

**SUBJECT:** Recommendation Report  
National Homes (Castlemore Ave) Inc.  
Site plan application to permit high density mixed use development and townhouses, including some live-work units, at the south-east corner of Markham Road and Castlemore Avenue (Ward 5).

File No: SC 17 160938

**PREPARED BY:** Stacia Muradali, Ext. 2008  
Senior Planner, East District

**REVIEWED BY:** Sally Campbell, Ext. 2645  
Manager, East District

---

**RECOMMENDATION:**

- 1) That the report dated June 11, 2018 and titled "Recommendation Report, National Homes (Castlemore Ave) Inc., site plan application to permit high density mixed use development and townhouses, including some live-work units, at the south-east corner of Markham Road and Castlemore Avenue (Ward 5), File No: SC 17 160938", be received;
- 2) That the site plan application (File No. SC 17 160938) submitted by National Homes (Castlemore Ave) Inc. to facilitate an 18-storey mixed use building and 84 townhouses, some with live-work units, be endorsed in principle, subject to the conditions attached as Appendix 'A';
- 3) That Site Plan Approval (SC 17 160938) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement;
- 4) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 5) That Council assign servicing allocation for a maximum of 84 townhouses and a maximum of 158 apartment units; and
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report recommends endorsement in principle of a site plan application submitted by National Homes (Castlemore Ave) Inc. for an 18-storey mixed use building and 84 townhouses, some with live-work units, located at the south-east corner of Markham Road and Castlemore Avenue.

**BACKGROUND:****Subject property and area context**

The subject property is located at the south-east corner of Markham Road and Castlemore Avenue, also with frontage on Anderson Avenue (Figure 1). The subject property is approximately 2.07 hectares (5.11 acres) with no significant vegetation. There is a recently constructed sales office on the site. The subject property is surrounded by commercial and industrial development and two existing places of worship (Figure 3). A sliver of land along the easterly property line is located within the Toronto and Region Conservation Authority (TRCA) flood plain.

**Previous proposal**

Applications for rezoning and site plan approval were previously submitted by Cedardale Markham Inc. to allow phased development comprised of two (2) mixed use high density buildings (18 and 20 storeys in height) as well as a future stand-alone commercial building. The zoning by-law amendment was approved by Council in June 2011 and the site plan application for Phase 1, which comprised an 18-storey mixed use building, was endorsed by Committee in June 2012. However, the previous applicant did not enter into a site plan agreement with the City and consequently site plan approval was never issued. The subject property has since been sold to National Homes (Castlemore Ave) Inc. who has submitted a revised site plan application which is the subject of this report.

**Proposed development**

National Homes (Castlemore Ave) Inc. is proposing an 18-storey mixed use building containing 158 residential units with commercial uses at grade, and 84 townhouses, 13 of which will have live-work units fronting onto Markham Road (Figure 4).

The proposed mixed use building will have a Gross Floor Area (GFA) of approximately 14,589 m<sup>2</sup> (157,034 ft<sup>2</sup>) including approximately 379 m<sup>2</sup> (4,000 ft<sup>2</sup>) of grade-related commercial uses in the podium with outdoor amenity space provided on a portion of the podium roof and a green roof. There will be a mix of 1-bedroom and 2-bedroom residential units.

The proposed townhouses will be three (3) storeys. Each live-work townhouse will have approximately 53 m<sup>2</sup> (570.5 ft<sup>2</sup>) of grade related commercial floor area providing potential live-work / home occupation opportunities. The townhouse frontages generally range from 5.5 to 5.75m (18 to 19 ft). The proposed townhouses generally range from 200 m<sup>2</sup> (2152 ft<sup>2</sup>) to approximately 250 m<sup>2</sup> (2690 ft<sup>2</sup>) in size.

Vehicular accesses are proposed on Markham Road and Anderson Avenue. The Markham Road access will be restricted to right-in/ right-out only. The Anderson Avenue access will be a full movement access.

**Official Plan and Zoning**

The subject property is in the Markham Road/ Mount Joy Corridor, for which a future Secondary Plan is required to be prepared in accordance with the City's 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) ( the "2014 Official Plan"). Until such time as the Markham Road/ Mount Joy Corridor Secondary Plan is implemented, the "Major Commercial Area" policies from the City's Official Plan (Revised 1987), (the "1987 Official Plan") as amended, continues to apply. This designation contemplates medium and high density development, as well as a range of retail, service, community, recreational and other uses. The proposed development conforms to the 1987 Official Plan.

The subject property is zoned "Major Commercial \*425 (Hold) [MJC\*425(H)]" and "Open Space One \*427 (OS1\*427)" in Zoning By-law 177-96, as amended. The conditions of the removal of the Holding (H) provision include execution of a site plan agreement and Section 37 agreement. The other conditions of the Holding (H) provision relate to servicing allocation which are no longer applicable. The current zoning reflects a site-specific by-law amendment intended to implement the previous development proposal.

**Minor variances required**

The applicable site-specific zoning amendment was based on an earlier proposal. While the current proposed development will comply with most of the site-specific zoning provisions, there will be some minor zoning non-compliance matters, such as setbacks and allowing residential development to be located in the "Open Space One \* 427 (OS1\*427)" zone which will require minor variance approval, and which Staff are supportive of. The applicant will be required to obtain minor variance approvals for any non-compliance zoning matters prior to site plan approval (Appendix 'A').

**Next Steps:**

- Endorsement in principle by Development Services Committee;
- Issuance of site plan endorsement by Staff;
- Minor variance application;
- Execution of site plan agreement and issuance of site plan approval;
- Removal of the Zoning Hold provision;
- Submission of condominium application.

---

**OPTIONS/ DISCUSSION:****The site plan is appropriate in principle***Land use*

The proposed development provides for a mix of land uses in a built form, which is appropriate for the subject property and complies with the 1987 Official Plan. The proposed street-oriented commercial uses located in the ground floor of the apartment building coupled with the live-work units will result in a more animated street presence and deliver pedestrian oriented development. The density is deployed across the site in a manner that places the highest density closest to the Markham Road / Castlemore Avenue intersection where there are opportunities for access to transit and minimizes potential shadowing of the low rise townhouses. The proposed development presents a good level of street oriented development along Markham Road, Castlemore Avenue and Anderson Avenue frontages.

*Built form and architectural design*

The mixed use high rise building is contemporary in its architectural style and will be constructed of a pre-cast masonry material with spandrel glass and metal panel details. Balconies will be treated with a mix of light and dark glass panels and bird friendly treatments will be used for any reflective materials in accordance with City standards. The proposed townhouses are also contemporary in style, constructed predominantly in a dark grey brick and masonry detailed with accents of spandrel glazing and metal siding designed to look like natural wood (Figures 5,6,7,8 & 9).

*Amenity areas*

The proposed development is comprised of a good variety of useable amenity spaces. The proposed private open space area located at the south-west corner of the proposed development is of sufficient size (370 m<sup>2</sup>/ 3,982 ft<sup>2</sup>) to provide a focal point and community amenity space in addition to the other amenity spaces. Each townhouse will either have a rear yard or rooftop terrace. The mixed use apartment building will have indoor and outdoor amenity space for residents including a 430 m<sup>2</sup> (4,628 ft<sup>2</sup>) green roof, outdoor amenity space on the second floor and balconies.

*Snow storage, vehicular and pedestrian circulation*

Ample snow storage areas have been identified on the site plan. There is sufficient space at the ends of townhouse blocks, at the extreme corners of the proposed development, at the edges of the parking areas and between the mixed use building and the adjacent townhouses to accommodate snow storage; however winter maintenance will be handled privately by the Condominium Corporation and it is likely that snow will be trucked off site. The proposed site plan facilitates acceptable vehicle circulation and access. There is a private pedestrian walkway at the south end of the proposed development, which extends from Markham Road through to Anderson Avenue. Staff will continue to work with the applicant to ensure that there is adequate and safe pedestrian connectivity throughout the development and especially to and from parking areas to residences and access to the surrounding public streets and transit stops.

---

*Additional site plan and building design refinements may be required*

There are some areas of the site plan and building elevations which are still under review by staff and may require refinements. Staff will have further discussions with the applicant about ensuring that the loading and garbage area for the mixed use building are appropriately designed so as to reduce any potential conflict with the adjacent townhouses. Staff will also work with the applicant to ensure that there is appropriate interface between the mixed use building and the adjacent townhouses, especially as it relates to the building design. These matters and any other site plan or building design matters which require additional refinements will need to be addressed prior to staff endorsement (Appendix 'A'). However, staff are satisfied that the overall site plan and building elevations are appropriate in principle, subject to any required minor refinements described previously.

**Transportation and Parking**

A Traffic Impact Study (TIS) including a Transportation Demand Management (TDM) Plan has been submitted in support of the proposed development. The applicant is providing the required road widening along the eastern property line to accommodate a 24.5 metre Anderson Avenue right-of-way, which will facilitate on-street parking and bicycle facilities. This is important as the City is protecting for the extension of Anderson Avenue to Major Mackenzie Drive as an important connection for the future development along the Markham Road Corridor.

A 10m by 10m sight triangle is also being provided at the north-east corner of the subject property as requested by the City's Transportation staff. Transportation staff have no major concerns with the amount of traffic which will be generated from the proposed development.

*Parking*

A total of 391 parking spaces, comprised of 346 parking spaces for residents and 48 parking spaces to be shared between visitors and the commercial uses. The City's parking by-law requires a total of 390 parking spaces. Each townhouse will have two (2) parking spaces and there will be at least one (1) parking space per apartment unit plus an additional 16 parking spaces available to the apartment building residents.

The visitors parking will be provided at an overall rate of 0.2 parking spaces per townhouse and apartment unit, resulting in 48 visitors parking for the proposed development. 35 of the visitors parking spaces will be located at-grade along Markham Road in front of the proposed live-work townhouses and the mixed use high rise building. 18 of the at-grade visitors parking spaces will serve the mixed use building. The remaining 17 at-grade visitors parking spaces are intended to be shared between the townhouses and the commercial uses. 13 visitors parking spaces will be provided in the underground garage for the mixed use building. 20 accessible parking spaces, 10 at grade and 10 in the underground parking garage will be provided.

The distribution, adequacy and location of the visitors and accessible parking spaces is still under review and if any revisions are required, the Owner will be required to address

these prior to staff endorsement (Appendix 'A') however, the overall provision of parking is considered to be acceptable subject to any required revisions.

#### *Transportation Demand Management (TDM)*

The Mount Joy GO Station is located to the south of the subject property at Bur Oak Avenue and Markham Road.

The following TDM initiatives are proposed by the applicant:

- 16 short-term and 41 long-term bicycle spaces;
- 1 bicycle repair station;
- 1 car-share for a period of two years for the apartment residents;
- \$20 PRESTO cards to each household for one (1) month;
- A meet and greet event prior to occupancy to provide an opportunity for YorkRegion/ City staff to attend and promote sustainable transportation;
- Provision of a travel brochure prepared by the Developer/ Builder in consultation with the City including, travel options and surrounding amenities in proximity to the proposed development;
- Monitoring of the effectiveness of the TDM Program

These proposed TDM measures will be addressed in the site plan agreement (Appendix 'A').

#### **TRCA**

A narrow portion along the eastern edge of the subject property is located within the TRCA flood plain. The applicant has been working with the TRCA to address comments and there are some minor concerns, which remain to be resolved prior to staff endorsement (Appendix 'A'). Some of the minor outstanding matters include:

- Updating or justifying certain modelling information related to the floodplain, water quality and water quantity control;
- Infiltration based Low Impact Development (LID) measures are not proposed because of the high groundwater conditions and therefore non-infiltration measures should be proposed and detailed;
- Inspection of the proposed erosion and sediment control measures and removal of the sediment accumulation; and
- Ensuring that permanent dewatering is not required.

#### **Public art contribution**

It is appropriate to consider a public art contribution through Section 37 for the proposed development. The landowner has agreed to a public art contribution. The public art contribution will be a condition of the site plan agreement (Appendix 'A').

#### **LEED Silver and sustainable measures**

Council policy requires that the proposed 18-storey mixed use building achieves minimum LEED Silver. This LEED Silver requirement will be a condition in the site

---

plan agreement (Appendix 'A'). Additional sustainable measures are proposed for the townhouse component of the proposed development (Appendix 'B') and these will be required as a condition of the site plan agreement to include the following:

- Bicycle parking to allow for alternative transportation;
- On-site car-sharing service;
- Green roof;
- Low flush toilets;
- Minimize surface parking to reduce heat island effect;
- Energy star appliances;
- Locally sourced building materials;
- Maximize usage of building materials with high recycled content;
- Three stream waste management throughout the proposed development;
- Usage of drought-tolerant native species; and
- Energy efficient lighting features.

**Cash-in-lieu of parkland**

The landowner will be required to provide the appropriate amount of cash-in-lieu of parkland for the proposed development, which will be calculated by City staff based on a rate of one hectare per 500 units the value of which will be determined through a land value appraisal. Payment of the appropriate amount of cash-in-lieu of parkland will be required as a condition in the site plan agreement (Appendix 'A').

**CONCLUSION:**

The proposed development complies with the medium and high density development provisions of the applicable official plan and reflects the site-specific zoning by-law intended to implement a mixed use high density development proposal, which was endorsed in 2012. Staff are of the opinion that the proposed development is appropriate and recommend that the site plan be endorsed in principle subject to the conditions in Appendix 'A'.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The proposed development aligns with the City's strategic priority of growth management.


**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various City departments and external agencies and their requirements have been reflected in the report or in the site plan conditions.

---

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design

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

**ATTACHMENTS:**

Figure 1:	Location Map
Figure 2:	Area Context
Figure 3:	Air Photo
Figure 4:	Site Plan
Figure 5:	Townhouse Rendering
Figure 6:	Streetscape Rendering (Anderson Ave)
Figure 7:	Streetscape Rendering (Markham Rd)
Figure 8:	Streetscape Rendering (Castlemore Ave)
Figure 9:	Streetscape Rendering (South)

---

**AGENT CONTACT INFORMATION:**

Attn: Billy Tung  
Partner  
KLM Planning Partners Inc.  
64 Jardin Drive  
Unit 18  
Concord, ON, L4K 3P3  
Tel: 905-669-4055  
Email: btung@klmplanning.com

File path: Amanda\File 17 160938\Documents\Recommendation Report



---

**APPENDIX 'A'**  
**SITE PLAN CONDITIONS**  
**NATIONAL HOMES (CASTLEMORE AVE) INC.**  
**SOUTH-EAST CORNER MARKHAM ROAD AND CASTLEMORE AVENUE**

That prior to site plan endorsement:

1. The Owner shall revise the site plan and building elevations and any reports if required, and address any outstanding technical matters including but not limited to transportation, parking, servicing and urban design, to the satisfaction of the Commissioner of Development Services;
2. The Owner shall revise the site plan if required and address all outstanding TRCA comments;
3. The TRCA shall provide written confirmation that site plan endorsement can be issued for the proposed development.

That the Owner shall enter into a Site Plan Agreement with the City, containing all standards and special provisions and requirements of the City and external agencies, including but not limited to:

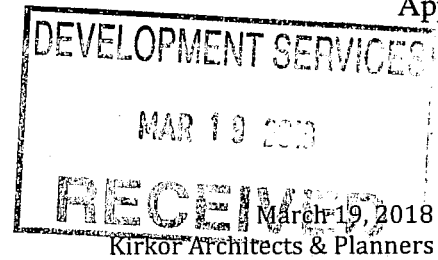
1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any financial obligations;
2. The Owner provide written confirmation from a qualified LEED consultant certifying that minimum LEED Silver for the proposed 18-storey mixed use building, to the satisfaction of the Commissioner of Development Services;
3. The Owner agrees to implement three-stream waste reduction throughout the proposed development;
4. The Owner implements the final approved TDM Plan and provides the respective Letter of Credit;
5. Clauses relating to the payment of an appropriate public art contribution; and
6. The Owner agrees to implement the proposed sustainable measures attached as Appendix 'B'.

Prior to execution of a Site Plan Agreement:

1. The Owner shall submit site plan, elevation drawings, underground parking garage layout plans, engineering drawings, lighting plan and photometrics and landscape plan (including green roof and the private open space area specifications), along with any other plans and reports which are required to comply with the requirements of the City and authorized external agencies, to the satisfaction of the Commissioner of Development Services; and
2. The Owner shall submit final plans which incorporate the City's bird friendly guidelines, to the satisfaction of the Director of Planning and Urban Design.

That prior to site plan approval:

1. The Owner obtains the required minor variance approvals for any non-compliance zoning matters.



## **STATION TOWN Sustainable Design Features**

**National Homes  
Markham Rd. and Castlemore Ave.  
Markham ON**

### **1.0 Site Development**

- Intensify land use
- Pedestrian connectivity to access neighborhood amenities
- Bicycle parking to allow for alternative transportation
- Reduce car parking at grade allows for increased plantings throughout the site
- On-site car-sharing service
- Green roofs to minimize heat island effect from roofs, contributing to stormwater runoff reduction, evaporation and evapotranspiration.
- Minimal surface parking to minimize heat island effect from paved areas
- Storm water management features to retain minimum quantity of water on site & to enhance storm water quality

### **2.0 Water Efficiency**

- Low flush toilets to reduce water usage

### **3.0 Energy Efficiency**

- Meet OBC standard SB-10 to reduce overall energy usage
- Reduce window to wall ratio to reduce energy usage
- Prepare energy model to assist in the design of electrical, mechanical and building envelope systems to meet SB-10
- If appliances are provided to home buyers by the developer, these appliances will be Energy Star rated.



#### 4.0 Building Materials

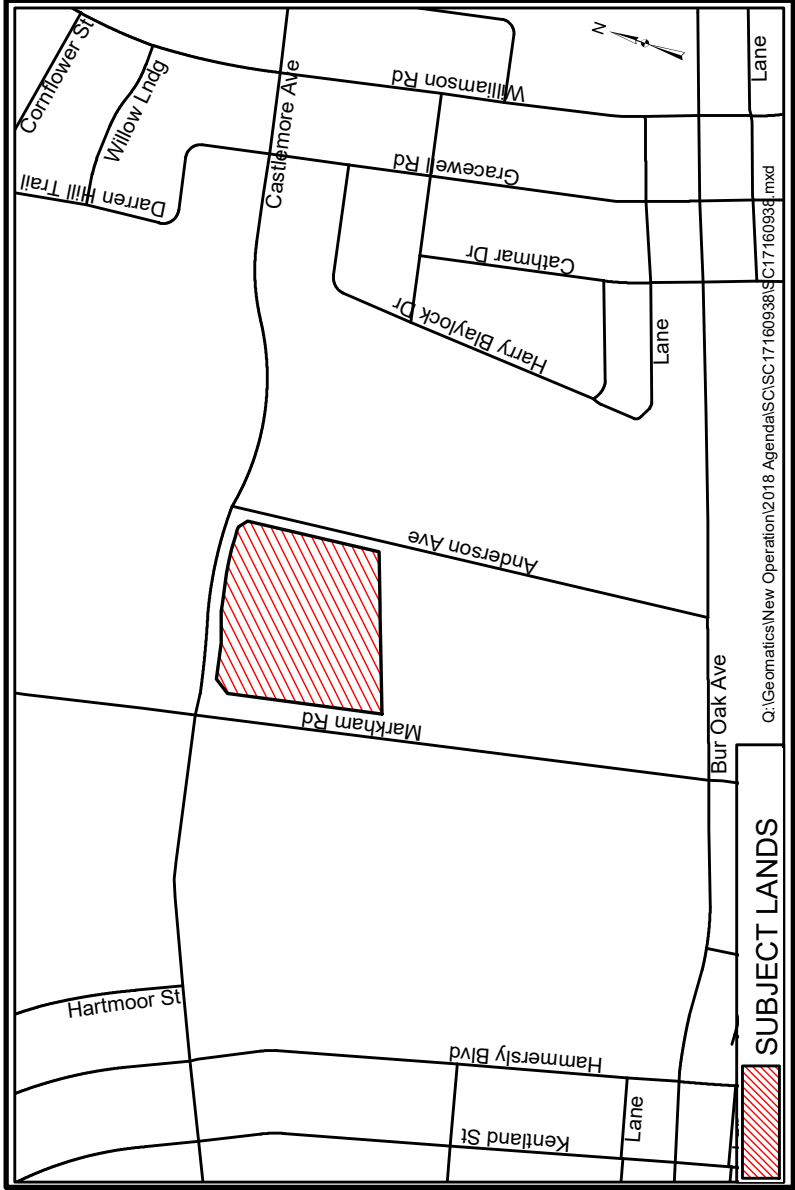
- All building materials to be sourced locally
- Maximize usage of building materials with high recycled content
- Construction material waste to be sorted for re-use and recycling

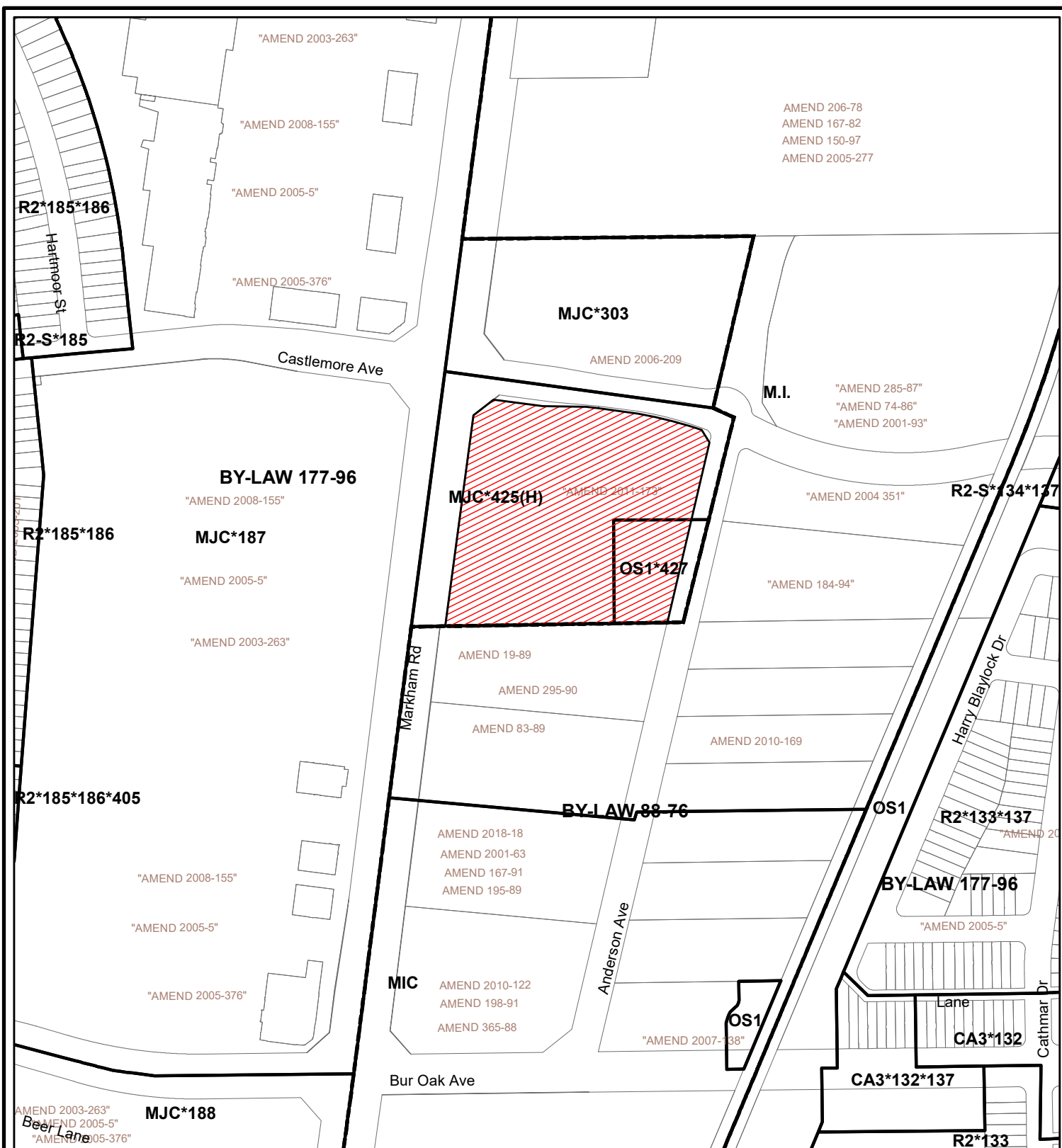
#### 5.0 Waste Management

- Buildings provided with three-stream waste management for residents – green, recyclables, general waste

#### 6.0 Landscape Features

- Drought-tolerant native species used extensively throughout the site
- Tree planting to reduce urban heat island effect, also providing SWM benefits via canopy retention, absorption, evapotranspiration, and evaporation
- Products and materials specified from local suppliers and manufacturers
- Use of reusable, low embodied energy materials
- Energy-efficient lighting features
- Water-efficient irrigation system to ensure plant's health during the establishment period
- High-albedo paving





# AREA CONTEXT / ZONING

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SC\SC17160938\SC17160938.mxd

 SUBJECT LANDS

DATE: 23/05/2018



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No.2





# AERIAL PHOTO (2017)

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

FILE No. SC 17160938 (SM)

 SUBJECT LANDS

Q:\Geomatics\New Operation\2018 Agenda\SC\SC17160938\SC17160938.mxd

DATE: 23/05/2018

 DEVELOPMENT SERVICES COMMISSION

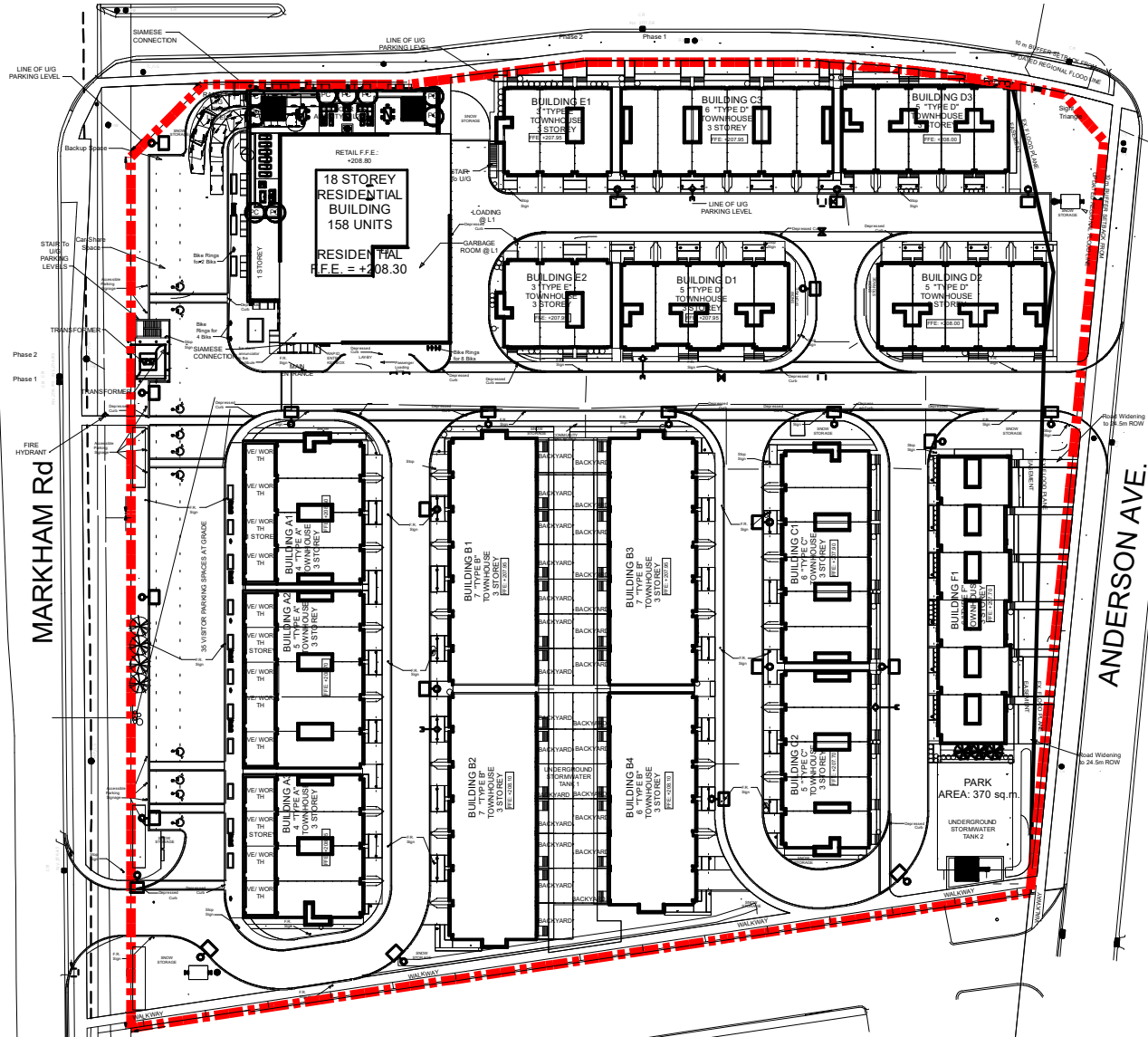
Drawn By: CPW

Checked By: SM

FIGURE No.3



# CASTLEMORE AVENUE



## SITE PLAN

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SC\SC17160938\SC17160938.mxd

 SUBJECT LANDS

DATE: 23/05/2018



# TOWNHOUSE RENDERING

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SCSC17160938\SC17160938.mxd



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

DATE: 23/05/2018

FIGURE No. 5





# STREETSCAPE RENDERING (Anderson Avenue (Fig.6)

APPLICANT: NATIONAL HOMES (Castlemore Ave) INC.  
SE Corner of Markham Road & Castlemore Avenue  
FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agendal\SC\SC17160938\SC17160938.mxd

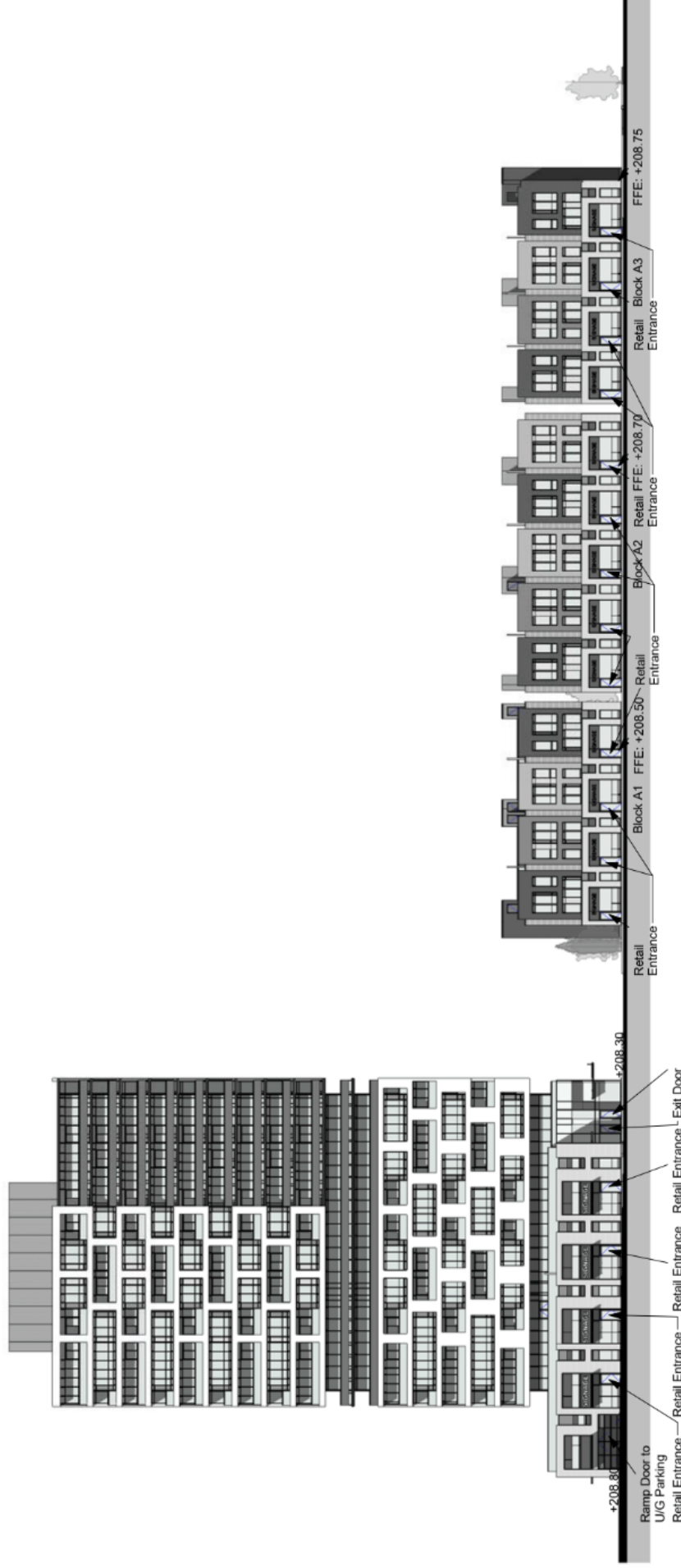
**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

DATE: 23/05/2018

**FIGURE No.6**



# STREETSCAPE RENDERING (Markham Road)

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SC\SC17160938\SC17160938.mxd



# STREETSCAPE RENDERING (Castlemore Avenue)

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SC\SC17160938\SC17160938.mxd



# STREETSCAPE RENDERING (South)

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

FILE No. SC 17160938 (SM)

Q:\Geomatics\New Operation\2018 Agenda\SCSC17160938\SC17160938.mxd



Drawn By: CPW

Checked By: SM

DATE: 23/05/2018

FIGURE No.9