castlemore Ave) Inc., Phase 2 of a Site Plan application to allow an 18-storey mixed use building at the south-east corner of Markham Road and Castlemore Avenue (Ward 5), File No: SC 17 160938," be received;
- 2) That the presentation by National Homes (Castlemore Ave) Inc., with respect to Phase 2 of Site Plan Application (SC 17 160938) be received;
- 3) That the revised site plan application (SC 17 160938) submitted by National Homes (Castlemore Ave) Inc. be endorsed in principle for Phase 2, comprised of an 18-storey mixed use building with 171 apartment units and 50 townhouses, to the satisfaction of Staff;
- 4) That Council assign allocation for additional 25 apartment units (171 apartment units and 50 townhouses in total) for Phase 2; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to request that the revised Phase 2 development comprised of an 18-storey mixed use building with 171 apartment units and 50 townhouses be endorsed in principle, and that servicing allocation be assigned for additional 25 apartment units (171 apartment units and 50 townhouses in total) for Phase 2 of site plan application submitted by National Homes (Castlemore Ave) Inc. for the south-east corner of Markham Road and Castlemore Avenue (Figure 1).

PROPOSED DEVELOPMENT AND BACKGROUND:

On June 11th, 2018 Development Services Committee (DSC) endorsed Phase 1 of the proposed development which consisted of an 18-storey mixed use building and six (6) townhouses and delegated Site Plan Approval to Staff. Phase 2 (which consisted of 84 townhouses including live-work units) of the proposed development was not endorsed at that time as Development Services Committee expressed a preference for more density on the subject property.

National Homes revised Phase 2 of the proposed development and increased the density by adding a 16-storey mixed use building with 146 apartment units. Phase 2 was also comprised of 50 townhouses. The revised Phase 2 proposal was endorsed by DSC on June 25th, 2018 and servicing allocation was assigned to both Phases 1 and 2 of the proposed development (304 apartment units and 56 townhouses). Site Plan Approval for Phase 2 was delegated to Staff at that time.

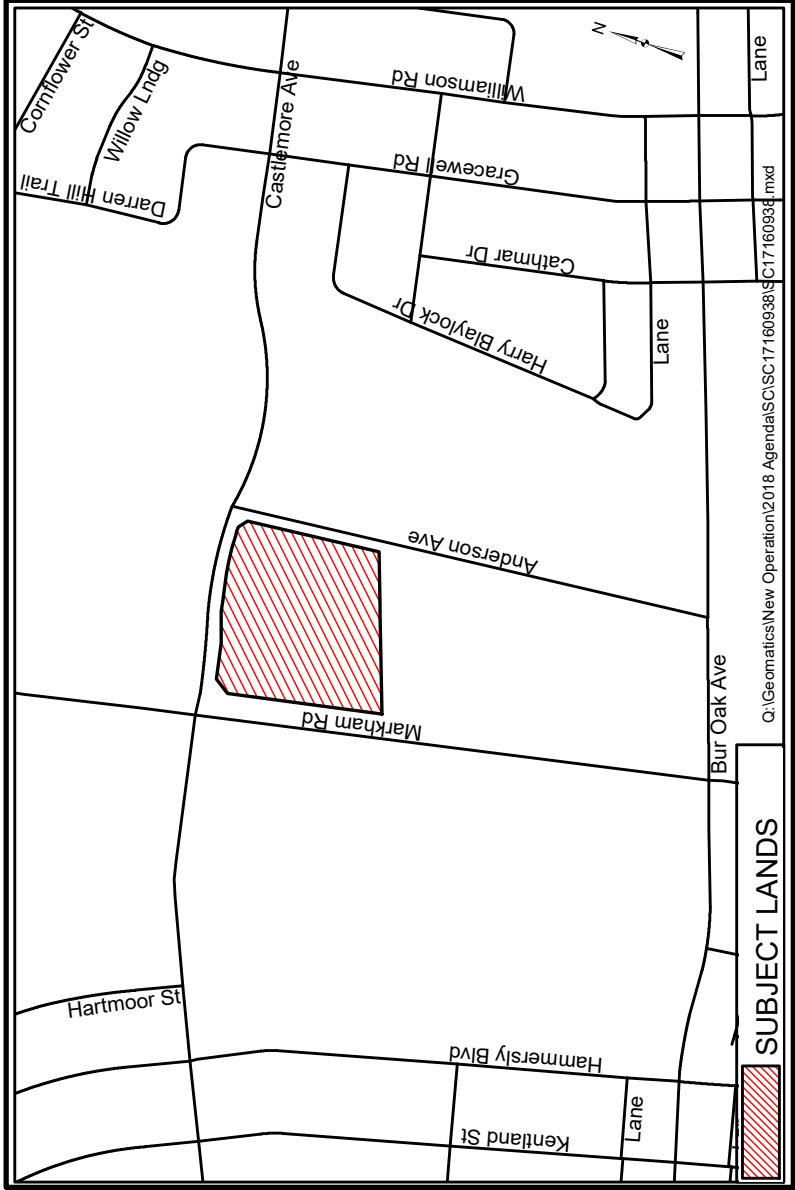
National Homes submitted a revised site plan application and further to Staff suggestion and support for more density as part of Phase 2, an 18-storey mixed use building with 171 apartment units and 50 townhouses are now proposed. The revised site plan application is currently under review by Staff (Figures 2, 3 & 4).

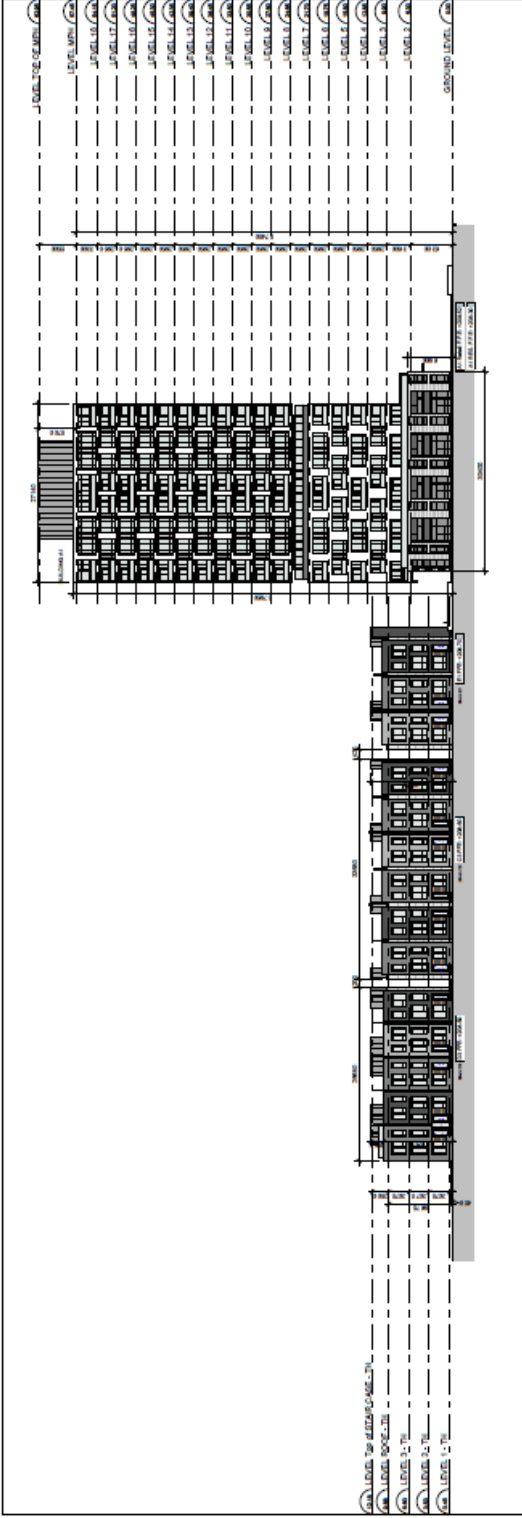
Staff are seeking endorsement in principle and assignment of servicing allocation for additional 25 apartment units for the revised Phase 2 development.

ATTACHMENTS:

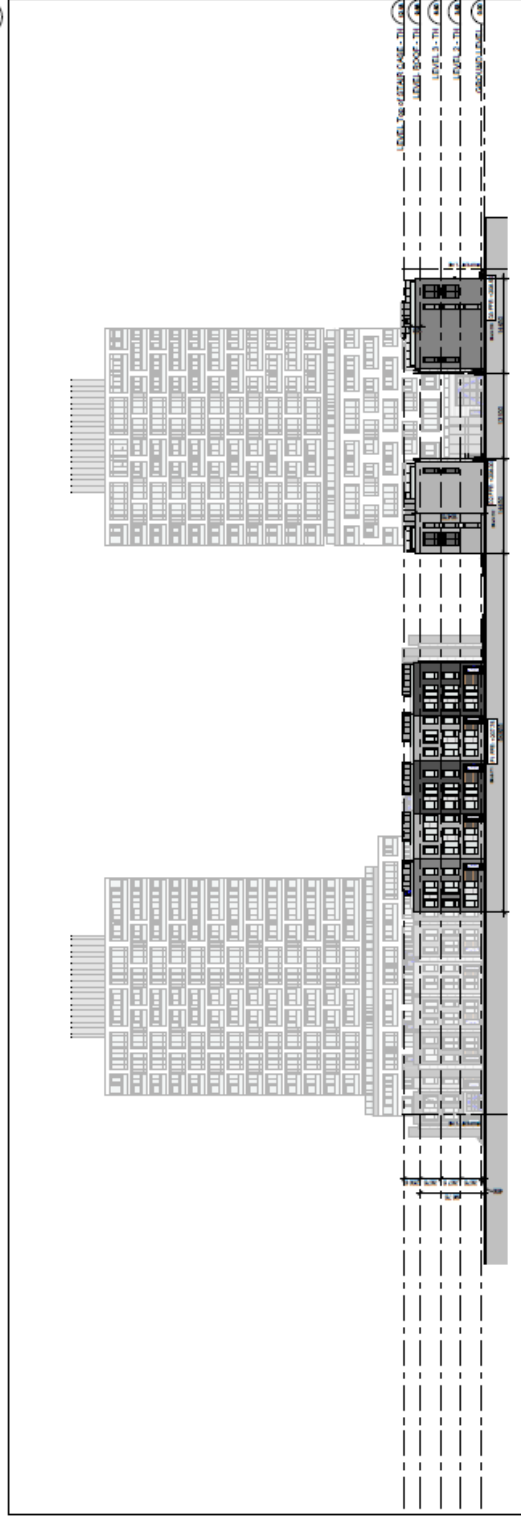
- Figure 1: Location Map
- Figure 2: Revised North and East Elevations
- Figure 3: Rendering South and West Elevations
- Figure 4: Revised Site Plan (Phases 1 and 2)

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North Elevation
Scale: 1/4" = 1'-0"



REVISED EAST ELEVATIONS

APPLICANT: NATIONAL HOMES (Castlemore Ave) INC.
SE Corner of Markham Road & Castlemore Avenue

FILE No. SC 17160938 (SM)

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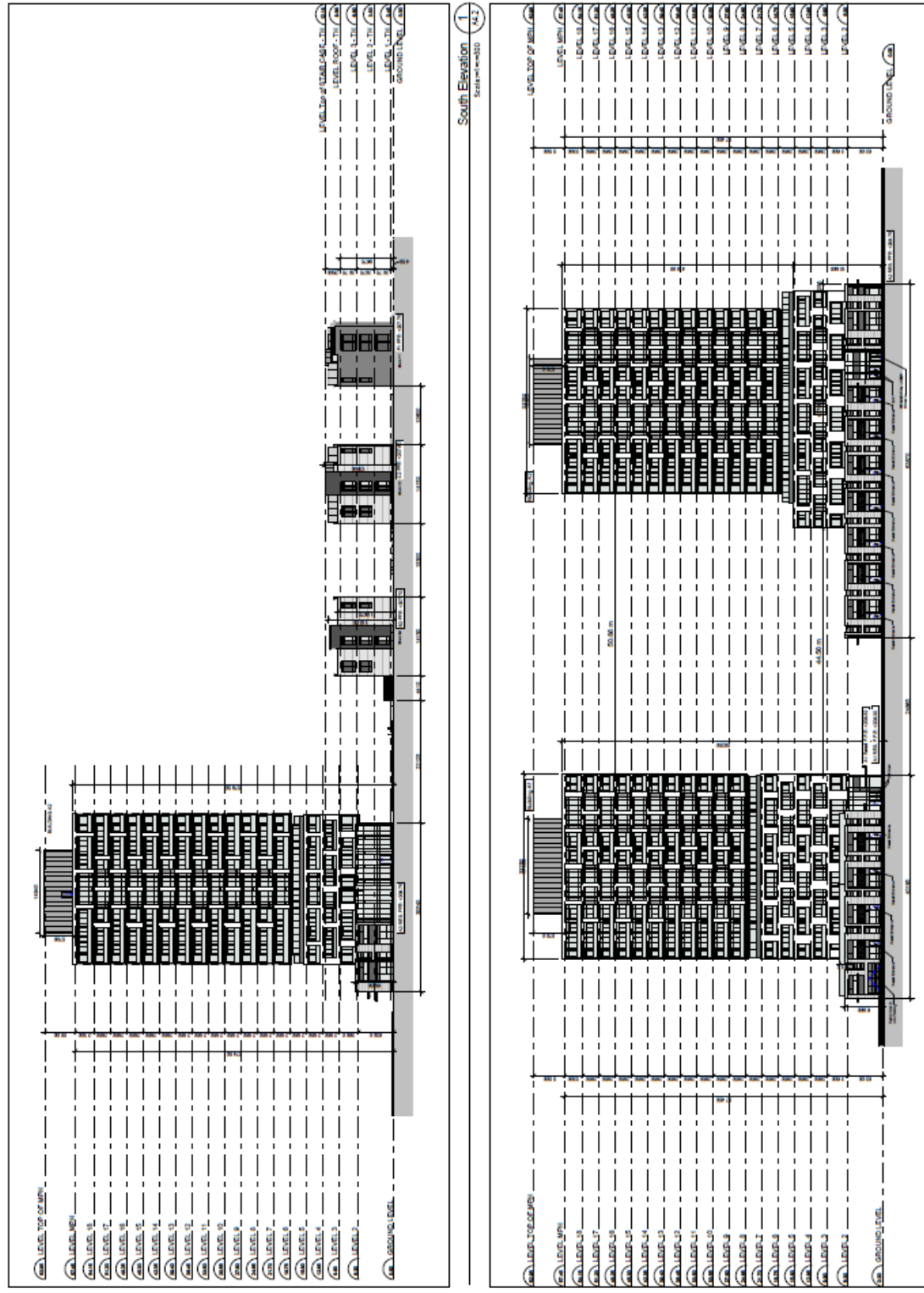
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FIGURE No. 2



REVISED WEST ELEVATIONS

APPLICANT: NATIONAL HOMES (Castlemore Ave) INC.

SE Corner of Markham Road & Castlemore Avenue

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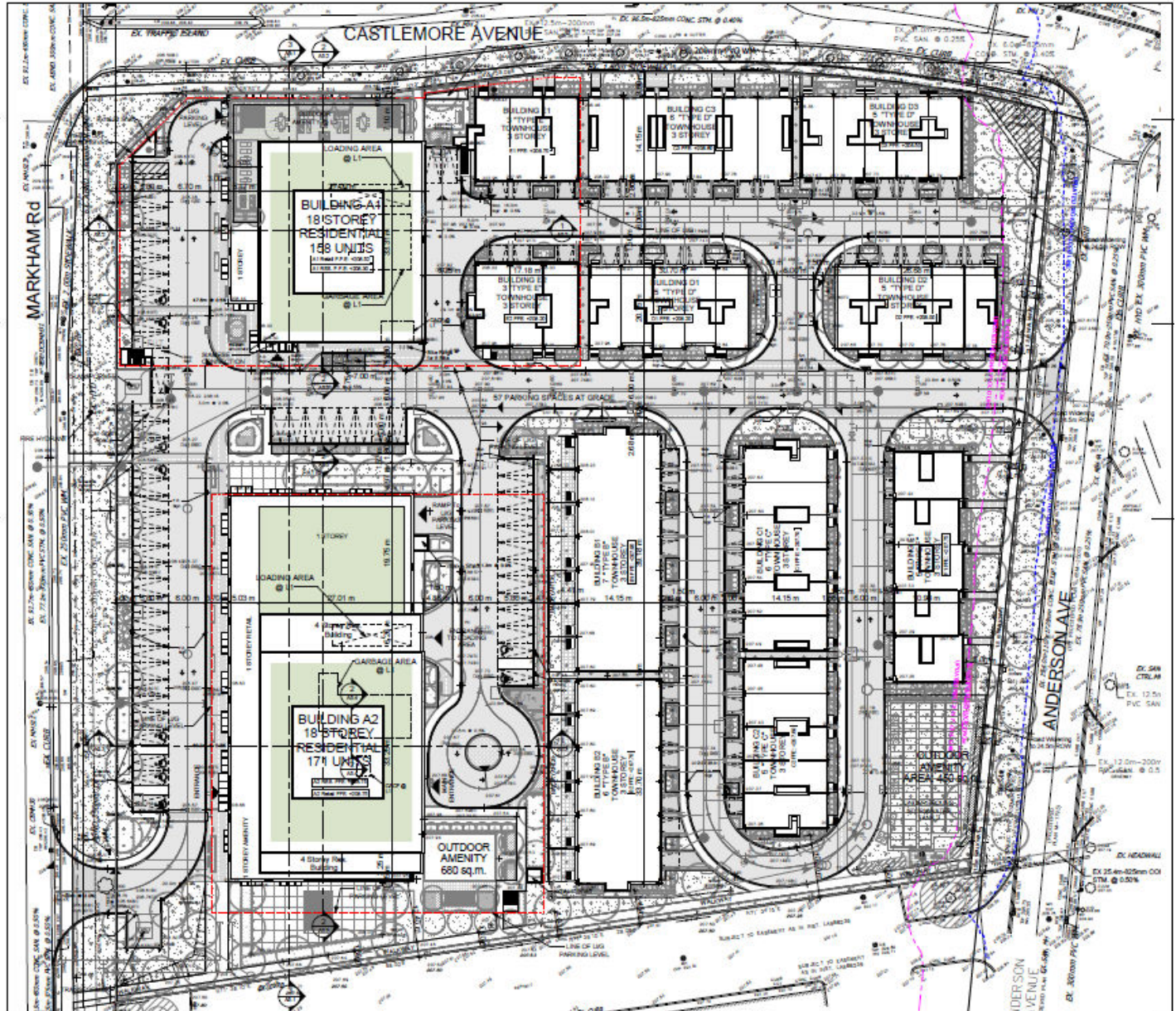
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FIGURE No. 3



REVISED SITE PLAN

APPLICANT: NATIONAL HOMES (Castlemore Ave) INC.
SE Corner of Markham Road & Castlemore Avenue

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FIGURE No.4