

SUBJECT: **PRELIMINARY REPORT**
Wemat One Ltd.
Block 1, Plan 65M-2665
South side of Highway 7, between Highway 404 and
Commerce Valley Drive East
Application for Official Plan Amendment to expand the range
of employment uses permitted
File No.: OP 13 113480

PREPARED BY: Gary Sellars, Senior Planner, West District (ext. 2960)

REVIEWED BY: Dave Miller, Manager, West District (ext. 4960)

RECOMMENDATION:

That the report dated November 7, 2016 entitled “PRELIMINARY REPORT, Wemat One Ltd., Block 1, Plan 65M-2665, south side of Highway 7, between Highway 404 and Commerce Valley Drive East, Application for Official Plan Amendment to expand the range of employment uses permitted”, be received.

PURPOSE:

On August 19, 2016, the Chief Administrative Officer (CAO) authorized staff to schedule a Statutory Public Meeting to consider the application for Official Plan Amendment, submitted by Wemat One Ltd. The Statutory Public Meeting has been scheduled for November 22, 2016. The purpose of this report is to provide preliminary information on the application. This report contains general information in regards to applicable Official Plan or other policies as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

Property and Area Context

The subject lands consist of 11.7 ha. (29 acres) on the south side of Highway 7, between Highway 404 and Commerce Valley Drive East (see Figures 1, 2 and 3). An engineered channel is located at the northeast corner of the property and a stormwater management pond is located at the southeast corner. There is an area of vegetation located in the central portion of the property. A temporary York Region works yard associated with the VIVA rapid transit corridor construction on Highway 7 is located on a portion of the property.

To the north, across Highway 7 in the Town of Richmond Hill is a mix of uses including offices, retail and restaurants; to the west across Commerce Valley Drive East is a hotel and restaurants and to the south are office and industrial uses. To the east are Highway 404 and the interchange with Highway 7.

Markham Official Plan and Zoning

Markham Official Plans

The 1987 Official Plan (Revised 1987), as amended designates the subject lands Industrial and Business Park Area.

The 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016) designates the subject lands Business Park Office Priority Employment, subject to Policy 9.6.6.

It is the intent of the 2014 Official Plan that lands designated Business Park Office Priority Employment should be reserved and used for multi-storey major office development which may include associated parking structures. However, a number of uses currently provided for under the Business Park Area designation of the 1987 Official Plan are not permitted by the Business Park Office Priority Employment designation of the 2014 Official Plan, including:

- research and training facilities, within an office building
- data processing and related facilities, within an office building
- trade and convention centre
- hotels, including restaurants and ancillary entertainment uses within the same building
- banks and financial institutions
- ancillary retail and service commercial uses within an office building or hotel
- restaurants within an office building,
- institutional uses within an office building

This Official Plan Amendment application was originally submitted as an employment lands conversion at the time of the Official Plan Review, and as a result of that process, Area and Site Specific Policy 9.6.6 was introduced. However, the applicant is no longer seeking an employment land conversion. Policy 9.6.6 provides that “a land use designation other than an ‘Employment Lands’ designation, that does not include residential use permissions, may be considered” for this site, subject to conformity to the Growth Plan, other policies of the Official Plan, as well as a set of criteria prescribed by Council. Until a decision is made on this amendment application, the policies of the Official Plan (Revised 1987), as amended, are to apply. However, if the amendment application does not come into force, then Policy 9.6.6 would cease to apply, and the policies of the Business Park Office Priority Employment designation assigned by the 2014 Official Plan would come into force without any need for any further amendment.

The lands are also located within the boundaries of the Regional Corridor / Key Development Area and Intensification Area of the 2014 Official Plan. Highway 7 is designated Regional Rapid Transit Corridor by the 2014 Official Plan.

Zoning

The subject lands are zoned Select Industrial and Limited Commercial – M.C. (90%) by By-law 165-80, as amended (see Figure 2). The By-law permits the following uses:

Warehousing, manufacturing, data processing, research laboratories, banks and financial institutions, professional and business offices, commercial schools, hotels and motels, restaurants in hotels and motels and limited retail uses that are accessory to business and professional offices, and hotels and motels.

Trade and convention centre is not a permitted use.

Proposal

An application to amend the 2014 Official Plan has been submitted to expand the range of employment uses permitted on the subject lands. The following additional uses are being sought:

- research and training facilities, within an office building
- data processing and related facilities, within an office building
- trade and convention centre
- hotels, including restaurants and ancillary entertainment uses within the same building
- banks and financial institutions
- ancillary retail and service commercial uses within an office building or hotel
- restaurants within an office building,
- institutional uses within an office building

The above noted uses are currently permitted in the Business Park Area designation of the 1987 Official Plan (Revised 1987), as amended on these lands and the applicant is seeking that these permissions continue in the 2014 Official Plan Business Park Office Priority Employment designation for the subject lands.

The applicant is filing only an amendment to the 2014 Official Plan at this time. A zoning by-law amendment application and a site plan control application will be submitted at a later date to facilitate development of the property. The applicant has submitted a concept plan showing a potential mixed use development, including offices, on the lands (see Figure 4).

ISSUES TO BE RESOLVED:

No issues have been raised to date. Any issues identified through the circulation and detailed review of the proposal will be addressed through a staff recommendation report to Development Services Committee.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

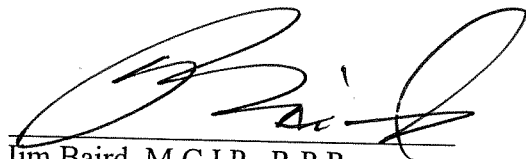
BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

RECOMMENDED BY:



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



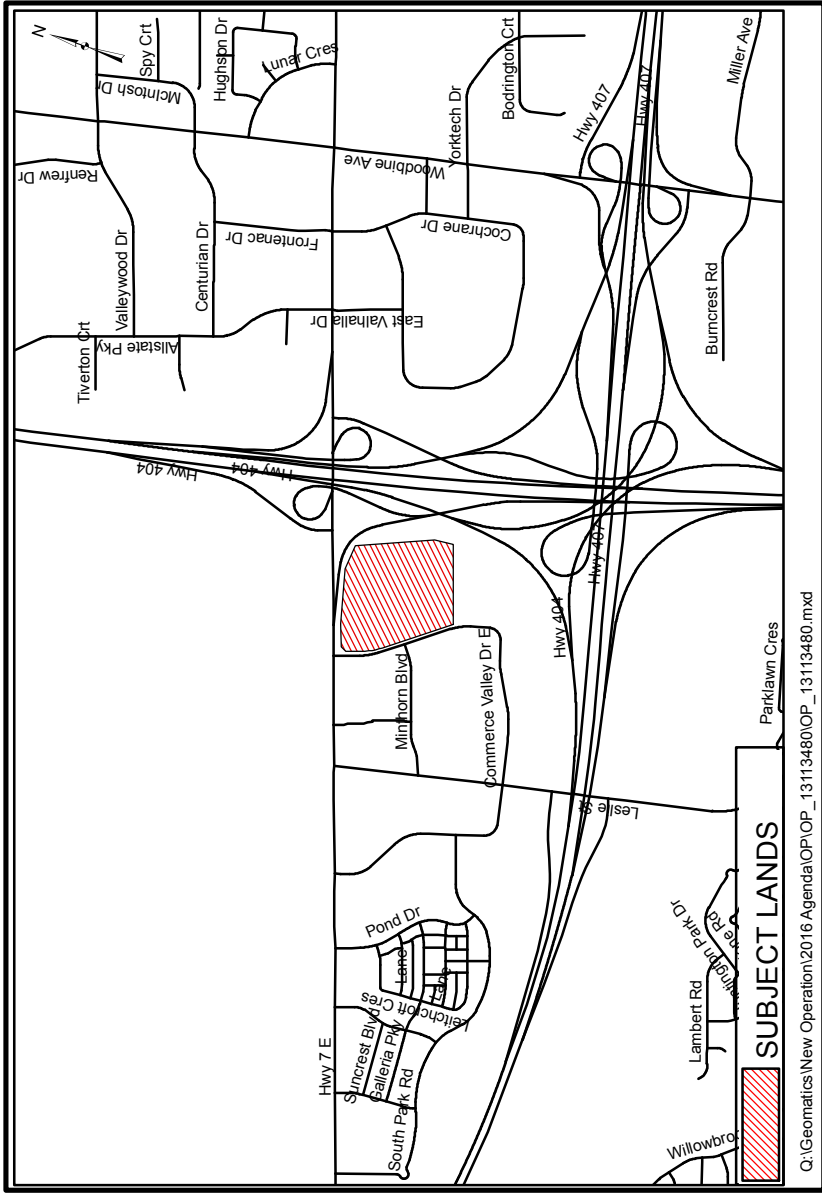
Jim Baird, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

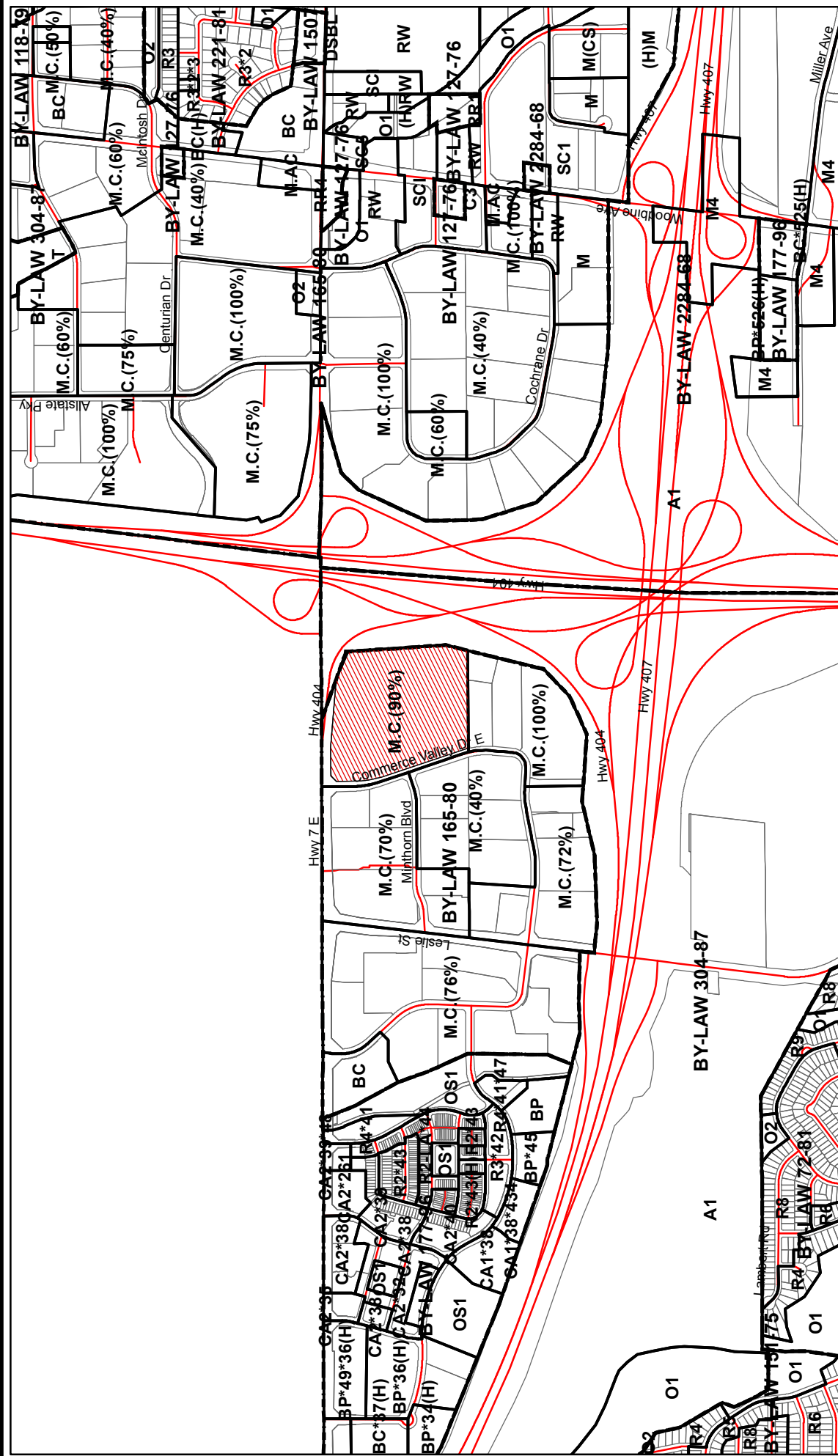
- Figure 1 - Location Map
- Figure 2 - Area Context/Zoning
- Figure 3 - Air Photo
- Figure 4 - Concept Plan

APPLICANT / AGENT:

Michelle Charkow
WND Associates, Planning and Urban Design
90 Eglinton Avenue East, Suite 970
Toronto, ON
M4P 2Y3
Phone: 416 968-3511
Fax: 416 960-0172
mcharkow@wndplan.com




Q:\Geomatics\New Operation\2016 Agenda\OP\OP_13113480\OP_13113480.mxd



AREA CONTEXT / ZONING

APPLICANT: WEMAT ONE LTD.
 BLOCK 1, PLAN65M-2665

FILE No. OP_13113480

 SUBJECT LANDS





AIR PHOTO

APPLICANT: WEMAT ONE LTD.
BLOCK 1, PLAN65M-2665

FILE No. OP_13113480

Q:\Geomatics\New Operation\2016 Agenda\OP\OP_13113480\OP_13113480.mxd



Drawn By: LW

Checked By: GS

DATE: 08/08/2016
FIGURE No. 3

 SUBJECT LANDS

Figure 4



SITE AREA - 117,215 m² (28.96 ACRES)
 GFA
 OFFICE - 53,493 sq.m. (575,813 sq.ft.)
 CONVENTION CENTER - 16,000 sq.m. (172,228 sq.ft.)
 HOTEL - 36,000 sq.m. (387,514 sq.ft.)
 TOTAL GFA - 105,493 sq.m. (1,135,554 sq.ft.)
 FSI PERMITTED - 90%
 FSI PROVIDED - 90%
 PARKING (SHARED PARKING)
 OFFICE PARKING - 1,26 m² - 1,486 SPACES
 CONVENTION CENTER PARKING - 1,20 m² - 851 SPACES
 HOTEL PARKING - 1,73 m² - 495 SPACES
 TOTAL PARKING REQUIRED (SHARED PARKING) - 1,996 SPACES
 TOTAL PARKING PROVIDED (ON GRADE AND DECK) - 2,360 SPACES

PERMITTED USE	MORNING	AFTERNOON	EVENING
OFFICE	100% 1,486	95% 1,412	100% 149
CONVENTION CENTER	10% 85	25% 213	100% 851
HOTEL	80% 396	75% 371	100% 495
TOTAL	1,967	1,996	1,495

MAIN LEVEL PLAN
WEMAT ONE LIMITED - BLOCK-1, MARKHAM - MASTER PLAN
 SEPTEMBER 21, 2015