



Report to: Development Services Committee

Report Date: December 11, 2012

SUBJECT: PRELIMINARY REPORT
Sheridan Nurseries Limited
4077/4101 Highway 7
Applications for draft plan of subdivision and rezoning to
permit a mixed-use development
Files: SU 12 111289 and ZA 12 111289

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

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

RECOMMENDATION:

- 1) That the report dated December 11, 2012 titled "PRELIMINARY REPORT, Sheridan Nurseries Limited, 4077/4101 Highway 7, Applications for draft plan of subdivision and rezoning to permit a mixed-use development," be received.
- 2) That a Public Meeting be scheduled to consider the applications, following submission of a draft precinct plan.
- 3) 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 applications for draft plan of subdivision and implementing zoning to permit a proposed mixed-use development, and to seek authorization to hold a statutory Public Meeting. This report contains general information regarding applicable Official Plan and other policies and any issues identified from a preliminary review of the proposal. The report should not be taken as staff's opinion or recommendation on the applications.

The applications have been deemed complete

The subject applications for draft plan of subdivision and rezoning were deemed complete on September 18, 2012.

BACKGROUND:**Subject property and Area Context (Figures 2 and 3)**

The subject property has an area of 4.32 hectares (10.7 acres) and is located on the south side of Highway 7, east of Village Parkway/Birchmount Road. The property is occupied by a garden centre. To the west is the recently constructed Times Uptown Square Shopping Centre, anchored by a Whole Foods Supermarket. To the north across Highway 7 are Volvo and Audi car dealerships and an older house which has been converted to office use. To the east are residential and vacant properties fronting on Highway 7. To the south are lands purchased by the City from Sheridan Nurseries for a stormwater management pond, and the valley of the Rouge River. Construction has commenced on the stormwater management pond, which will serve the proposed developments on the north side of Highway 7 and other future developments, including Sheridan Nurseries.

Proposal (Figures 4 and 5)

Sheridan Nurseries Limited has applied for draft plan of subdivision approval and implementing zoning to permit a mixed-use development.

The proposed draft plan includes:

- Five development blocks having a combined area of 3.13 hectares (7.7 acres), accommodating approximately 1225 residential units and 4900 square metres (52,750 square feet) of commercial uses.
- A proposed built form program (Figure 4) consisting of 6-storey buildings fronting on Highway 7, increasing in height to 8 to 12 storeys mid block, and 18 to 25 storeys in the southerly portion of the site overlooking the Rouge River valley corridor.
- Proposed density in the range of 2.4 FSI.
- A section of Rougeside Promenade, an east-west collector road which will eventually extend from Warden Avenue to Sciberras Road, adjoining the north side of the Rouge River valleylands.
- The easterly portion of the right-of-way of a north-south local street. The westerly portion of the right-of-way of this road is provided on the Times Uptown Markham plan of subdivision.
- The westerly portion of the right-of-way of a north-south local road which is set up to eventually be shared with the adjoining property to the east when that property is developed. In the interim a private driveway is proposed at this location.
- A 0.24 hectare (0.6 acre) open space block (Rouge River valleylands), which is proposed to be conveyed to the City. These lands would not be credited as parkland dedication.

Sheridan has not advised when they expect to proceed with the proposed development and has not applied for site plan approval for any of the development blocks in the draft plan.

OPTIONS/ DISCUSSION:

The proposed development is consistent with the planned function of the current approved Secondary Plan policies for the subject lands

The majority of the subject property is designated “Commercial” in the City’s Official Plan and “Community Amenity Area - General” in the Markham Centre Secondary Plan (OPA 21).

Lands in the “Community Amenity Area - General” designation are intended to develop with a mix of residential, commercial, employment and community uses in a pedestrian friendly manner. Density, building height and other development parameters are to be determined through a precinct plan.

A small area at the rear of the property, which is within the floodplain of the Rouge River, is designated “Hazard Lands” in the Official Plan and in the Markham Centre Secondary Plan.

The proposed development is consistent with the planned function of these designations.

The proposed development is consistent with the policies of the draft Official Plan

The draft new Official Plan, released for public comment in September, 2012, identifies the subject lands as being within an “Intensification Area” and within a “Regional Centre.”

The majority of the property is designated “Mixed Use High Rise.” Lands in this designation are priority locations for development where the greatest levels of intensification are intended to take place within Markham. These areas are intended to provide retail and service functions for large populations intermixed with high intensity residential uses. Buildings are to be a minimum of 4 and a maximum of 25 storeys. Density is to be generally in the range of 2.5 to 3.5 FSI (Floorspace Index).

A narrow corridor adjacent to Highway 7 is designated “Mixed Use Mid Rise,” This designation permits the same range of uses as the “Mixed Use High Rise,” but at a maximum height of 12 storeys and a maximum density in the range of 3.0 FSI.

The portion of the property within the floodplain of the Rouge River is designated “Greenway.”

The proposed development is consistent with the policies of the draft Official Plan.

The proposed development is consistent with the built form vision for this area

The proposed development continues the pattern of development of Times Uptown Markham to the immediate west, which consists of a series of small blocks terminating at a single loaded collector road (Rougeside Promenade) along the valley frontage, mid rise buildings fronting on Highway 7, and taller buildings to the south focused on the valley corridor.

Identified concerns/issues with proposal

The following concerns/issues have been identified by staff during a preliminary review of the proposed development. Other concerns/issues may be identified by City staff and public agencies during their detailed review of the applications and supporting submissions:

Growth Projections: Modeling undertaken in 2009 for Markham Centre in support of the City's growth management strategy, and shared with local ratepayer organizations, recognized a potential doubling of densities from those originally contemplated in the Markham Centre Secondary Plan (OPA 21). In this modeling 872 residential units were assigned to the lands on the south side of Highway 7, between Times Uptown Markham and the GO Rail line. Should Council approve this application, the modeling forecasts for Markham Centre would need to be updated to reflect the additional residential units.

Parkland: The proposed residential and commercial uses generate a requirement for approximately 7 acres of parkland. The City has the option to require land dedication, cash-in-lieu of land, or a combination of the two, with an overall objective in Markham Centre to achieve approximately 60% of required dedication in land and 40% in cash-in-lieu. The location, extent and configuration of parkland dedication need to be finalized and the proposed draft plan updated, if required.

Building Height: While the proposed 25 storey tower is consistent with the policies in the draft Official Plan, it is 5 storeys taller than the tallest building approved to date in this vicinity. This property is outside of the area which is impacted by the Buttonville Airport height restrictions.

Precinct Plan: In Markham Centre, the street and block pattern, detailed distribution of land uses (including parkland, if required), types, heights and locations of buildings, streetscape components, infrastructure requirements, etc. are confirmed through Precinct Plan studies. Precinct Plans assist in determining the appropriate zoning controls, and subdivision and infrastructure requirements. Prior to final approval of the draft plan of subdivision and the implementing zoning, Sheridan will need to submit a detailed precinct plan for the subject lands, in an area context, for approval by Council. Staff recommend that the public meeting be scheduled following receipt of a draft precinct plan.

It should be noted that the Sheridan lands were included in the study area of the Highway 7 Precinct Plan Study initiated by Markham (&Co Urban Design Consultants), which dates from 2009. This study was primarily focused on the Times Uptown Markham development and the lands on the north side of Highway 7, directly opposite Uptown Markham. This study has not been finalized for approval by Council, and cannot be finalized for the lands on the south side of Highway 7, east of the Sheridan site, until the limits of development have been confirmed with the TRCA. However, the limits of development of the majority of the Sheridan site were confirmed with the TRCA when the City purchased lands from Sheridan for a stormwater management pond. The Toronto and Region Conservation Authority (TRCA) will need to confirm the limit of

development of the east portion of the site and the draft plan revised, if required, to reflect the final approved limit of development and any required buffers.

Section 37: The proposed development includes a greater number of residential units and taller buildings than originally contemplated at this location. In the circumstances it would be appropriate to require a Section 37 contribution for community benefits.

Transportation: The Markham Centre community is based on a concept of multi-modal transportation that encourages pedestrians, cyclists and public transit. The proposed development would support this objective through the provision of transit supportive densities, a highly connected and pedestrian friendly street pattern, and the provision of bicycle facilities on most streets. The VIVA Bus Rapid Transit will form the backbone of the transit system supported by local transit. As shown on Figure 6, the Markham Centre Transportation Study is recommending a pedestrian/cycling bridge crossing of the Rouge River which would provide a safe, direct walking/cycling route from the proposed and nearby developments on the north side of the Rouge River to the Unionville GO Station (proposed Markham Centre Mobility Hub). It should also be noted that York Region will be widening this section of Highway 7 to 6 lanes.

The applicant has submitted a traffic impact study, which is currently under review by the City's transportation engineers.

It is anticipated that the proposed development will build out in phases over a number of years. Transportation improvements required to support each phase of development will need to be determined by monitoring studies. The Engineering Department recommends that the zoning of the subject lands include holding (H) provisions, which would only be lifted upon satisfactory demonstration of transportation capacity, among other matters.

Holding Provisions: The requested zoning by-law amendment would incorporate the subject lands into the Markham Centre zoning by-law with holding provisions to secure a number of items, including:

- Approval by the City and the Region of York of transportation impact studies and transportation demand management (TDM) programs in support of each phase of development.
- Registration of the plan of subdivision.
- Allocation of servicing by the City and the Markham Centre Landowners Group.
- Execution of a Section 37 agreement(s).
- Execution of site plan agreements.

Other items: At the site plan approval stage for any developments within this draft plan, the applicant will be required to address a number of items including LEED certification, bird friendly building design, connection to Markham District Energy and any comments/requirements of the Markham Centre Advisory.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable at this time.

ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed development would support a number of the City's Strategic Priorities, including:

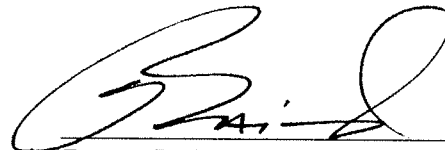
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|----------------------------|--|
| Growth Management | - Intensification along a transit corridor |
| And transportation/transit | |
| Environmental focus | - In accordance with the requirements of the Council approved allocation policy and the Markham Centre Performance Measures document, all buildings in this draft plan will be required to be LEED certified and connected to Markham District Energy. |

BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed development has been circulated to City departments and public agencies for review and comment.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development Manager
Services


James Baird, M.C.I.P., R.P.P.
Commissioner, Development

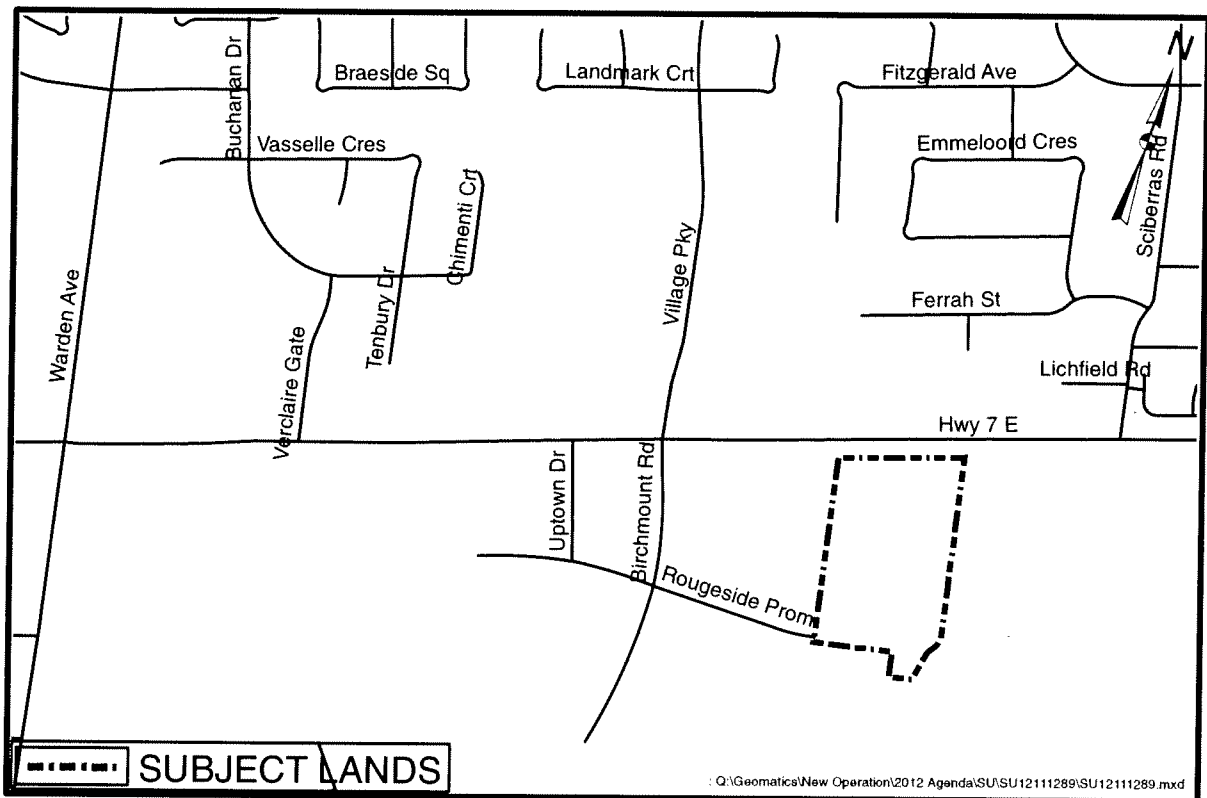
ATTACHMENTS:

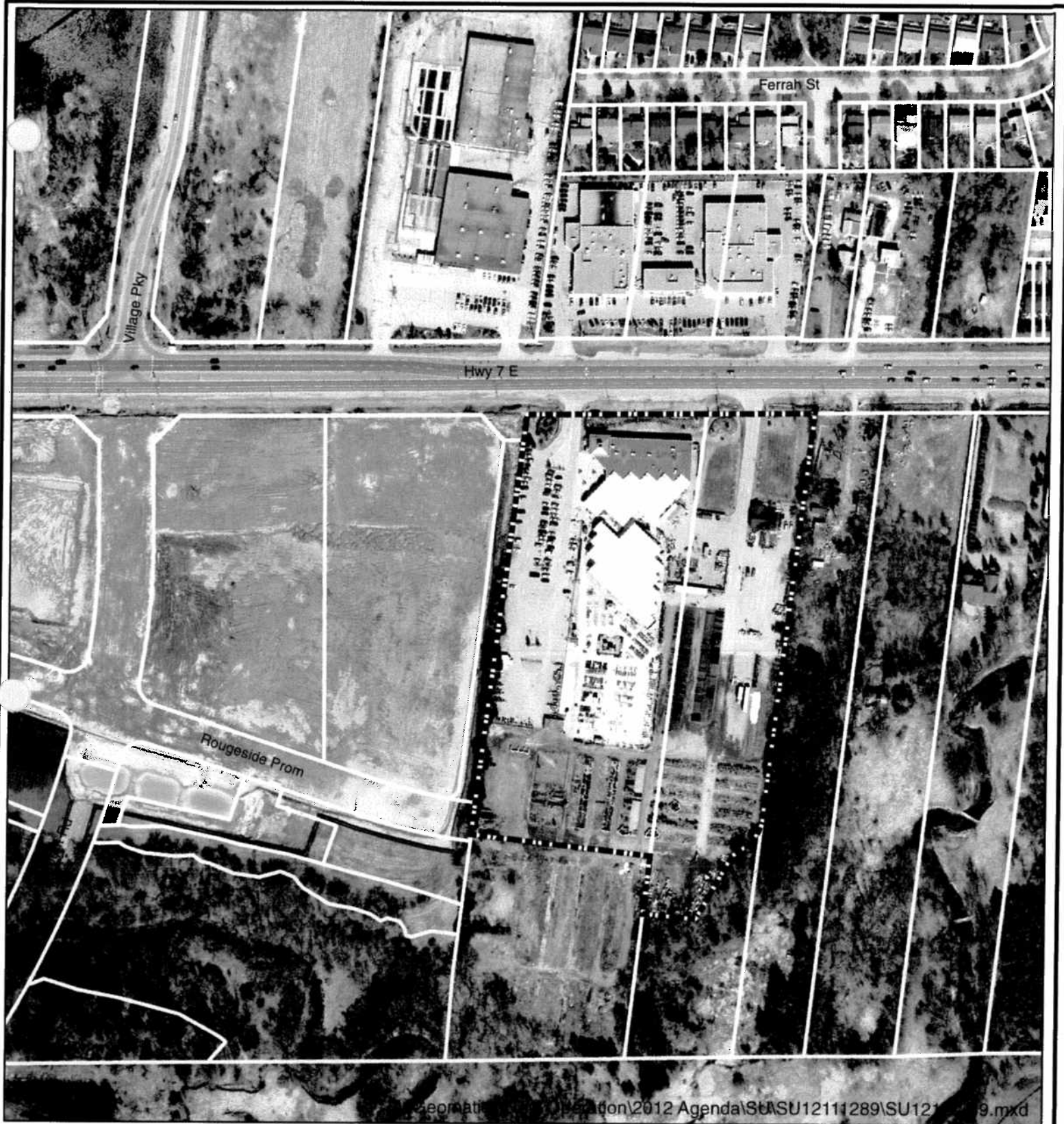
- Figure 1 - Location Map
- Figure 2 - Area Context/Zoning
- Figure 3 - Air Photo
- Figure 4 - Concept Plan
- Figure 5 - Proposed Draft Plan of Subdivision
- Figure 6 - Markham Centre Proposed Local Cycling Network

Applicant/Agent:

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Lind Land Management
12566 Loyalist Parkway
Picton, Ontario
Tel: 613-476-7416
Email: victor@urbanland.ca

File path: Amanda\File 12 111289\Documents\Recommendation Report





AREA CONTEXT

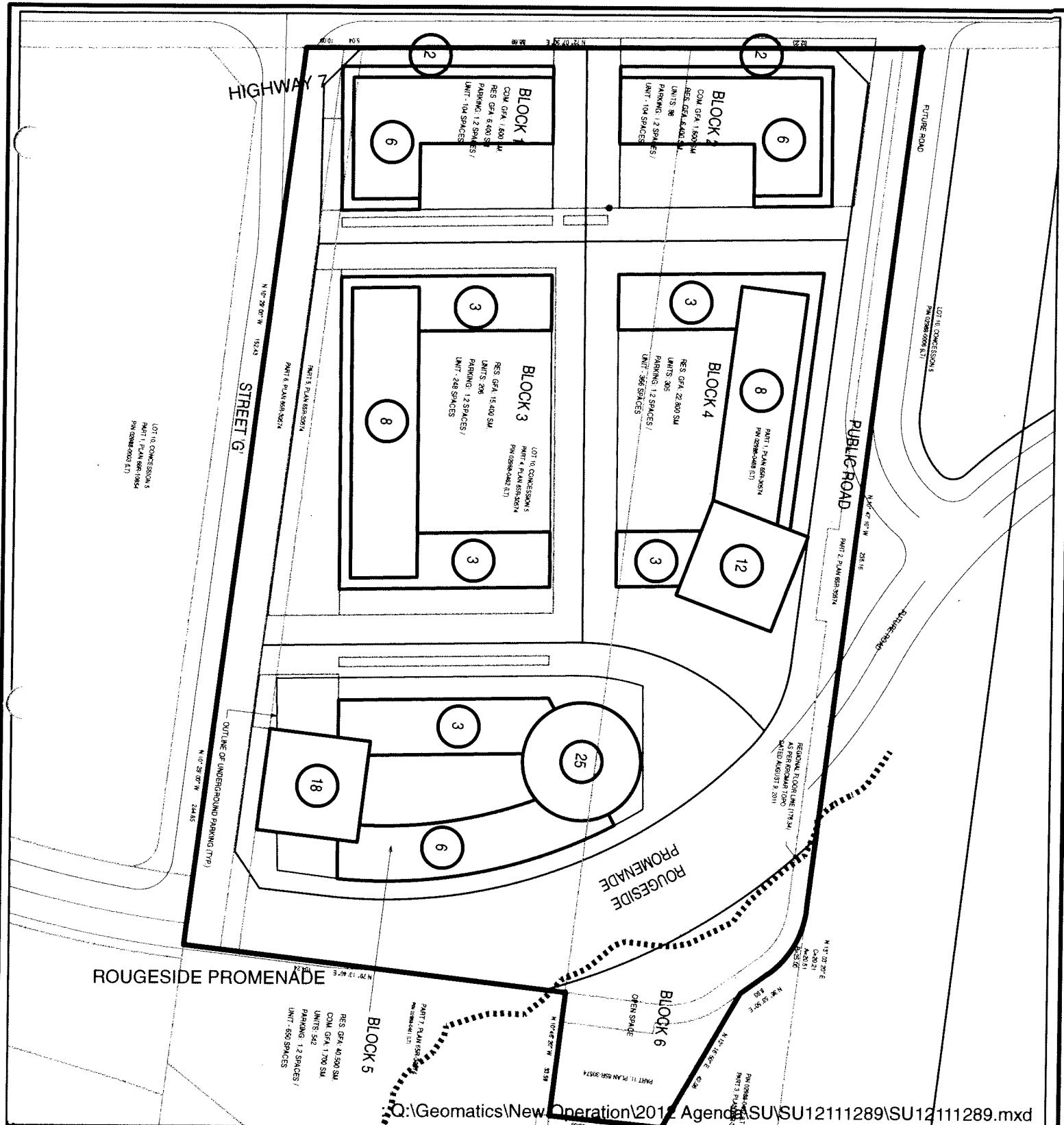
APPLICANT: SHERIDAN NURSERIES LTD.
4077 HIGHWAY 7

FILE No.SU12111289(SH)

 SUBJECT LANDS

DATE: 10/08/12





SITE PLAN

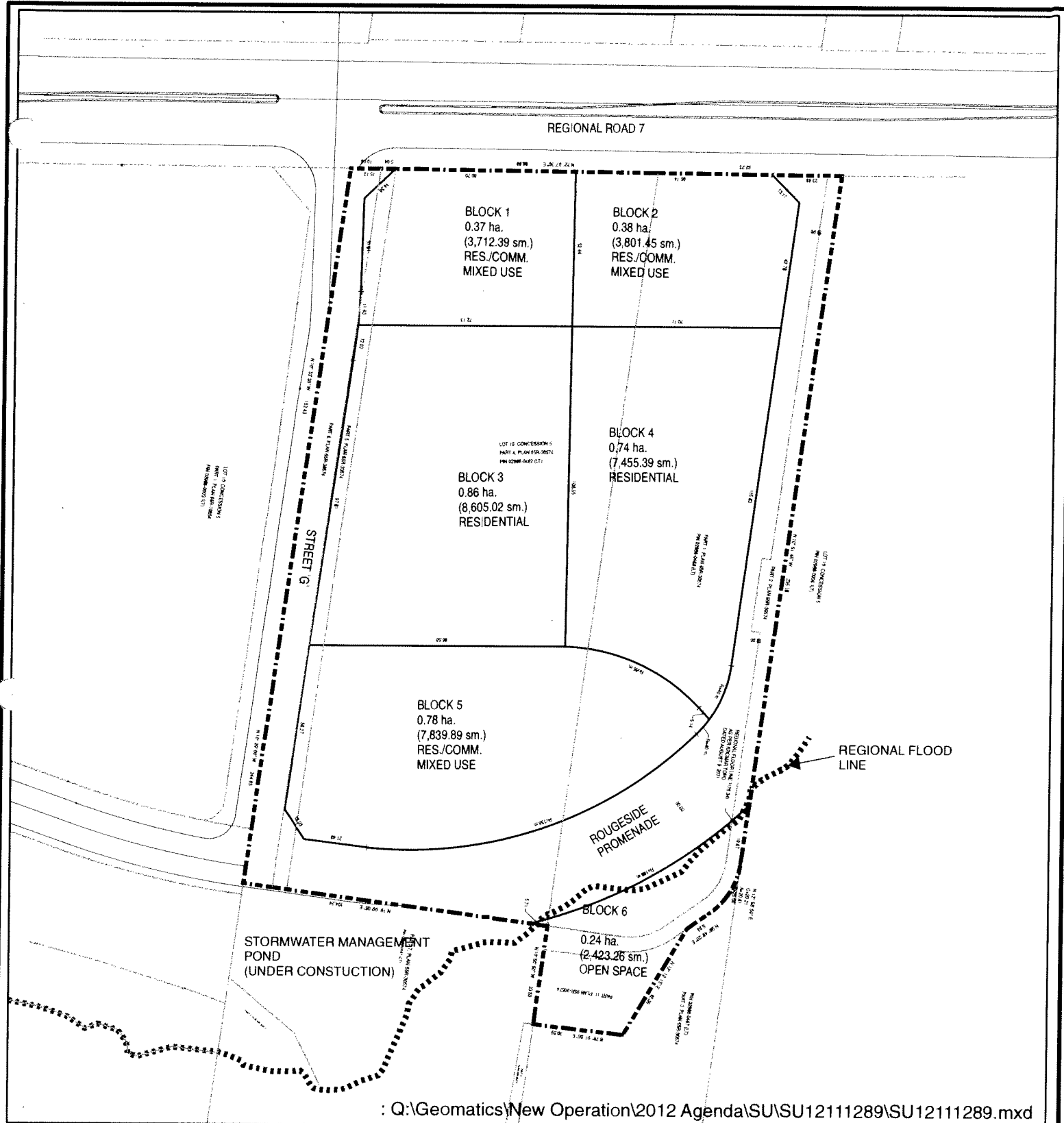
APPLICANT: SHERIDAN NURSERIES LTD.
4077 HIGHWAY 7

FILE No.SU12111289(SH)

 SUBJECT LANDS

DATE: 10/08/12

FIGURE No. 4



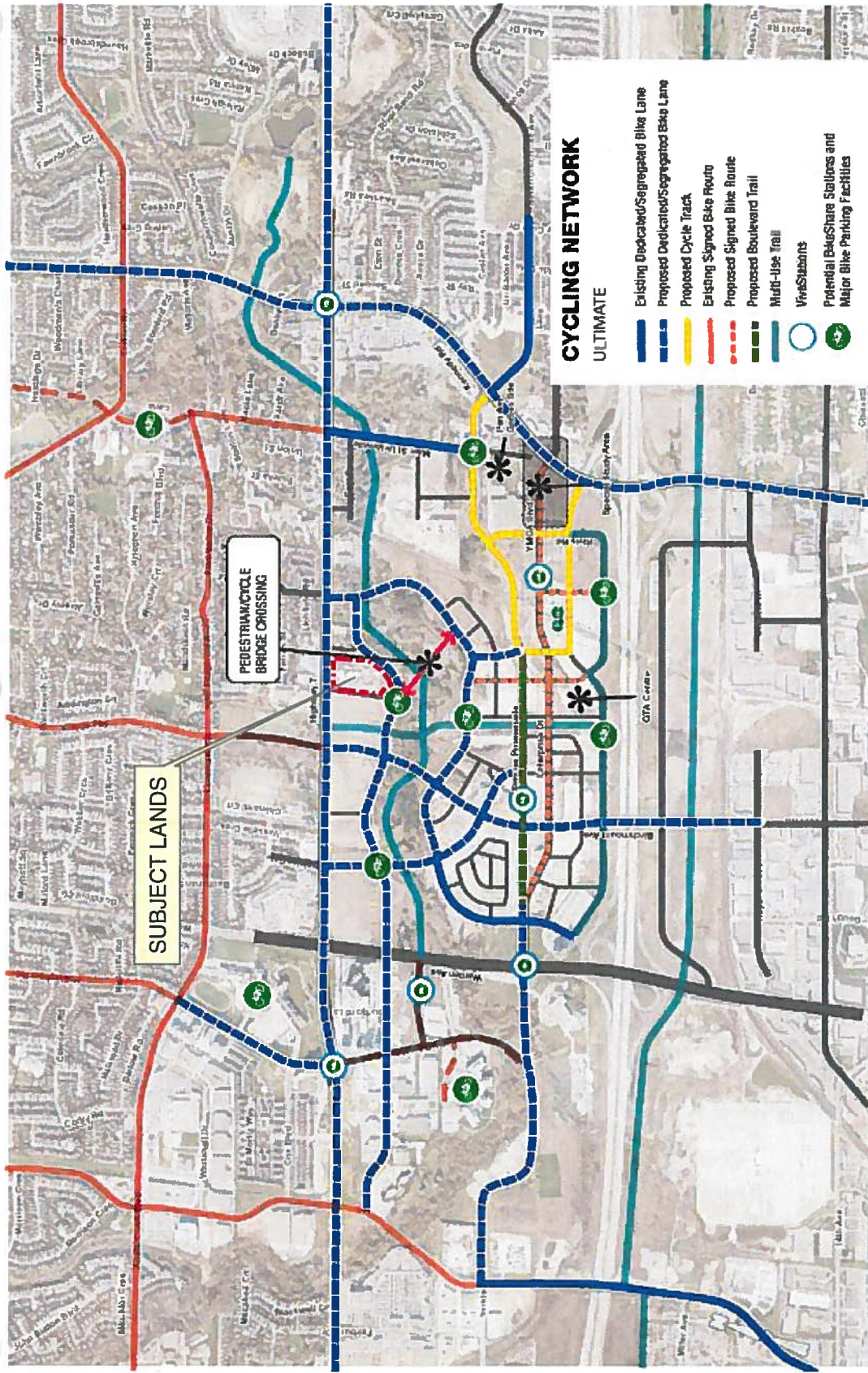
DRAFT PLAN OF SUBDIVISION

APPLICANT: SHERIDAN NURSERIES LTD.
4077 HIGHWAY 7

FILE No. SU12111289(SH)

--- SUBJECT LANDS

DATE: 10/08/12



- CYCLING NETWORK**
ULTIMATE
- Existing Dedicated/Segregated Bike Lane
 - Proposed Dedicated/Segregated Bike Lane
 - Proposed Cycle Track
 - Existing Signed Bike Route
 - Proposed Signed Bike Route
 - Proposed Boulevard Trail
 - Multi-Use Trail
 - Virtual Stations
 - Potential BikeShare Stations and Major Bike Parking Facilities

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PROPOSED LOCAL CYCLING NETWORK

APPLICANT: SHERIDAN NURSERIES LTD.
4077 HIGHWAY 7

FILE No.SU12111289(SH)

SUBJECT LANDS

DATE:

