

Report to: Development Services Committee

Report Date: February 3, 2015

SUBJECT: RECOMMENDATION REPORT
Del Ridge (Mid-town) Inc. (Greenlife Midtown)
7768 Kennedy Road
(north-west corner of 14th Avenue and Kennedy Road)
Application for site plan approval for a 6-storey condominium
apartment building
File No. SC 14 110234

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., Manager,
Central District, ext. 6588

RECOMMENDATION:

1. That the staff report dated February 3, 2015 titled "Del Ridge (Mid-town) Inc. (Greenlife Midtown), 7768 Kennedy Road (north-west corner of 14th Avenue and Kennedy Road), Application for site plan approval for a 6-storey condominium apartment building, File No. SC 14 110234" be received.
2. That the application be endorsed, in principle.
3. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A' to the February 3, 2015 staff report.
 - The Owner has obtained approval from the Committee of Adjustment for the minor variances required to permit the proposed development.
 - Hagerman Corner Community Housing has confirmed in writing that the Owner has satisfied their requirements related to the integration of driveways, underground garage access ramp and services with their development.
4. That servicing allocation for 43 units be granted from the Regional allocation to Markham.
5. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner.
6. That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law.

7. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period.

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to recommend endorsement, in principle, of an application for site plan approval of a 6-storey condominium apartment building at 7768 Kennedy Road (north-west corner of 14th Avenue and Kennedy Road).

BACKGROUND:

Subject Lands (Figures 1, 3 and 4)

The subject property has an area of 0.34 hectares (0.85 acre), and is located at the north-west corner of 14th Avenue and Kennedy Road.

To the north-west is an existing 5-storey apartment building (Hagerman Corner Community Home). To the north is a pioneer cemetery (Hagerman West Cemetery). To the east across Kennedy Road are the Kennedy Montessori School, a vacant heritage house, an older bungalow and vacant land. To the south across 14th Avenue is a commercial plaza.

The subject property currently contains a driveway connection between the adjacent Hagerman Corner Community Home and Kennedy Road and a temporary staging area for a York Region trunk water main project. The property is otherwise vacant and contains no trees or other significant vegetation.

Official Plan and Zoning (Figure 2)

The subject property is designated "Urban Residential" in the in-force Official Plan (Revised 1987). The subject property, together with the adjoining Hagerman Corner Community Home property, are subject to a site-specific policy permitting the overall site to be developed with a mixed use development in buildings up to 6-storeys in height.

The lands are zoned "Second Density – High Density Residential" (RHD2) by By-law 90-81, as amended by By-law 66-91. By-law 66-91 is a site specific by-law which implements the site specific Official Plan policy outlined above.

The property is designated "Residential Mid Rise" in the recently adopted Markham Official Plan 2014 (not yet in force). This designation permits a range of residential

building types with heights ranging from 3-6 storeys and a maximum overall density of up to 2.0 FSI (floor space index).

Proposal (Figures 4 and 5)

The applicant is proposing to develop the subject property with a 6-storey, 65 unit condominium apartment building. The building will have a floor area of 6144 square metres (66,133 square feet), representing a floor space index of 1.83.

The building will be faced with a combination of rough and smooth faced stone and stucco in a range of complementary light grey, dark grey, buff and white tones.

In total, 97 parking spaces are proposed; 62 in an underground parking garage and 35 on the surface. Vehicular access to the underground parking garage is through the underground parking garage of the adjoining Hagerman Corner Community Home.

OPTIONS/ DISCUSSION:

History of development approvals for the subject property

The current Official Plan and zoning regulations for the subject property were approved in 1991 for a proposed social housing development consisting of a 3-storey mixed use building adjoining 14th Avenue and an attached 6-storey building to the rear. The provincial funding for that development was reduced before construction commenced and as a result only the rear portion (the current Hagerman Corner Community Home) was constructed as a 5-storey building. The front portion was severed at that time from the rear portion, subject to access and servicing easements.

Planning staff have since received a number of enquiries and preliminary development proposals for the front portion (the subject lands). The most recent, in 2010, was for a 7-storey affordable rental development for low-income seniors to be financed under the "Canada-Ontario Affordable Housing Program (AHP) 2009 Extension." This project did not proceed to a formal site plan application, but did receive a minor variance to, among other things, increase the permitted building height to 7 storeys and an increase in the number of dwelling units from 41 to 72. This variance was conditional on the project being financed under the "Canada-Ontario Affordable Housing Program (AHP) 2009 Extension," so it cannot apply to the current development proposal.

Proposed development is consistent with City's built form objectives

The proposed development is consistent with the applicable land use, density and built form policies of the new (2014) Official Plan.

The site plan of the proposed development, including the layout of the on-site driveways, is very similar to that of the building approved in 1991 but not constructed.

The building is mid-rise and street related, and is compatible with the existing Hagerman Corner Community Home, to the rear.

The massing and exterior façade of the building are very similar to the Greenlife Centre office building, to the north of the pioneer cemetery.

The majority of the parking is in an underground parking garage. Most of the surface parking is located behind the building where it will not be highly visible from the adjoining streets.

Parking is proposed at a rate of 1.25 spaces per unit for residents and 0.25 spaces per unit for visitors, which is consistent with the City's parking standards for apartment developments.

Minor Variances Required

The applicant has applied to the Committee of Adjustments for minor variances to permit the development, as proposed. The requested variances are less extensive than the variances approved by the Committee of Adjustment in 2010 in that the applicant is requesting 6 rather than 7 storeys and 65 rather than 72 dwelling units. Staff have reviewed the requested variances and consider them minor. The applicant will not be able to obtain a building permit for the proposed development until the required variances have been approved. The Committee of Adjustment is scheduled to hear the variances on February 11.

Extensive environmental and sustainability initiatives proposed

The applicant is proposing what they call a "Greenlife" building which includes a comprehensive range of energy efficiency features including geothermal heating and cooling, a highly airtight and insulated external shell (walls, roof and basement), rooftop photovoltaic panels and decant energy recapture for water heating systems.

Since 2009, Markham Council policy has required high density residential developments to be at least LEED Silver certified to encourage energy conservation and other sustainability practices. Council agreed that the "Greenlife" package was an acceptable alternative to LEED certification for the applicant's previous developments (the "Greenlife Centre" office building and "Greenlife Golden" condominium apartment development on Markham Road, north of Steeles Avenue). Staff are satisfied that the "Greenlife" package, which will be reflected in the site plan agreement, addresses the City's environmental sustainability objectives. The servicing allocation of 43 units (65% of the total) reflects the discount applied to LEED certified developments. The letter submitted by the applicant for "Greenlife Golden" outlining the "Greenlife" package is attached as Appendix "B."

Staff will ensure that appropriate Bird Friendly treatments are incorporated into the final project plans.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development supports a number of the City's Strategic Priorities, as follows:

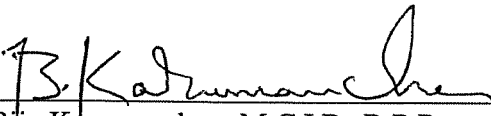
Growth Management - intensification along a transit corridor
and transportation/transit

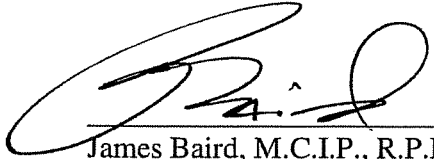
Environmental focus - see Environmental and Sustainability Initiatives, above

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to internal City departments and external agencies for review and comment.

RECOMMENDED BY:


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


James 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 - Site Plan
- Figure 5 - Elevations

File path: Amanda\File 14 110234\Documents\Recommendation Report

- Appendix 'A' - Conditions of Site Plan Approval
- Appendix 'B' - letter from applicant

APPENDIX A

Conditions of Site Plan Approval
Del Ridge (Mid-town) Inc. (Greenlife Midtown)
7768 Kennedy Road (north-west corner of Kennedy Road and 14th Avenue)
SC 14 110234

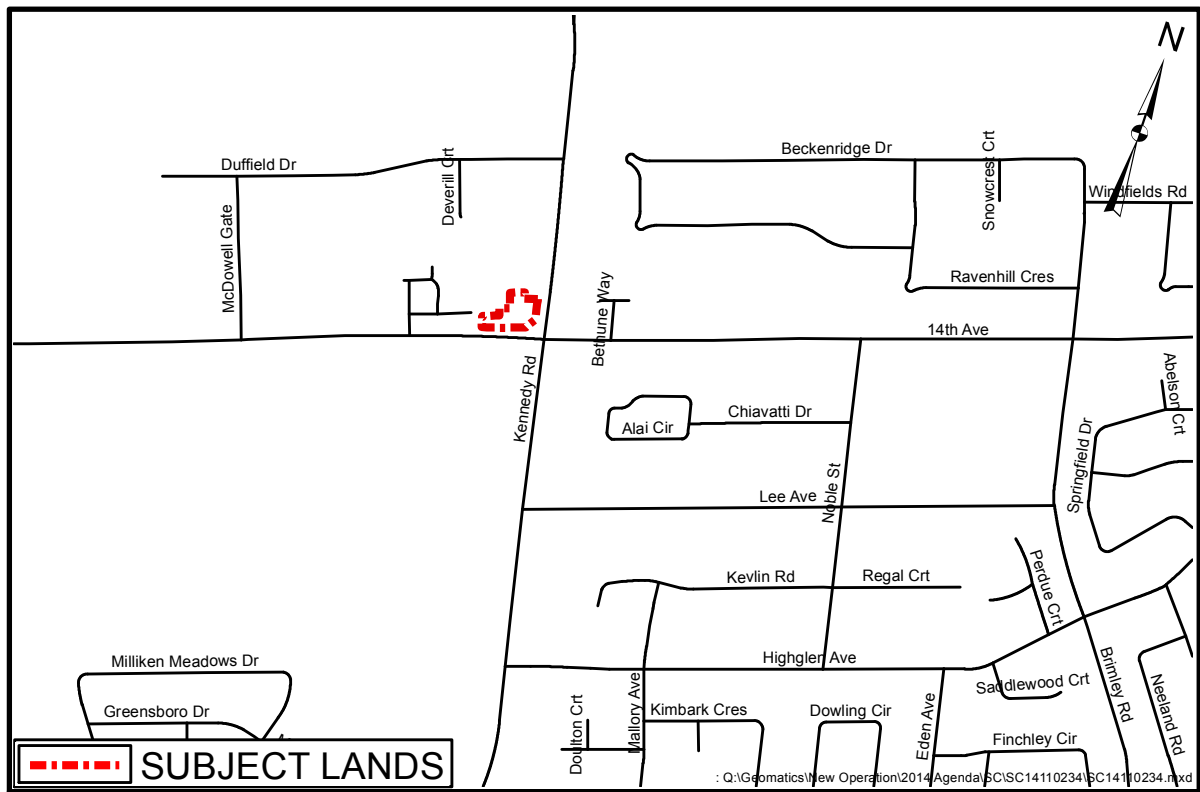
Prior to the execution of the Site Plan Agreement, the Owner shall submit:

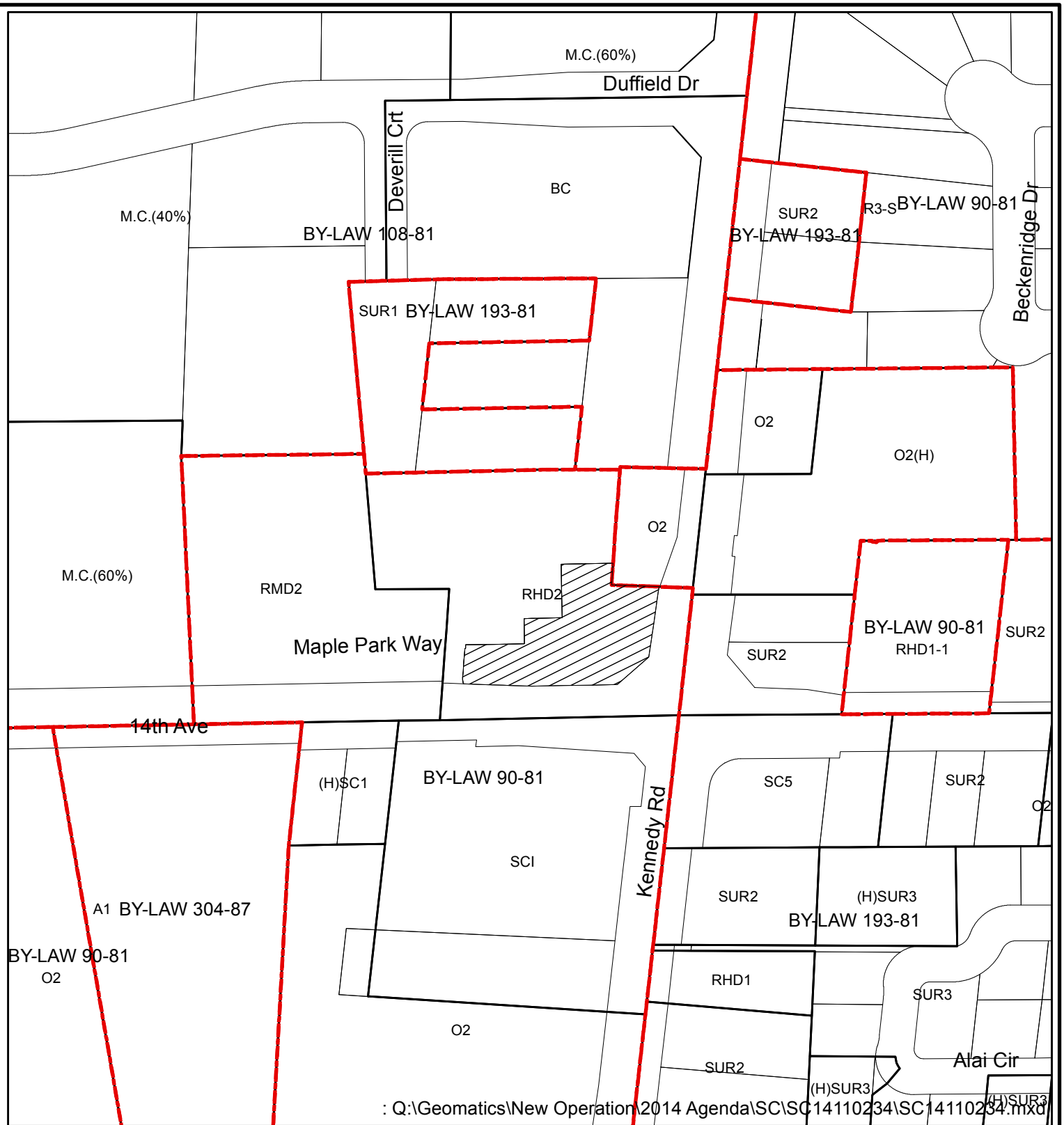
1. site plans, elevation drawings (including building materials, colours and details), underground parking garage layout plans, grading, servicing and engineering drawings that comply with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design and Director of Engineering. The final plans shall incorporate appropriate bird friendly treatments, to the satisfaction of the City.
2. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
3. a storm water management report and a functional servicing report. The functional servicing report shall show a separate water connection from 14th Avenue to the site to the satisfaction of the Director of Engineering.
4. An environmental noise and vibration feasibility study to the site to the satisfaction of the Director of Engineering.
5. a geotechnical report, if required by the Director of Engineering.
for endorsement or approval by the City.
6. Written confirmation from York Region that the Region's conditions outlined in their letter dated December 12, 2014 have been met.

The Owner shall enter into a Site Plan Agreement with the City and York Region, containing all standard and special provisions and requirements of the City, York Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu), and public art contribution.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way.
4. The Owner shall provide a separate water connection at no cost to the City from 14th Avenue to the site to the satisfaction of the Director of Engineering.
5. That the Owner shall provide and implement a comprehensive green infrastructure plan to the satisfaction of the Director of Planning and Urban Design.
6. Provisions to ensure implementation of the recommendations of the approved studies/reports.
7. Provisions for satisfying all requirements of City departments and public agencies.

8. Provisions for any required easements with the adjoining property for vehicular access and municipal services.
9. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.





AREA CONTEXT/ZONING

APPLICANT: DEL RIDGE (MID-TOWN) INC.
7768 KENNEDY ROAD

FILE No: SC14110234(SH)

 SUBJECT LANDS

DATE: 12/05/14

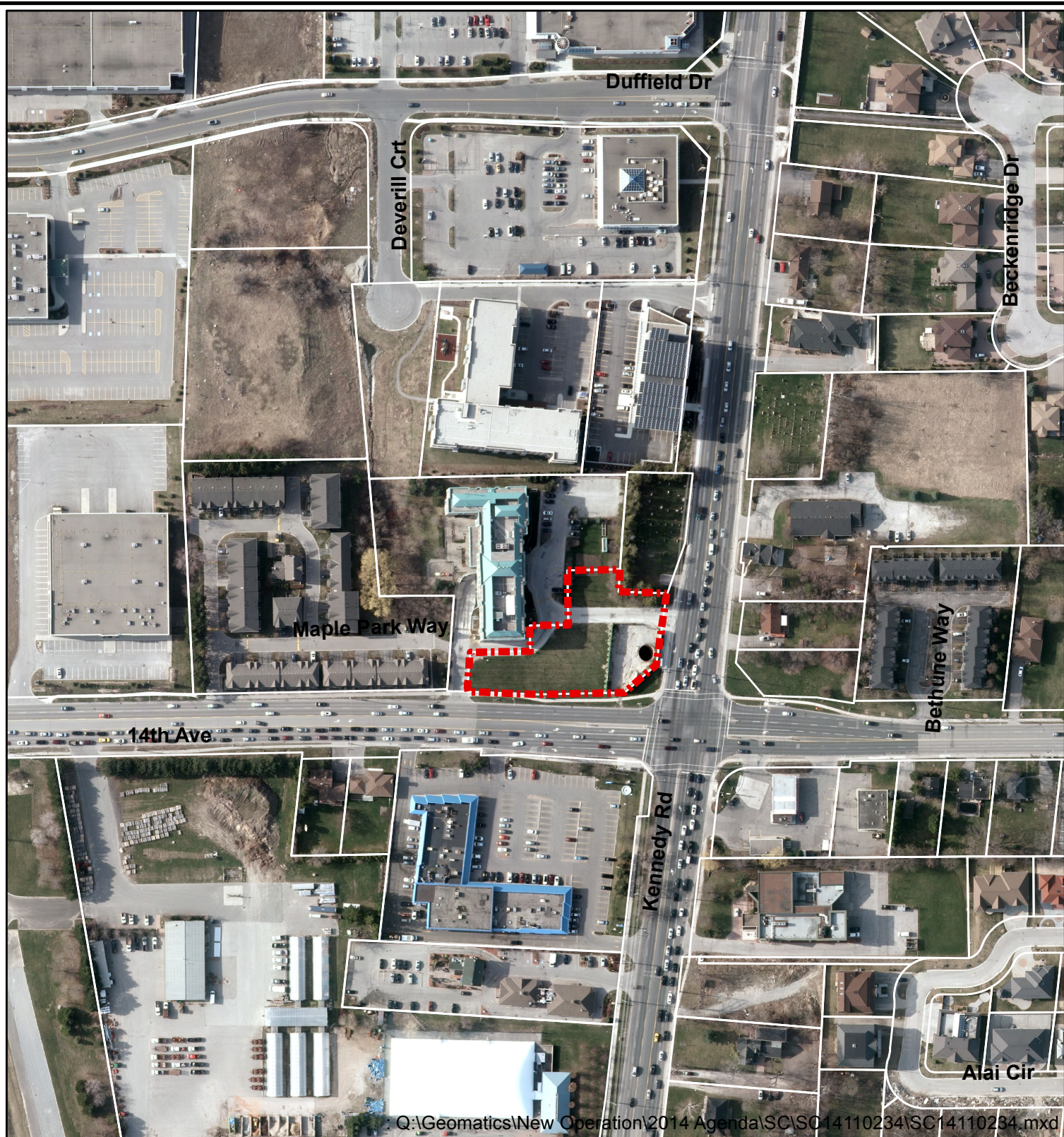


DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SH

FIGURE No. 2



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AIR PHOTO 2013

APPLICANT: DEL RIDGE (MID-TOWN) INC.
7768 KENNEDY ROAD

FILE No: SC14110234(SH)

 SUBJECT LANDS

DATE: 12/05/14



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SH

FIGURE No. 3





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ELEVATIONS

APPLICANT: DEL RIDGE (MID-TOWN) INC.
7768 KENNEDY ROAD

FILE No: SC14110234(SH)

DATE: 01/05/15



DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: SH

FIGURE No. 5



November 19, 2013

Attn: Biju Karumanchery, Senior Development Manager
City of Markham
Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Biju,

We are pleased to submit the following as a response to the question of sustainable measures proposed for the GreenLife Golden project.

Understanding GreenLife Building Systems

GreenLife means building to a Net Zero Energy standard. The standard imposed upon ourselves. It is a commitment to change. It is an ongoing effort to improve upon what we have already learned through trial, monitoring and experimentation. Although most of the following trademarks of a GreenLife building deal with the reduction of operational energies and the capturing of today's, it can be seen that we have been inclusive of other "good practice" features which have been described earlier;

- a) **ICF** - the basis of the energy saving structure used from the footing to the top of the parapet. As realized through experimentation, GreenLife has been enhancing the ICF

construction by adding from 1' to 1 ½ "of additional extruded polystyrene to the inside face of all exterior walls.

- b) **Insulated Basements** - although it has taken us a long time to convince municipal building departments, the value of insulating basements is realized by the elimination of useless and massive gas unit heaters. The basements stay warm/cool naturally. Greenlife now have 7 basements where data is collected to verify the success of this practice.
- c) **Geothermal** - a corner stone of Greenlife. As each project is completed, the advancements in the technology follows. Space conditioning using approximately 10% of the energy that other buildings use is the result.
- d) **Solar Parking Lot Lights** - Stand-alone solar LED lights that collect energy during the day and release it at night.
- e) **ERV's** - Energy Recovery Ventilator units bring its own fresh air in on an exchange system within the control of the unit owner. The efficiency of these units means that about 75-80% of the energy is captured and then returned to the living space fresh.
- f) **Solar**- Photo voltaic collection systems fed through a FIT connection gives all the extra income to the condominium owners. To date, GreenLife have installed over 945,000 watts on roof assemblies. Additional arrays are fed through a net metering system. Some projects actually achieve NZE status on site without the use of remote allocation.
- g) **Electric Car Charging Stations** - whether underground or above, specific charging stations are located today for tomorrow's cars.
- h) **Electric Scooter Parking** - located in the underground parking facility these serve those who own scooters to move about short distances with ease and an extremely low footprint.

- i) **Bicycle Parking** - located above grade for visitors and below grade for residents with lockable racks for security.
- j) **Energy Monitoring** - a simple but useful provision for in suite monitoring for the unit owner. Time of use and cumulative data bring needed awareness to each and every owner resulting in lower consumption. Such monitoring devices are connected within the suite panel and displayed conveniently near the main door for all to see.
- k) **Tri-sorter Waste** - All buildings are equipped with a tri-sorter to separate the waste that the building generates for re-cycling purposes.
- l) **Construction Waste Diversion** - all construction waste is collected en masse and then sorted for re-cycling.
- m) **Lighting** - CFL and LED are the only lights that are used. Motion sensing in suite as well as in common areas mean that energy comes on only when needed.
- n) **Decant Recapture** - a relative new idea by GreenLife where decant (spent) energy from electrical transformation and photovoltaic inversion is captured geothermally and used to temper the domestic hot water supply to all the condo units. This energy would normally be wasted and marks a new standard for overall building efficiency.
- o) **Insulating DHW Tanks** - based on real time studies by GreenLife Energy, standby energies are reduced by as much as 65% through "reflectix" wrapping of each water tank.
- p) **Triple Glazed Windows** - a long time standard for Greenlife. A large cost with large results that show an increase in window R values from R2.5 to R8.5.

- g) **Covered Garage Ramps** - eliminating wasteful energy to achieve snow melt from about 85,000 kwhs/year to nothing.
- r) **No Grass. No Lawn Sprinklers** - although overall a benefit to carbon sequestering, the traditional use of synthetic fertilizers negates any benefit whatsoever with the creation of N2O gases. No grass means all vegetation sequesters on its own with only a fraction of work and NO WATER CONSUMPTION.
- s) **Low Flow Everything** - toilets and showers.
- t) **Balcony Isolation** - a new concern of GreenLife. Each balcony that is built in the standard method creates a thermal bridge to the outside atmosphere. The connection of this to the inside space means some energy leakage. Currently GreenLife Energy is working on an isolation technique for new balconies that would eliminate this energy loss. GreenLife Golden has no balconies.
- u) **R80 Roofs** - at 3 times the standard, this commitment to conservation has reached the point of diminishing returns by arresting thermal transfer through the significantly sized roof areas.
- v) **Appliances** - all energy efficient.
- w) **Wind** - while it would be nice to achieve NZE status on site on all projects, on the residential scenario, it is not possible. Accordingly, the balance of the operational energies are supplied by allocation or purchase from wind projects in Ontario.
- x) **Thermography** - a simple but practical survey using infrared imaging to determine how effective our solutions actually are. Upon completion of the project Thermal scanning inside the suites and outside the building ensure that no "leaking" occurs.

y) Not Having Green Roofs

The concept of having a green type roof is predicated on the belief of utilizing what may otherwise be "just a vacant area" for a use which may be beneficial to the environment. While noble in it's objective, the idea is not well thought out. The increased weight of soil, laden with moisture, adds to the overall cost of the structure. In a GreenLife building, the increase in weight of the quadrupling of foam insulation coupled with the weight of a PV array has only a marginal affect with no additional cost to the structure itself.

The maintenance of a "green roof" can be substantial, and if it involves watering and pruning, then the cost could outweigh the benefit. Additionally, if the plant material is encouraged with synthetic fertilizers, which is sometimes the case, then there is clearly an overall harm to the environment through the release of nitrous oxide emissions. The idea of roof top carbon sequestration needs to be quantified to properly determine it's efficacy.

The typical analysis uses a mature tree comparison and while this is not really possible on a roof, it can be used for this study. Carbon uptake criteria assume consistent growth with basal vegetation area per tree of 37 sm per tree. Assuming a carbon sink of 22.67 kg per tree per year, and 1 kwh of solar energy equal to .43kg of carbon, then the average mature roof canopy for one tree would equal 52.72 kwh per year of green energy production.

On the same study area, the equivalent production from photo voltaics would yield 7,391 kwh per year. The question would be whether or not to plant vegetation on a roof for a carbon equivalency of 52.72 kwh/year or a solar array of 7391 kwh/year. The answer is clear.

z) 5 Year Monitoring - At the completion of a GreenLife project, the 5 year monitoring just starts. It is a data collection and technology verification exercise provided by GreenLife Energy. It is as important to GreenLife as it is to those who benefit from our commitment. This data is shared and used on newer projects as a baseline for study purposes.

At the end of the day a GreenLife building operates differently. As residential is concerned, the annual operational energies are about 18% of the norm and decreasing. The costs of unit utilities are about 25% of the norm and condominium fees are about 22% of the norm. These are the rewards of finding the right solution.

Regards,

Dave de Sylva P. Eng.

President, Del Ridge Homes Inc.