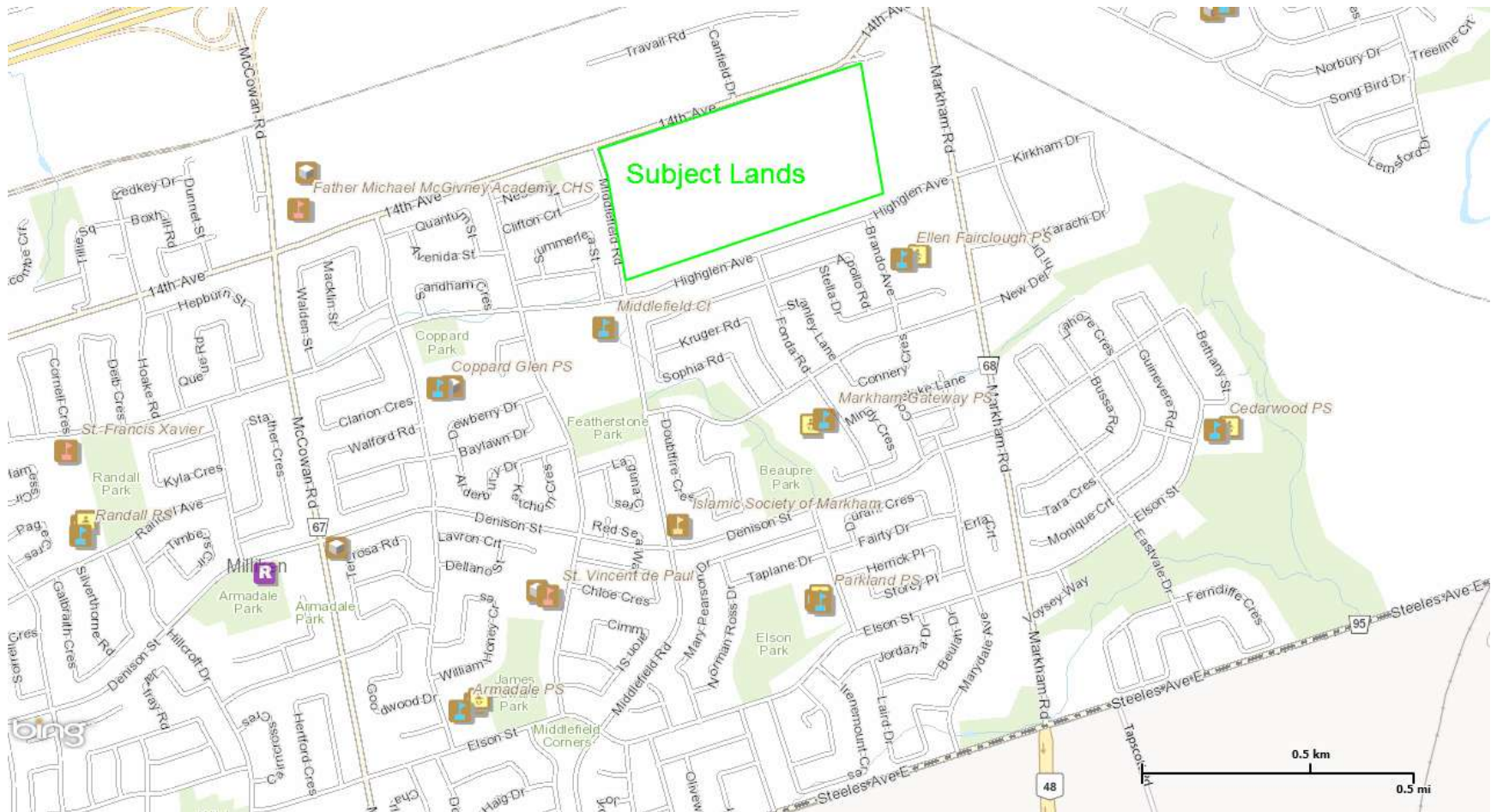


Draft Official Plan 2012

Request for Re-Designation at
14th Avenue and Middlefield Road

South 14th Avenue



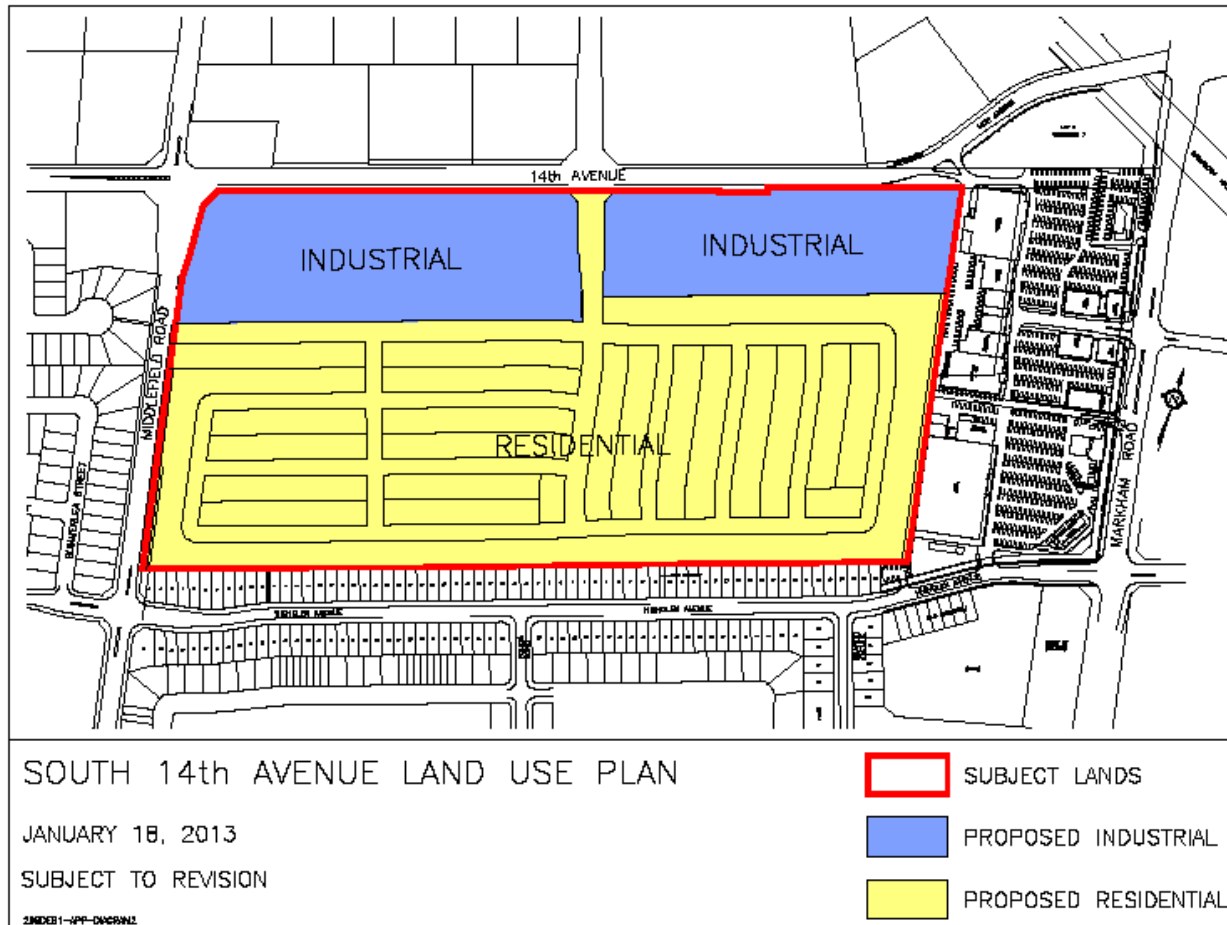
South 14th Avenue

- Subject Lands are located at the southeast corner of 14th Avenue and Middlefield Road
- Subject lands are approximately 32ha in size
- Request for Re-Designation is approximately 22ha in size

Official Plan Designation

- Designation of the lands in the Current Official Plan is General Industrial
- Designation of the lands in the 2012 Draft Official Plan is General Employment
- Uses and activities of General Employment are manufacturing, processing & warehousing which accommodates truck movements, loading and controlled outdoor storage. Due to the proximity of the existing residential south of the subject lands, the truck traffic, noise, odour, dust and contaminant discharges from these uses would negatively impact these residents and also create concern for public safety
- Request is to Re-Designate the southerly portion of the lands from General Employment to Urban Residential

Land Use Plan



Development Proposal

- RETAIN: North-west quadrant (± 5.4 ha) as non-residential - for a Municipal Community Centre, Library, Park complex
- RETAIN: North-east quadrant (± 4.4 ha) as employment - to accommodate up to 10-storeys of office uses
- RE-DESIGNATE: southerly portion (± 22.2 ha) for residential

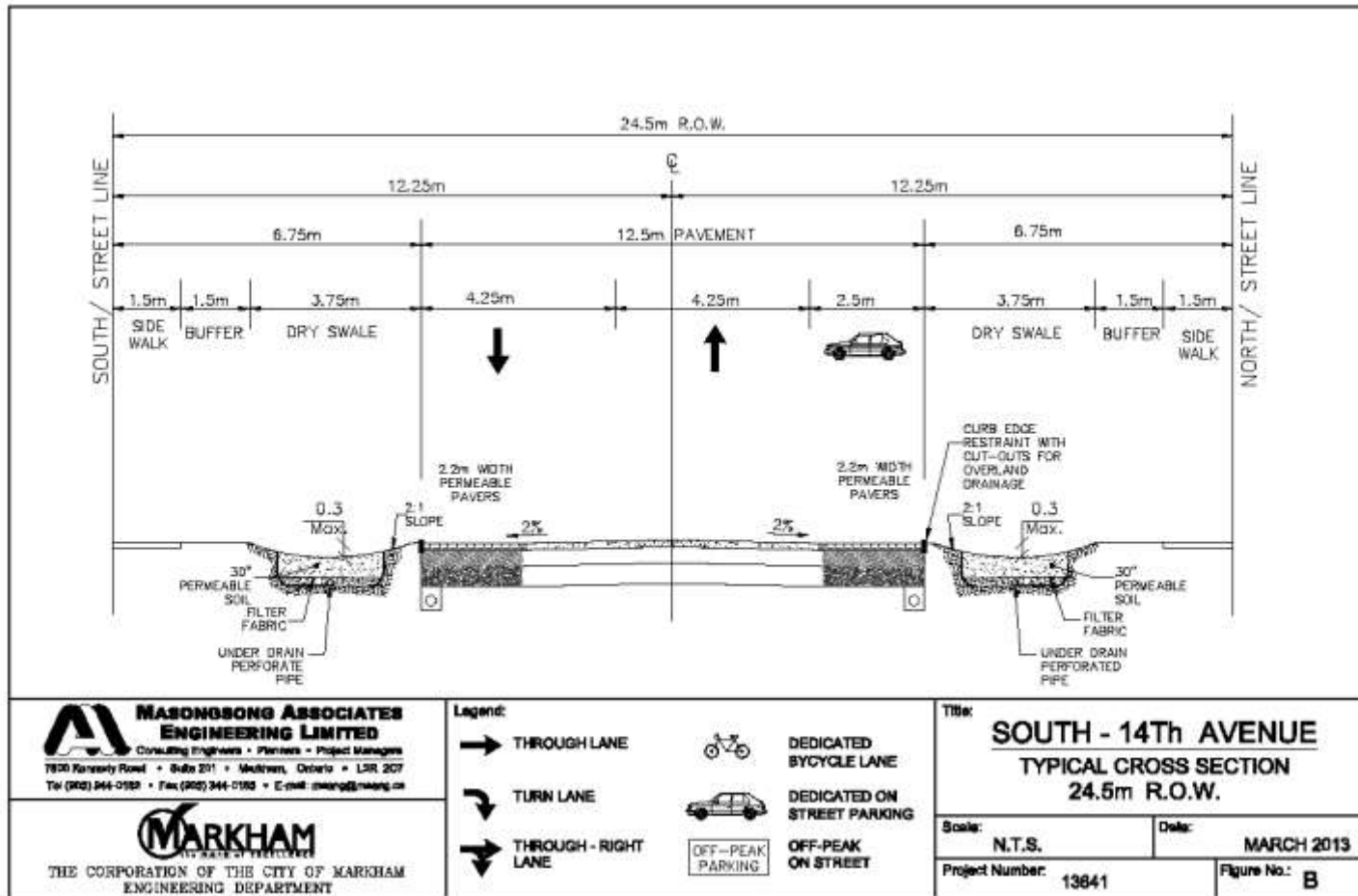
Municipal Community Centre & Library Plan

02 Landscape Design Update



SITE / LANDSCAPE PLAN

LID - Green Roads



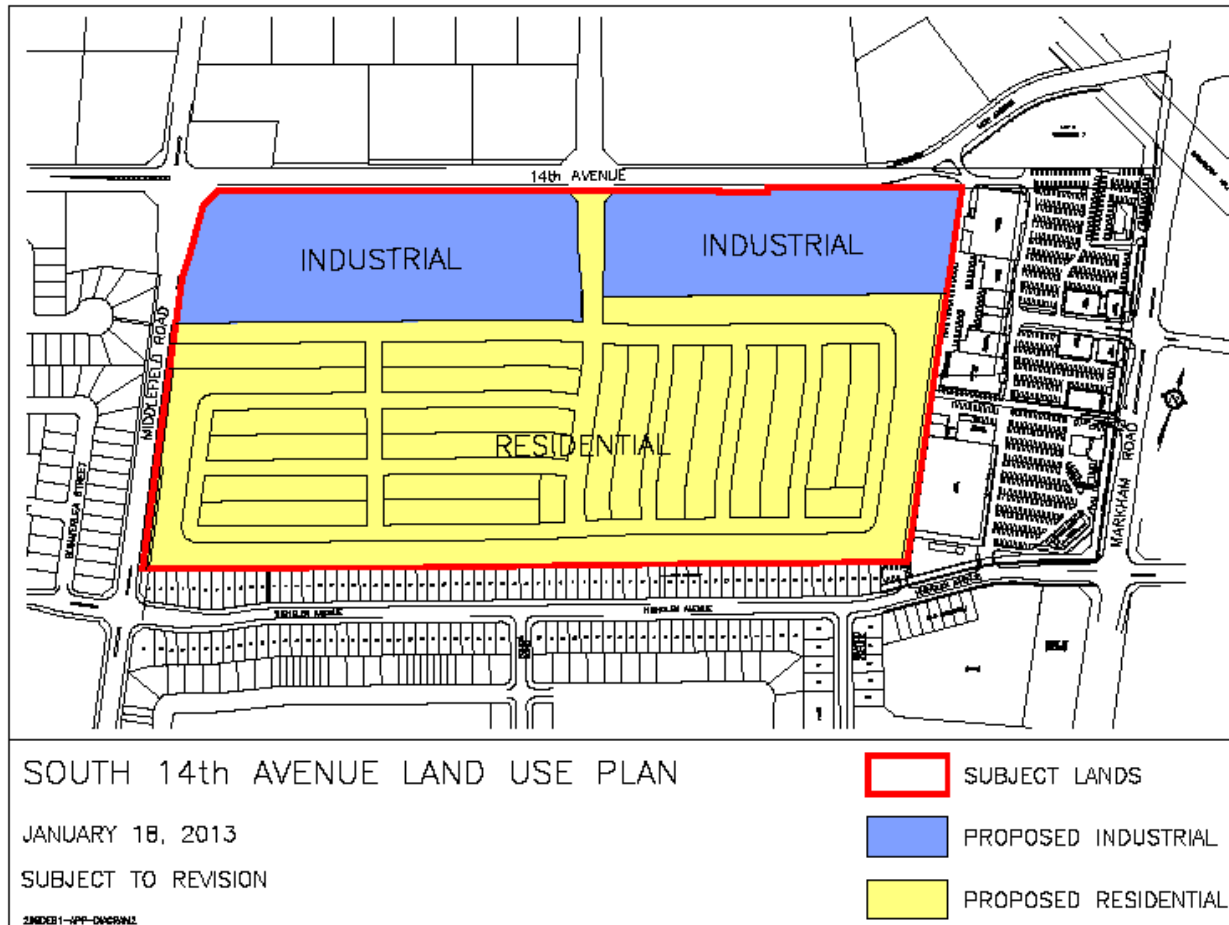
Green Homes

- In addition to Low Impact Development (LID) practices, investigation is underway for LEED equivalent opportunities as well
- Building LEED Equivalent Homes is not just a matter of making a few small changes, but a holistic re-thinking of resources, waste and energy use to ensure that the homes have a lower impact on the environment, improve indoor air quality and realize significant savings on utility costs

Green Homes

- Examples of LEED Equivalent opportunities to be explored include increased insulation levels, draft proofing, low e² dual pane windows with argon gas filling, integrated HRV and air handler, properly sized and sealed air handling ductwork, radiant heating system rough-in in the basement floor, roof overhangs for solar shading, rough-in for gas dryer and stove, energy efficient lighting, programmable web-connected peaksaver thermostats, in home real-time energy monitor, rain water harvesting cistern to supply toilets and irrigation, dual flush low flow toilets, low flow faucets, touchless vanity faucets, automated “SMART” irrigation system, locally sourced materials from local companies, fifty year singles, built in kitchen recycling centre, on-site waste diversion and recycling program, low VOC paints, steam-based insulation propellant, hard surface flooring, HEPA filtration unit, formaldehyde free plywood cabinets and forest stewardship council (FSC) certified wood

Land Use Plan





South 14th Avenue Plan

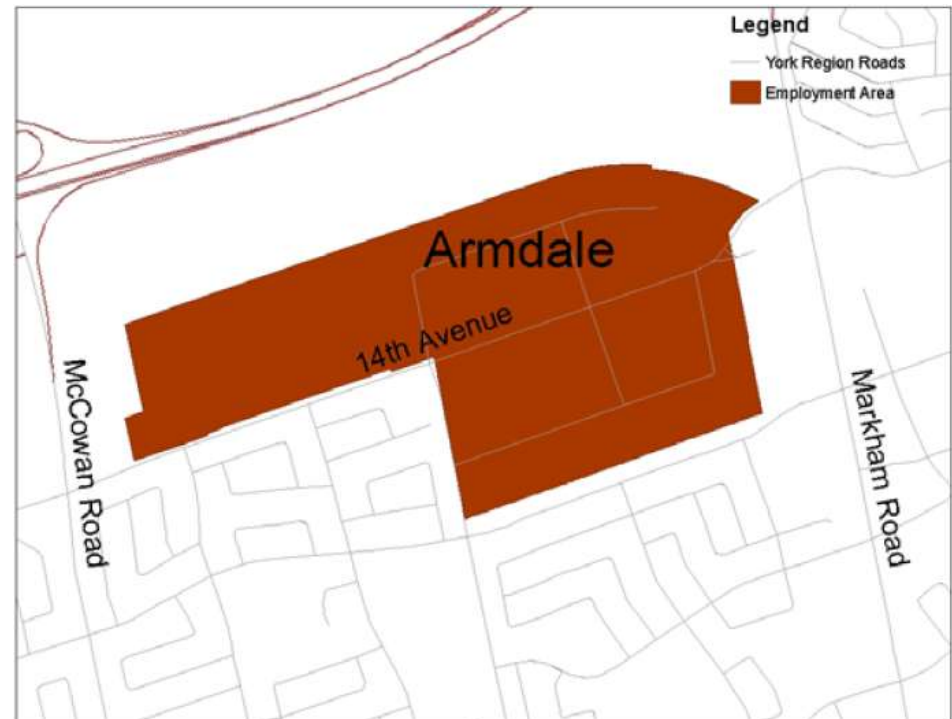
Employment Analysis | May 21, 2013

Current Employment Land Conditions

Armdale Employment Park

York Region Employment Land Analysis (2008)

- Dominated by Manufacturing businesses (71%)
- Employment density of 48.2 jobs/hectare



Employment Land Development as per the Official Plan

On this basis, subject site generates employment development as follows:

- Up to 21.5 hectares net developable*
- Total of 1,036 jobs

* 20% to 40% gross-up factor for roads, storm and other infrastructure

Types of Expected Employment Uses

Draft Official Plan (2012) – General Employment Area

- Primarily industrial uses (manufacturing, processing and warehousing)
- Accommodates truck movements, loading and controlled outdoor storage or processing



Employment Uses and Residential Neighbourhoods

Land Use Conflicts

- Neighbouring residents complain of noise, odours and dust
- Public safety concerns and/or incidents related to truck traffic

*Industrial Noise
Unbearable, Condo
Owners Say* (CBC,
10/20/09)

*Residents Fight
Factory Noise, Trucks*
(Windsor Star, 07/09/07)

*Residents Hope to Rid
Thornlea of Industry*
(Post City Magazine, Oct. 2012)

*Mimico Residents
Fight Cement
Plant* (Toronto Sun,
02/08/13)

*Meat Plant Generates
Noise Complaints* (Orillia
Today, 09/14/12)

Employment Land Development as per the South 14th Avenue Land Use Plan

- Transition to employment, appropriate with community centre
- A mix of residential/employment land uses:
 - Higher density employment (office); and
 - Industrial multiples.
- Office
 - GFA 200,000 ft²
 - Total of 1,081 jobs
- Industrial
 - General employment and light industrial
 - Total of 125 jobs



Projected Person Years Employment to 2031

- Additional 200 jobs (approx.) proposed and a faster build-out
- Additional 8,000 (approx.) person years of employment to 2031

Employment Land Development	Total Jobs	Projected Person Years Employed to 2031
Official Plan	1,036	8,288
South 14 th Avenue Land Use Plan	1,206	16,302

Objectives of the PPS (2005) and the Growth Plan (2006)

Required to support objectives of the PPS and Growth Plan:

- Provide for an appropriate **mix and range** of employment
- Maintain a range and choice of **suitable sites** for a wide range of economic activities
- Major office (i.e. 100,000 ft² or greater, or with 500 jobs or more) should be located in areas with **frequent transit service**



South 14th Avenue Land Use Plan Supports...

Supports objectives of the PPS and the Growth Plan

- Provides for a more appropriate mix and range of employment uses
- 14th Avenue is designated as a Regional Transit Priority

Positive Fiscal Impact to City of Markham

- Development of the site as per the Official Plan could be a challenge
- Development of proposed office uses would be advanced
 - Additional revenues in the form of development charges and taxes
 - Additional 8,000 (approx.) person years of employment to 2031

Ratio of Residents/Jobs is Consistent with the Citywide Average

- 654 residential units x 3.3 people per household = 2,158 residents
- 2,158 residents/1,206 jobs = 1.8 residents/job
 - Roughly the same as the citywide average (Statistics Canada, 2006)

South 14th Avenue Land Use Plan Supports...

Marginal Impact to Land Budget and/or Urban Boundary

- 1,206 jobs – approx. 1.2% of citywide future employment
- 2,158 residents – approx. 1.4% of citywide future population
- 654 residential units – approx. 1.1% of citywide future residential units

More Appropriate and Desirable from a Community Standpoint

- Mix of office, residential and industrial uses more appropriate and desirable compared to only industrial uses
- Higher level of compatibility with the proposed community centre as well as surrounding neighbourhoods

Thank You!

Employment Land Development as per the Official Plan

On this basis, subject site generates employment development as follows:

- 32.3 hectares gross (20%* for roads and infrastructure) = 25.8 hectares net developable
- Total of 1,244 jobs

Gross Employment Land Area (ha.)	Net Employment Land Area (ha.)	Employment Density (Jobs/ha.)	Total Jobs
32.3	25.8	48.2	1,244

* Could be as high as 40% if considering stormwater infrastructure

Employment Land Development as per the Official Plan with Community Services

The City of Markham plans to use a 5.4 hectare parcel of land in the NW corner of the subject site for a community centre and/or parkland

- 26.9 hectares left available for employment uses
- 26.9 hectares less 20% for roads results in a net total of 21.5 hectares available for development
- Total of 1,036 jobs

Gross Employment Land Area (ha.)	Net Employment Land Area (ha.)	Employment Density (Jobs/ha.)	Total Jobs
26.9	25.8	48.2	1,036

Employment Land Development as per the South 14th Avenue Land Use Plan

A mix of residential/employment land uses on a 4.4 hectare parcel of land, including:

- Higher density employment (10 storeys of office); and
- Industrial multiples.

Office

- 20,000 ft² per floor = GFA 200,000 ft²
- Footprint of 0.2 hectares plus an additional hectare for parking = 1.2 hectares
- New offices housing City of Markham employees allocate 185 ft² per employee
- Total of 1,081 jobs

Employment Comparison

	Total GFA (ft ²)	Space Per Employee (ft ²)	Total Jobs
Office	200,000	185	1,081
	Net Employment Land Area (ha.)	Employment Density (Jobs/ha.)	Total Jobs
Industrial	2.6	48.2	125
Total Jobs			1,206