



MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services

PREPARED BY: Stacia Muradali, Senior Planner, East District

REVIEWED BY: Sally Campbell, Acting Manager, East District

DATE: June 23rd, 2015

RE: CIM Global Development LP
9900 Markham Road, 5899 Major Mackenzie Drive and the abutting
property to the east
SC 14 130863

RECOMMENDATION:

1. That the Memorandum dated June 23rd, 2015 titled "CIM Global Development LP, 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, SC 14 130863", be received;
2. That the presentation by Tyler Grinyer from Bousfields Inc. regarding site plan application (SC 14 130863) for a proposed townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east be received;
3. That site plan approval as it relates to the site plan application (SC 14 130863) for a proposed townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, be delegated to the Director of Planning and Urban Design;
4. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This memorandum requests that approval of a site plan application submitted by CIM Global Development LP for a proposed townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east be delegated to the Director of Planning and Urban Design.

BACKGROUND:

The subject lands are comprised of three (3) properties with a total area of approximately 6.6 hectares located on the south side of Major Mackenzie Drive, on the west side of Markham Road (Figure 1). There is an existing channel and heritage house (the “William Clarry House”) on the subject lands.

The site plan application applies to a 4.39 hectare (10.8 acre) portion of the subject lands. The site plan application will facilitate Phase 1 development which is comprised of 186 townhouses on common element condominium roads (Figures 2 and 3). The proposed townhouses will generally range between approximately 1600 to 2100 square feet and have a height of three (3) storeys in the rear and two (2) storeys in the front (Figure 3). A site plan application will be submitted in the future for Phase 2, which will be comprised of commercial development and will be subject to future consideration by Committee and Council. An accompanying draft plan of subdivision application has been submitted to facilitate the creation of the proposed townhouse lots as the subject lands are not blocks on a draft plan of subdivision. In addition to the residential block the draft plan will also create a commercial block and an open space block containing the existing channel which will be conveyed to the City. There is also a concurrent zoning by-law amendment application which proposes site-specific development standards tailored to facilitate the proposed development. The proposed land use and density are already permitted under the current zoning. The statutory Public Meeting was held on April 21, 2015.

The applicant submitted revised plans which are currently under review, to address preliminary comments from City Staff and external agencies, as well as comments resulting from the statutory Public Meeting. The applicant has been working with Staff to address some of the higher level comments including the provision of open space within the proposed development, tree preservation and the interface between the future Phase 2 development and the proposed Phase 1 townhouse development. The applicant is also working with the Toronto and Region Conservation Authority (TRCA) and the Region of York on addressing their comments.

The applicant has requested that the site plan application be advanced in order to allow commencement of site grading and pre-servicing during the summer, prior to the recommendation report on the draft plan of subdivision and zoning by-law amendment which is expected to be brought forward for consideration in early Fall 2015. Typically draft plan approval is issued prior to site plan endorsement, however, in this particular instance, the site plan may be advanced given that there are no public roads or public parks located in the draft plan, and that the majority of Staff’s comments are site plan related. By delegating approval of the Phase 1 site plan to the Director of Planning and Urban Design, Staff can continue to work with the applicant through the summer months with a view to allowing preliminary site works to commence following site plan endorsement.

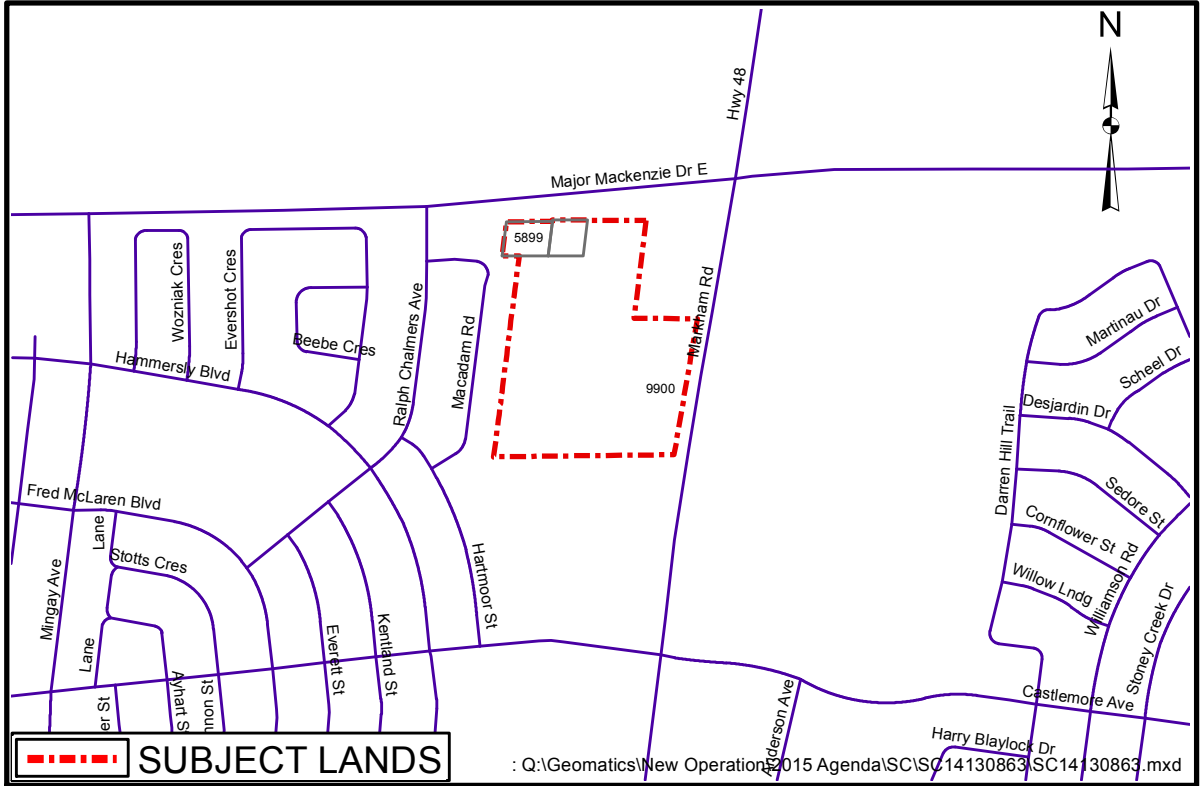
The following is a brief summary of some of the outstanding site plan issues that have been raised, including but not limited to:

- Submission of an acceptable tree preservation plan;
- Confirmation of the proposed noise mitigation measures along Major Mackenzie Drive and adjacent to the existing gas bar to the east;
- Finalizing the design of the private open space/ amenity space areas including at the north-west corner of the proposed development and adjacent to the existing heritage house (the “William Clarry House”);
- Demonstrating an appropriate built form for Phase 2 and addressing the interface

between Phases 1 and 2;

- Demonstrating that the east/west vehicular access from the proposed Phase 1 development through the Phase 2 development lands to Markham Road presents a streetscape similar to a public road rather than a commercial driveway;
- Resolution of any outstanding transportation matters resulting from the peer review undertaken on behalf of the City, of the Transportation Impact Study and Internal Functional Traffic Design;
- Providing a clearance letter from the Trustee of the Wismer Commons Developers Group prior to any approvals;
- Providing a list of sustainable initiatives which will be incorporated into the townhouse development;
- Demonstrating that there is appropriate and adequate amenity space to serve the proposed development and pedestrian connectivity;
- Acceptable restoration plan for the existing heritage house (the “William Clarry House”);
- Addressing any Region of York comments including but not limited to the provision of an acceptable daylight triangle at the intersection of the proposed access to Major Mackenzie Drive and addressing the comments on the Transportation Impact Study and Internal Functional Design and any other matters which may arise upon review of the revised site plan submission;
- Addressing any Toronto and Region Conservation Authority (TRCA) comments including but not limited to remediation works including the creation of a new naturalized channel (by realigning the existing channel) and matters pertaining to stormwater quantity and quality control and any other comments which may arise upon review of the revised site plan submission;
- Addressing any comments from the Ministry of Transportation (MTO) as the subject lands are located within the MTO’s permit control area; and
- Addressing any other comments which may arise upon review of the revised site plan submission.

The proposed development, including the land use and density are provided in both the in – force Official Plan (1987 Revised) as amended, and in the applicable Zoning By-law. The issues identified above are typical of matters dealt with during development application review and staff will continue to work with the applicant to resolve the outstanding matters.





SITE PLAN

: Q:\Geomatics\New Operation\2015 Agenda\SC\SC14130863\SC14130863.mxd N

APPLICANT: CIM GLOBAL DEVELOPMENT LP
 9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE
 THE ABUTTING PROPERTY TO THE EAST

 SUBJECT LANDS

FILE No: SC14130863

DATE: 06/09/15



RENDERING 1



RENDERING 2

: Q:\Geomatics\New Operation\2015 Agenda\SC\SC14130863\SC14130863.mxd

CONCEPTUAL RENDERING 1 & 2

APPLICANT: CIM GLOBAL DEVELOPMENT LP
9900 MARKHAM ROAD, 5899 MAJOR MacKENZIE DRIVE
THE ABUTTING PROPERTY TO THE EAST

FILE No: SC14130863

DATE: 06/09/15



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SM

FIGURE No. 3