
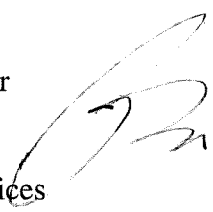




Memorandum to: Development Services Committee

Date: December 9, 2014

TO: Mayor and Members of Council

FROM:  Ron Blake, MCIP, RPP
Acting Senior Development Manager
Planning and Urban Design
Jim Baird MCIP, RPP
Commissioner of Development Services 

SUBJECT: Request to call a Public Meeting
King Square Limited (Phase 2)
Official Plan and Zoning By-law Amendment Applications to
permit a hotel, residential and commercial uses at 9390 Woodbine
Avenue
File No.: PRE 14 129350
(Associated file No.'s: OP 10 116596 & ZA 10 116597)

PREPARED BY: Geoff Day MCIP, RPP, Ext. 3071
Senior Planner, West District

REVIEWED BY: David Miller, MCIP, RPP, Ext.4960
Manager, West District

RECOMMENDATION:

1. That the Staff memorandum entitled "Request to call a Public Meeting King Square Limited (Phase 2) Official Plan and Zoning By-law Amendment Applications to permit a hotel, residential and commercial uses at 9390 Woodbine Avenue File No.: PRE 14 129350" be received;
2. That authority to call a statutory Public Meeting, to consider pending applications by King Square Limited for Official Plan and Zoning By-law amendments to permit a hotel, residential and commercial uses at 9390 Woodbine Avenue, be delegated to the Director of Planning and Urban Design, or designate, once complete Official Plan and Zoning By-law Amendment applications have been submitted;
3. And that Staff be authorized and directed to do all things necessary to give effect to the above recommendation.

PURPOSE:

This memorandum requests that authority to call a statutory Public Meeting, to consider pending applications by King Square Limited for Official Plan and Zoning By-law Amendments to permit a hotel, residential and commercial uses at 9390 Woodbine Avenue, be delegated to the Director of Planning and Urban Design, or designate. Complete Official Plan and Zoning By-law Amendment applications in support of the proposal have not yet been submitted. The statutory Public Meeting date cannot be set until the complete applications have been submitted, to the satisfaction of the Director of Planning & Urban Design, or designate.

BACKGROUND:**Property and Area Context**

These applications are in support of Phase 2 of the King Square development, located on a 4.64 ha (11.46 acre) site in the northwest quadrant of the Woodbine Avenue/Markland Street intersection. Phase 1 consists of 8,950 m² (96,340 ft²) of office and convention centre uses and 22,950 m² (247,040 ft²) of small unit retail and restaurant uses (total gross floor area 31,900 m² (343,380 ft²)). Parking for Phase 1 will be provided in an underground structure with additional surface parking on the west side of the site where future Phase 2 is proposed.

Phase 2 of this development is approximately 3.02 ha (7.46 ac) in area. The Phase 2 lands are currently occupied by a sales pavilion associated with the Phase 1 portion of the development.

To the north is a storm water management pond and a low-density residential subdivision. To the east, across Woodbine Avenue, is Ashton Meadows Park. To the south and west are vacant lands, designated as Business Park and Business Corridor in the Woodbine North Secondary Plan and the Markham Official Plan. The former Markham Golf and Country Club (now vacant) is located in the valley lands to the southwest.

The Phase 1 development was Site Plan Endorsed in December 2011. Site Plan approval is subject to, among other things, the execution of a Site Plan Agreement. It is anticipated that this agreement will be executed shortly.

“Markham Official Plan and Region of York implications

The in-force Official Plan (Revised 1987), as amended, designates the subject lands ‘Business Corridor Area’. The recently approved Markham Official Plan 2014 (not yet in force), designates the subject lands ‘Commercial’, which does not provide for residential uses. Map 3 – Land Use identifies the Phase 2 lands as the subject of a “Deferral Area” policy 9.4.7.c) (see Figure 2). This 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 ‘Commercial’ designation was deferred, pending Council approval of an official plan amendment application, and a site

specific policy included which provides for non-commercial uses to be considered for the Phase 2 lands subject to conformity with the Growth Plan, and all other policies of the Markham Official Plan 2014, including specific prescribed criteria.

In approving the 2014 OP, the Region of York further modified the site specific policy to indicate that the deferral could not be released on its own merit, but must be assessed in conjunction with all of the other employment land deferrals in the Plan. The modified policy also indicates that the collective consideration of these deferral requests requires further study by the Region including the substantial completion of the forecasting and land budget component of the next Regional Municipal Comprehensive Review (RMCR) by April 2015. York Region staff have indicated a preference for having Markham Council decisions on as many employment conversion applications as possible, as input into the forecasting and land budget component of the RMCR.”

A formal pre-consultation meeting was held on September 17, 2014. At the meeting, a checklist outlining the required applications, reports, studies and plans was given to the applicant. The applicant is presently working on fulfilling the City’s, Region’s and other external agencies’ submission requirements and anticipate the filing of formal Official Plan and Zoning By-law Amendment applications by early December.

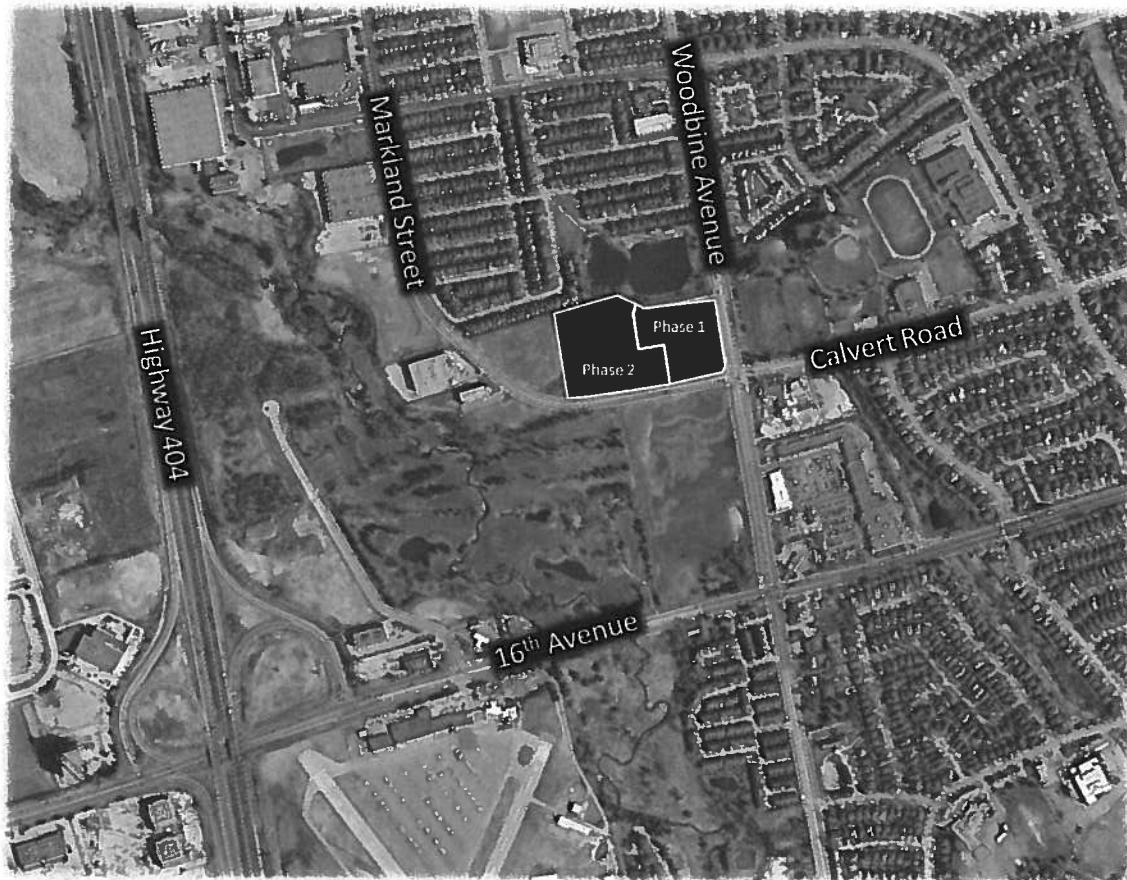
CONCLUSION:

Staff are recommending that authority to call the statutory Public Meeting be delegated to the Director of Planning and Urban Design, or designate, subject to the submission of complete Official Plan and Zoning By-law amendment applications so that a decision from Markham Council can be provided to the Region of York in advance of the completion of their April 2015 RMCR.

Figure 1: Location Map

Figure 2: Figure 9.4.7 of Markham Official Plan 2014 (not yet in force)

FIGURE 1: LOCATION MAP



**FIGURE 2: FIGURE 9.4.7 OF MARKHAM OFFICIAL PLAN 2014
(NOT YET IN FORCE)**

