



SUBJECT: Recommendation Report, Markham Road Limited Partnership, Site plan application to permit mixed use high density development at 0 Anderson Avenue (south-east corner of Markham Road and Castlemore Avenue), Ward 5, File No: 20 110692

PREPARED BY: Stacia Muradali ,M.C.I.P., R.P.P., Acting Manager, East District, Ext. 2008

REVIEWED BY: Ron Blake, M.C.I.P. R.P.P., Senior Development Manager, Ext. 2600

RECOMMENDATION:

- 1) That the report dated January 25th, 2021 titled “Recommendation Report, Markham Road Limited Partnership, Site plan application to permit mixed use high density development at 0 Anderson Avenue (south-east corner of Markham Road and Castlemore Avenue, Ward 5, File No. 20 110692,” be received;
- 2) That the site plan application (File No. 20 110692) submitted by Markham Road Limited Partnership, be endorsed in principle, subject to the conditions attached as Appendix ‘A’;
- 3) That Site Plan Approval (20 110692)) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement;
- 4) That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 5) That Council assign servicing allocation for a maximum of 524 apartment units and 12 townhouses;
- 6) And 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 recommend endorsement in principle of the site plan application submitted by 9781 Markham Road Limited Partnership to facilitate a mixed use high density development comprised of two (2)- 22 storey mixed use buildings and 12 townhouses at the south-east corner of Markham Road and Castlemore Avenue.

BACKGROUND:**Subject property and area context**

The subject property is located at the south-east corner of Markham Road and Castlemore Avenue, also with frontage on Anderson Avenue (Figure 1). The subject property is approximately 2.07 hectares (5.11 acres) with no significant vegetation. The subject property is surrounded by commercial and industrial development and two existing places of worship (Figure 3). The easterly portion of the subject land is located within a flood plain regulated by the Toronto and Region Conservation Authority (TRCA).

PROCESS TO DATE**Previous proposals**

Applications for rezoning and site plan approval were previously submitted in 2009 by Cedardale Markham Inc. to allow phased development comprised of two (2) mixed use high density buildings (18 and 20 storeys in height) as well as a future stand-alone commercial building. The zoning by-law amendment was approved by Council in June 2011 and the site plan application for Phase 1, which comprised an 18-storey mixed use building, was endorsed by Committee in June 2012. However, the previous applicant did not enter into a site plan agreement with the City and consequently site plan approval was never issued.

The subject land was sold to National Homes (Castlemore Ave) Inc. who submitted a new site plan application in 2017 and received DSC endorsement in principle on June 25th, 2018 and November 19th, 2018 for a two (2) phased development consisting of two (2)- 18 storey mixed use buildings and 50 townhouses. Site plan approval was never issued and shortly after endorsement the subject land was sold to Markham Road Limited Partnership (Liberty Development), the current landowner.

Next Steps:

In the event Development Services Committee grants endorsement in principle to the site plan control application, the following additional approval steps are required:

- Approval of a Minor variance application as discussed later in this report;
- Issuance of site plan endorsement by Staff;
- Execution of site plan agreement and issuance of site plan approval;
- Removal of the Zoning Hold provision;
- Submission of condominium application.

Proposed development

The owner is now proposing a two (2) phased development on the subject land. This site plan application is for Phase 1 which will consist of two (2)- 22 storey mixed use buildings in an L-shaped configuration along Markham Road and the southerly driveway, with a total of 524 apartment units and 12 townhouses along Anderson Avenue (Figure 4). There will be a 7-storey podium linking both buildings (Figures 5 & 6). The Phase 1 portion of land is approximately 1.38 hectares (3.4 acres). The future Phase 2 portion, which is approximately 0.67 hectares (1.66 acres) will have frontage on Castlemore Avenue and is awaiting the outcome of the Markham Road- Mount Joy Secondary Plan (the 'Secondary Plan'). Future development applications will be required to permit the

Phase 2 development. The Phase 2 buildings shown in Figure 4 are conceptual only and have no status.

The total Gross Floor Area (GFA) of the two (2) mixed-use buildings is approximately 42,057 square metres (452,689 square feet) including two (2) levels of underground parking. Approximately 76 % of the apartment units (400 units) will be 1-bedroom some with dens. Another 23% (118 units) will consist of 2-bedroom units some with dens, and the remaining 6 units will include 3 and 4- bedroom units. Approximately 630 square metres (6780 square feet) of commercial floor space will be provided. The proposed Floor Space Index (FSI) of the proposed development is approximately 2.19 for the entire subject land.

There will be a centrally located private open space area for the proposed development. This private open space area will be approximately 0.27 hectares (0.67 acres). In addition to this centrally located private open space area, approximately 3,178 square metres (34,211 square feet) of both outdoor and indoor amenity space will be provided on the roof of the podium between the two (2) mixed use buildings and on the ground floor of the proposed buildings.

A right-in/right-out access will be provided on Markham Road as well as a full movement access on Anderson Avenue. There will be one (1) row of parking along the Phase 1 Markham Road frontage to serve the proposed commercial uses and a pedestrian walkway along the southerly property line.

The proposed 12 townhouses will be three (3) storeys in height and will be located along the Anderson Avenue frontage. The proposed townhouse unit widths are approximately 4.8 metres (15.7 feet). Visitor parking will be provided adjacent to the centrally located private open space area, along the Markham Road frontage and below grade to serve the proposed apartment buildings, townhouses and non residential uses and this is described in more detail later in this report.

Official Plan and Zoning

The subject land is located within the Markham Road-Mount Joy Secondary Plan (the 'Secondary Plan') area. The Secondary Plan is currently underway and an update was provided to Development Services Committee on December 15th, 2020. This site plan application for Phase 1 only has been allowed to move forward because site-specific zoning to permit the proposed development is already in place.

Until such time as the Markham Road/ Mount Joy Corridor Secondary Plan is implemented, the "Major Commercial Area" policies from the City's Official Plan (Revised 1987), (the "1987 Official Plan") as amended, continues to apply. This designation contemplates medium and high density development, as well as a range of retail, service, community, recreational and other uses. The proposed development conforms to the 1987 Official Plan.

The subject property is zoned "Major Commercial *425 (Hold) [MJC*425(H)]" and "Open Space One *427 (OS1*427)" in Zoning By-law 177-96, as amended, which

permits 20 storey buildings with a total of 500 apartment units and other site-specific development standards. The “Open Space Zone” is located at the south-east corner of the site (Figure 2) for a previously anticipated publicly accessible open space area as part of the Cedardale proposal which is no longer required. A minor variance application will be needed as this discussed later in this report. . The conditions of the removal of the Holding (H) provision include execution of a site plan agreement and a Section 37 agreement.

OPTIONS/ DISCUSSION:

The proposed site plan and elevations are appropriate

The proposed development provides for a mix and density of land uses generally contemplated for the subject land in the applicable zoning and is appropriate given it’s proximity to the Mount Joy GO Station. The proposed commercial uses located on the ground floor of the apartment buildings will result in a more animated street presence and deliver pedestrian oriented development. The row of parking along the Markham Road frontage will assist with the viability of the proposed commercial uses. The orientation of the buildings and the driveways allow for appropriate circulation and access as well as anticipating future connections and interaction with the future Phase 2 development. The applicant has worked closely with the City Architect on the building elevations and the coloured renderings are attached (Figures 5 & 6).

The proposed development is comprised of a good variety of useable outdoor and indoor amenity spaces. As previously mentioned, there will be outdoor amenity space provided on the top of the 7-storey podium which links the two (2) buildings and a 0.27 hectare (0.67 acre) centrally located open space area. Approximately 915 square metres (9848 square feet) of indoor amenity areas will include guest rooms, a business centre, party rooms with separate dining areas, children’s play room, games room and open lounge area. A pet wash area will also be provided and staff are exploring further opportunities for dog friendly facilities and a central package pick up area within the buildings.

The site plan also complies with the City’s fire and waste requirements. Snow clearance will be private and designated snow storage areas are provided for at the ends of the parking spaces along the Markham Road frontage and at the ends of the townhouse blocks.

Transportation and Parking

A Traffic Impact Study (TIS) including a Transportation Demand Management (TDM) Plan and Parking Justification Study has been submitted and reviewed by City staff.

Transportation

The functional design of the accesses and turning movements within the proposed development are acceptable. Some of the Transportation Demand Management (TDM) measures to be provided as part of the proposed development include unbundling of parking, car share, providing pre-loaded PRESTO cards, and transit information screens. These measures will be secured through the site plan agreement (Appendix ‘A’).

The applicant is also conveying land along Anderson Avenue for the future right-of-way road widening which will be secured through the site plan agreement (Appendix 'A').

Parking

The site-specific By-law which was enacted in 2011 for the aforementioned Cedardale development, implemented parking requirements which took into account parking reductions for the proposed development at that time. The applicant is requesting further parking reductions which are being reviewed by City staff and which will require a minor variance. The total number of required parking spaces is 728 for the proposed development, 600 of which are required for residents, 107 for visitors and 21 for the commercial uses. The applicant is proposing to provide a total of 639 parking spaces including approximately 548 for residents and 91 parking spaces for visitors with some of these parking spaces shared between visitors and the commercial uses. City staff have accepted the proposed reduced residential parking rates and are currently reviewing the proposed reduction to the visitors and commercial parking rates which is very close to being finalized and will not result in any significant changes to the site plan. Some of the shared and visitors parking spaces will be provided on the surface, approximately 27 along the Markham Road frontage, 20 adjacent to the central open space area and 4 between Tower B and the townhouses. The remainder will be provided below grade along with 524 resident parking spaces. Each townhouse will have two (2) parking spaces for residents. The parking justification review will be completed shortly and a satisfactory parking rate for the visitors and commercial uses will have to be agreed to with City staff prior to approval of a minor variance application discussed below.

Minor variances is required

A minor variance application is required to increase the height of the buildings from 20 to 22 storeys, and to increase the number of units from 500 to 536. The maximum FSI will also be increased from 2.03 to 2.2. The parking reductions discussed above to reduce the total required number of spaces from 728 to approximately 639 spaces will also be requested as part of the minor variance application. Staff have also requested that the applicant provide optional floor plans in their sales office which can accommodate purpose built secondary suites in the townhouses and as a result the applicant will be applying to permit secondary suites as part of the minor variance application.

The minor variance application (for all matters except the second suites) will need to be approved by the Committee of Adjustment prior to issuance of site plan endorsement by Staff (Appendix 'A').

Toronto Region Conservation Authority requirements must be satisfied

The easterly portion of the subject land is located within the Toronto and Region Conservation Authority (TRCA) Regulatory Flood Plain. Some of the main issues, which the applicant is working to address with the TRCA include flood plain assessment, stormwater management and sediment and erosion control measures. The applicant will be required to satisfy TRCA requirements before site plan endorsement is issued by staff (Appendix 'A').

Public art and other Section 37 contributions are required

It is appropriate to consider a public art contribution through Section 37 for the proposed development and the landowner has agreed to a public art contribution. The public art contribution will be a condition of the site plan agreement (Appendix 'A'). Section 37 is also required for the proposed development and Staff are having discussions with the applicant with regard to the Section 37 for the proposed 524 units.

Sustainable measures will be addressed

Council policy requires that the proposed 22-storey mixed use building achieves minimum LEED Silver. This LEED Silver requirement will be a condition in the site plan agreement (Appendix 'A').

Cash-in-lieu of parkland will be required

The landowner will be required to provide the appropriate amount of cash-in-lieu of parkland for the proposed Phase 1 development, which will be determined through a land value appraisal. Payment of the cash-in-lieu of parkland will be required as a condition in the site plan agreement (Appendix 'A').

CONCLUSION:

The proposed Phase 1 site plan is appropriate and achieves City requirements and objectives with the provision of mixed use high density development in close proximity to the Mount Joy GO Station. The design and function of the proposed site plan is acceptable to staff and as a result staff recommend that the site plan be endorsed in principle subject to the conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development aligns with the City's strategic priority of growth management.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and their requirements have been reflected in the report or in the site plan conditions.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/ Zoning
Figure 3: Air Photo
Figure 4: Proposed Site Plan
Figure 5: Conceptual Rendering
Figure 6: Conceptual Rendering
Appendix 'A': Site plan conditions

AGENT CONTACT INFORMATION:

Attn: Billy Tung
Partner
KLM Planning Partners Inc.
64 Jardin Drive
Unit 18
Concord, ON, L4K 3P3
Tel: 905-669-4055
Email: btung@klmplanning.com