



MEMORANDUM

TO: John Livey, Chief Administrative Officer

FROM: Valerie Shuttleworth, Director of Planning & Urban Design *RB for*

PREPARED BY: Anna Henriques, Planner – Central District

DATE: August 9, 2006

SUBJECT: Delegation of authority to CAO to call a Public Meeting regarding
a Zoning Amendment Application submitted by 1685904 Ontario Inc.
4600 Steeles Avenue, Markham

RECOMMENDATION:

That a public meeting be held to consider the rezoning application submitted by 1685904 Ontario Inc. to permit a mixed use development at 4600 Steeles Avenue consisting of a 113 unit residential building with approximately 1725m² of commercial/retail space at grade and 2 townhouse blocks (6 units each).

PURPOSE:

On June 28, 2005, Council adopted an amendment to By-law 4-2000 (a By-law to appoint a Chief Administrative Officer) to delegate to the Chief Administrative Officer or his designate, the authority to call a public meeting in the absence of Council during the annual summer recess. The purpose of this memorandum is to provide background information on the public meeting request made by the applicant and to recommend that the CAO authorize a public meeting, to be held on September 19, 2006.

BACKGROUND:

Property and Area Context

The subject property is located in the Milliken Community, at the north-east corner of Steeles Avenue and the future Midland Avenue extension. Surrounding land uses include low density residential to the north and east, residential and commercial development to the south (across Steeles Avenue) and vacant lands to the west. The site contains a vacant designated 2 storey heritage building known as the Milliken Public School, built in 1929 and several mature trees.

Proposal is to rezone the lands to permit a mixed use development

The subject property is designated "Community Amenity Area" in the Official Plan (OPA 144 – Milliken Main Street Secondary Plan) and is currently zoned HOLD (H3) Community Amenity Area Four – Exception 286

(CA4*286) pursuant to By-law 177-96, as amended. The purpose of the application is to rezone the property to permit a mixed use development consisting of a 113 unit residential building with approximately 1725m² of commercial/retail space at grade and 2 townhouse blocks (6 units each). The applicant is proposing to preserve the façade and a small portion of the side exterior walls of the existing heritage building which will form part of the proposed multi-storey mixed use building fronting onto Steeles Avenue. A Site Plan Control Application (SC 06 113701) has also been submitted and includes details concerning access, parking, landscaping and the footprint and elevations of the proposed development.

Heritage Markham has reviewed and commented on the concept plans

Heritage Markham has reviewed and commented on the concept plans for this proposal and have stressed the importance of preserving the entire building within the context of the development, rather than preserving the front façade and a portion of the exterior walls. Heritage Markham provided feedback to the applicant on possible modifications to the footprint and elevations of the proposed multi-storey building to address their concerns.

Two (2) Community Information Meetings Held

On June 19, 2006, a Community Information Meeting was held to present the proposed development to the community and to gain feedback from the public. Due to a low turn out at the first meeting, a second Community Information Meeting was held on July 26, 2006. At this meeting residents expressed concerns regarding traffic congestion, community safety, building height and conservation of the heritage building.

Staff and Ward Councillor Chiu met with the applicant on August 3, 2006 to discuss concerns and outstanding issues relating to the proposed development. The applicant agreed to revise the proposed site plan in order to address some of the concerns and issues raised by staff and the public at the Community Information Meetings.

POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL

Approval of this application will facilitate the development of a prominent gateway intersection (Midland and Steeles) in the Milliken Main Street Secondary Plan Area.

CONCERNS/ISSUES TO BE RESOLVED:

The following is a brief summary of issues/concerns raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date.

- Revisions to the proposal, as suggested by staff, are required to ensure compliance with the Secondary Plan;
- Preservation of the heritage building in its entirety within the context of the proposed development is critical to staff and Heritage Markham. Staff will continue to work with the applicant on this issue;
- Servicing allocation has not been specifically assigned for the proposed development. A total population of 722.6 (55 towns and 250 apartment units) has been assigned to the trustee of the Milliken Main Street Secondary Plan area to be distributed through the developer's group;
- A traffic study was recently submitted to the Town and;
- The subject lands are contaminated. An environmental remediation plan will be required to demonstrate that the lands will be environmentally suitable for the proposed development.

FINANCIAL CONSIDERATIONS:

There are no financial considerations for the Town in this memorandum.

ENVIRONMENTAL CONSIDERATIONS:

The subject lands are contaminated and an environmental remediation plan will be required prior to approval of the proposal.

ACCESSIBILITY CONSIDERATIONS:

There are no accessibility issues with respect to this application.

ENGAGE 21ST CONSIDERATIONS:

This application aligns with the Corporate Goal of Economic Development by encouraging the development of the subject property while retaining and enhancing a cultural heritage resource.

BUSINESS UNITS CONSULTED AND AFFECTED:

The zoning amendment and site plan applications have been circulated to internal departments and external agencies for comments.

DOCUMENT:

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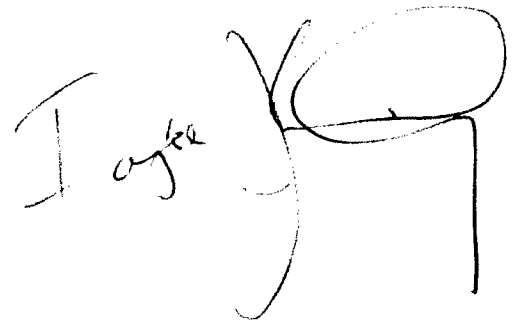
A handwritten signature in black ink, appearing to read 'John Livey', with a large, stylized 'J' and 'L'.**ATTACHEMENTS:**

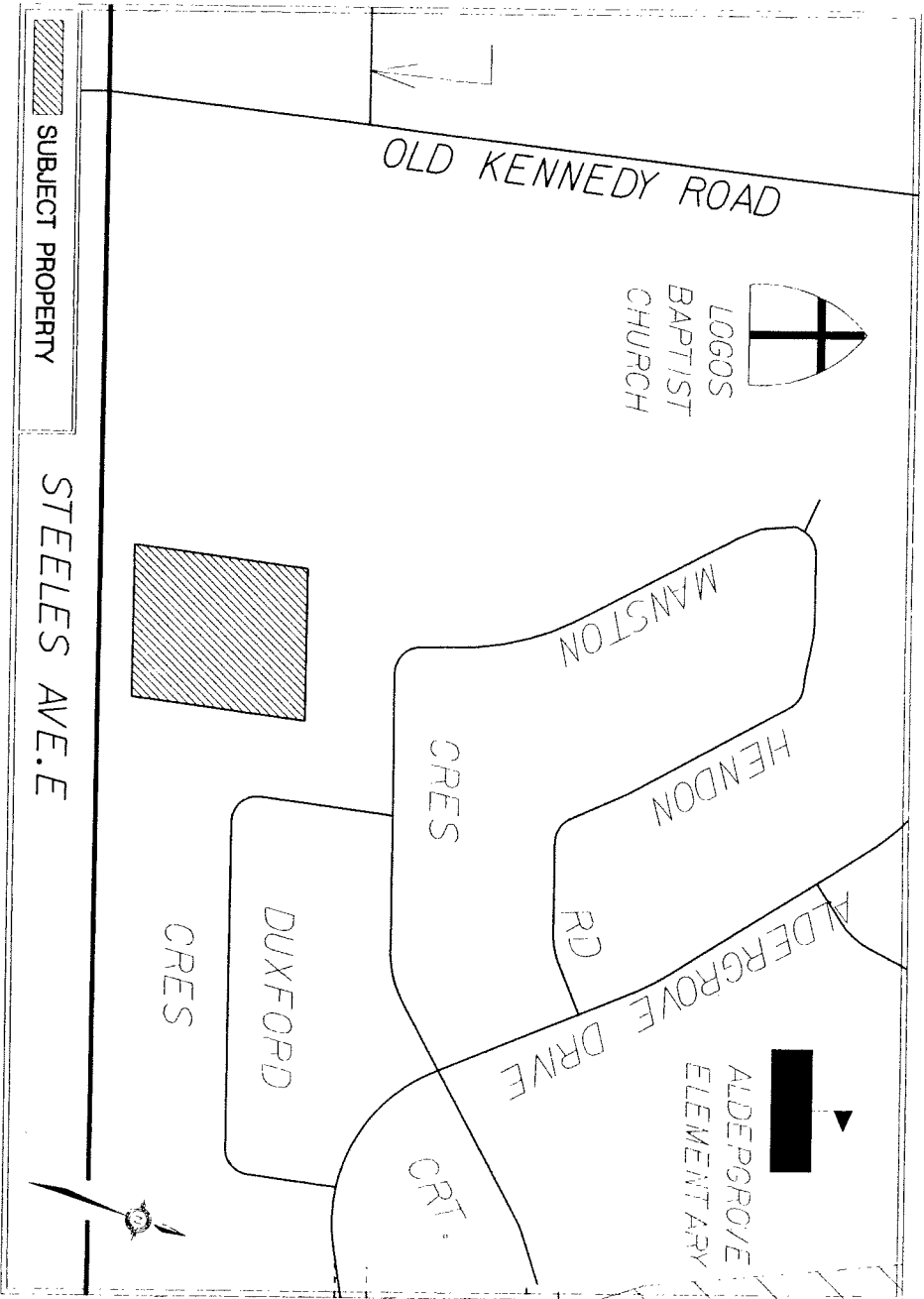
Figure 1 – Location Map
Figure 2 – Area Context
Figure 3 – Air Photo
Figure 4 – Proposed Site Plan
Figure 5 – Proposed Elevations
Figure 6 – Proposed Elevations

APPLICANT/AGENT:**Applicant:**

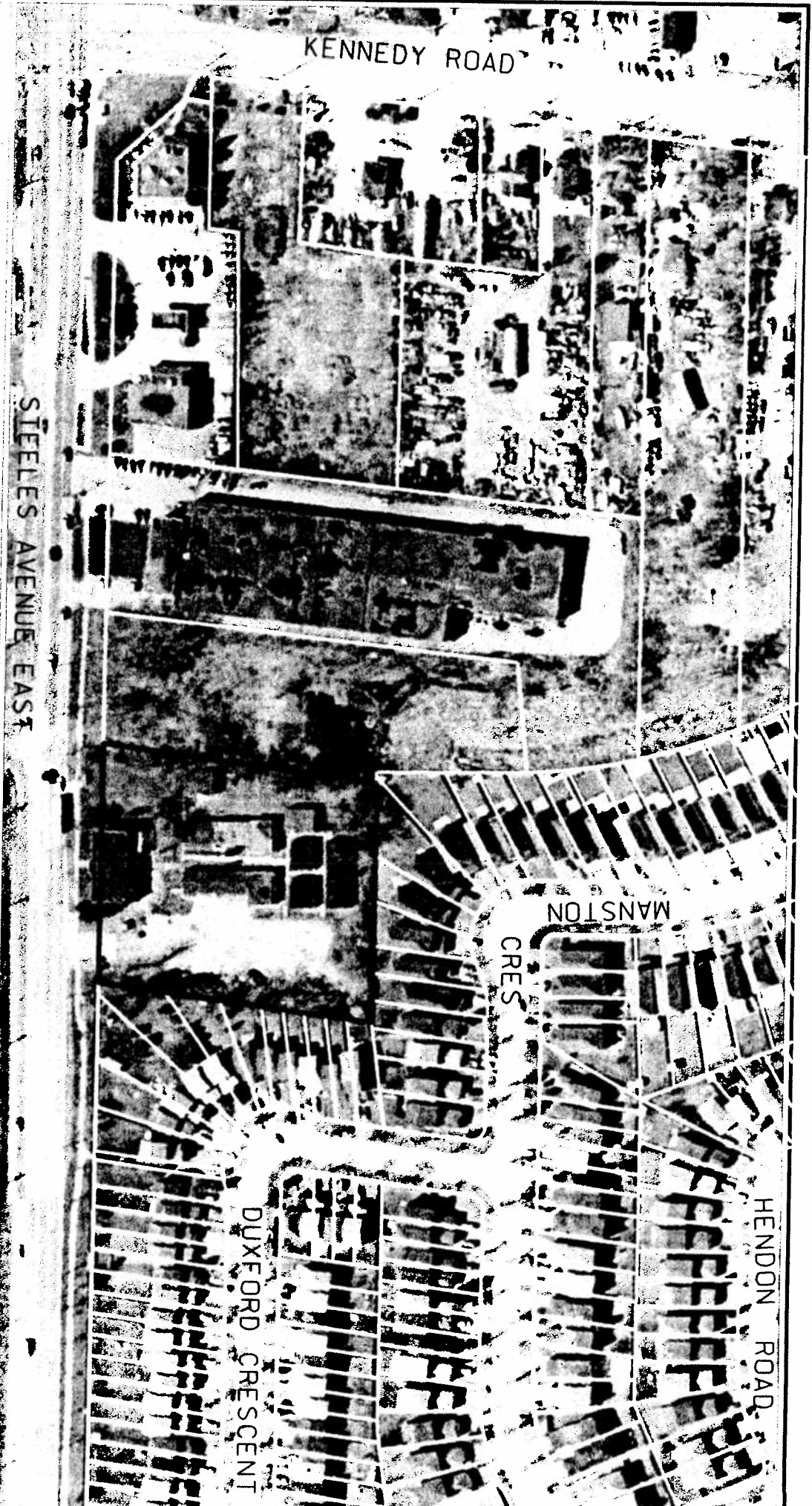
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AIR PHOTO (2005)

APPLICANT: 1685904 ONTARIO INC.
4600 STEELES AVENUE EAST

FILE NO: SC. 06113701 (AH)



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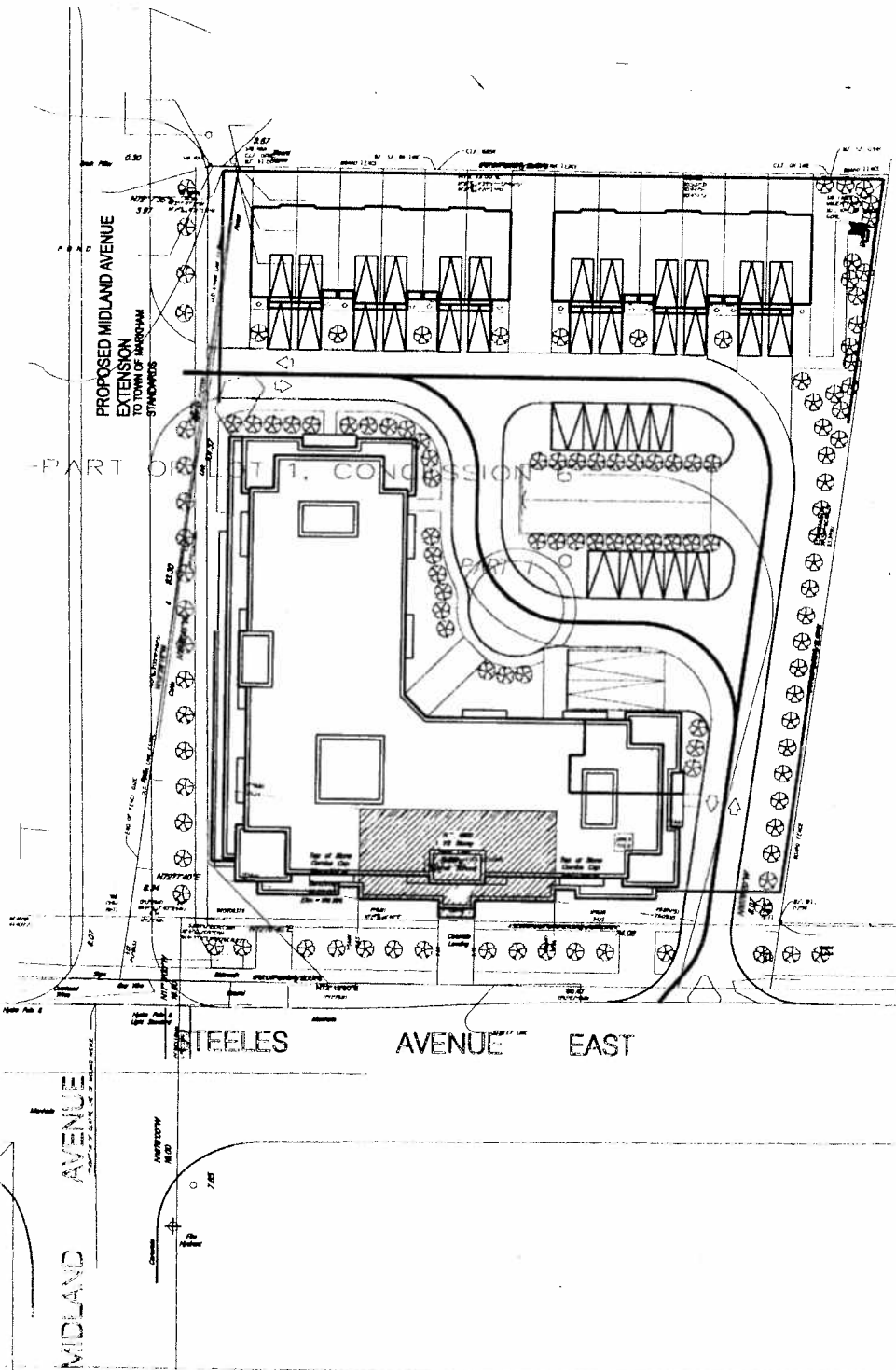


SUBJECT PROPERTY

DATE: 09/08/06

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FIGURE No. 3



SITE PLAN

APPLICANT: 16885904 ONTARIO INC.
4600 STEELES AVENUE EAST

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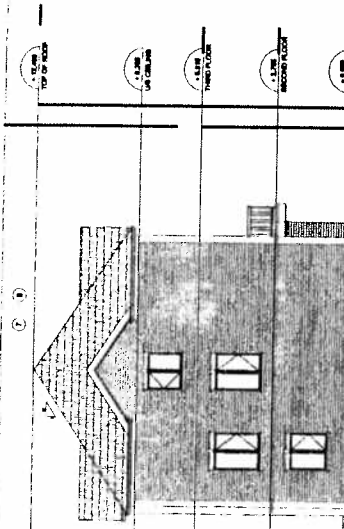
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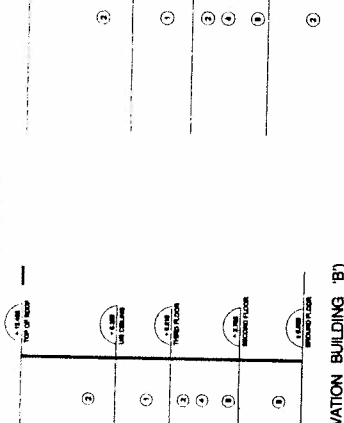
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FIGURE No.4

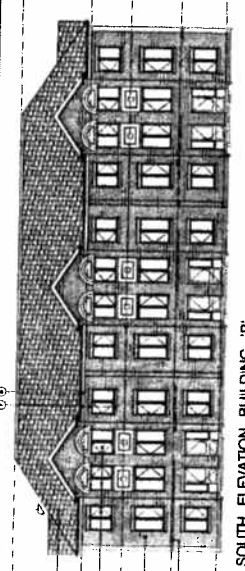
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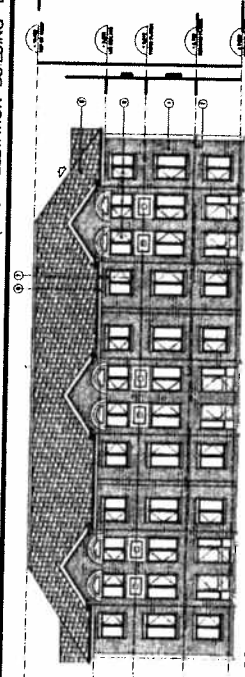
WEST ELEVATION-BUILDING A (EAST ELEVATION BUILDING 'B')



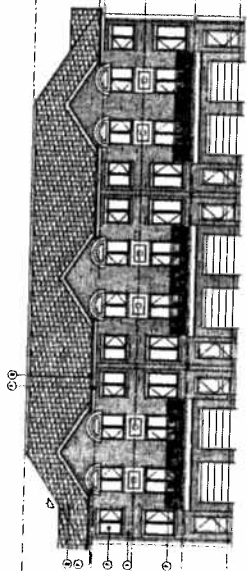
EAST ELEVATION-BUILDING A (WEST ELEVATION BUILDING 'B')



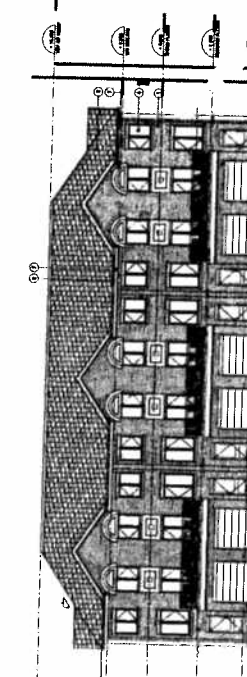
SOUTH ELEVATION BUILDING 'B'



SOUTH ELEVATION BUILDING 'A'



SOUTH ELEVATION BUILDING 'A'



SOUTH ELEVATION BUILDING 'B'

ELEVATIONS

APPLICANT: 1685904 ONTARIO INC.
4600 STEELES AVENUE EAST

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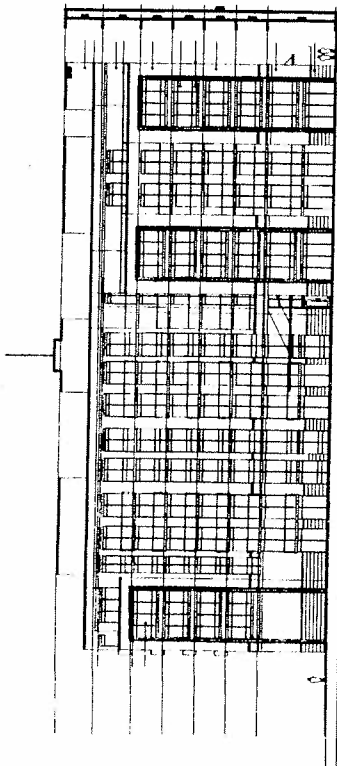


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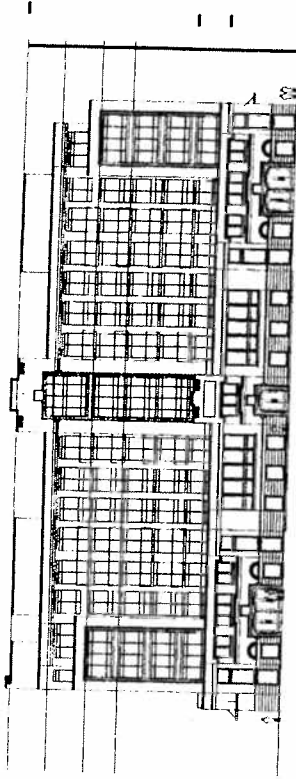
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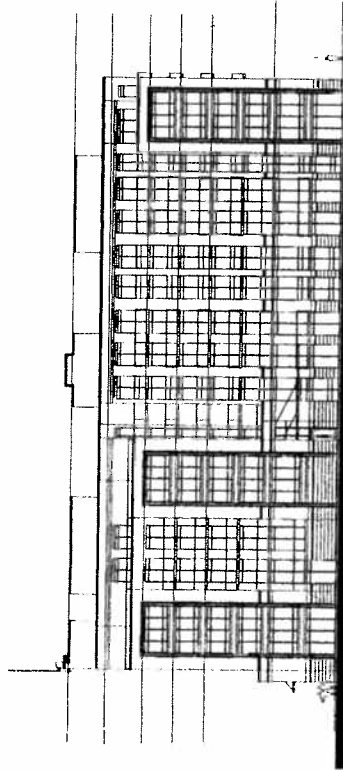
FIGURE No.5



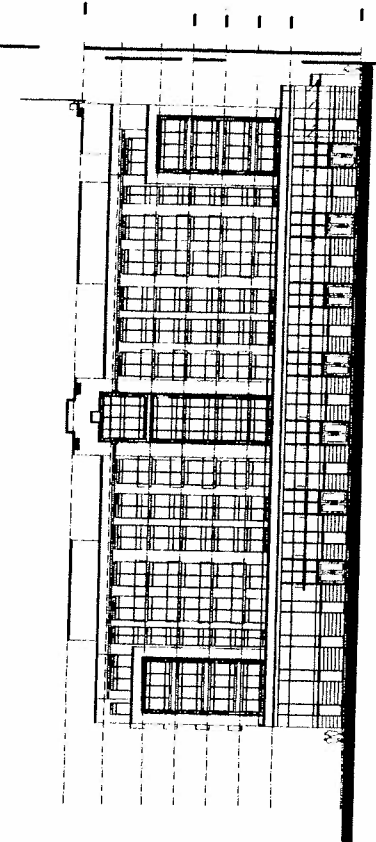
NORTH ELEVATION-BUILDING 'C'



SOUTH ELEVATION-BUILDING 'C'



EAST ELEVATION-BUILDING 'C'



WEST ELEVATION-BUILDING 'C'

ELEVATIONS

APPLICANT: 1685904 ONTARIO INC.
4600 STEELES AVENUE EAST

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FIGURE No.6