



Report to: Development Services Committee

Report Date: January 23, 2017.

**SUBJECT:** Preliminary Report  
Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium by Kalexia Development Corp., to permit residential uses on the lands located on the north side of Markland Street west of Woodbine Avenue within the Woodbine North Secondary Plan area  
File No.'s: OP 13 114950, ZA/CU 16 124882

**PREPARED BY:** Geoff Day MCIP, RPP, Ext. 3071  
Senior Planner, West District

**REVIEWED BY:** David Miller, MCIP, RPP, Ext. 4960  
Manager, West District

---

**RECOMMENDATION:**

1. That the Staff report titled "Preliminary Report Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium by Kalexia Development Corp., to permit residential uses on the lands located on the north side of Markland Street west of Woodbine Avenue within the Woodbine North Secondary Plan area File No.'s: OP 13 114950, ZA/CU 16 124882", be received;
2. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides preliminary information on the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium applications.

This report contains general information in regards to applicable Official Plan and other policies as well as other matters. This report should not be taken as Staff's opinion or recommendation on the applications.

**The applications have been deemed complete:**

The applications were submitted by Kalexia Development Corp., and deemed complete on July 28, 2016.

**BACKGROUND:**

**Property and Area Context**

The subject lands are approximately 1.62 ha (4 acres) in size, located on the north side of Markland Street west of Woodbine Avenue (Figures 1&2). Presently, the lands are undeveloped. To the north is an established low-density residential subdivision. To the immediate east are Phases 1 and 2 of the proposed King Square development. Further to the east across Woodbine Avenue, is Ashton Meadows Park. To the south and west (across Markland Street) are vacant lands, 150 Markland Street (a two storey office building – Gunawan Investments Ltd) and 160 Markland Street (a two storey warehouse with ancillary office – The Orthotics Group). The

former Markham Golf and Country Club (now vacant) was located in the valley lands to the southwest.

**Proposal**

The applicant has applied to amend both the in force Official Plan (Revised 1987), and the 2014 Markham Official Plan (as partially approved on October 30, 2015 and May 26, 2016) ("2014 Official Plan"), as well as Zoning By-law 165-80, as amended. Approval of both Official Plan Amendments and Zoning By-law would permit the development of 70 - 3 storey freehold common element condominium townhouse units accessed by private laneways (Figures 3&4).

**Markham Official Plans (1987 & 2014), Secondary Plan and Zoning By-law**

The in-force Official Plan (Revised 1987), as amended, designates the subject lands Business Park Area. The 2014 Official Plan designates the lands Business Park Employment. The lands are designated Business Park in the Woodbine North Secondary Plan.

The 2014 Official Plan identifies the lands as the subject of site specific policy 9.4.14 and designates the site as a "Deferral Area" on Map 3 – Land Use (Figure 5). This site was one of a number of employment land conversion applications considered by Markham Council prior to the adoption of the 2014 Official Plan. In accordance with Council direction, the 'Business Park Employment' designation for the subject property was deferred pending Council approval of an official plan amendment application.

Site specific policy 9.4.14 requires that a designation other than "Employment Lands" conform with the Growth Plan, and all other policies of the 2014 Official Plan, including specific prescribed criteria as follows:

- Compatibility to adjacent land use;
- Achieving an increase in the number of jobs that would otherwise be provided under the 'Employment Lands' designation on the site, or at the minimum, no net reduction in jobs on the site;
- Proximity to transit;
- Provision of lands for a VIVA terminal;
- Achieving better public amenities, including but not limited to public art, Section 37 community benefits, and publically accessible private amenity spaces; and,
- Where the location is appropriate, provide for affordable or seniors housing.

The lands are presently zoned Select Industrial with Limited Commercial (M.C.) 50% by By-law 165-80, as amended.

Neither Official Plans, the Secondary Plan nor the present zoning, provide for residential uses.

**Applications and process to date**

An amendment to the Official Plan (Revised 1987) to change the designation from Industrial – Business Park to Urban Residential (Low and Midrise) to permit 20 - two storey townhouse units; one (1) – eight storey apartment building containing 64 units; and, one (1) - eight storey apartment building containing 48 units was initially filed in May of 2013 by then owner Jolis

Investments. This application, together with a number of other site specific conversion applications, was reviewed in the May 21, 2013 Staff report titled "Draft Official Plan 2012 – Employment Conversion and Redesignation Applications". The application was also included in the City's municipal comprehensive review process of the 2014 Official Plan and was referred to a Development Services Subcommittee for further consideration and recommendation regarding the appropriateness for allowing the lands to be considered for conversion, and for continuing to process the applications. The Development Services Sub-Committee held a number of meetings between July and October 2013 to consider the applications for employment land conversions.

On October 1, 2013, Staff reported on the "Recommendations from Development Services Subcommittee on Applications for Conversion or Redesignation of Employment Lands." The Subcommittee's recommendation on the Official Plan Amendment application submitted by Jolis Investments was as follows:

*"That staff be directed to continue to process the employment land conversion application by Jolis Investments (Ontario) Ltd (OP 13-114950), and that the employment land designation be deferred in the new Official Plan."*

This direction was endorsed by the Development Services Committee on October 22, 2013.

Kalexia Development Corporation acquired the property from Jolis Investments in late 2015.

A formal pre-consultation meeting was held with the new owners on February 22, 2016. The complete application request for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium was submitted in May 2016 and deemed complete on July 28, 2016.

#### **OPTIONS/ DISCUSSION:**

The following is a brief summary of matters raised to date. Other matters may be identified through the detailed review of the proposal and additional applications received.

1. A formal Site Plan application is required prior to issuance of building permits. To date, none has been submitted.
2. The applications have been circulated to internal departments and external agencies for comments and are presently under review.
3. Staff have received Site Servicing and Transportation studies which are also presently under review.
4. The introduction of residential uses onto these employment lands results in a net loss of potential employment opportunities on this site. Further discussions with the applicant are needed to consider mitigation opportunities such as live/work units or other options.
5. If approved, at the site plan stage, the proposed development should incorporate appropriate sustainable development features. Further discussions with the applicant are needed regarding these matters.
6. Appropriate site layout – including, lane configuration, unit widths, visitor parking areas, and operational concerns (e.g. waste collection) (Note: snow removal would be dealt with privately)

7. Parkland Dedication or cash-in-lieu of Parkland – Although a private open space area is conceptually proposed within the plan, it is not eligible for parkland credit;
8. Compatible interface with adjacent lands to the north and east (in particular, King Square Phase II which has not been finalized);
9. Participation in any applicable Developers Group cost sharing agreements;
10. Ensuring servicing allocation is available; and,
11. Public Art – Further discussions with the applicant are needed regarding Public Art contribution.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


The applications are being evaluated to determine conformity with the City's strategic priorities including growth management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies for their review and comment.

**RECOMMENDED BY:**

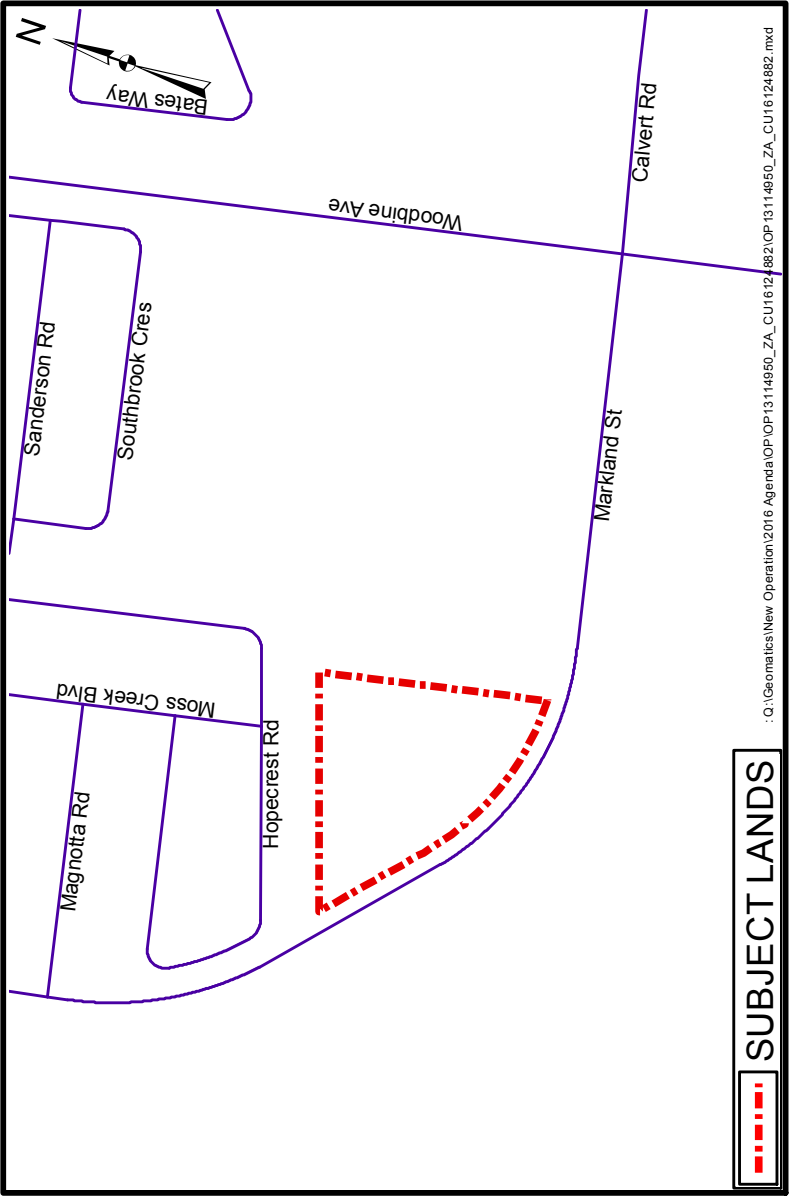
  
\_\_\_\_\_  
Ron Blake, M.C.I.P., R.P.P.  
Acting Senior Development Manager

  
\_\_\_\_\_  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**APPLICANT CONTACT INFORMATION:**

Paul Tobia  
Associate Planner  
Evans Planning Inc.  
8481 Keele Street, Unit 12  
Vaughan, Ontario  
L4K 1Z7  
Ph: (905)669-6992 x104

- Figure 1: Location Map  
Figure 2: Aerial Photo  
Figure 3: Conceptual Condominium Plan  
Figure 4: Conceptual Elevations  
Figure 5: Figure 9.4.7 of 2014 Official Plan








Q:\Geomatics\New Operation\2016 Agendal\OP\OP13114950\_ZA\_CU16124882\OP13114950\_ZA\_CU16124882.mxd

# AIR PHOTO 2015

APPLICANT: KALEXIA DEV. CORP.

MARKLAND STREET (VACANT)

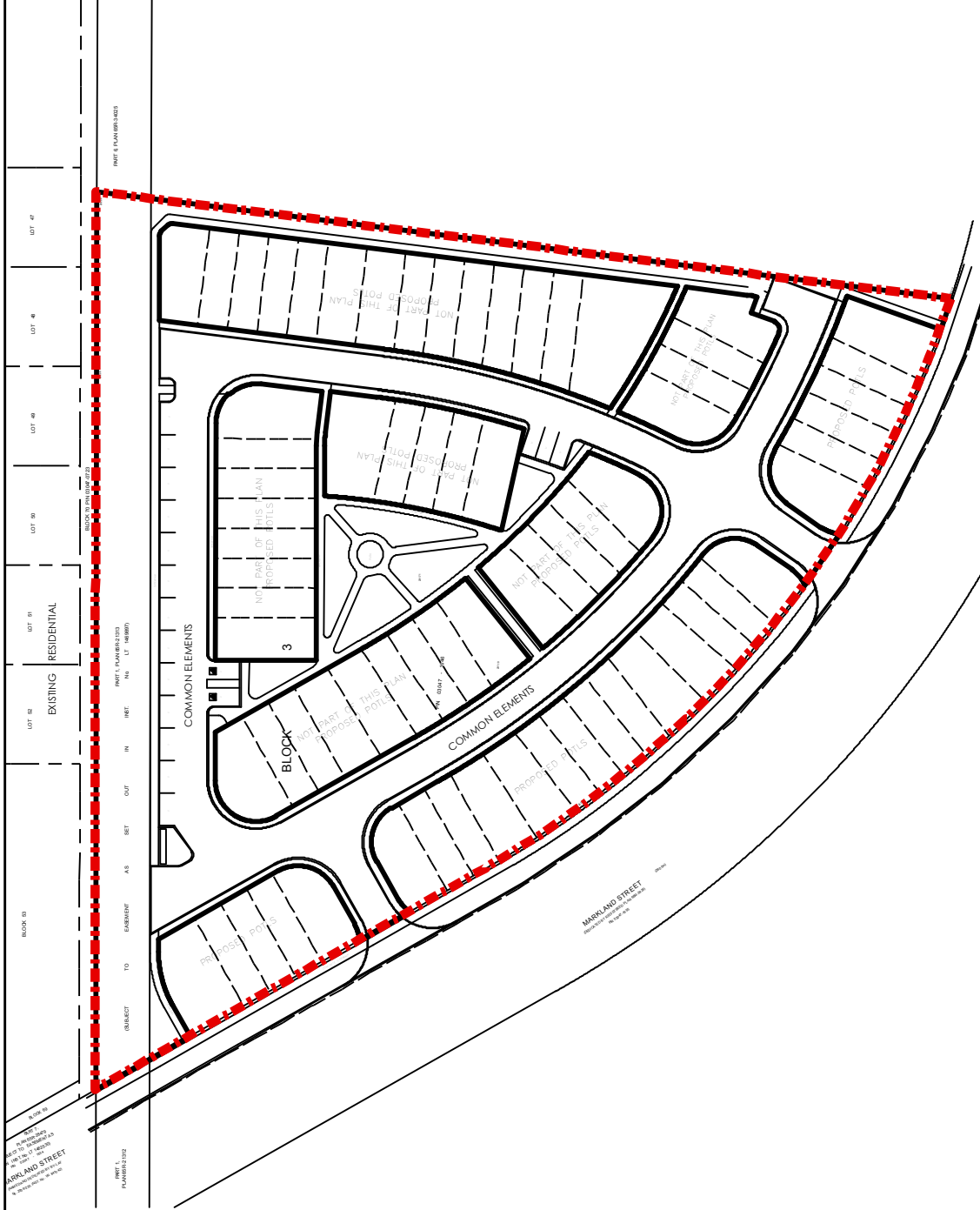
FILE No: OP13114950 ZA/CU16124882 (GD)

 SUBJECT LANDS

DATE: 12/23/16

FIGURE No. 2





Q:\Geomatics\New Operation\2016 Agenda\OPIOP13114950\_ZA\_CU16124882\OPI13114950\_ZA\_CU16124882.mxd N

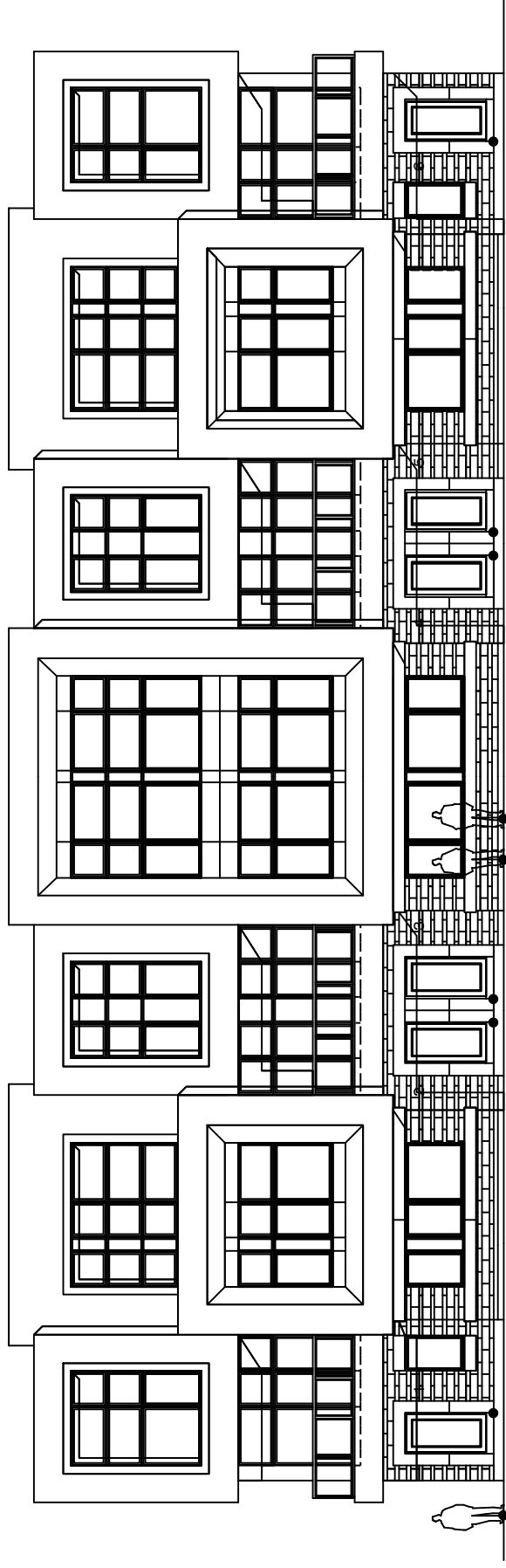
# CONCEPTUAL CODOMINIUM PLAN

APPLICANT: KALEXIA DEV. CORP.  
MARKLAND STREET (VACANT)

 SUBJECT LANDS

FILE No: OP13114950 ZA/CU16124882 (GD)

DATE: 12/23/16



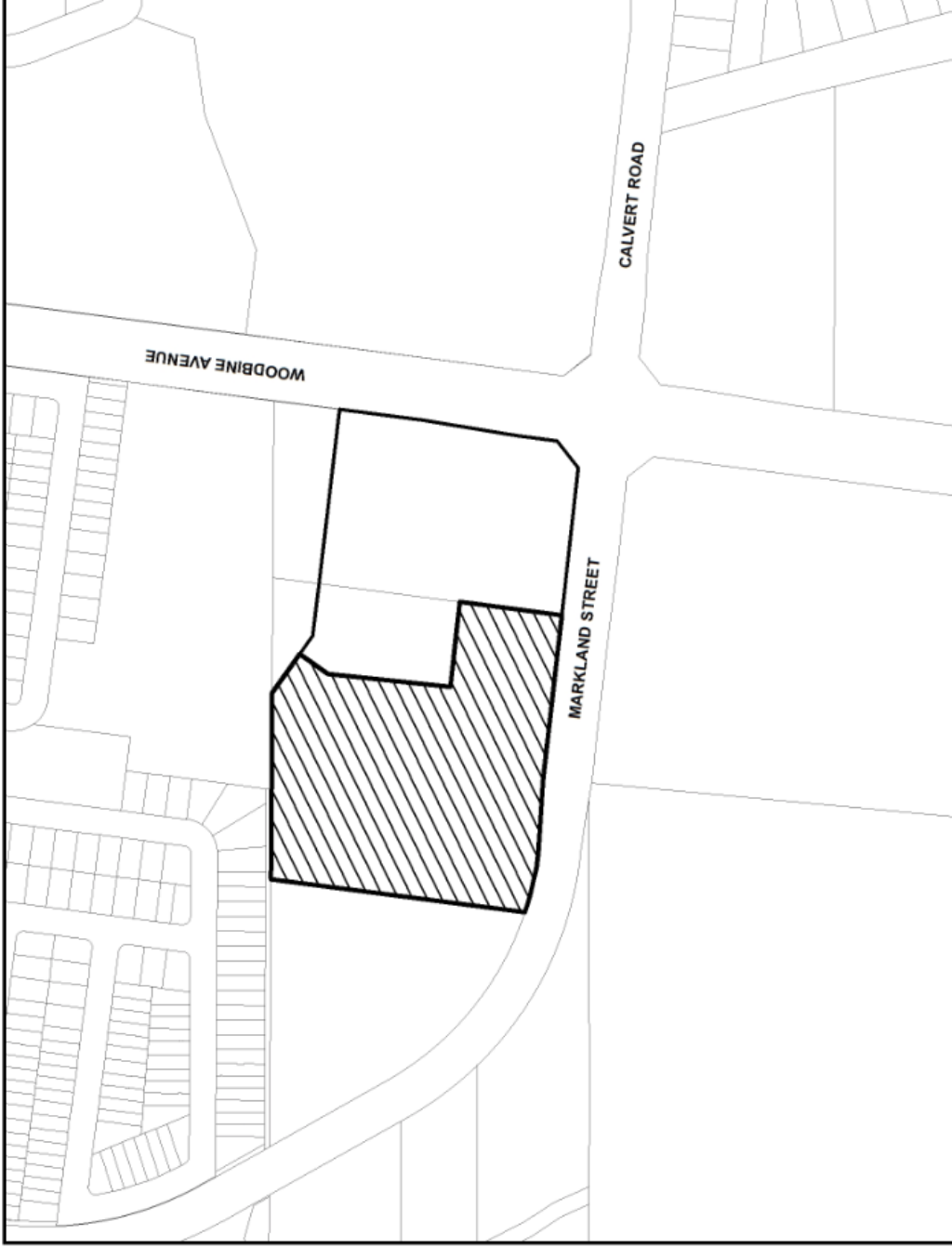
FRONT ELEVATION (REAR LOADED TOWNS)

# CONCEPTUAL ELEVATIONS

APPLICANT: KALEXIA DEV. CORP.  
MARKLAND STREET (VACANT)

FILE No: OP13114950 ZA/CU16124882 (GD)





# FIG 9.4.7 OF THE 2014 OFFICIAL PLAN

APPLICANT: KALEXIA DEV. CORP.

MARKLAND STREET (VACANT)

FILE No: OP13114950 ZA/CU16124882 (GD)