

SUBJECT: RECOMMENDATION REPORT
1820266 Ontario Inc. (Times Group Inc.)
4002/4022 Highway 7 (east side of Village Parkway, north of Highway 7)
Applications for site plan approval for two adjoining residential developments
File Nos.: SC 13 126372 (apartment/townhouse development at the north-east corner of Highway 7 and Village Parkway)
SC 13 134515 (townhouse development on the east side of Village Parkway, one block north of Highway 7)

PREPARED BY: Scott Heaslip, Senior Project Coordinator,
Central District, ext. 3140

REVIEWED BY: Richard Kendall, Manager,
Central District, ext. 6588

RECOMMENDATION:

- 1) That the staff report dated January 21, 2014 titled "1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (east side of Village Parkway, north of Highway 7), Applications for site plan approval for two adjoining residential developments" be received.
- 2) That servicing be allocated to the developments, as follows:
 - 67.7 townhouses from the pre-2011/12 allocation
 - 4.3 townhouses from the 2011/12 allocation
 - 23 apartments from the 2013 allocation
 - 232 apartments from the 2015 allocationin accordance with the Region of York's "Sustainable Development Through LEED" program.

And that the Region of York be advised of the servicing allocation for these developments.

- 3) That site plan application SC 13 126372 (apartment/townhouse development at the north-east corner of Highway 7 and Village Parkway) be endorsed, in principle, and 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 plans "approved") when the following conditions have been met:
 - i. Plan of subdivision 19T-93010 has been registered.

-
- ii. 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 January 21, 2014 staff report.
 - iii. The Owner has provided the City with the required payment of 60% planning processing fees and 40% engineering processing fees in accordance with the City's applicable Fee By-law.
 - iv. The holding provision has been removed from the zoning of the lands in accordance with the provisions of the by-law.

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.

- 4) That site plan application SC 13 134515 (townhouse development on the east side of Village Parkway, one block north of Highway 7) be endorsed, in principle, and 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 signed the site plans "approved") when the following conditions have been met:
 - i. Plan of subdivision 19T-93010 has been registered.
 - ii. The Owner has entered into a site plan agreement with the City containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'B' to the January 21, 2014 staff report.
 - iii. That the Owner provide the City with the required payment of 60% planning processing fees and 40% engineering processing fees in accordance with the City's applicable Fee By-law.
 - iv. The holding provision has been removed from the zoning of the lands in accordance with the provisions of the by-law.

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.

- 5) 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 two applications for site plan approval for proposed residential developments on the east side of Village

Parkway, north of Highway 7, and delegate final approval to the director of Planning and Urban Design or his designate.

BACKGROUND:

Subject Property and Area Context (Figures 1 - 3)

The subject property has an area of 4.44 hectares (11 acres) and is located on the east side of Village Parkway, immediately north of Highway 7. The property is currently being serviced for development.

The property to the east is occupied by a commercial building (Canada Computers) and a vacant 1-storey office building (formerly the White Rose Nurseries head office) to the rear. To the south across Highway 7 is the Times Group's Uptown Square commercial development, anchored by a Whole Foods supermarket. To the west across Village Parkway are vacant lands owned by Lee Developments, which are also being serviced for development. To the north and north-east are homes fronting on Amberwood Court and Fitzgerald Avenue and backing onto the Times Group property.

Official Plan and Zoning

On August 28, 2013, the Ontario Municipal Board approved Official Plan and zoning by-law amendments permitting the Times Group property to be developed as follows:

- South block - apartment building(s), having a maximum height of eight storeys, accommodating a maximum of 393 apartment units and a maximum of 12 townhouse units
- Centre block - Up to 60 block townhouse units
- North block - single detached dwellings (by plan of subdivision; not subject to site plan approval)

These approvals implement a settlement between Times Group and the City. The minutes of settlement between Times and the City address the content of the Official Plan and zoning by-law amendments, the Section 37 payments, servicing allocation, cost sharing, and arrangements for the reconstruction of Village Parkway.

The subject property has draft plan of subdivision approval dating from an earlier OMB decision in 1994.

Proposals

Apartment/townhouse development (File No. SC 13 126372) (Figures 4, 5 and 6)

This development occupies the south block (1.2 hectares or 2.9 acres) of the subject property, between Highway 7 and a proposed local street between this development and the townhouse development discussed below.

It consists of a 393 unit condominium apartment building facing onto Highway 7 and two 6-unit condominium townhouse buildings facing onto the proposed local road to the north (Figure 5).

The apartment building comprises two north-south oriented 8-storey wings connected by a 6-storey building element across the Highway 7 frontage of the property. An outdoor amenity area is proposed on the roof of the 6-storey element. The building will be primarily faced with "light sandblast" concrete panels, with extensive areas of glazing (Figure 6).

The 3-storey townhouse buildings will have flat roofs and will be primarily faced with stone veneer (lower image on Figure 6).

All resident and visitor parking, with the exception of 14 surface visitor spaces, will be located in a two level underground parking garage.

Townhouse development (File No. SC 13 134515) (Figures 4, 7 and 8)

This development occupies the centre block (1.2 hectares or 3.0 acres) of the property between a proposed local street to the south and the proposed Fitzgerald Avenue extension to the north.

It consists of ten 5-6 unit condominium townhouse buildings accommodating a total of fifty seven 3-storey townhouse units. The majority of the units face onto a public street or private landscaped open space area, with double car garages and second storey balconies at the rear. The units backing onto the east boundary of the property face onto a private driveway, with double car garages at the front and at-grade outdoor amenity areas to the rear.

The buildings will be primarily faced with light brown brick as shown on Figure 8. The buildings facing Village Parkway and the local street to the south will have flat roofs mirroring the flat roof design of the townhouses in the south block. The remaining buildings will be a more traditional peaked roof design.

12 visitor parking spaces are proposed.

OPTIONS/ DISCUSSION:

The proposed developments comply with the zoning by-law approved by the OMB

The proposed built form and massing are acceptable

The proposed developments are street related and have comfortable human scale, which will be enhanced by high quality public realm, including generous sidewalks. The majority of parking will be located in underground or above grade parking garages. A small number of visitor parking spaces will be on the surface, all well removed from the adjoining streets.

The site plan and building elevations are acceptable

The applicant's architect has worked with City urban design staff to refine the architecture and exterior building materials of the proposed developments within an

overall unified design concept. The architectural details, materials and colours will transition from a more contemporary theme at Highway 7 to more traditional theme to the north.

The applicant will be required to submit a lighting plan for City staff's approval to ensure that all lighting is directional in nature to reduce any potential negative effects that the illumination of the site may cause, and to incorporate "bird friendly" design by implementing appropriate bird friendly guidelines. The site plan agreements will include provisions to ensure that the proposed developments comply with City of Markham bird friendly guidelines, as appropriate.

Proposed environmental and sustainability measures

The applicant is proposing the following sustainability measures:

Condominium apartment building:

- LEED Gold certification (targeted)
- The Times Group is in talks with Markham District Energy to extend the district energy system across Highway 7 to serve the proposed development.
- Green roof areas.
- A rainwater harvesting cistern to collect and store clean roof runoff for reuse in on-site irrigation.
- TDM measures, including bike parking and storage, transportation information display in the building and information package provided on occupancy.

Townhouses:

- Buildings to be constructed to current version of Energy Star or equivalent.
- Energy Star rated appliances, where offered.
- Low Volatile Organic Compound (VOC) paint.

Allocation has been granted

In accordance with City and Regional policy requiring high density developments to be LEED certified, 65% of the allocation for the apartment (255 units) will be granted by the City and the remainder (138 units) from the Region of York through the Region's "Sustainable Development Through LEED" program.

Section 37 contribution has been finalized

The minutes of settlement provide that the Times Group will pay \$2500 per additional residential unit above and beyond the 241 residential units permitted by the 1994 OMB decision. Execution of a Section 37 agreement between the City and the owner is a condition of hold removal in the by-law approved by the OMB.

Subdivision needs to be registered

The City is currently processing the required subdivision agreement. A full building permit cannot be issued for the proposed developments until after registration of the plan of subdivision and execution of the required site plan agreement(s). It should be noted that compensation for the value of the trees which were removed from the site during servicing will be collected through the subdivision agreement.

of subdivision and execution of the required site plan agreement(s). It should be noted that compensation for the value of the trees which were removed from the site during servicing will be collected through the subdivision agreement.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed developments support a number of the City's Strategic Priorities, as follows:

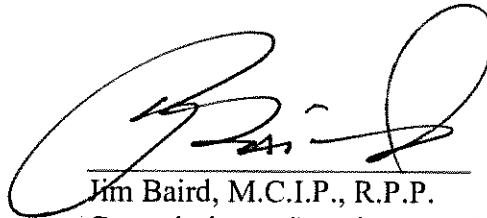
- Growth Management - intensification along a transit corridor and transportation/transit.
- Environmental focus - see environmental and sustainability measures, above.

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed developments have been circulated to internal City departments and external agencies for review and comment. All comments/requirements of these departments and agencies are or will be reflected in the final project plans, or will be secured in the site plan agreement.



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 – Property Location Map
- Figure 2 – Area Context / Zoning
- Figure 3 – Air Photo
- Figure 4 – Key Plan
- Figure 5 – South Block - Site Plan
- Figure 6 – South Block - Perspectives
- Figure 7 – Centre Block - Site plan
- Figure 8 – Centre Block – Perspectives

Appendix 'A' – Conditions of Site Plan approval - SC 13 126372 (South Block)

Appendix 'B' – Conditions of Site Plan approval - SC 13 134515 (Centre Block)

Agent: Jeff Greene

Malone Given Parsons

140 Renfrew Drive, Unit 201

Markham, Ontario

L3R 6B3

Tel: (905) 513-0170

Email: jgreene@mgp.ca

APPENDIX 'A'

**Conditions of Site Plan Approval - Times Group Inc.
Apartment/townhouse development at the north-east corner of Highway 7
and Village Parkway (File No. SC 13 126372)**

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings (including building materials, colours and details) and underground parking garage layout plans, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure more bird friendly buildings.
2. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
3. Geotechnical and hydrogeological reports addressing temporary and permanent dewatering requirements, dewatering discharge management and mitigation measures (if dewatering required), to the satisfaction of the Director of Engineering.
4. a storm water management report, grading/servicing/site alteration/excavation plans, construction management plan and shoring/excavation drawings, to the satisfaction of the Director of Engineering.
5. a lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that the illumination of the site may cause.

for endorsement or approval by the City.

The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the 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 financial obligations related to applicable Developers Group Agreements.
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 encroachment into any municipal road right-of-way. (If there will be any permanent encroachment, the owner shall enter into a shoring encroachment agreement with the City before execution of the site plan agreement.)
4. That the Owner shall provide and implement a comprehensive Green Infrastructure plan, including connection to district energy, to the satisfaction of the Director of Planning and Urban Design.
5. Provisions to ensure implementation of the recommendations of the approved reports and drawings.
6. Provisions to secure the interim and permanent conditions of the road along the east boundary of the site.

7. Provisions to secure implementation of the of the approved Transportation Demand Management (TDM) plan.
8. Provisions for satisfying all requirements of City departments and public agencies.
9. Provisions to ensure implementation of the recommendations of an Environmental Noise and Vibration Feasibility Study.
10. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services.

The Owner shall enter into a shoring encroachment agreement with the City, if required.

APPENDIX 'B'

Conditions of Site Plan Approval

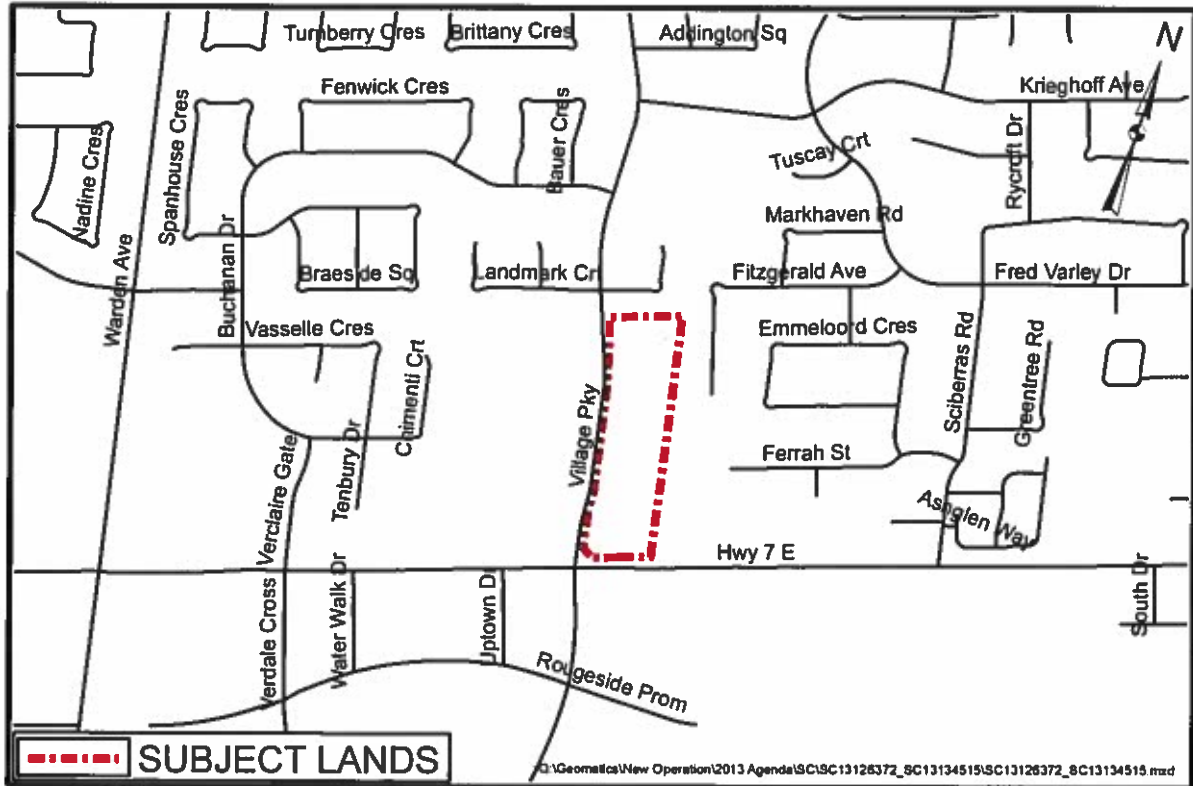
**Times Group Inc. - Townhouse development on the east side of Village Parkway,
one block north of Highway 7 (File No. SC 13 134515)**

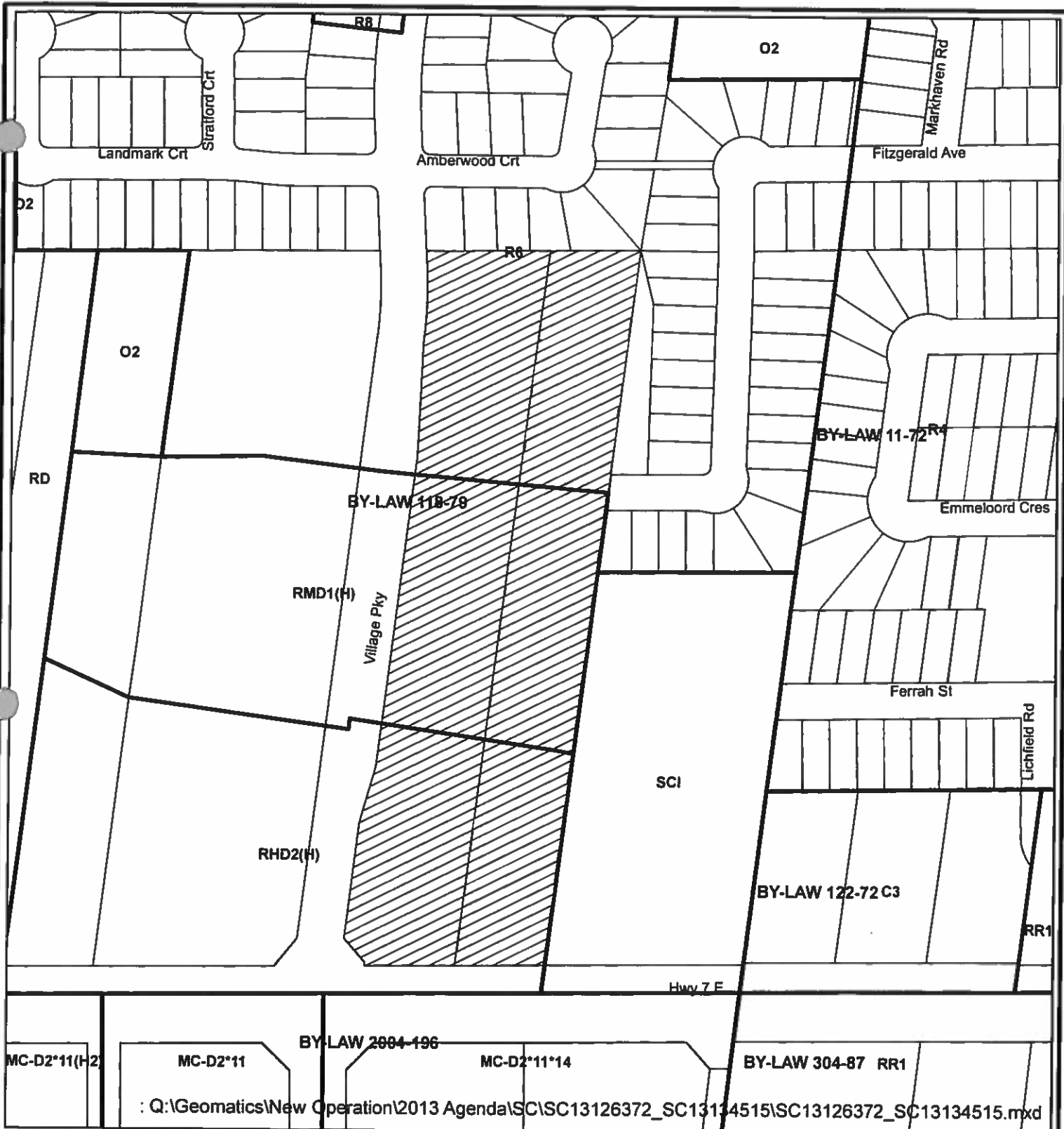
Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans and elevation drawings (including building materials, colours and details), to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure more bird friendly buildings, 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, to the satisfaction of the Director of Planning and Urban Design.
 3. a storm water management report and grading/servicing plans to the satisfaction of the Director of Engineering.
 4. a lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that the illumination of the site may cause.
- for endorsement or approval by the City.

The Owner shall enter into a Site Plan Agreement with the City containing all standard and special provisions and requirements of the City 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 financial obligations related to applicable Developers Group Agreements.
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 encroachment into any municipal road right-of-way.
4. That the Owner shall provide and implement a comprehensive Green Infrastructure plan to the satisfaction of the Director of Planning and Urban Design.
5. Provisions to ensure implementation of the recommendations of the approved reports and plans.
6. Provisions for satisfying all requirements of City departments and public agencies.
7. Provisions to ensure implementation of the recommendations of an Environmental Noise and Vibration Feasibility Study.
8. That the Owner comply with all requirements of the City and authorized public agencies to the satisfaction of the Commissioner of Development Services.





AREA CONTEXT/ZONING

APPLICANT: TIMES GROUP INC.
 4002/4022 HIGHWAY 7

FILE No. SC13126372 & SC13134515(SH)

 SUBJECT LANDS

DATE: 10/31/13



Q:\Geomatics\New Operation\2013-Agenda\SG\SC13126372=SC13134515\SC13126372_SC13134515.mxd

AIR PHOTO 2012

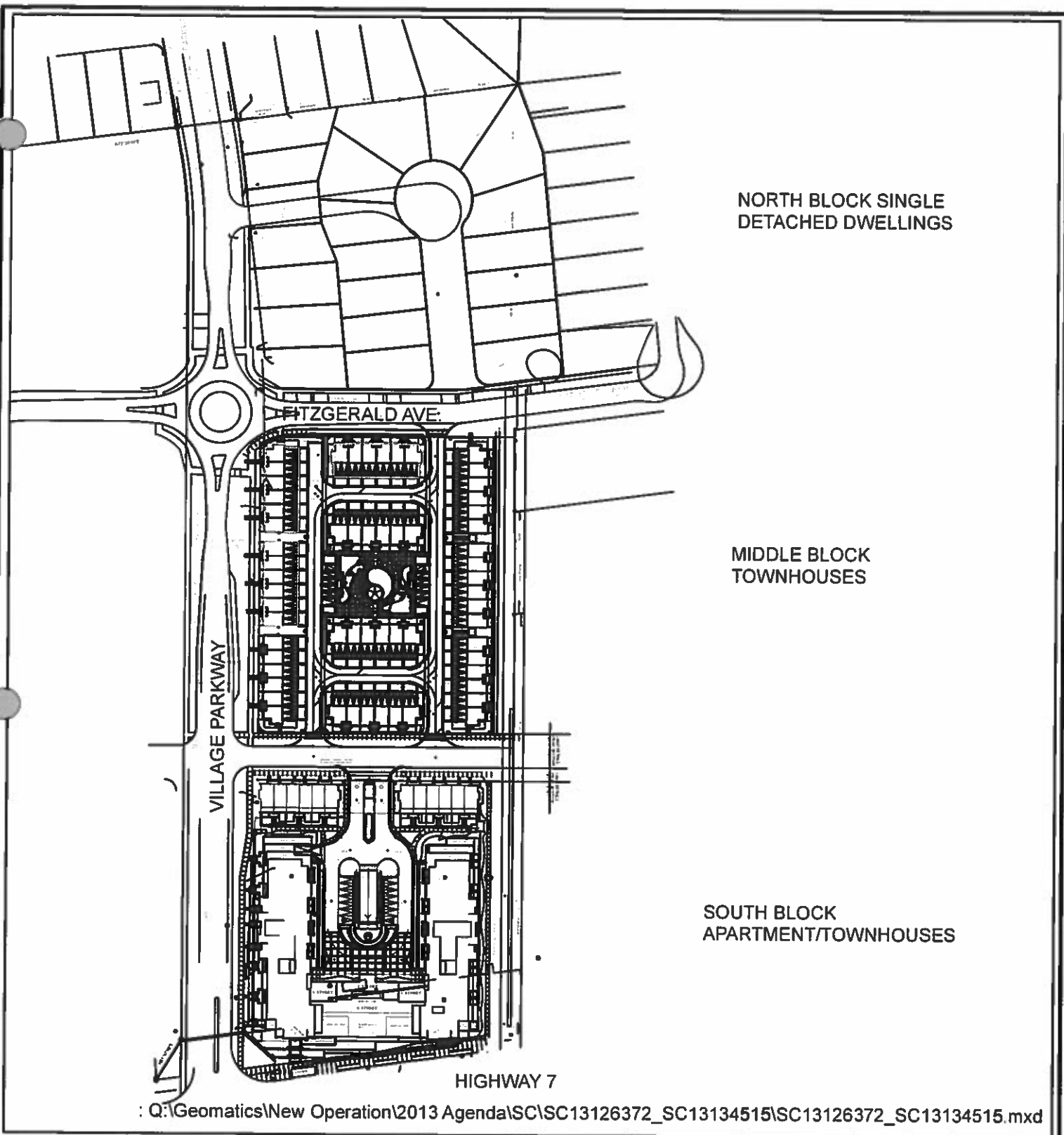
APPLICANT: TIMES GROUP INC.
4002/4022 HIGHWAY 7



 SUBJECT LANDS

FILE No. SC13126372 & SC13134515(SH)

DATE: 10/31/13



KEY PLAN

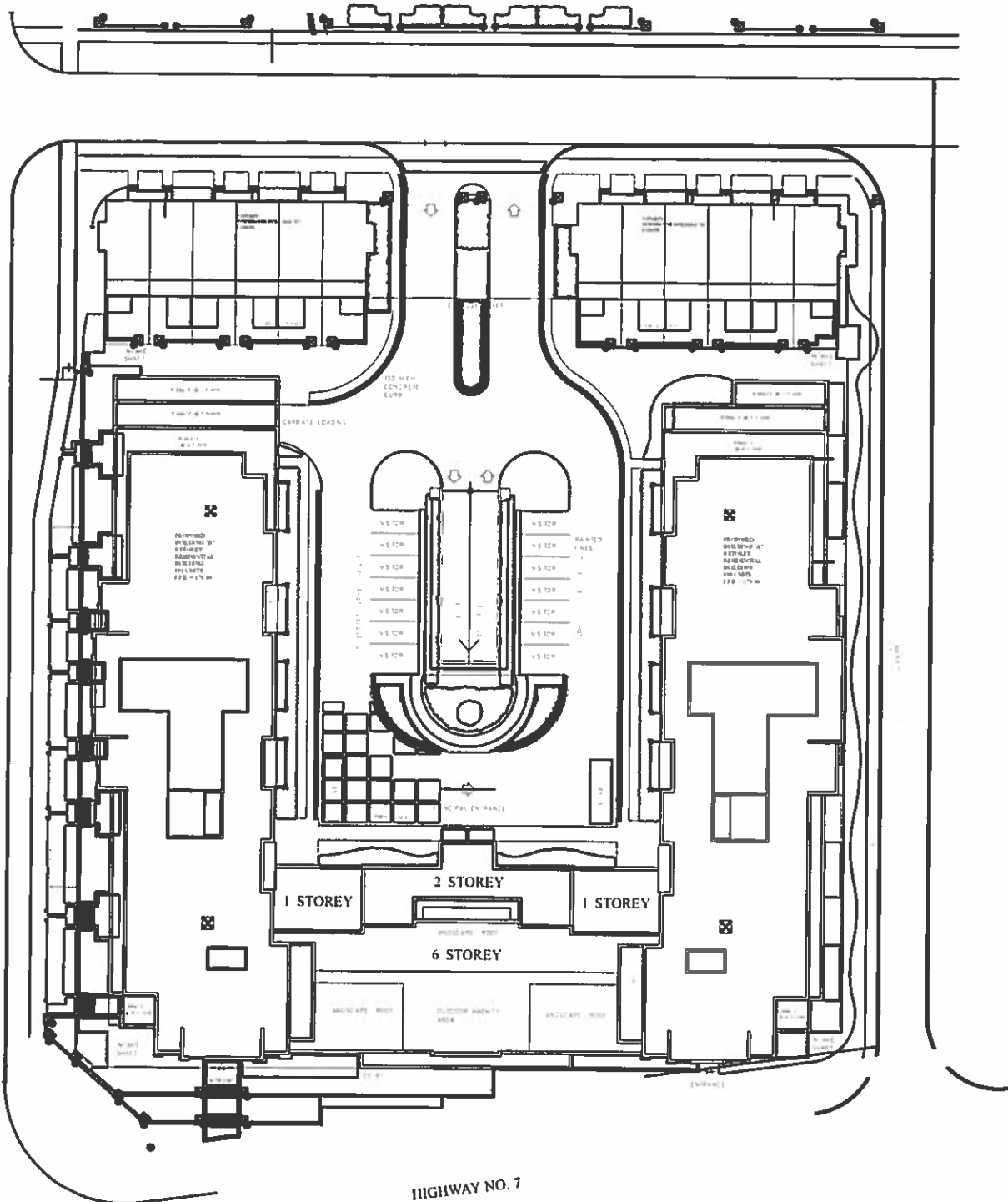
APPLICANT: TIMES GROUP INC.
4002/4022 HIGHWAY 7

FILE No. SC13126372 & SC13134515(SH)

DATE: 10/31/13

VILLAGE PARKWAY

VILLAGE PARKWAY



: Q:\Geomatics\New Operation\2013 Agenda\SC\SC13126372_SC13134515\SC13126372_SC13134515.mxd

SOUTH BLOCK SITE PLAN

APPLICANT: TIMES GROUP INC.
4002/4022 HIGHWAY 7

FILE No. SC13126372 & SC13134515(SH)

DATE: 10/31/13

VIEW FROM VILLAGE PARKWAY



VIEW FROM HIGHWAY 7



VIEW FROM NORTH WEST



: Q:\Geomatics\New Operation\2013 Agenda\SC\SC13126372_SC13134515\SC13126372_SC13134515.mxd

PERSPECTIVES

APPLICANT: TIMES GROUP INC.
4002/4022 HIGHWAY 7

FILE No. SC13126372 & SC13134515(SH)

DATE: 11/11/13

STREET ELEVATIONS - TYPICAL



INTERIOR ELEVATIONS - TYPICAL



: Q:\Geomatics\New Operation\2013 Agenda\SC\SC13126372_SC13134515\SC13126372_SC13134515.mxd

MIDDLE BLOCK - PERSPECTIVES

APPLICANT: TIMES GROUP INC.
4002/4022 HIGHWAY 7

FILE No. SC13126372 & SC13134515(SH)

DATE: 01/07/14