



Report to: Development Services Committee

Report Date: April 29, 2014

SUBJECT: SUPPLEMENTARY REPORT
King David Inc.
10340, 10350 and 10370 Woodbine Avenue
Cathedral Community
North of Major Mackenzie Drive, west of Woodbine Avenue
Applications for Official Plan/Secondary Plan and Zoning
By-law amendments and Draft Plan of Subdivision
File No.: OP/ZA/SU 13 109102

PREPARED BY: Gary Sellars, M.C.I.P., R.P.P, ext. 2960
Senior Planner, West District

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P, ext. 2600
Manager, West District

RECOMMENDATION:

- 1) That the report dated April 29, 2014 and entitled "SUPPLEMENTARY REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 13 109102", be received;
- 2) That the Terms of Reference for the Cathedral Community Working Group, attached as Appendix 'A', be endorsed for Phases 2 and 3;
- 3) That staff prepare and finalize a Recommendation Report with respect to draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 only;
- 4) That staff be directed to report back to Development Services Committee with respect to Phases 2 and 3 OPA and Zoning, subsequent to input from the Cathedral Community Working Group;
- 5) And that staff be authorized to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide supplementary information regarding:

- draft approval of a plan of subdivision, consisting of roads and future development blocks; and
- Official Plan and Secondary Plan amendments and Zoning amendments, to be dealt with in phases; and
- Draft Terms of Reference for a Community Working Group, as requested by Development Services Committee at the Public Meeting dated, April 1, 2014.

The Preliminary Report for these applications is dated December 3, 2013.

BACKGROUND:

The Cathedral Community Secondary Plan designates the currently vacant lands surrounding the Slovak Greek Catholic Church (Cathedral) in the central portion of the Cathedral community north of Major Mackenzie Drive, west of Woodbine Avenue (see Figures 1-3) as Cathedral Precinct and Urban Residential – Medium Density. The Cathedral Precinct designation is intended to provide opportunities for development of a wide range of primarily mixed use, pedestrian-oriented buildings and projects, accommodating uses related to the Cathedral and/or serving the community, the City and the Region. The Precinct designation allows for development with the highest density in the Cathedral Community. Development within the Cathedral Precinct is expected to maintain the prominence and visibility of the Cathedral. The development of these lands will provide a focal point for the Cathedral community and ensure that it is a complete community with services for its residents. The design principles for the Cathedral Precinct are outlined in the Cathedral Community Design Plan approved by the City in 2005.

A statutory Public Meeting was held by Development Services Committee on April 1, 2014 to consider applications submitted by King David Inc. for Official Plan/Secondary Plan and Zoning By-law Amendments and Draft Plan of Subdivision for the subject lands. The applicant is seeking to expand the existing Cathedral Precinct designation on the subject lands onto the portion of the subject lands that are designated Urban Residential – Medium Density (see Figure 4). The Secondary Plan pre-dates the Community Design Plan, and the proposed amendments are intended to achieve consistency between the two approved documents.

At the April 1, 2014 statutory Public Meeting, numerous issues and concerns relating to the proposed development of an expanded Cathedral Precinct and the build out of the existing community were raised by Cathedral Community residents. **As a result, Committee passed a resolution requesting staff to report back on April 29, 2014 with Terms of Reference for a Working Group to be established to consider these issues and concerns.**

On April 29, 2014 the applicant met with the Deputy Mayor, Councillor Ho, Councillor Moretti and Planning staff to discuss proposed amendments to their applications that would address some of the concerns raised at the Public Meeting. This would include the following:

- the applications for draft plan of subdivision approval as submitted, but only the official plan and zoning by-law amendments for Phase 1 (see Figure 5) will proceed at this time.
- the applications for official plan and zoning by-law amendments for Phases 2 and 3 will be deferred and considered by the Working Group, and will be subject to future Statutory Public Meetings.

-
- that upon the approval of the Phase 1 site plan by the City, the applicant will prepare the Phase 2 site plan as expeditiously as possible, so that Council, staff and area residents have a clear understanding of the Cathedral Piazza design, including the Piazza and its relationship to the Cathedral, the buildings, the public spaces, and parking, based on the approved Community Design Plan.

It was agreed to at the meeting that Planning staff would proceed to prepare and finalize a Recommendation Report with respect to draft plan of subdivision approval and for Official Plan and Zoning By-law amendments for Phase 1 only, for consideration by Development Services Committee. The Plan of Subdivision confirms the road pattern and configuration of future development blocks (which will each be subject to future site plan approval). The plan of subdivision can be draft approved at this time, and does not predetermine density or zoning details to be addressed by the Working Group for Phases 2 and 3. Likewise, proceeding with Phase 1 OPA and Zoning at this time does not preempt the City's consideration of Phases 2 and 3, in consultation with area residents through the Working Group.

The applicant's commitments with respect to the phasing strategy for the Cathedral Precinct development are outlined in a letter attached as Appendix 'B'.

The applicant has agreed to a Working Group for the purpose of addressing planning issues that may arise from the planning applications for Phases 2 and 3.

DISCUSSION:

Purpose and role of the Working Group

The purpose and role of the Cathedral Community Working Group directed by Development Services Committee would be to provide detailed and focused input from local residents and the business community into the proposed development of the Cathedral Precinct (Phases 2 and 3) and the completion of community facilities in the Cathedral community with respect to issues identified at the April 1, 2014 statutory Public Meeting. More specifically, these include:

- existing traffic issues in the Cathedral community and future traffic demands that will be generated by the proposed Cathedral Precinct development
- completion of existing parkland and public open spaces in the Cathedral community and provision of future parkland and public open spaces in the Cathedral Precinct
- density, massing, height and other design aspects of the Cathedral Precinct
- parking for the Cathedral and the Cathedral Precinct development
- proposed retail/commercial uses in the Cathedral Precinct
- phasing and timing for completion of the proposed development
- future use of the Cathedral as focus of the Cathedral Precinct
- stormwater management pond and edge treatment
- disseminate information back to the larger community.

Composition of the Working Group

It is suggested that the Cathedral Community Working Group include members from the surrounding residential community and from the local business community; Deputy Mayor Jack Heath, Councillor Alan Ho (Chair) and members of the Unionville Subcommittee. Community members will be selected by Councillor Ho from a list of interested persons. Staff from Planning, Urban Design, Transportation, and Development Engineering will provide support to the working group. Recording secretary services will be provided by the Clerk's Department.

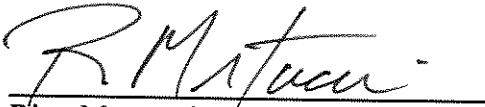
Schedule of Meetings

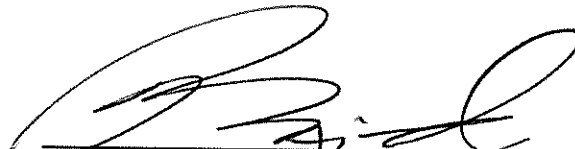
The schedule of meetings will be finalized through the work program of the Cathedral Community Working Group. It is expected that a maximum of 6 meetings will be held. Meetings will start and end at designated times, and will not exceed 2.5 hours in duration.

CONCLUSION:

Staff recommend that the Terms of Reference for the Cathedral Community Working Group, attached as Appendix "A", be endorsed for Phases 2 and 3, and that a Recommendation Report be prepared and finalized for draft plan of subdivision approval, Official Plan/Secondary Plan and Zoning By-law amendments and site plan approval for Phase 1 only, for consideration by Development Services Committee..

RECOMMENDED BY:


Rino Mostacci, M.C.I.P., R.P.P.
Director, Planning and Urban Design


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

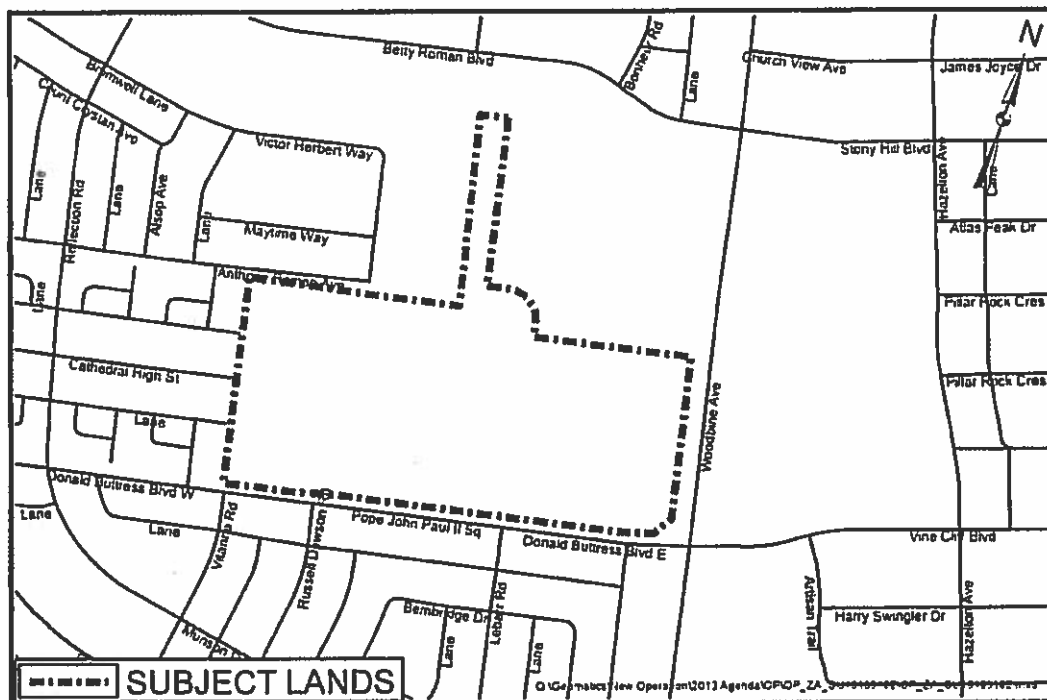
ATTACHMENTS:

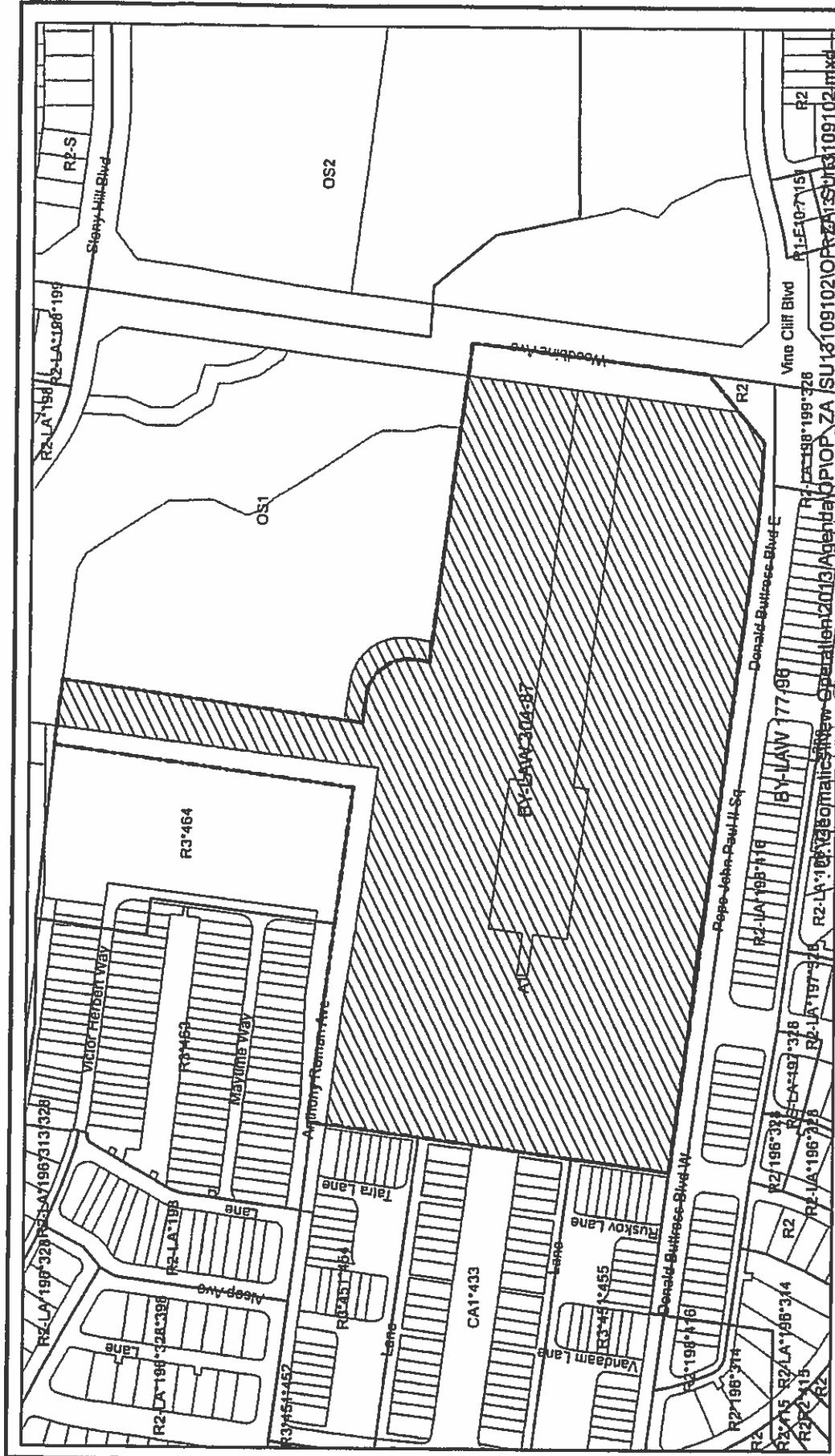
- Figure 1 - Location Map
- Figure 2 - Area Context
- Figure 3 - Air Photo
- Figure 4 - Proposed Secondary Plan amendment
- Figure 5 - Proposed Plan of Subdivision and Phasing

Appendix 'A' - Terms of Reference for the Cathedral Community Working Group
Appendix 'B' - Letter from applicant identifying commitments

APPLICANT / AGENT:

RJ Forhan and Associates
Attention: Michael Poos
189 Beechwood Crescent
Newmarket, ON
L3Y 1W2
Phone: (905) 235-5072
Fax: (905) 235-5472





AREA CONTEXT

APPLICANT: KING DAVID INC. - CATHEDRAL/COMMUNITY
 NORTH OF MAJOR MACKENZIE DR.
 WEST OF WOODBINE AVE.

FILE No.OP/ZA/SU13109102(GS)

 SUBJECT LANDS

DATE:11/20/13

FIGURE No. 2

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By:DD

Checked By:GS



AIR PHOTO 2012

APPLICANT: KING DAVID INC. - CATHEDRAL/COMMUNITY
 NORTH OF MAJOR MACKENZIE DR.
 WEST OF WOODBINE AVE.

FILE No. OP/ZA/SU13109102(GS)

 SUBJECT LANDS



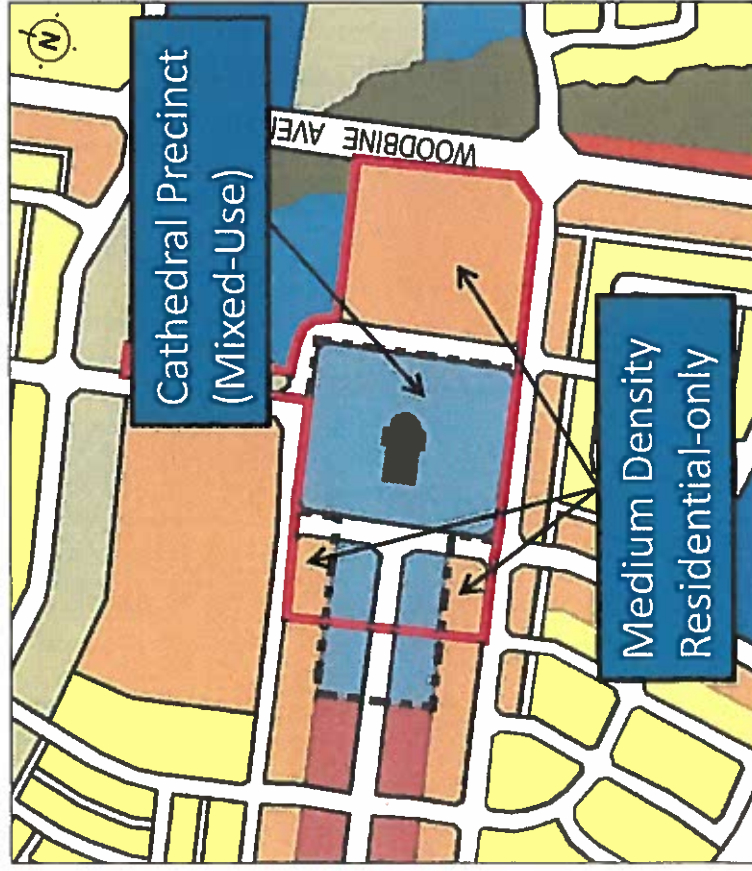
DATE: 11/20/13

FIGURE No. 3

Official Plan Amendment

Existing

Cathedraltown Community Secondary Plan Detailed Land Use - Schedule "AA"
Cathedraltown Piazza Detail



Proposed

Cathedraltown Community Secondary Plan Detailed Land Use - Schedule "AA"
Cathedraltown Piazza Detail

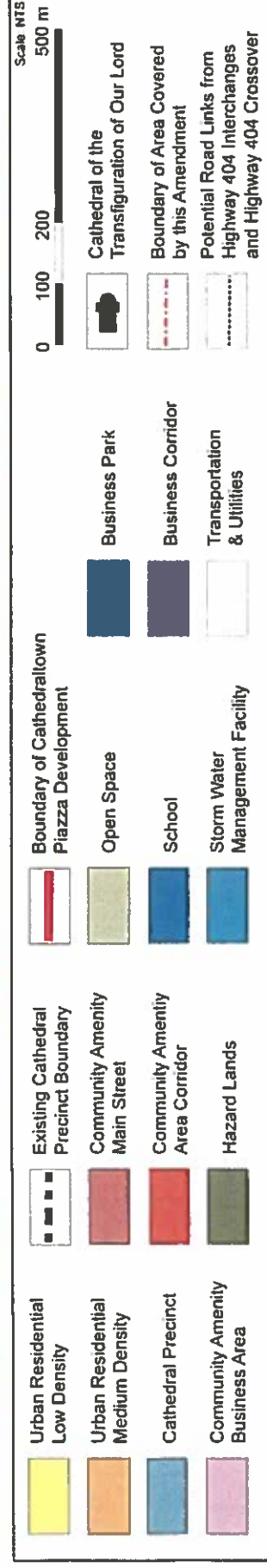
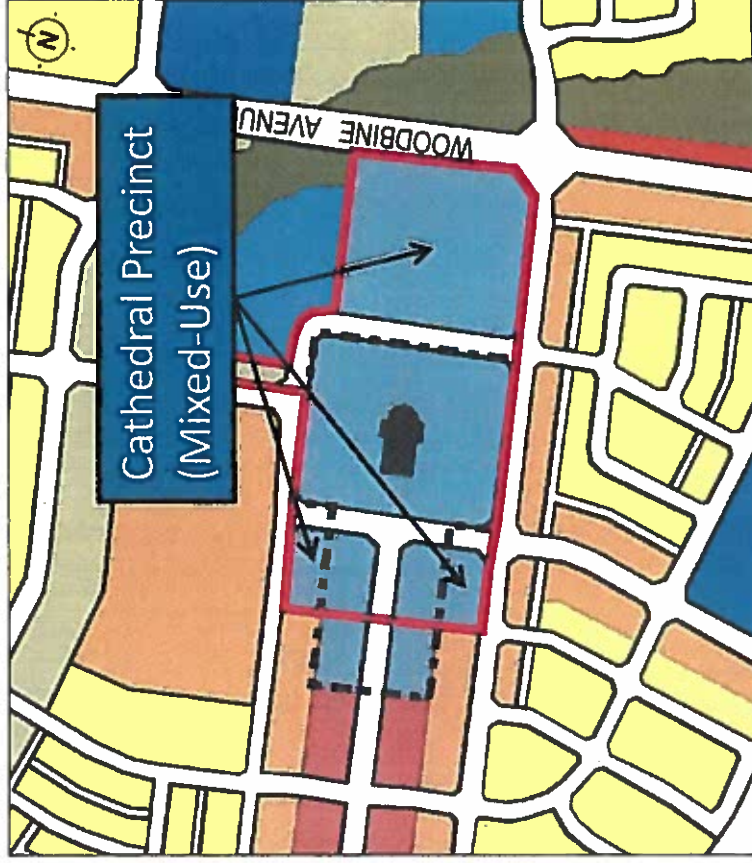
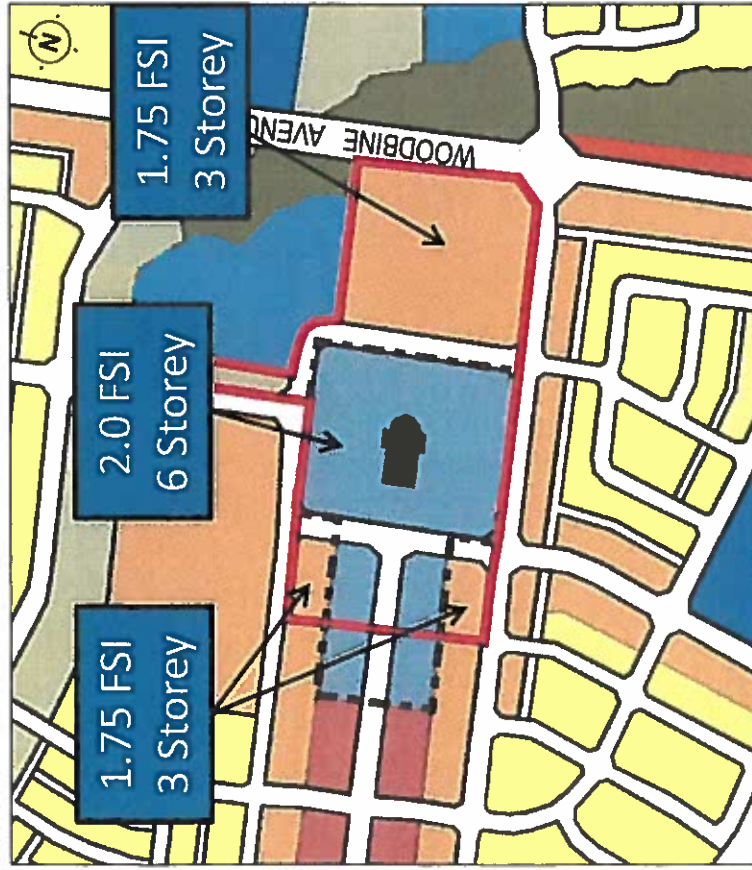


Figure 4

Official Plan Amendment

Existing

Cathedraltown Community Secondary Plan Detailed Land Use - Schedule "AA"
Cathedraltown Piazza Detail



Proposed

Cathedraltown Community Secondary Plan Detailed Land Use - Schedule "AA"
Cathedraltown Piazza Detail

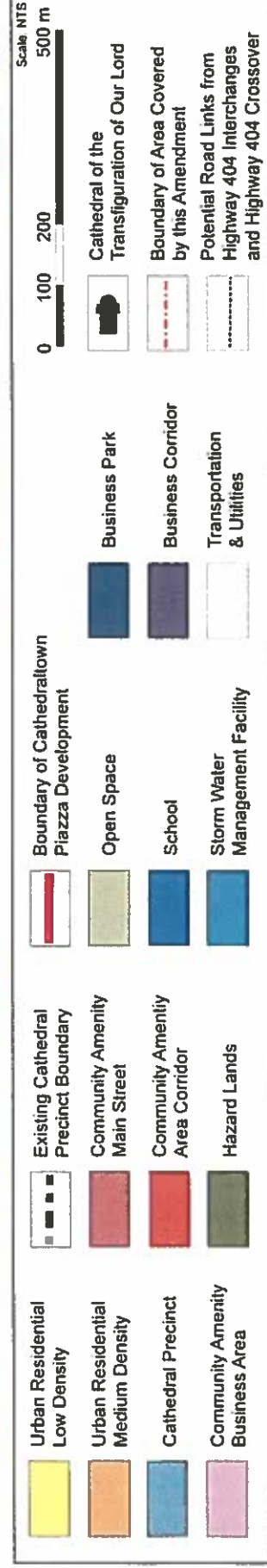
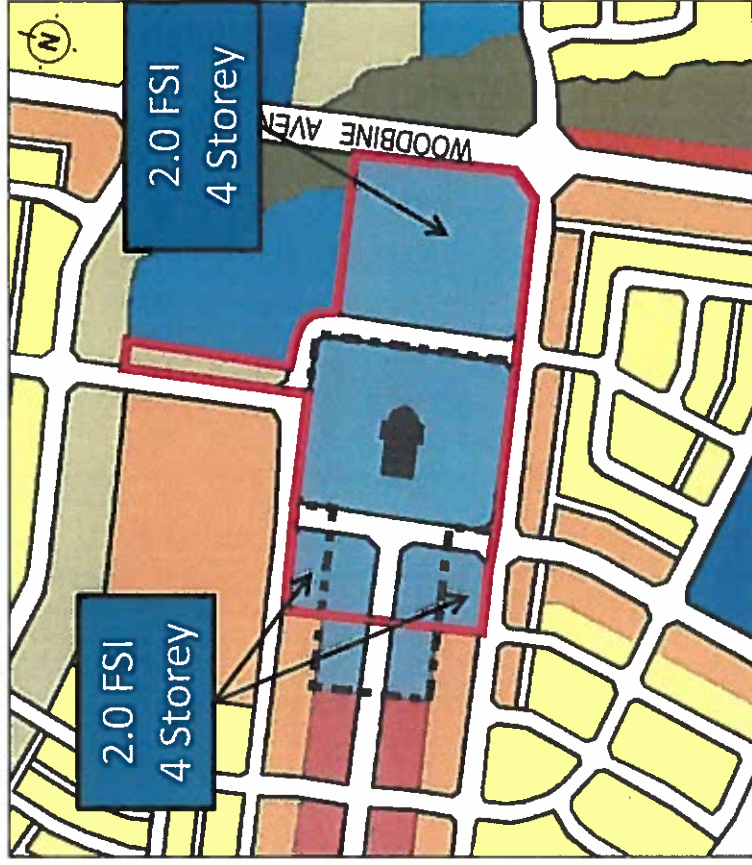
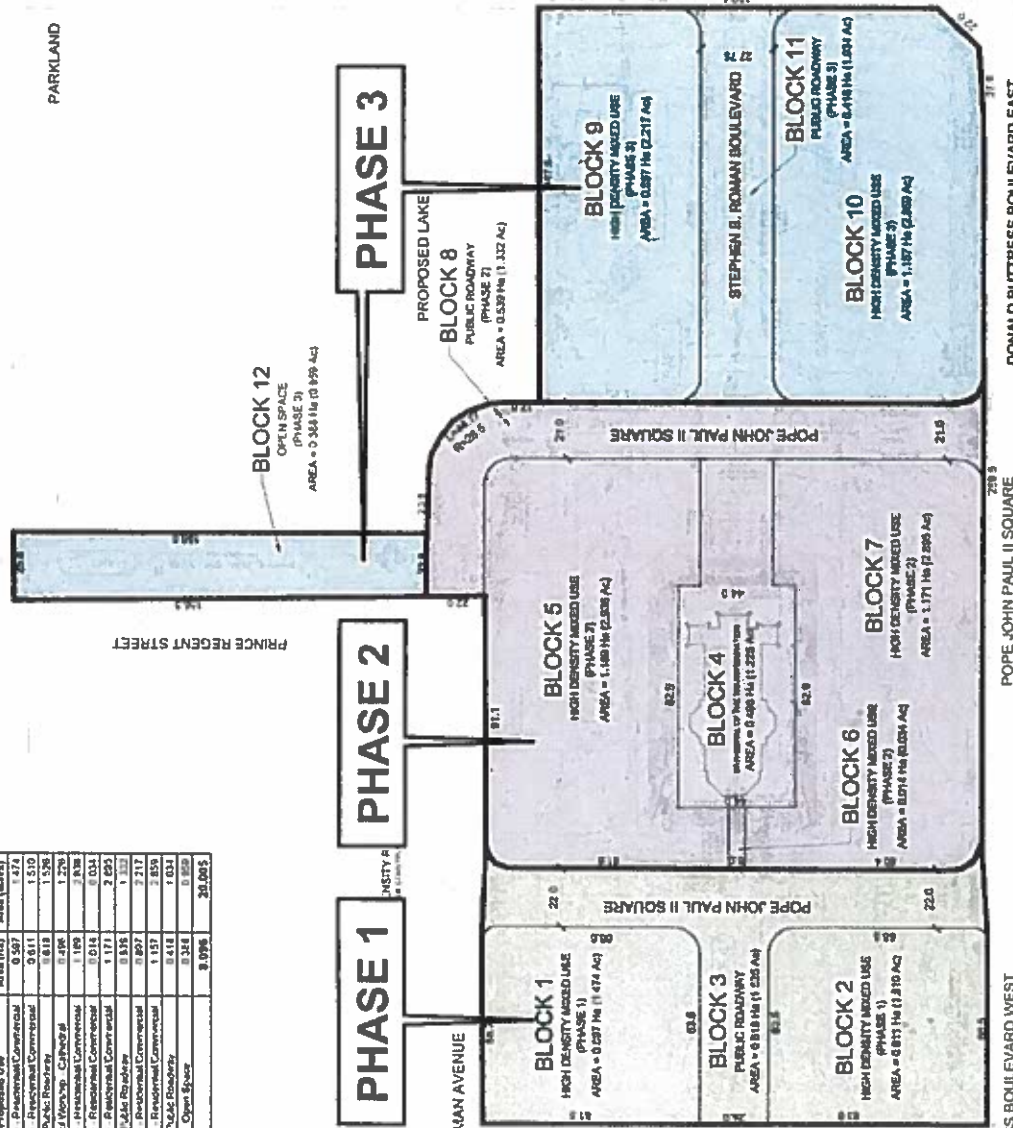


Figure 4

Draft Plan of Subdivision

NOW IN THE
TOWN OF MARIQUAM
REGIONAL MUNICIPALITY OF YORK

LAND USE SCHEDULE			
Phase	Block	Proposed Use	Area (Hq)
1	Block 1	Mixed Use - Residential/Commercial	0.567
	Block 2	Mixed Use - Residential/Commercial	0.611
	Block 3	Public Roadway	0.618
2	Block 4	Place of Worship - Cathedral	0.498
	Block 5	Mixed Use - Residential/Commercial	1.169
	Block 6	Mixed Use - Residential/Commercial	0.614
3	Block 7	Mixed Use - Residential/Commercial	1.171
	Block 8	Public Roadway	0.535
	Block 9	Mixed Use - Residential/Commercial	0.897
4	Block 10	Mixed Use - Residential/Commercial	1.157
	Block 11	Public Roadway	0.418
	Block 12	Open Space	0.348
Total:			8.998
			20,005



DONALD BUTTRESS BOULEVARD WEST
EXISTING 3-STOREY RESIDENTIAL
VITTANNA ROAD
EXISTING 3-STOREY RESIDENTIAL
DAWSON ROAD
EXISTING 3-STOREY RESIDENTIAL
POPE JOHN PAUL II SQUARE
EXISTING 3-STOREY RESIDENTIAL
STEPHEN B. ROMAN BOULEVARD
EXISTING 3-STOREY RESIDENTIAL
DONALD BUTTRESS BOULEVARD EAST
EXISTING 3-STOREY RESIDENTIAL

19TM-13001

Y ROMAN BOULEVARD

KEY PLAN
DRAFT PLAN OF SUBDIVISION
OF PART OF LOT 23 CONCESSION 3
REGIONAL MUNICIPALITY OF YORK
COUNTY OF YORK
TOWN OF MARIQUAM
REGIONAL MUNICIPALITY OF YORK

WOODBINE AVENUE - REGIONAL ROAD NO. 8

51(11) OF THE PLANNING ACT

OWNER'S CERTIFICATE

DESIGNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

RJForhan&Associates

CATHEDRAL TOWN PLAZA
DEVELOPMENT
DRAFT PLAN OF SUBDIVISION

OPS-1

Figure 5

LAND USE POLICIES

Markham Official Plan and Zoning

The Official Plan designates the majority of the subject lands in front of the cathedral and a small portion at the rear of the cathedral Urban Residential and the remainder of the lands Commercial/Community Amenity Area. The Cathedral Community Secondary Plan designates the majority of the lands in front of the cathedral and a small portion at the rear of the cathedral Urban Residential - Medium Density and the remainder of the lands Cathedral Precinct.

The Urban Residential - Medium Density designation permits detached, semi-detached, linked, duplex, triplex, fourplex, townhouses, street townhouses, stacked townhouses, apartments and other forms of multiple unit housing.

The Cathedral Precinct designation is intended to provide opportunities for development of a wide range of primarily mixed use, pedestrian-oriented buildings and projects, accommodating uses related to the Cathedral and/or serving the community, the City and the Region. The Precinct designation allows for development with the highest density in the Cathedral Community as follows:

- a maximum floor space index of 1.75 for single use residential buildings and non-residential buildings;
- a maximum floor space index of 2.0 for mixed commercial (ground floor) and residential buildings;
- buildings generally ranging in height from 4 to 6 storeys.

Development within the Cathedral Precinct is expected to maintain the prominence and visibility of the cathedral.

The subject lands are currently zoned Agricultural One (A1) by By-law 304-87, as amended.

APPENDIX 'A'

TERMS OF REFERENCE CATHEDRAL COMMUNITY WORKING GROUP

BACKGROUND

The Cathedral Community Secondary Plan designates the currently vacant lands surrounding the Slovak Greek Catholic Church (Cathedral) in the central portion of the Cathedral community north of Major Mackenzie Drive, west of Woodbine Avenue as Cathedral Precinct and Urban Residential – Medium Density. The Cathedral Precinct designation is intended to provide opportunities for development of a wide range of primarily mixed use, pedestrian-oriented buildings and projects, accommodating uses related to the Cathedral and/or serving the community, the City and the Region. The Precinct designation allows for development with the highest density in the Cathedral Community (see Appendix A). Development within the Cathedral Precinct is expected to maintain the prominence and visibility of the cathedral. The development of these lands will provide a focal point for the Cathedral community and ensure that it is a complete community with services for its residents. The design principles for the Cathedral Precinct are outlined in the Cathedral Community Design Plan approved by the City in 2005.

A statutory Public Meeting was held by Development Services Committee on April 1, 2014, to consider applications submitted by King David Inc. for Official Plan/Secondary Plan and Zoning By-law Amendments and Draft Plan of Subdivision for the subject lands. The applicant is seeking to expand the existing Cathedral Precinct designation on the subject lands onto the portion of the subject lands that are designated Urban Residential – Medium Density.

At the April 1, 2014 statutory Public Meeting, numerous issues and concerns relating to the proposed development of an expanded Cathedral Precinct and the build out of the existing community were raised by Cathedral residents. As a result, Committee directed that a Working Group be established to consider these issues and concerns.

On April 29, 2014 Development Services Committee considered a staff report regarding the phasing of development approvals in the Cathedral Precinct, and the terms of reference for the Working Group. The recommendation of Staff, endorsed by Development Service Committee, is that the Draft Plan of Subdivision in its entirety, and Official Plan Amendment and Zoning Amendment for Phase 1 only proceed at this time. The OPA and Zoning for Phase 2 and 3 of the Cathedral Precinct are to be considered by the Working Group, and will be subject to future Statutory Public Meetings, prior to consideration by Development Services Committee and Council.

STUDIES SUBMITTED IN SUPPORT OF THE APPLICATIONS

- Parking Study for Phase 1 is currently under review by staff
- Functional Servicing Report is currently under review by staff
- Update to the Community Design Plan is currently under review by staff

CATHEDRAL COMMUNITY WORKING GROUP

Purpose and role of the Working Group

The purpose and role of the Cathedral Community Working Group (CCWG) is to provide detailed and focused input from local residents and the business community into the proposed development of the Cathedral Precinct and the completion of community facilities in the Cathedral community with respect to issues identified at the April 1 statutory Public Meeting. More specifically, these include:

- existing traffic issues in the Cathedral community and future traffic demands that will be generated by the proposed Cathedral Precinct development
- completion of existing parkland and public open spaces in the Cathedral community and provision of future parkland and public open spaces in the Cathedral Precinct
- density, massing, height and other design aspects of the Cathedral Precinct
- parking for the Cathedral and the Cathedral Precinct development
- proposed retail/commercial uses in the Cathedral Precinct
- phasing and timing for completion of the proposed development
- future use of the Cathedral as focus of the Cathedral Precinct
- stormwater management pond and edge treatment
- disseminate information back to the larger community.

Composition of the Working Group

The Cathedral Community Working Group (CCWG) will consist of the following members:

- residents from the surrounding local community;
- representatives from businesses in the surrounding local community;
- Deputy Mayor Jack Heath;
- Councillor Alan Ho (Chair);
- members of the Unionville Subcommittee;
- Staff support will include representatives from Planning, Urban Design, Transportation, and Engineering.

Community members will be selected by Councillor Ho from a list of interested persons.

Reporting Procedure

Recording secretary services will be provided by the Clerk's Department. Meeting notes will be prepared in draft form, for review by working group members at the next meeting, prior to posting on the City's website.

Schedule of meetings

The schedule of meetings will be finalized through the work program of the Cathedral Community Working Group. It is expected that a maximum of 6 meetings will be held. Meetings will start and end at designated times, and will not exceed 2.5 hours in duration.

Duration of appointment

The appointment will be for a one year period, beginning in the second quarter of 2014.

Remuneration
None

ATTACHMENTS:

Appendix 'A' – Markham Official Plan and Zoning

RJ Forhan & Associates
189 Beechwood Crescent
Newmarket, Ontario
L3Y 1W2
T: (905) 235-5072
F: (905) 235-5472

April 22, 2014

City of Markham
101 Town Centre Blvd
Markham, Ontario
L3Y 1W2

Attention: Jim Baird, Commissioner of Development Services, City of Markham

RE: **King David Inc. Planning Applications**
Application for Official Plan Amendment (OP 13 109102)
Application for Zoning By-Law Amendment (ZA 13 109102)
Application for Draft Plan of Subdivision (SU 13 109102)
Application for Site Plan, Phase (SC 13 138564 & SC 138565)

Dear Mr. Baird,

RJ Forhan & Associates is the agent of record for King David Inc. on land use planning matters in Cathedraltown. As you are aware, King David is now focussed on the implementation of the Cathedral Piazza, as approved in the Community Design Plan. The Cathedral Piazza is the subject of the planning applications currently before Markham, for approval. All phases of development of Cathedraltown have been completed as approved in the Community Design Plan, except for the Cathedral Piazza.

The above referenced planning applications were filed by RJ Forhan & Associates in June 2013, to the City of Markham, and the applications for official plan amendment, zoning by-law amendment and draft plan of subdivision were subject to a Statutory Public meeting that occurred on April 1, 2014. At the Statutory Public meeting, the Development Services Committee received the applications and made a series of motions on how the applications would continue to move through the planning process. On April 16, 2014, King David Inc. met with certain members of the Development Services Committee, namely Councillor Heath, Councillor Moretti, and Councillor Ho, as well as Planning Staff. There were a number of agreements made during this meeting. In order to facilitate these agreements, King David is committed to the following:

- 1) King David hereby amends its planning applications for official plan amendment and zoning by-law amendment, specific to a phased-in strategy, as contemplated by the draft plan of subdivision. That is, the application for official plan amendment, as filed, pertains to Phase 1 only, and the application for zoning by-law amendment, as filed, pertains to Phase 1 only.
- 2) King David requests that Planning staff prepare a report, recommending approval of the application for draft plan of subdivision in its entirety, including the Phasing

Plan, and location of roads to be dedicated to the municipality, and will specify that Phase 1 will proceed immediately.

- 3) King David requests that Planning staff will include in the same report, a recommendation for the approval of the application for an official plan amendment, as it pertains to Phase 1 only. The FSI for Phase 1 does not exceed 2.0 FSI which is consistent with the FSI requirements for the mixed-use designation of the Cathedral Precinct in the approved Secondary Plan.
- 4) King David requests that Planning staff will include in the same report, a recommendation for the approval of the application for a zoning by-law amendment, as it pertains to Phase 1 only.
- 5) King David agrees that Phase 2 will be subject to a Statutory Public meeting to consider the application for official plan amendment and the application for zoning by-law amendment for Phase 2, only.
- 6) King David agrees that Phase 3 will be subject to a Statutory Public meeting to consider the application for official plan amendment and the application for zoning by-law amendment for Phase 3, only.
- 7) King David agrees that, upon the immediate approval of the Phase 1 site plan, it will prepare the Phase 2 site plan as expeditiously as possible, so that Markham has a clear understanding of the Cathedral Piazza design, including the Piazza, the mixed-use buildings, the public spaces, and parking, based on the approved Community Design Plan.
- 8) King David agrees, at this time, to a working group, for the purpose of addressing planning issues that may arise from the planning applications for Phase 2. King David understands that Markham staff will prepare terms of reference for the working group focussed on the implementation of the Cathedral Piazza, as approved in the Community Design Plan. King David will review the terms of reference, prior to the Development Services Committee on April 29/2014.

If there is anything contained in this letter that requires clarification, please contact me directly either by e-mail or my phone 905-251-4888.

Regards,



Bob Forhan, RPP, MCIP

CC: **Helen Roman-Barber, President, King David Inc.**
Frank Scarpitti, Mayor, City of Markham
Rino Mostacci, City of Markham
Gary Sellars, City of Markham
Ron Blake, City of Markham
Michael Poos, RJ Forhan Associates