

SUBJECT: PRELIMINARY REPORT
CIM Global Development LP
Applications for Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan approval to allow a townhouse development and future commercial development at 9900 Markham Road, 5899 Major Mackenzie Drive, and the abutting property to the east.

File Nos: SU/ZA/SC 14 130863

PREPARED BY: Stacia Muradali, Senior Planner
East District Team, ext. 2008

REVIEWED BY: Sally Campbell, Acting Manager
East District Team, ext. 2645

RECOMMENDATION:

- 1) That the report dated March 24th, 2015 titled "PRELIMINARY REPORT, CIM Global Development LP, Applications for Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan approval to allow a townhouse development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, File Nos: SU/ZA/SC 14 130863", be received;
- 2) That Staff be authorized to schedule a statutory Public Meeting to consider the Draft Plan of Subdivision and Zoning By-law Amendment applications;
- 3) 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 provide preliminary information on the draft plan of subdivision, zoning by-law amendment and site plan approval applications submitted by CIM Global Development LP for a proposed townhouse development and future commercial development and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the application. The draft plan of subdivision and zoning by-law amendment applications were deemed complete for circulation purposes on January 16th, 2015.

BACKGROUND:**Subject lands and area context**

The subject properties are located at the south-west corner of Markham Road and Major Mackenzie Drive (see Figure 1) abutting the existing Tim Hortons and gas station. The subject lands are approximately 6.6 hectares (16.3 acres) and there is an open water channel located along the north-easterly property line. There is also an existing heritage house, the “William Clarry House”, located on the subject lands. Low density residential homes abut the subject lands to the west and commercial development is located to the south. A large property, currently vacant, is located on the east side of Markham Road and is proposed for commercial development (see Figure 3).

Proposed draft plan of subdivision to create residential, commercial and open space blocks

A draft plan of subdivision (see Figure 6) has been submitted to create a 4.39 ha (10.8 acre) residential block, a 1.982 ha (4.89 acre) commercial block and 0.135 ha (0.33 acre) and 0.102 ha (0.25 acre) open space blocks associated with the water channel. The size of each block may change depending on the configuration and size of the open space blocks which are still under review by the Toronto and Region Conservation Authority (TRCA). There is a public walkway which will be constructed and conveyed to the City at the north-west corner of the subject land. The draft plan should be revised to reflect the public walkway as a separate block.

Site plan application to facilitate residential townhouse development

A site plan application has been submitted to facilitate a residential townhouse development. The applicant is proposing 190 freehold townhouses on a common element condominium road. The existing William Clarry heritage house will be incorporated into the proposed development with a proposed tot lot located beside it (see Figure 4). The proposed residential development will be accessed via Major Mackenzie Drive. Access easements through the adjacent commercial sites will provide secondary means of access to the proposed residential development. The applicant is providing 53 visitor parking spaces to be dispersed throughout the development and which are in compliance with the City’s parking requirements. The proposed townhouses will either have rear yard amenity space or amenity space provided in the form of balconies above the garage. Conceptual renderings of some of the proposed townhouses are shown as Figure 5. A future site plan application is required for the commercial development which will front onto Markham Road.

Official Plan and Zoning

The majority of the subject lands are designated “Urban Residential” and “Major Commercial” in the in-force Official Plan (1987 Revised), as amended, which provides for the proposed townhouse development and commercial land uses. The remainder of the lands, which include the water channel are designated “Hazard Lands”.

The majority of the subject lands are designated “Major Commercial” and “Medium Density Residential” in the Wismer Commons Secondary Plan which provides for the proposed townhouse development and commercial land uses. The remainder of the land

is designated "Hazard Lands/Open Space". The Official Plan 2014 (not yet in force) designates the subject land "Mixed Use Mid Rise" and "Greenway" which provides for the proposed land uses.

The subject lands are zoned "Major Commercial (MJC)" with site-specific exceptions and "Open Space (OS1)" (see Figure 2). Certain commercial and residential land uses are permitted by the current zoning including the proposed townhouses. The zoning by-law amendment will be tailored specifically to the proposed townhouse development and will implement site-specific development standards. Zoning compliance matters which may arise respecting the proposed commercial development will be addressed when the respective site plan application for the future commercial development is submitted.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the applications will be discussed in a future recommendation report.

1. The owner submitted a severance application to sever a 2.08 ha (5.14 acre) parcel of land which is anticipated to be used for future commercial development. A 4.52 ha (11.2 acre) parcel of land will be retained for the proposed townhouse development. The landowner submitted a severance application because it is their intention to sell the commercial block ahead of registering the draft plan of subdivision. A draft plan of subdivision application is still needed to facilitate the creation of the townhouse lots and common element lanes, as the subject land is not a block on a draft plan of subdivision.

The existing water channel is located on both the proposed and retained lots which will result in the floodplain being severed. The severance application has been deferred until the flooding concerns and configuration of the blocks containing the water channel have been resolved to the satisfaction of the TRCA and City staff. The severed and retained lots may require adjustments to address any comments from the TRCA respecting the water channel and floodplain. If the severance application is approved prior to registration of the draft plan of subdivision, the owner will be required to red-line the draft plan of subdivision and make any necessary revisions and submissions accordingly.

2. The subject land is located in the Wismer Commons community which has an active Developers Group responsible for the fair distribution and cost sharing of services, parkland and other developer's obligations in the Wismer Commons community. The owner is required to provide a letter from the Trustee of the Wismer Commons Developers Group prior to any approvals indicating that their respective Developers Group obligations have been satisfied.
3. The amount and type of private and public amenity space provided in the proposed development will be reviewed as part of the development applications process. A private amenity space and tot lot is proposed and the design of the tot

lot will be achieved in consultation with City staff. Passive amenity space may also be provided to take advantage of the water channel amenity. Both the tot lot and any private amenity space which will be provided are not eligible for parkland dedication. Staff will work with the applicant to explore options for the potential to provide public parkland on the subject land.

4. A public walkway will be provided through the subject lands at the north-west corner to connect to Macadam Road. The proposed draft plan of subdivision should be revised to reflect the public walkway as a separate block. The owner will be required to construct the walkway as part of this application and convey the walkway to the City. It is the City's intention that the owner preserve the existing mature trees within the vicinity of the walkway.
5. The proponent is required to provide a list of sustainable initiatives which will be implemented in the proposed townhouse development, to the satisfaction of staff, prior to any development approvals.
6. The interface between the proposed townhouse development and existing residential development to the west and existing commercial development to the south will be addressed through the review of the development applications.
7. The owner will be making an appropriate contribution to the City's public art program.
8. The subject land abuts a regional road and as a result the Region of York will comment on the proposed access on Major Mackenzie Drive and any potential road widening requirements. The proposed plans may need to be revised to incorporate any Region of York requirements.
9. Snow storage areas will be identified through the planning review process and reflected on a revised site plan.
10. The Engineering department is still in the process of reviewing the supporting engineering studies and the applicant will be required to address staff comments to the satisfaction of the Director of Engineering prior to any approvals.
11. Matters of urban design, building elevations and materials are to be addressed through site plan approval.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development will be reviewed in the context of the City's strategic priorities of Growth Management and the Environment.


BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate, incorporated into the proposed zoning amendment, draft plan and site plan, and conditions.

RECOMMENDED BY:



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

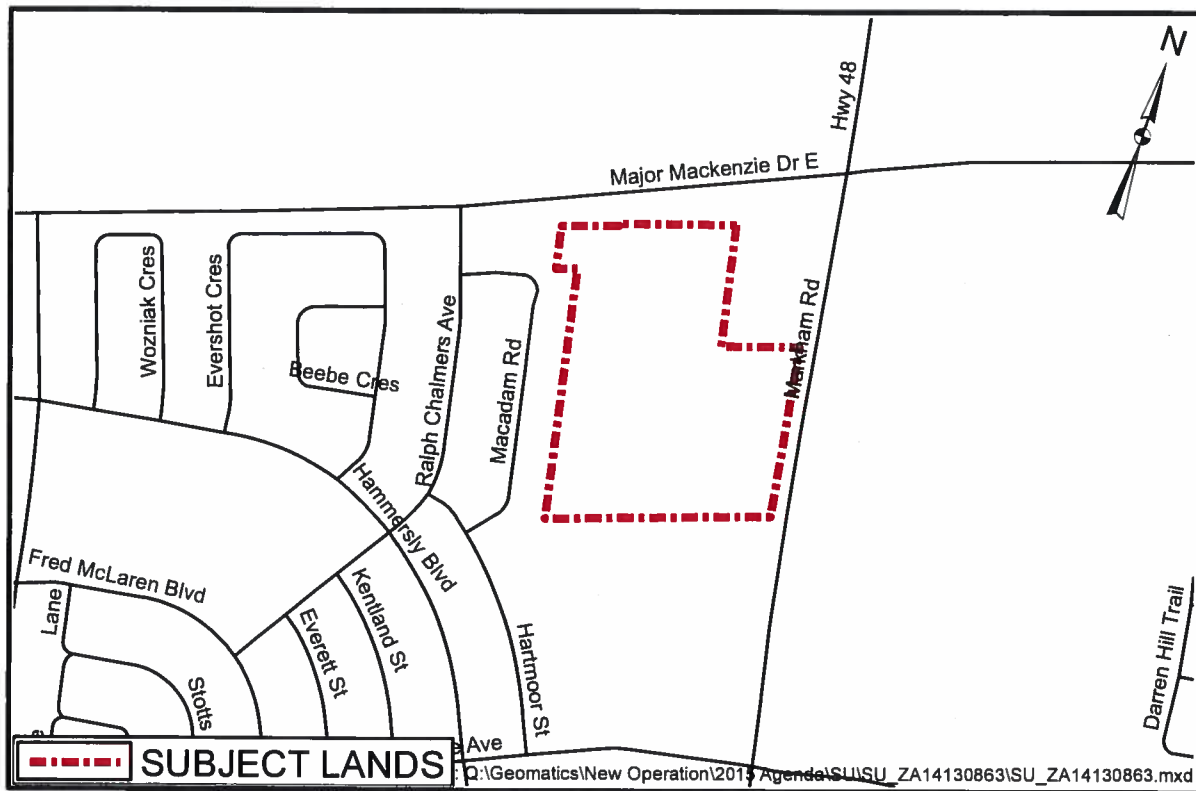


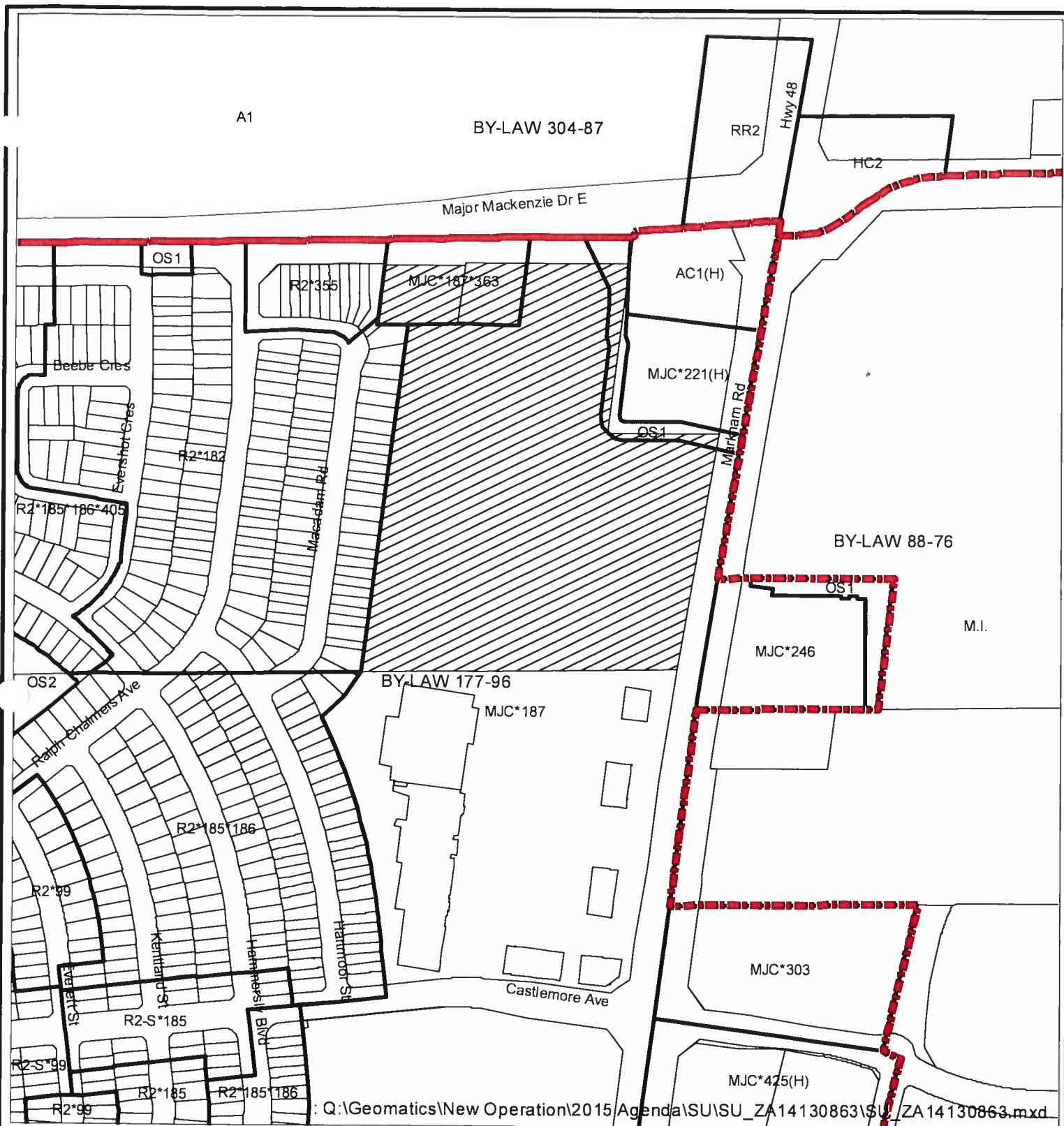
Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location map
- Figure 2: Area Context/ Zoning
- Figure 3: Air Photo 2014
- Figure 4: Site Plan
- Figure 5: Conceptual Rendering 1 &2
- Figure 6: Draft Plan of Subdivision

File path: Amanda\File 14 130863\Documents\Preliminary Report





AREA CONTEXT/ZONING

APPLICANT: CIM GLOBAL DEVELOPMENT LP

9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE EAST
AND ABUTTING PROPERTY TO THE EAST

 SUBJECT LANDS

FILE No: SU/ZA14130863(SM)

DATE: 02/02/15



AIR PHOTO 2014

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SITE PLAN

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

 SUBJECT LANDS

FILE No: SU/ZA14130863(SM)

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FIGURE No. 4



RENDERING 1



RENDERING 2

CONCEPTUAL RENDERING 1 & 2

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DEVELOPMENT SERVICES COMMISSION

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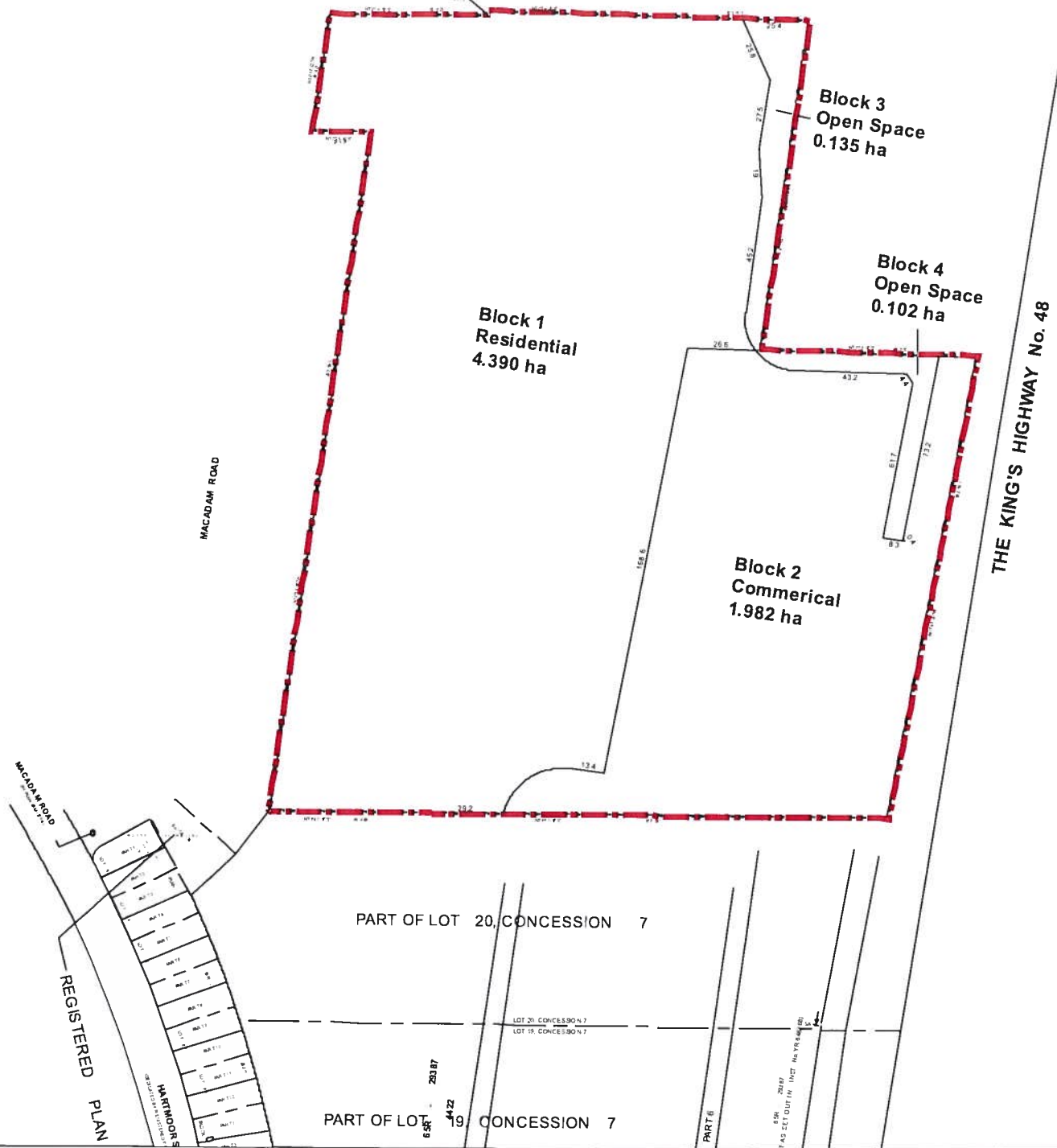
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FIGURE No. 5



MAJOR MACKENZIE DRIVE - REGIONAL ROAD No. 25



DRAFT PLAN OF SUBDIVISION

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FIGURE No. 6

