




TO: Andy Taylor, Chief Administrative Officer
FROM: 
Ron Blake, Acting Senior Development Manager
PREPARED BY: Stacia Muradali, Senior Planner, East District
DATE: July 31st, 2015
RE: Del Ridge (East Markham) Inc.
Official Plan and Zoning By-law amendment applications to
permit two (2) – 8 storey residential apartment
buildings with a total of 442 units at 7325 Markham Road
File No: OP/ZA 15 133670

RECOMMENDATION:

That Staff be authorized to schedule a Public Meeting in September to consider the proposed Official Plan and Zoning By-law amendment applications (OP/ZA 15 133670) submitted by Del Ridge (East Markham) Inc.

PURPOSE:

This Memorandum provides preliminary information on applications to amend the Official Plan and Zoning By-law submitted by Del Ridge (East Markham) Inc. to permit two (2) - 8 storey residential apartment buildings with a total of 442 units at 7325 Markham Rd. This memorandum also seeks authorization during Council's summer recess to schedule a statutory Public Meeting, to be scheduled on September 24th, 2015. This memorandum contains general information in regards to applicable Official Plan policies or other policies, and should not be taken as Staff's opinion or recommendation on the application.

BACKGROUND:

The subject property (7325 Markham Road), is located at the south-east corner of Markham Road and New Delhi Drive, north of Denison Street, and is approximately 2.22 hectares (5.5 acres). Surrounding land uses include commercial development to the north, stormwater management pond to the east, and open channel and residential development to the south. A contractors yard and residential development are located on the west side of Markham Road. The southern portion of the property is located within the Toronto and Region Conservation Authority (TRCA) Screening Zone.

PROPOSED DEVELOPMENT:

Del Ridge (East Markham) Inc. is proposing to develop the subject property with two (2) residential apartment buildings. The proposed apartment buildings will be eight (8) storeys in height and will contain a total of 442 residential units. A total of 668 parking spaces will be provided, with 504 parking spaces provided in an underground 2-level parking garage with the

remainder being surface parking. The proposed density is 199 units per hectare and the proposed FSI is approximately 1.99.

OFFICIAL PLAN AND ZONING

The subject property is designated "Community Amenity Area" in the Official Plan (1987 Revised), as amended, and in the Armadale East Secondary Plan. The "Community Amenity Area" designation provides for a range of retail, service, community, institutional and residential uses including medium and high density residential uses. The Official Plan contemplates a high density range between 80 to 148 units per hectare. An Official Plan amendment is required to increase the density to 200 units per hectare to accommodate the proposed development.

The subject property is designated "Mixed Use Mid Rise" in the City's Official Plan 2014, not yet in force. The "Mixed Use Mid Rise" designation allows for mixed-use, mid-rise buildings between 3 and 8 storeys in height, with a maximum overall density of up to 2 FSI. The proposed development does not provide any non-residential uses. A site-specific exception is needed to the current in-force Official Plan in advance of final approval of the new 2014 official Plan in order that the proposed development conforms to the City's Official Plan 2014, not yet in force.

City staff requested that the Official Plan amendment application be exempted from Region of York (the "Region") approval as it meets the criteria for exemption. The Region has formally exempted the Official Plan amendment application from Regional approval.

The subject property is zoned "Community Amenity Two *258 (Hold) [CA2*258(H)]" which permits a range of commercial uses and apartment dwellings up to a maximum height of 12 metres and up to a maximum floor space index (FSI) of 1. A zoning by-law amendment is required to implement the Official Plan amendment and includes development standards or other provisions to facilitate the proposed development which may arise as part of the application review process.

CONCLUSION:

As previously noted, the purpose of this memorandum is to request authorization to schedule a statutory Public Meeting during Council's summer recess thereby allowing staff to proceed in scheduling the Public Meeting tentatively for September 24th, 2015. A more detailed Preliminary Report will be provided to Development Services Committee in advance of the Public Meeting.

Attachments:

- Figure 1: Location Map
- Figure 2: Air Photo
- Figure 3: Proposed Conceptual Site Plan





AIR PHOTO 2014

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

FILE No.OP_ZA15133670(SM)

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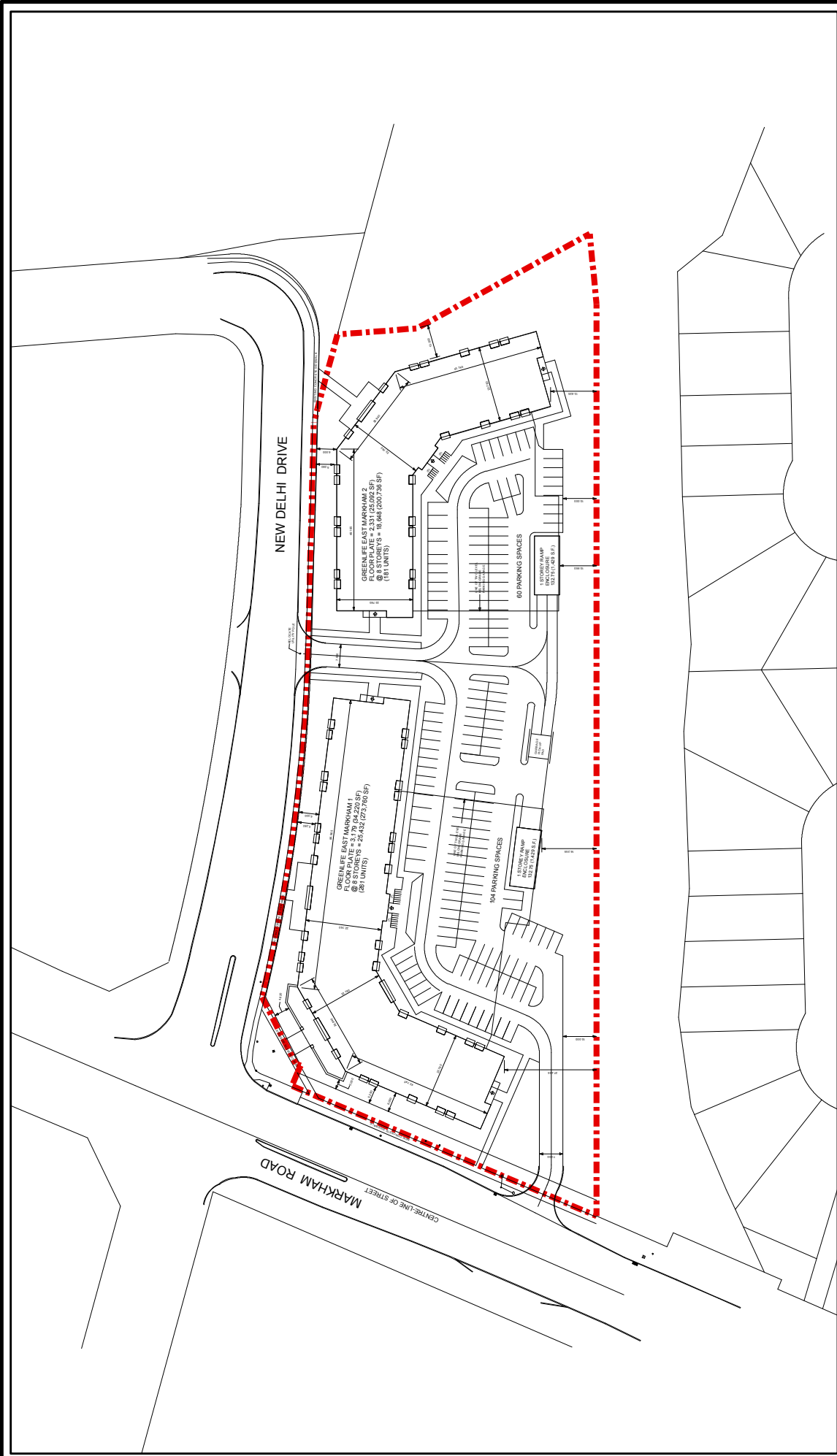


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FIGURE No. 2

 SUBJECT LANDS



 SUBJECT LANDS

SITE PLAN

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
 7325 MARKHAM ROAD

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FIGURE No. 3