



Report to: Development Services Committee

Report Date: June 26, 2018

SUBJECT: RECOMMENDATION REPORT
H & W Development Corporation
10 Cedarland Drive
(west of Warden Avenue, south of Clegg Road)
Application for site plan approval for a condominium
apartment development. Ward 8
File No. SC 18 181643

PREPARED BY: Scott Heaslip, Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager,
Central District, ext. 6588

RECOMMENDATION:

1. That the staff report dated June 26, 2018 titled "RECOMMENDATION REPORT, H & W Development Corporation, 10 Cedarland Drive, (west of Warden Avenue, south of Clegg Road), Application for site plan approval for a condominium apartment development. Ward 8, File No. SC 18 181643;" be received.
2. That the application be endorsed, in principle.
3. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Trustee for the Markham Centre Landowners Group has advised the City in writing that the Owner is in good standing with the Group and that the required servicing allocation for the proposed development is available and has been assigned to H & W Development Corporation.
 - The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A'.
 - The Committee of Adjustment has approved the required minor variances.
 - The holding provision has been removed from the zoning of the lands in accordance with the provisions of the By-law 2004-196, as amended.
4. That servicing allocation for 530 apartment units be assigned to the proposed development.
5. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner.

6. That the Region of York be advised that servicing allocation for 530 apartment units has been confirmed.
7. That site plan endorsement shall lapse 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 period.
8. 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 recommend endorsement, in principle, of a site plan application submitted by H & W Development Corporation for an 18-storey, 530 unit condominium apartment development on the south side of Clegg Road, west of Warden Avenue.

BACKGROUND:

Property and Area Context (Figures 2 and 3)

The subject property has an area of 1.06 hectares (2.61 acres) and is located west of Warden Avenue, south of Highway 7. The property is bounded by Clegg Road to the north, Cedarland Drive to the south and City-owned park blocks to the east and west. The property is vacant. The adjoining park blocks contain a number of mature trees which will be incorporated into the parks, when they are completed.

Official Plan and Zoning

The subject property is designated “Mixed Use High Rise” in the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017 and November 24, 2017 and further updated on April 9, 2018) and “Community Amenity Area – Major Urban Place” in the Markham Centre Secondary Plan (OPA 21). The proposed development conforms with the applicable policies of these designations.

The property is zoned “Markham Centre – Downtown Two” (MC-D2) by the Markham Centre Zoning By-law (#2004-196), as amended.

The MC-D2 zone includes site specific provisions for the subject lands, including:

- maximum building heights of 49 metres on the east portion and 30 metres on the south-west portion.
- a maximum of 535 dwelling units.
- irregular zone boundaries with the “Markham Centre – Public Space One” (MC-PS1) zoning of the adjoining park blocks.

Minor variances to the regulations of the MC-D2 zoning will be required as discussed below.

The zoning is subject to a holding provision to be removed after servicing allocation has been assigned and the owner has entered into a site plan agreement with the City.

PROPOSAL (Figures 4, 5 and 6)

The owner is proposing to develop the subject property with a 530 unit condominium apartment development consisting of 18, 10 and 3 storey components as shown on Figure 4.

Proposed façade materials include architectural precast concrete panels and aluminum window/curtain wall system with tinted glass, spandrel glass and metal spandrel, as shown on Figures 4, 5 and 6.

The plans submitted with the application indicate the following unit distribution:

- 47 one bedroom (9% of total)
- 190 one bedroom plus den (36% of total)
- 136 two bedroom (26% of total)
- 104 two bedroom plus den (20% of total)
- 53 three bedroom (10% of total)

Green roofs are proposed on levels three and ten.

The development will be connected to the District Energy system, and is proposed to achieve minimum LEED Silver certification.

636 parking spaces are proposed. A portion of the visitor parking spaces will be within the ground floor and level two of the building. The remaining visitor parking spaces and all of the resident parking spaces will be in a two-level underground parking garage. The parking garage will extend beneath a portion of the adjacent park block to the west.

DISCUSSION:

Staff are generally satisfied with the site plan and building elevations

No substantive technical issues have been identified with the proposed development.

Staff have worked with the applicant's design team to refine the plans of the proposed development. The Markham Design Review Panel has also reviewed the development.

The overall layout and massing shown on the plans attached to this report address the direction and comments of the City Architect and the Design Review Panel. Minor refinements are required to the façade articulation and materiality. These will be addressed prior to the issuance of site plan endorsement.

Staff are working with the applicant to refine the plans to ensure that the proposed development has an appropriate grade relationship with the adjoining park blocks and does not negatively impact on the nearby mature trees in the park blocks.

The proposed development will require minor variances from the Committee of Adjustment to address the following items:

- The irregular zone boundary between H & W's development blocks and the adjoining park blocks. This zone boundary reflects the proposed configuration of the development and park blocks in 2010 when the zoning was approved for the previous owner (Liberty Development Corporation). In 2012 the City and H & W Developments exchanged equal areas of land from the park and development blocks to create regular (straight line) boundaries between the development and park blocks. A minor variance is required to address the discrepancy between the zone boundary and the current property boundary.
- The eastern portions of the building are proposed to have a height of 57.35 metres (18 storeys), whereas the zoning by-law permits a maximum height of 49 metres (approximately 16 storeys). This additional height facilitates a greater height differential between the higher and lower building elements of the development. The proposed building height is within the maximum height permitted under the Transport Canada zoning order for the Buttonville Airport.

Provisions will be included in the site plan agreement to secure the long term operational and financial arrangements between the City and the Owner regarding the portion of the underground parking garage located beneath a portion of the adjacent City park ("strata park"). This "strata park" permission dates back to the zoning approved in 2010.

Staff recommend that Committee endorse the application, in principle, and delegate final approval to the Director of Planning and Urban Design. As noted above staff will continue to work with the applicant to refine the site plan and building elevations prior to final site plan approval. The proposed sustainability features (connection to district energy, LEED certification, green roofs) will be secured in the site plan agreement.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

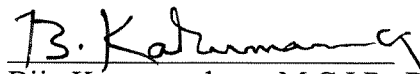
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed zoning by-law amendment would support a number of the City's Strategic Priorities, including:

- Growth Management – intensification along a transit corridor, consistent with the Region's transit objectives.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies for review and comment. The requirements of City departments and public agencies have been incorporated into the project plans and the attached conditions.


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and urban Design


Arvin Prasad, M.C.I.P., R.P.P.
Commissioner,
Development Services

ATTACHMENTS:

Figure 1 - Location Map
Figure 2 - Area Context/Zoning
Figure 3 - Air Photo
Figure 4 - Site plan
Figure 5 - Perspective – viewed from above
Figure 6 – Perspective – viewed from park

Appendix 'A' - Conditions of Site Plan Approval

Agent:
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APPENDIX 'A'

**Conditions of Site Plan Approval
H & W Development Corporation.
10 Cedarland Drive
(west of Warden Avenue, south of Clegg Road)
Markham Centre Community
File No. SC 18 181643**

Prior to the execution of the site plan agreement, the Owner shall submit:

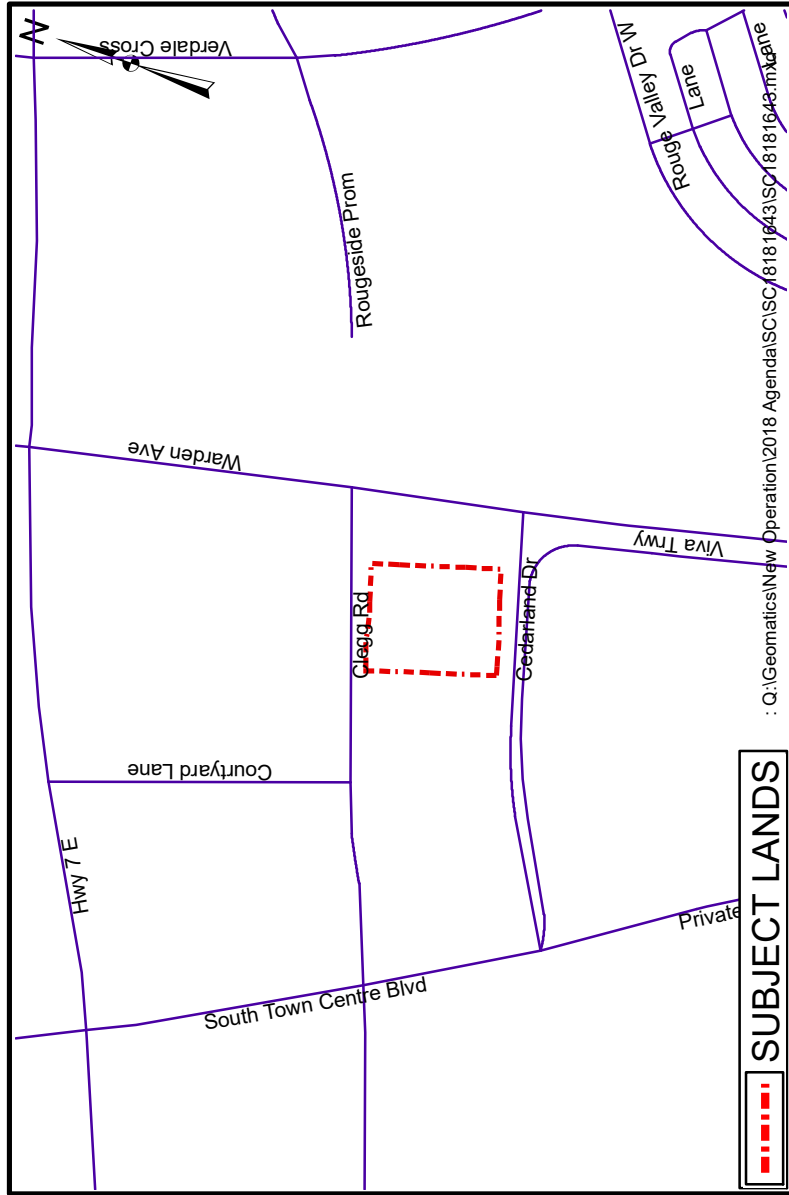
1. site plans, elevation drawings (including building materials, colours and details), underground parking garage layout plans, that comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure more bird-friendly buildings.
 2. landscape plans, including streetscape details and tree preservation plans, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
 3. Geotechnical and hydrogeological reports addressing temporary and permanent dewatering requirements, dewatering discharge management and mitigation measures (if dewatering required), to the satisfaction of the Director of Engineering.
 4. A stormwater management report, grading/servicing/site alteration/excavation plans, construction management plan and shoring/excavation drawings, to the satisfaction of the Director of Engineering.
 5. a lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that illumination of the site may cause.
- for endorsement or approval by the City.

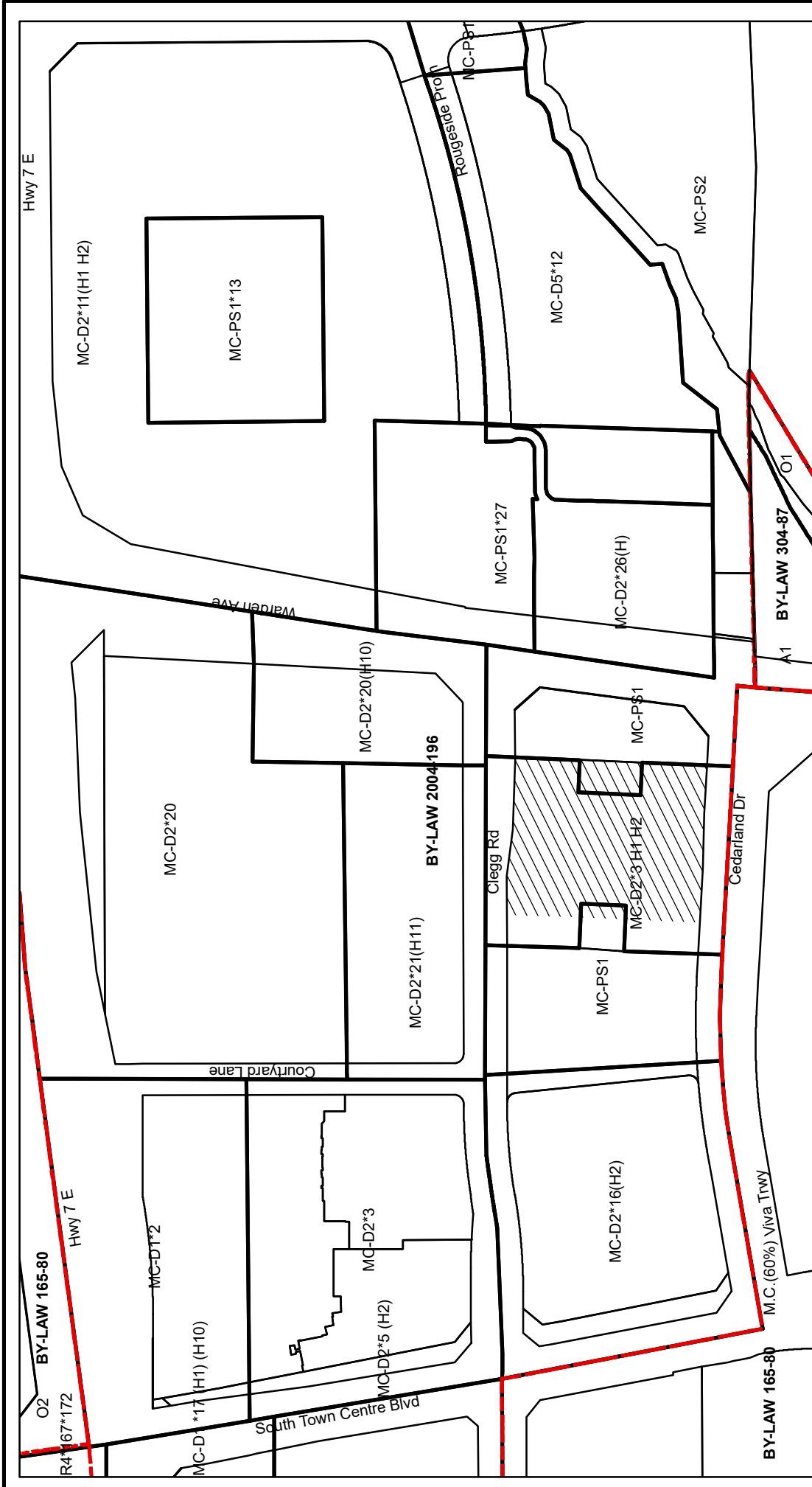
The Owner shall enter into a Site Plan Agreement with the City containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu), public art contribution, and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way.
4. That the Owner shall provide and implement a comprehensive Green Infrastructure plan to the satisfaction of the Director of Planning and Urban Design. The plan shall include the following minimum elements - LEED silver

- certification, green roof technology on the lower building elements, connection to the District Energy network, and the provision of bicycle storage facilities.
5. Provisions to secure implementation of the recommendations of the approved reports.
 6. Provisions to secure implementation of the of the approved Transportation Demand Management (TDM) plan.
 7. Provisions to secure the long term operational and financial arrangements between the City and the Owner regarding the portion of the underground parking garage located beneath a portion of the adjacent City park ("strata park").
 8. Provisions for satisfying all requirements of City departments and public agencies.
 9. Provisions to ensure implementation of the recommendations of an Environmental Noise and Vibration Feasibility Study.
 10. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.

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AREA CONTEXT/ZONING

APPLICANT: H & W DEVELOPMENTS CORPORATION

FILE No: SC18181643(SH)

 SUBJECT LANDS

DATE:06/19/18

FIGURE No. 2



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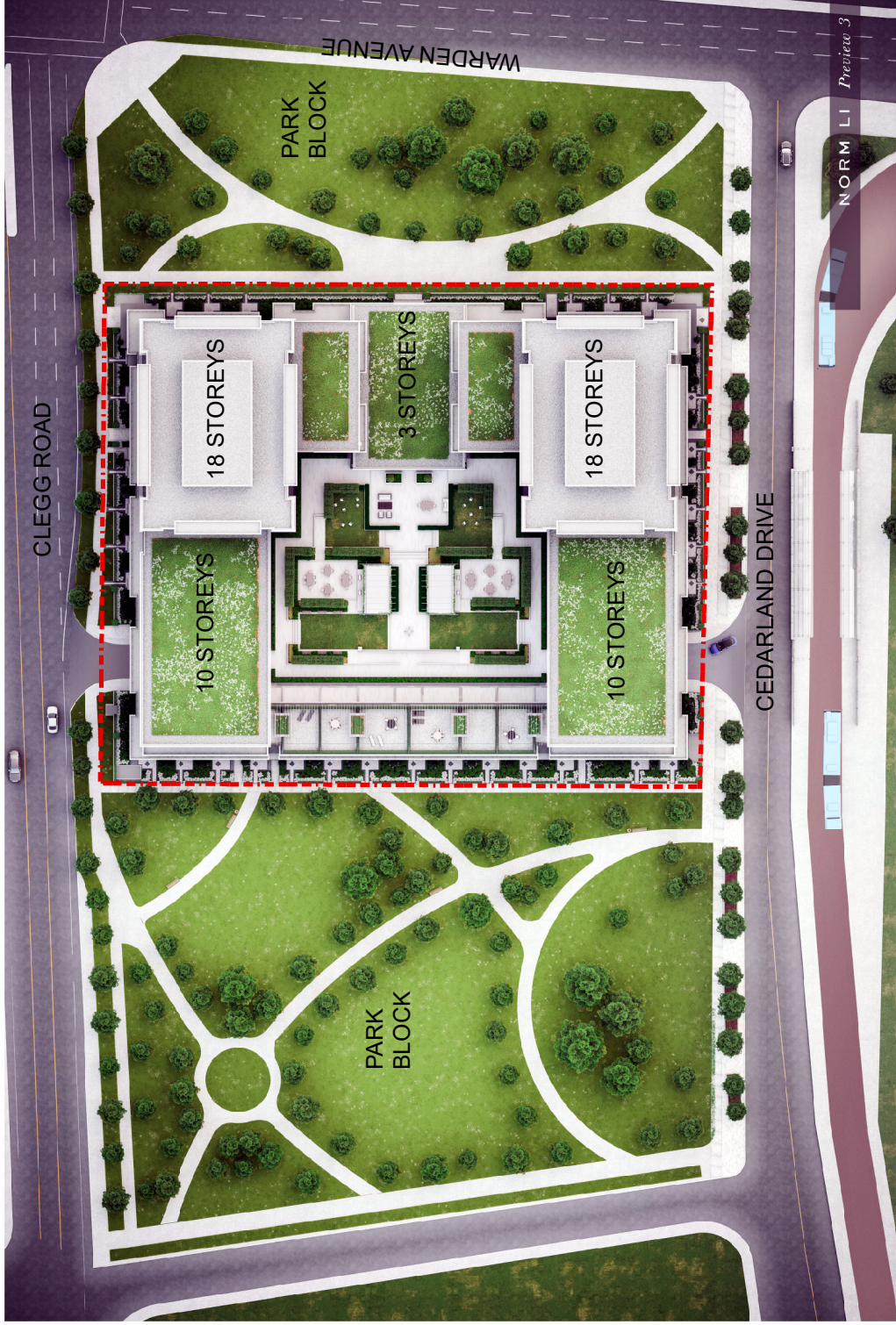
AIR PHOTO 2017

APPLICANT: H & W DEVELOPMENTS CORPORATION

FILE No: SC18181643(SH)

 SUBJECT LANDS

DATE: 06/19/18



SITE PLAN

APPLICANT: H & W DEVELOPMENTS CORPORATION

FILE No: SC18181643(SH)

 SUBJECT LANDS

DATE:06/19/18



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PERSPECTIVE - VIEWED FROM ABOVE

APPLICANT: H & W DEVELOPMENTS CORPORATION

FILE No: SC18181643(SH)



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PERSPECTIVE - VIEWED FROM PARK

APPLICANT: H & W DEVELOPMENTS CORPORATION

FILE No: SC18181643(SH)