



Report to: Development Services Committee

Report Date: October 19, 2015

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**SUBJECT:** PRELIMINARY REPORT  
1659139 Ontario Inc. (HBNG Holborn Group)  
Blocks 299, 300 and 301, Plan 65M-4026  
North of Elgin Mills Road, west of Woodbine Avenue By-Pass  
Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval  
File No.'s: OP 13 116651 and ZA/SU 15 116651

**PREPARED BY:** Gary Sellars, MCIP, RPP, ext. 2960  
Senior Planner, West District

**REVIEWED BY:** Dave Miller, MCIP, RPP, ext. 4960  
Acting Manager, West District

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**RECOMMENDATION:**

- 1) That the report dated October 19, 2015 titled, "PRELIMINARY REPORT, 1659139 Ontario Inc. (HBNG Holborn Group), Blocks 299, 300 and 301, Plan 65M-4026, North of Elgin Mills Road, west of Woodbine Avenue By-pass, Applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval", be received;
- 2) That staff be authorized to schedule a statutory Public Meeting to consider the applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval submitted by 1659139 Ontario Inc. (HBNG Holborn Group);
- 3) 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 applications for Official Plan and Zoning By-law amendments, and Draft Plan of Subdivision Approval submitted by 1659139 Ontario Inc. (HBNG Holborn Group). This report also seeks authorization to hold a statutory Public Meeting. 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 applications.

**BACKGROUND:****Property and Area Context**

The subject lands, three blocks on a registered plan of subdivision, consist of approximately 6 ha. (14 acres) located north of Elgin Mills Road, west of Woodbine Avenue By-Pass (see Figure 1). The lands are currently vacant, except for a small shed located near the southwest corner of the lands. Lord Melbourne Street (a public road), which is currently closed to traffic, bisects the lands.

The surrounding context is as follows:

- To the north is a woodlot which is owned by the City
- To the south is an existing stormwater management pond and two single detached residential lots each containing designated heritage buildings
- To the west are vacant employment lands adjacent to Highway 404
- To the east are existing open space blocks adjacent to Woodbine Avenue By-Pass which are owned by the City, and to the east of Woodbine Avenue By-Pass is a low density residential subdivision

**Proposal**

The applicant has applied to amend both the in force Official Plan (Revised 1987), as amended, and the Official Plan 2014 (not yet in force) to redesignate the subject employment lands to allow for a residential townhouse development on public roads and lanes.

Draft plan of subdivision and implementing zoning by-law amendment applications have also been submitted. The plan of subdivision is comprised of the following (see Figure 4):

Land Use	Units	Hectares	Acres
Street Townhouses	120	1.37	3.39
Lane Based Townhouses	73	1.49	3.68
Block 32 (open space/park)		0.68	1.68
Environmental Buffer (adjacent to woodlot)		0.24	0.60
Open Space		0.12	0.30
Roads and Lanes		1.76	4.35
Total Area of Subdivision		6	14
Net Density (per hectare/per acre)		34	14

The applicant is also proposing to acquire the existing open space blocks adjacent to Woodbine Avenue By-Pass (Blocks 303 and 304, Plan 65M- 4026) from the City and incorporate them into the proposed plan of subdivision to facilitate residential development on these Blocks (see Figure 5). These open space blocks are designated Greenway – Natural Heritage Network, in combination with the abutting woodlot and stormwater management pond to the north and south, in the Official Plan 2014 (not yet in force). These open space blocks provide a linkage between the woodlot and the stormwater management pond. A pedestrian pathway system is located within the open space blocks. The applicant is proposing to provide an equivalent area of land within the

plan of subdivision to the City. This land will be the “park block” for the development. The proposal does not include any significant additional land to be conveyed to the City for park purposes. The parkland dedication obligation is proposed to be fulfilled by a cash-in-lieu contribution.

Should the City grant approval for the ownership of these open space blocks to be sold to the applicant for development, a similar linkage in size and in public ownership within the proposed plan of subdivision will have to be provided. This proposal will require further review by City staff in consultation with the TRCA. Parkland dedication requirements in the form of land conveyance would also be required over and above the lands that would be required to ensure that the Greenway – Natural Heritage Network is maintained. The Official Plan and Zoning By-law amendments will need to include the redesignation and rezoning of these open space blocks.

#### **Markham Official Plan and Zoning By-law**

The in-force Markham Official Plan (Revised 1987), as amended, designates the subject lands ‘Industrial’ – ‘Business Park Area’ and ‘Business Corridor Area’. The recently approved Markham Official Plan 2014 (not yet in force) designates the lands ‘Business Park Employment’ and ‘Service Employment’ and Deferral Area (Policy 9.5.14). None of these designations provide for residential uses.

The subject Official Plan Amendment application was one of a number of employment land conversion applications considered by Markham Council prior to the adoption of the new Official Plan. In accordance with Council direction, the ‘Business Park Employment’ and ‘Service Employment’ designations were deferred pending Council approval of an Official Plan Amendment application. A site specific policy was included, which provides for non-employment uses to be considered for the subject lands subject to conformity with the Growth Plan, and all other policies of the Markham Official Plan 2014, including specific prescribed criteria.

The lands located north of Lord Melbourne Street are presently zoned “Business Park (BP)” and the lands located south of Lord Melbourne Street are zoned “Business Corridor (BC)” by By-law 177-96, as amended (see Figure 2). Residential uses are not permitted in the current zoning designations.

#### **DISCUSSION:**

As directed by Markham Council, staff will continue to work with the applicant to finalize a plan of subdivision that addresses the evaluation criteria for the conversion of employment lands, and addresses the following issues/matters that have been identified so far and any other issues/matters identified through the review process:

- parkland dedication requirements in the form of land conveyance
- maintaining the integrity of the Greenway – Natural Heritage Network
- eliminate the need for back lotting and noise attenuation fences on roads and public open space
- eliminate the need for driveways on key public roads

- protection for a proposed future Highway 404 ramp extension (road) in the vicinity of the western boundary of the subject lands
- interface between the proposed development and the commercial lands to the west that is acceptable to the City
- improved pedestrian connectivity and trail connections that is acceptable to the City
- lane configurations and lengths that are acceptable to the City
- lotting configurations that are acceptable to the City
- provision for units with accessible at-grade design (i.e. senior friendly units / commercial adaptable units)
- public art contribution
- provision for visitor parking that is acceptable to the City
- provision for a second road or open space/pedestrian connection to the proposed future Highway 404 ramp extension (road) in the vicinity of the western boundary of the subject lands
- provision for an environmental buffer adjacent to the woodlot on the abutting lands to the north, to the satisfaction of the City and the Toronto and Region Conservation Authority
- allowance for the integration of future development of the abutting lands to the south on which are located two heritage buildings
- confirmation of sanitary sewer capacity
- provision for commercial/employment uses
- acceptable access for emergency vehicles

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

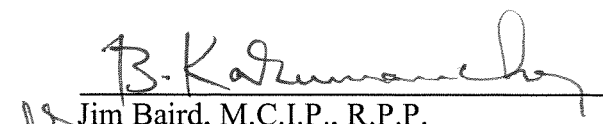
The applications are being evaluated to determine conformity with the City's strategic priorities including growth management.

**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

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

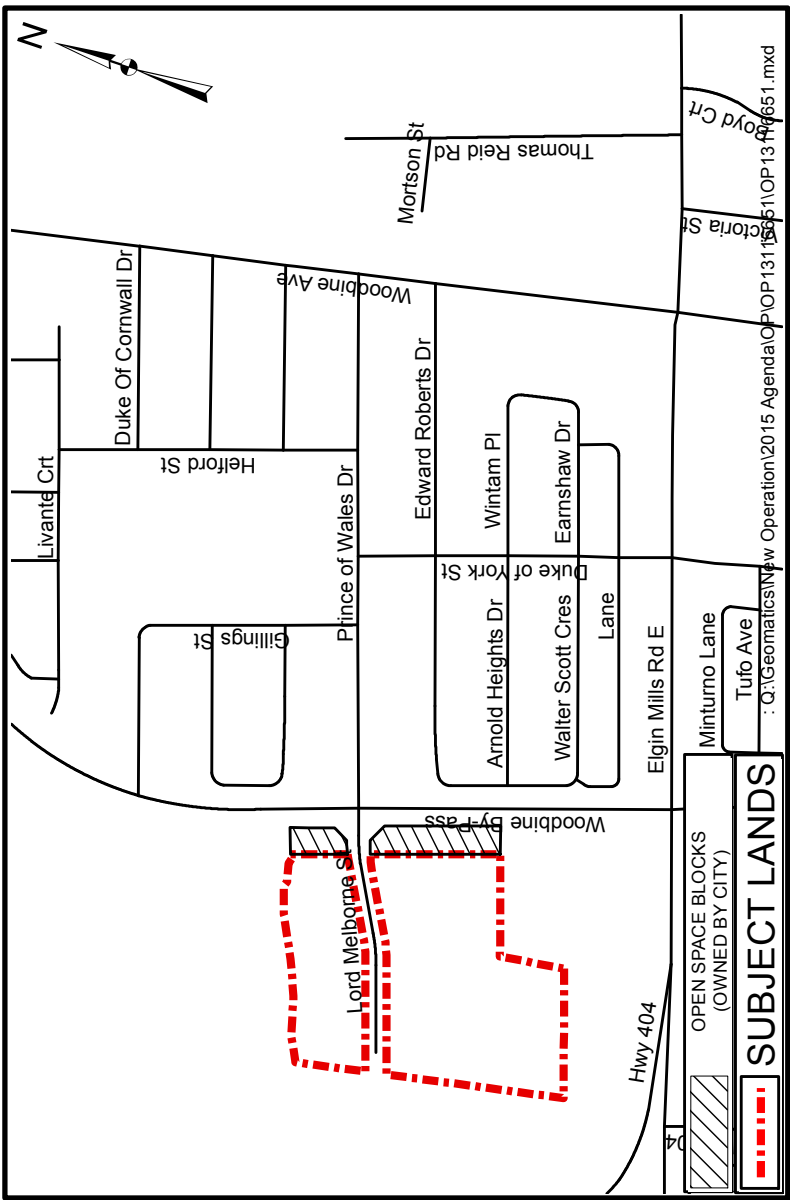
**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Area Context/Zoning  
Figure 3: Air Photo  
Figure 4: Proposed Draft Plan of Subdivision  
Figure 5: Concept Plan

**APPLICANT CONTACT INFORMATION:**

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# AREA CONTEXT/ZONING

APPLICANT: 1659139 ONT. INC.(HBNG HOLBORN GROUP)

NORTH OF ELGIN MILLS RD, WEST OF WOODBINE AVE. BY-PASS

BLOCKS 299,300 AND 301 PLAN 65M-4026

- SUBJECT LANDS
- OPEN SPACE BLOCKS (OWNED BY CITY)

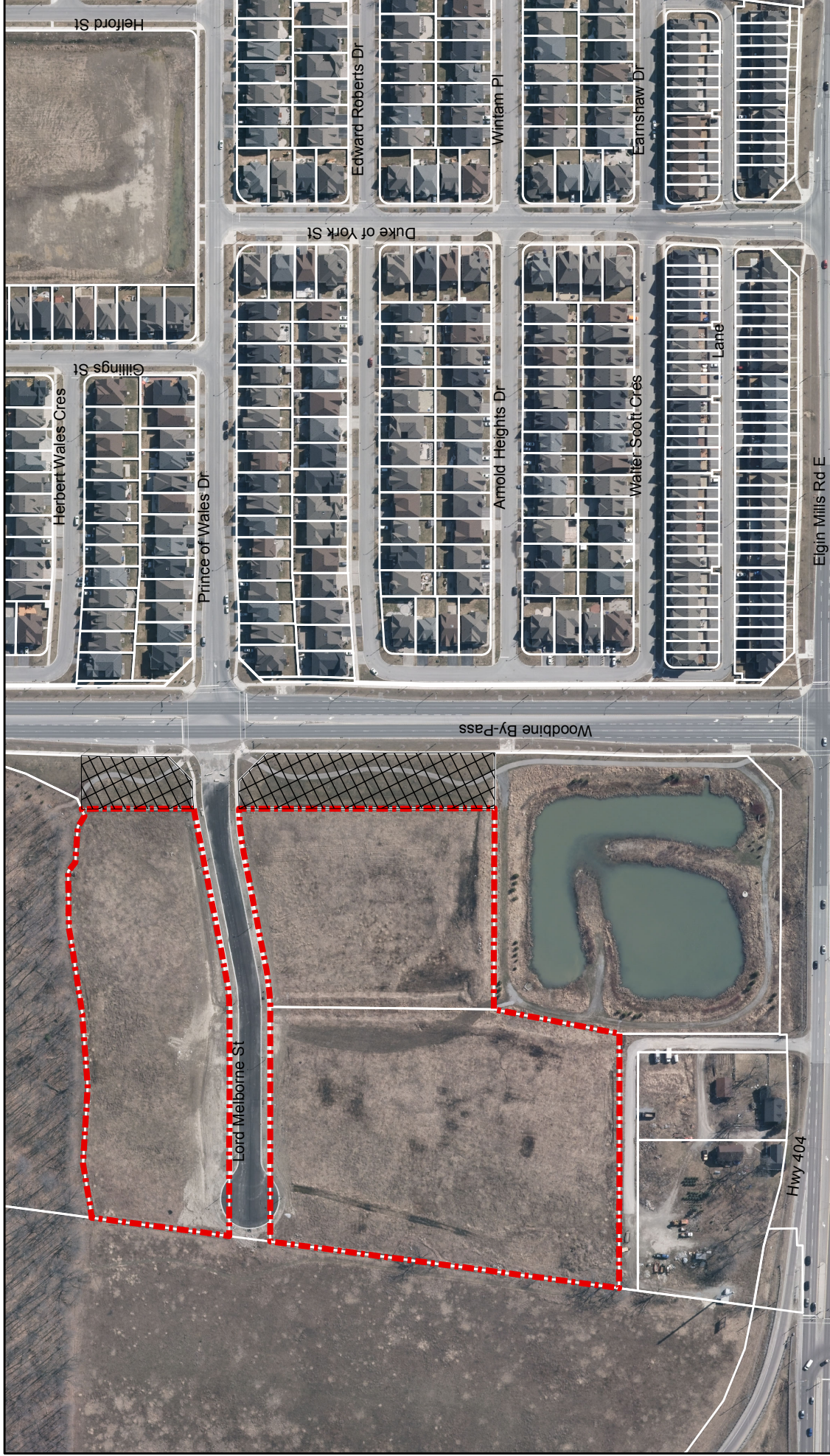


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FIGURE No. 2





# AIR PHOTO 2014

APPLICANT: 1659139 ONT. INC.(HBNG HOLBORN GROUP)

NORTH OF ELGIN MILLS RD, WEST OF WOODBINE AVE. BY-PASS

BLOCKS 299,300 AND 301 PLAN 65M-4026

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 OPEN SPACE BLOCKS  
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 MARKHAM DEVELOPMENT SERVICES COMMISSION

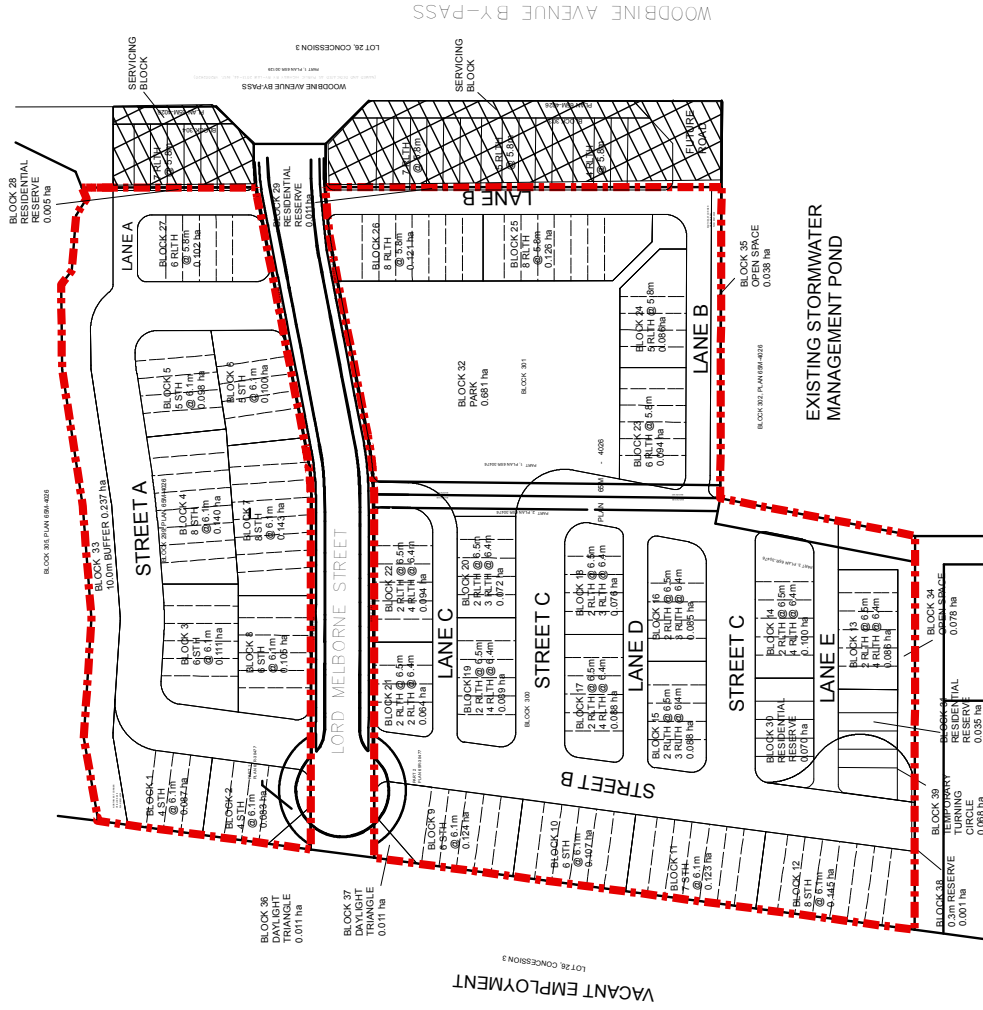
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FIGURE No. 3



EXISTING WOODLOT



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# PROPOSED DRAFT PLAN OF SUBDIVISION

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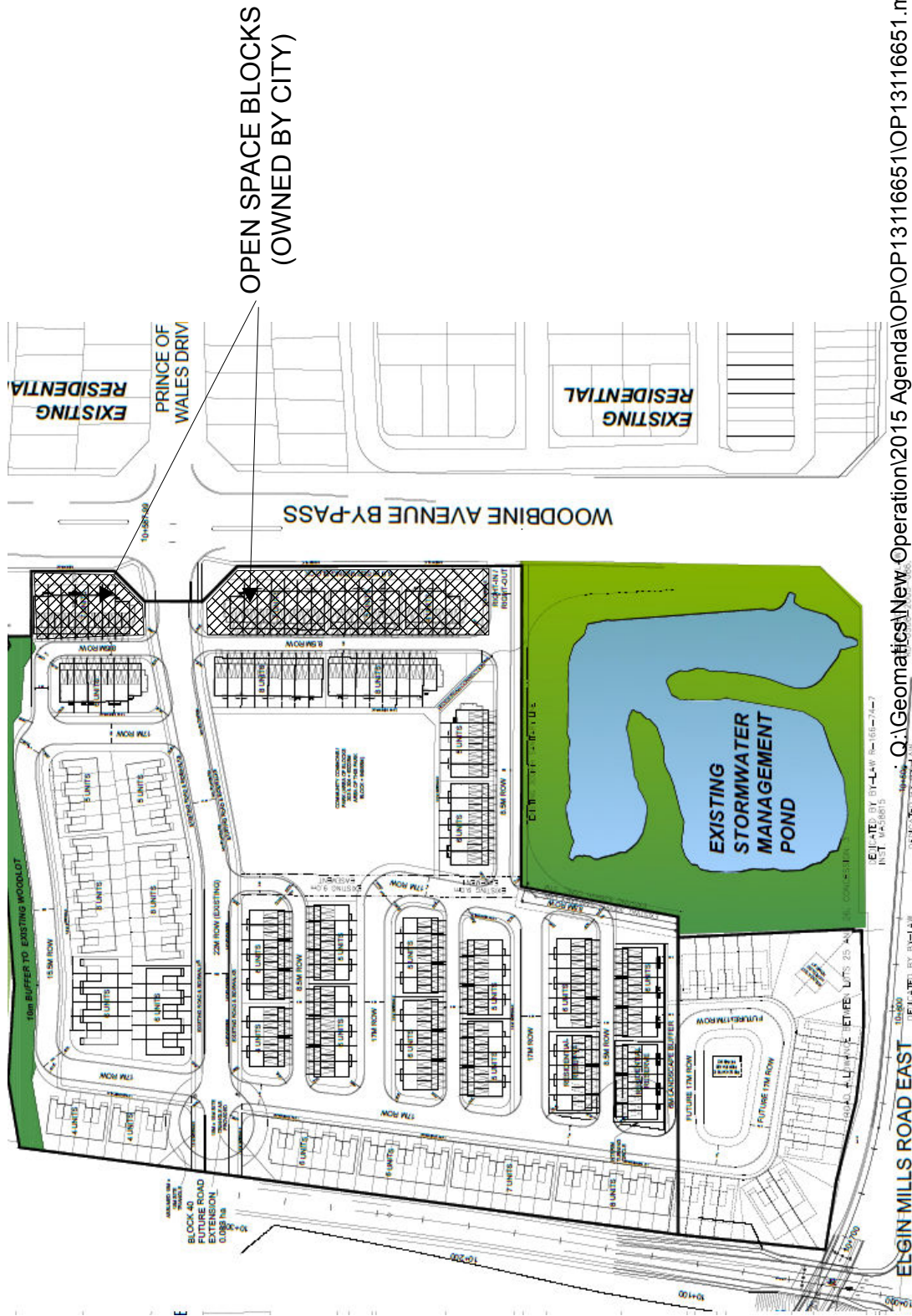
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FIGURE No. 4



# CONCEPT PLAN

APPLICANT: 1659139 ONT. INC.(HBNG HOLBORN GROUP)  
 NORTH OF ELGIN MILLS RD, WEST OF WOODBINE AVE. BY-PASS  
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