



## MEMORANDUM

**TO:** Mayor and Members of Council

**FROM:** Biju Karumanchery, Director of Planning and Urban Design *BK.*

**DATE:** April 3, 2018

**SUBJECT:** Times Group Corporation  
South of Highway 7, east of Bayview Avenue  
Block 45, Plan 65M-3226  
Ward 8  
Applications for Official Plan and Zoning By-law Amendments to  
permit two condominium apartment buildings (37 and 34 storeys)  
File: OP 13-131100 and ZA 14-131100

### RECOMMENDATION:

- 1) THAT the Staff memorandum dated April 3, 2018 entitled "Times Group Corporation, South of Highway 7, east of Bayview Avenue, Block 45, Plan 65M-3226, Ward 8, Applications for Official Plan and Zoning By-law Amendments to permit two condominium apartment buildings (37 and 34 storeys)" be received;
- 2) AND THAT the attached 2014 Official Plan and Zoning By-law 177-96 amendments be approved;
- 3) AND THAT no further Public Meetings be required for the Official Plan and Zoning By-law amendments;
- 4) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

## DISCUSSION:

On March 20, 2018, Council authorized staff to finalize for approval amendments to the 2014 Official Plan and Zoning By-law 177-96 with respect to the above noted applications for two condominium apartment buildings having heights of 37 and 34 storeys, with a total of 769 units. The amendments are attached.

The applicant is seeking the following reductions to the parking ratio for this project which were not previously identified in the staff Recommendation Report dated February 26, 2018 or at the Public Meeting held in February 2016:

- Visitor Parking Rate – 0.125 space per dwelling unit, whereas 0.25 is required by the parking standards by-law (96 spaces provided, whereas 192 spaces required)
- Residential Parking Rate – 1.16 space per dwelling unit, whereas 1.25 is required by the parking standards by-law (892 spaces provided, whereas 961 spaces required)

Total 988 parking spaces provided, whereas 1153 parking spaces are required under the bylaw. This represents a 14.5% reduction .

Staff requested a parking justification study from the applicant to support the parking reduction, and the applicant submitted the study last week. The study was reviewed by the Transportation staff and they have advised that the proposed reductions are acceptable for the following reasons:

- The subject site is well served by VIVA Rapid Transit along Highway 7 and also in relatively close proximity to GO Train service at the Langstaff Station, which is easily accessible by transit. Given the site's proximity to Rapid Transit services, higher transit usage and lower car ownership are expected
- Proposed parking rates for the subject development are consistent with the parking rates (see below) provided recently for similar developments well served by transit in the City of Markham (Urban Centres and Corridors)

Address	Resident Parking Rate	Visitor Parking Rate
33 Clegg Rd, 38 Cedarland Dr, 89-99 South Town Centre Blvd	1.00	0.130
1 Uptown Drive	1.07	0.125
18 and 28 Uptown	1.08	0.127
15 and 25 Water Walk Drive	1.06	0.120
<b>Subject Site: 12 and 38 Ghandi Lane</b>	1.16	0.125

Staff recommend that that proposed parking rate reductions be approved and incorporated into the zoning by-law amendment, without any further public consultation requirements.