



Report to: Development Services Committee

Report Date: May 21, 2013

SUBJECT: **PRELIMINARY REPORT**
Global Unionville Development Inc. (Sylmatt Investments Inc.)
Applications for Official Plan and Zoning By-law
Amendment to permit a high density residential
development at the northwest corner of Main Street
Unionville and Enterprise Boulevard
28 Main Street Unionville

File Nos. OP/ZA 12 122739

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Planner, Central District

REVIEWED BY: Richard Kendall, M.C.I.P., R.P.P., extension 6588
Manager, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Global Unionville Development Inc. (Sylmatt Investments Inc.), Applications for Official Plan and Zoning By-law Amendments to permit a high density residential development at the northwest corner of Main Street Unionville and Enterprise Boulevard, 28 Main Street Unionville, File Nos. OP/ZA 12 122739," be received;
- 2) That a Public Meeting be held to consider the applications submitted by Global Unionville Development Inc. (Sylamtt Investments Inc.) for Official Plan and Zoning By-law Amendments;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications submitted by Bousfields Inc. on behalf of Global Unionville Development Inc. (Sylmatt Investments Inc.) and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

Global Unionville Development Inc. has a purchase and sale agreement with Sylmatt Investments Inc. who own the subject lands. Applications for Official Plan and Zoning By-law Amendment have been submitted by Bousfields Inc., on behalf of Global Unionville Development Inc., to facilitate the proposed high density residential development. These applications were deemed complete by staff on February 21, 2013.

Since that time, staff have met with the applicant and his planning consultant to discuss the proposal, its built form and massing, and other concerns/issues identified in this report.

BACKGROUND:

Subject Property and Area Context

The subject site is located at the northwest corner of Main Street Unionville and Enterprise Boulevard and is municipally known as 28 Main Street Unionville (Figure 1). The subject site is approximately 1.91 ha (4.72 ac) in size and has frontage along both Main Street Unionville and Enterprise Boulevard. The recently constructed Bill Crothers Drive (to be assumed by the City), which connects Bill Crothers Secondary School to Enterprise Boulevard, bisects the site. The westerly portion of the site is occupied by a woodlot that is approximately 0.57 ha (1.4 ac) in size. The easterly portion of the site is predominantly vacant with the exception of a two-storey, single-detached dwelling located at the east end of the site (Figure 3).

Surrounding uses are as follows:

- To the north is a 9-storeys seniors' residence development (The Marleigh by Rockport Group), which is under construction, and the Bill Crothers Secondary School;
- To the east across Main Street Unionville is a three storey medical office building;
- To the south across Enterprise Boulevard are City-owned lands being developed with the Markham Pan Am Centre. South of the woodlot, at the west end of the subject site, are lands that have been recently approved for a high density development (Markham Centre Development Corporation) consisting of four buildings with heights ranging from 10-29 storeys; and,
- To the west is the GO Railway Line.

Proposal

The proposed residential development is comprised of two parcels: an east parcel proposed for two buildings (Building 'A' and Building 'B') and a west parcel proposed for a single residential building (Building 'C') and a new public park (Figure 4). The proposed development will have a total of 756 residential units and a combined GFA of 58,610 m² (630 893 ft²) and an FSI of 3.07 (the net site density, excluding the existing woodlot and Bill Crothers Drive, would be 4.69 FSI). The development will be phased, with the first phase being the easterly building on the east parcel (Building 'A') and the last phase being the west parcel (Building 'C'). The applicant has advised that a formal site plan application for the proposed development will be submitted at a later date.

It should be noted that there are residual City owned lands located south of proposed Buildings 'A' and 'B' north of Enterprise Boulevard. These residual parcels were acquired by the City for the extension of Enterprise Boulevard. The potential acquisition of these residual lands by the applicant will need to be addressed through the processing of these applications.

East Parcel

The east parcel would be comprised of two residential buildings (Building 'A' and Building 'B'). Building 'A', located at the east end of the site fronting onto both Main Street Unionville and Enterprise Boulevard, is proposed to have a height of 9 storeys (consistent with the height of the seniors' residence to the north) and 161 units. The building contains a 4 storey base element, which steps back above the 4th floor at the east and west ends. An additional stepback is provided above the 7th storey (Figure 5).

Building 'B' will front onto Enterprise Boulevard and Bill Crothers Drive and is proposed to have a height of 19 storeys and 261 units. The building contains a 10 storey podium, which steps back at the 4th storey at the east end to correspond to the 4 storey height of the podium element of Building 'A'. The 9 storey tower element is located at the west end of the building.

Vehicular access will be provided off Main Street and Bill Crothers Drive by way of a two-way driveway located on the adjacent property to the north (9 storey seniors' residence development)(Figure 4). The driveway runs east-west along the entire south end of the property to the north. A one-way driveway extending south from the shared driveway will service each building, with each building having separate pick-up/drop off and loading areas. Residential parking and additional visitor spaces are proposed to be provided in 2½ levels (2 levels with partial 3rd level) of underground parking and are accessed by a ramp centrally located mid-block. A total of 422 parking spaces are proposed, including 22 surface parking spaces (based on a standard of 0.8 spaces per unit for residential and 0.2 for visitors, which is discussed further in this report).

West Parcel

The west parcel is comprised of one 27 storey residential building with 334 units (Building 'C'), a proposed public park and preservation of the existing woodlot. The building contains an 11 storey podium that steps back above the 9th storey. The 16 storey tower element is located at the east end of the building adjacent to Bill Crothers Drive.

Vehicular access is proposed off Bill Crothers Drive at the north end of the site by way of a two-way shared driveway. The pick-up/drop off and loading area, as well as the ramp to the underground parking garage, are located along the proposed driveway. A total of 340 parking spaces are provided within 2½ levels (2 levels with partial 3rd level) of underground parking. There are no at-grade surface parking spaces proposed.

Immediately west of Building 'C' is a proposed public park with an area of approximately 2,903 m² (31,249 ft²). The proposed park is intended to provide a transition to the existing woodlot located on the west portion of the site. It should be noted that under the policies of the Markham Centre Secondary Plan (OPA 21) the woodlot may also be eligible for conveyance to the municipality as public open space with park credit. Additionally, the park provides a forecourt to the school onto Enterprise Boulevard and pedestrian connection to the school. Parking for the proposed residential building is proposed to extend beneath the public park.

Official Plan and Zoning

Current Official Plan

The subject lands are designated “Commercial-Community Amenity Area”, with an “Environmental Protection Area” designation applying to the woodlot. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, service, community, institutional and recreational uses. Office development and medium and high density housing is also provided for at appropriate locations.

The lands are further designated “Community Amenity Area – General”, “Open Space” and “Open Space – Environmentally Significant” in the Markham Centre Secondary Plan (OPA 21). Lands designated “Community Amenity Area – General” may be used predominately for medium and high density uses. In terms of high density residential development, the Markham Centre Secondary Plan permits apartments and similar forms of high density multiple unit housing. The “Open Space” designation corresponds with a “Neighbourhood Park” that is identified in the area by the Secondary Plan. The proposed park contemplated by the applicant is also generally located within this vicinity. The portion of the site designated “Open Space – Environmentally Significant” corresponds to the existing woodlot (to be dedicated to the City) on the west portion of the site.

The Markham Centre Secondary Plan also identifies the subject lands as being contained within Centre East Precinct. The Precinct is a smaller area within a District which is an appropriate scale and size for detailed planning studies. The Secondary Plan stipulates that a plan for each precinct, to be prepared by the affected landowners for approval by the City, will establish further parameters for detailed land use and the physical form of development. The requirement for a Precinct Plan in the area is discussed later on in this report.

Markham's New Draft Official Plan

Markham's new Official Plan designates the subject lands as “Mixed Use High Rise” and “Greenway” (woodlot). Lands designated “Mixed-Use High Rise” are priority locations for development where the greatest levels of intensification are intended to take place within Markham. The minimum building height for lands designated “Mixed-Use High Rise” is 4 storeys and the maximum height is 25 storeys. Unless otherwise specified in a secondary plan or site-specific policy, the permitted density is generally in the range of 2.5 to 3.0 FSI. It is important to note that these policies were released in draft form in September 2012 and may be subject to change in the Council adopted version of the Plan. Development sites located in an intensification area (such as Markham Centre) may have a density generally in the range of 2.5 to 3.5 FSI, subject to a comprehensive block plan that shows the distribution of density across the site.

Existing Zoning

The subject lands are zoned “Rural Residential One” (RR1) by By-law 122-72, as amended, which permits a single family dwelling and accessory buildings and structures.

Amending By-law 191-95 also permits the subject lands to be used for the mixing and preparation of topsoil.

Requested Approvals

The following site specific amendments are being requested to permit the proposed development:

Official Plan (Markham Centre Secondary Plan)

- Re-designate the lands to “Community Amenity Area-Major Urban Place”, “Open Space” and “Open Space-Environmentally Significant”;
- Increase the permitted height and densities reflecting the proposed development; and,
- Exempt the lands from the Precinct Plan requirements.

Zoning By-law

- Incorporate the subject lands into the Markham Centre Zoning By-law and zone them “Markham Centre Public Space Two” (MC-PS2) (woodlot area) and “Markham Centre Downtown Two” (MC-D2) (remainder of the lands), incorporating site specific use permissions and development standards. Additional modifications/relief to the Zoning By-law may be required to permit underground private parking beneath the proposed park, if appropriate.

Precinct Plan/Mobility Hub Study currently being initiated by the City

As previously mentioned, the Markham Centre Secondary Plan identifies the site as being located within the Centre East Precinct. As a result, lands within this Precinct Area would require a Precinct Plan. However, a Precinct Plan for the Centre East Precinct cannot be finalized as the location of the mobility hub station, related transit facilities and surrounding street network need to be finalized first. The City is currently in process of initiating a Precinct Plan/Mobility Hub Study for the larger area.

The subject site is separated from the reminder of the precinct and the adjacent lands by the woodlot to the west, Bill Crothers Secondary School and seniors’ residence to the north, Enterprise Boulevard to the south and Main Street Unionville to the east. As such, the subject lands are not directly impacted by the evolving road and block pattern to be confirmed through the Precinct Plan/Mobility Hub Study. In this circumstance, development could potentially proceed on this isolated parcel in advance of the Study’s completion.

Engineering Staff have requested revised Functional Servicing Report

Engineering staff have reviewed the Functional Servicing Report prepared by John Towle Associated Limited for the proposed development. Engineering staff have indicated that the report does not address the additional sanitary flow that the proposed high density development will contribute to the existing sanitary sewer. Engineering staff have requested that the applicant submit additional analysis to understand what residual capacities there are in the existing sanitary system in order to identify any related downstream improvements that may be required.

Applicant Proposing Parking Reduction

The total amount of required parking for the proposed development is 908 spaces (507 for the east parcel and 401 for the west parcel) in accordance with the parking provisions of the Markham Centre Zoning By-law 2004-196 (1 space per unit for residential and 0.20 spaces per unit for visitors). The applicant is proposing a total of 762 spaces (422 for the east parcel and 340 for the west parcel) based on a reduced standard of 0.8 space per unit for residential and 0.2 spaces per unit for visitors). This represents a shortfall of 146 parking spaces. The applicant has submitted a Parking Assessment to justify the proposed reduction in parking, based on the site's location relative to the Mobility Hub, and it is currently under review by Transportation Planning staff.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, as necessary, in a final report to Committee:

- 1) Staff are reviewing the Planning Rationale Report prepared by Bousfields Inc. and submitted with the applications.
- 2) Staff are assessing the appropriateness of the development, as currently proposed, in relation to the broader policy framework, Official Plan, new draft Official Plan and Secondary Plan.
- 3) Staff are reviewing issues of compatibility and transition of height and built form of the proposed development as it relates to the existing 9 storey seniors' residence and the 4 storey Bill Crothers Secondary School.
- 4) Staff are evaluating proposed densities with respect to the modeling that has been undertaken for the City's Growth Management Strategy, new draft Official Plan and comprehensive Markham Centre Transportation Analysis. The 756 units currently proposed exceeds the modeling forecasts for this site as part of the Markham Centre East Precinct.
- 5) Staff are evaluating the proposed development's compatibility and integration within its surrounding context, including the Rockport Group's retirement residence, Rockport's remaining lands on the west side of Bill Crothers Drive, and the Bill Crothers Secondary School (i.e. heights, microclimate, buffers, shared access at Bill Crothers Drive and Main Street Unionville, internal site movements, etc.).
- 6) Resolution of existing residual City owned lands located south of proposed Buildings 'A' and 'B' on the north side of Enterprise Boulevard remains outstanding, as it relates to potential acquisition by the applicant.
- 7) A portion of the property (located within the west parcel) is regulated by the Toronto and Region Conservation Authority (TRCA) and, as such, the applicant will be required to address the TRCA's requirements. Formal comments from TRCA are pending.
- 8) Staff have encouraged the applicant to look at joint opportunities with the development to the south of the woodlot (Markham Centre Development Corporation) as it relates to woodlot management, restoration, enhancement and

- maintenance. Possible public open space conveyance of the woodlot is to be reviewed in consultation with the TRCA, re: item 7 above.
- 9) Servicing allocation is required for the proposed development.
 - 10) As discussed above, Engineering staff have requested additional detailed information as it relates to the existing sanitary sewer system and any downstream improvements that may be required to accommodate the proposed increase in density.
 - 11) At this time, Engineering staff have not received a hydrogeological report to determine whether permanent dewatering of the underground garage will be required. In the event that permanent dewatering is proposed, Engineering staff have indicated that it will not be supported unless remediation is also contemplated.
 - 12) As discussed above, Transportation staff are reviewing the proposed parking in terms of location, reduced parking standard and resulting number of spaces.
 - 13) Planning and Urban Design staff are reviewing the size, location and appropriateness of underground parking below the proposed park. Additionally, park credit, for the conveyance of the woodlot, also needs to be determined.
 - 14) Site plan matters including: built form, massing, height, setbacks, open/amenity space, density, compatibility, access, parking, loading, woodlot and parkland, landscaping and buffers to adjacent properties, are currently under review by staff and will be addressed in a Final Recommendation Report to Development Services Committee.
 - 15) Review of technical studies including Transportation Impact Study, Phase 1 Environmental Site Assessment, Groundwater Sampling Report and Geotechnical Report is currently underway.
 - 16) Applicant will be required to make a presentation on the proposed development at an upcoming Markham Centre Advisory meeting, and the applications will be evaluated in the context of the Markham Centre Performance Measures, Bird Friendly Design Guidelines and minimum LEED Silver sustainability measures.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

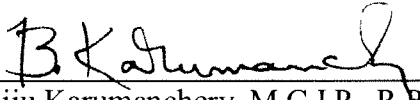
ALIGNMENT WITH STRATEGIC PRIORITIES:


The proposed development is to be evaluated in the context of growth management, environmental and transportation strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:


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


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

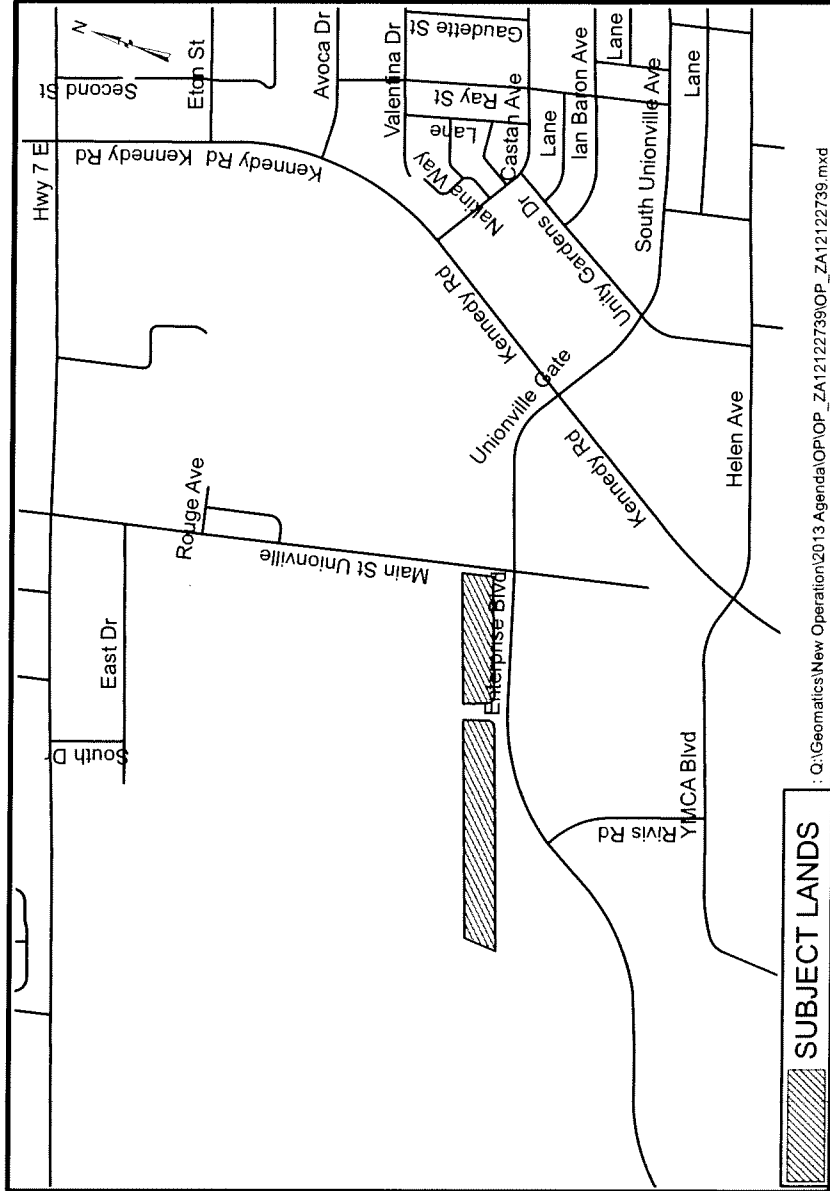
ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Conceptual Site Plan
- Figure 5: Building 'A' Conceptual Elevations
- Figure 6: Building 'B' Conceptual Elevations
- Figure 7: Building 'C' Conceptual Elevations

AGENT:

Mr. Peter Smith/Mr. David Huynh
c/o Bousfields Inc.
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Toronto, ON
M5E 1M2

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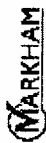


AIR PHOTO


APPLICANT: GLOBAL UNIONVILLE DEVELOPMENT INC. (SYLMATT INVESTMENTS INC.)
28 MAIN STREET UNIONVILLE

FILE No. OP. ZA. 12122739 (SB)

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DEVELOPMENT SERVICES COMMISSION

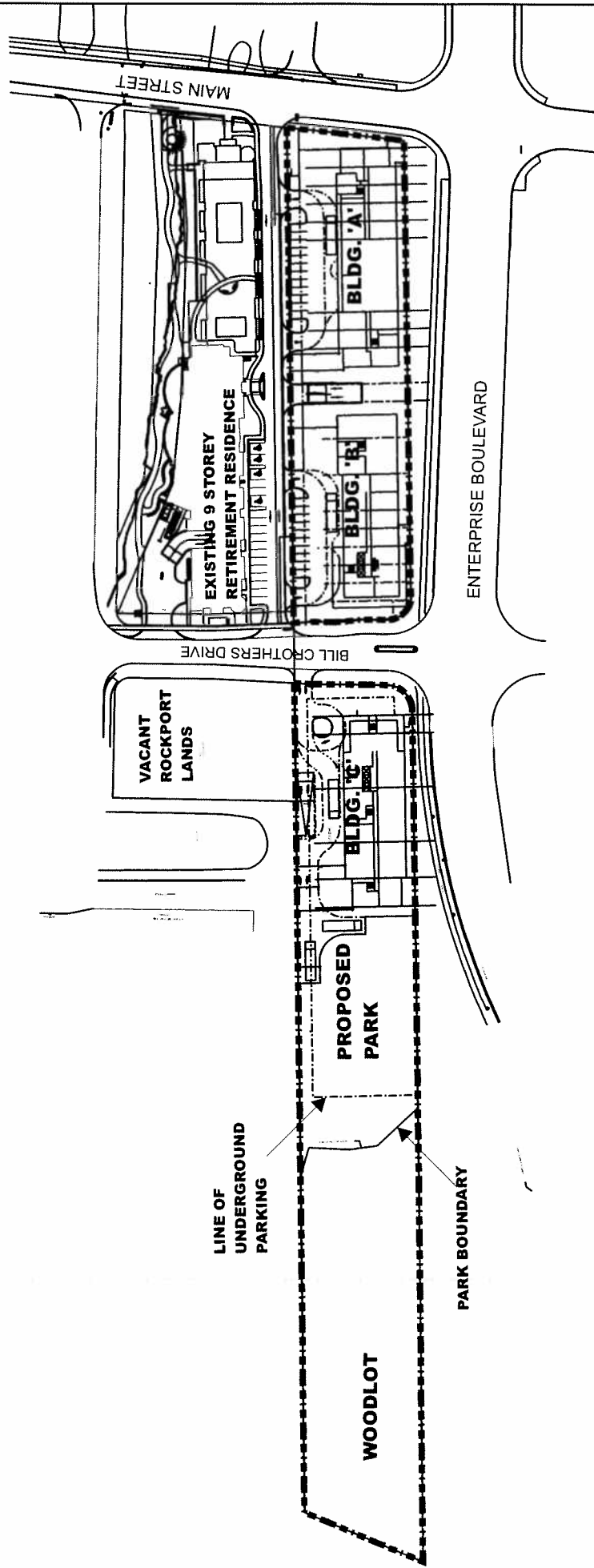
 SUBJECT LANDS

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Checked By: SB

DATE: 04/30/2013

FIGURE No. 3

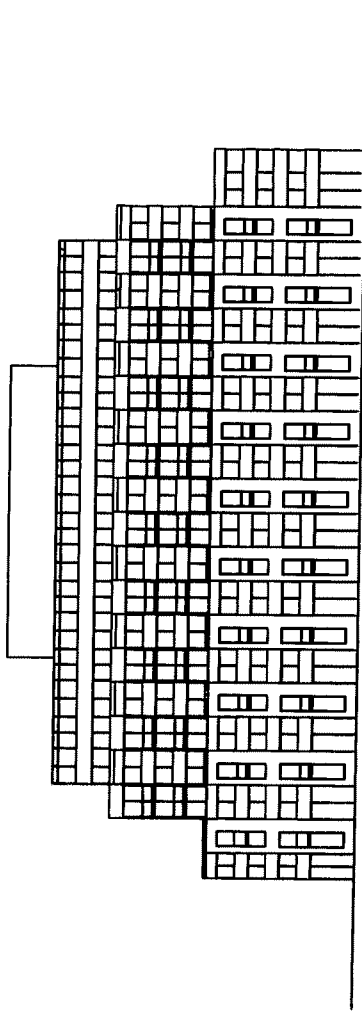


CONCEPTUAL SITE PLAN

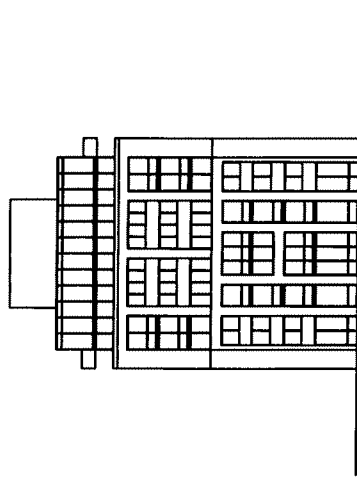
APPLICANT: GLOBAL UNIONVILLE DEVELOPMENT INC. (SYLMATT INVESTMENTS INC.)
28 MAIN STREET UNIONVILLE

FILE No. OP. ZA. 12122739 (SB)

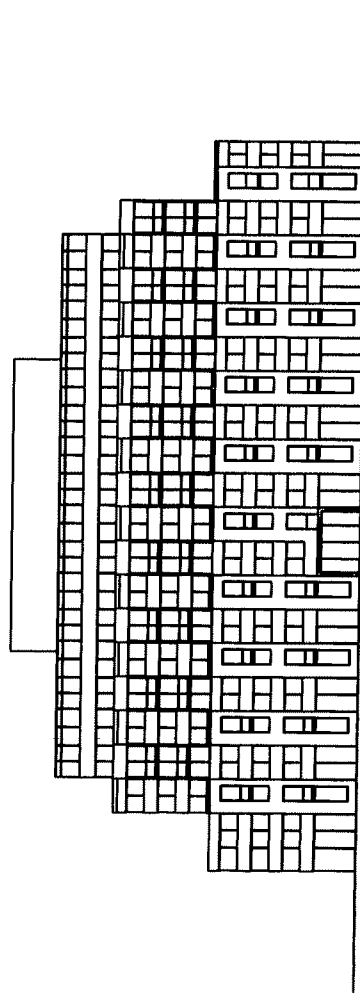
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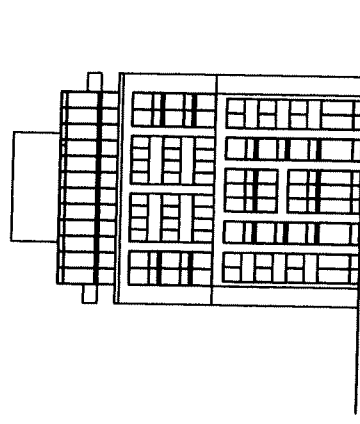
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING 'A' CONCEPTUAL ELEVATIONS

APPLICANT: GLOBAL UNIONVILLE DEVELOPMENT INC. (SYLMATT INVESTMENTS INC.)
28 MAIN STREET UNIONVILLE

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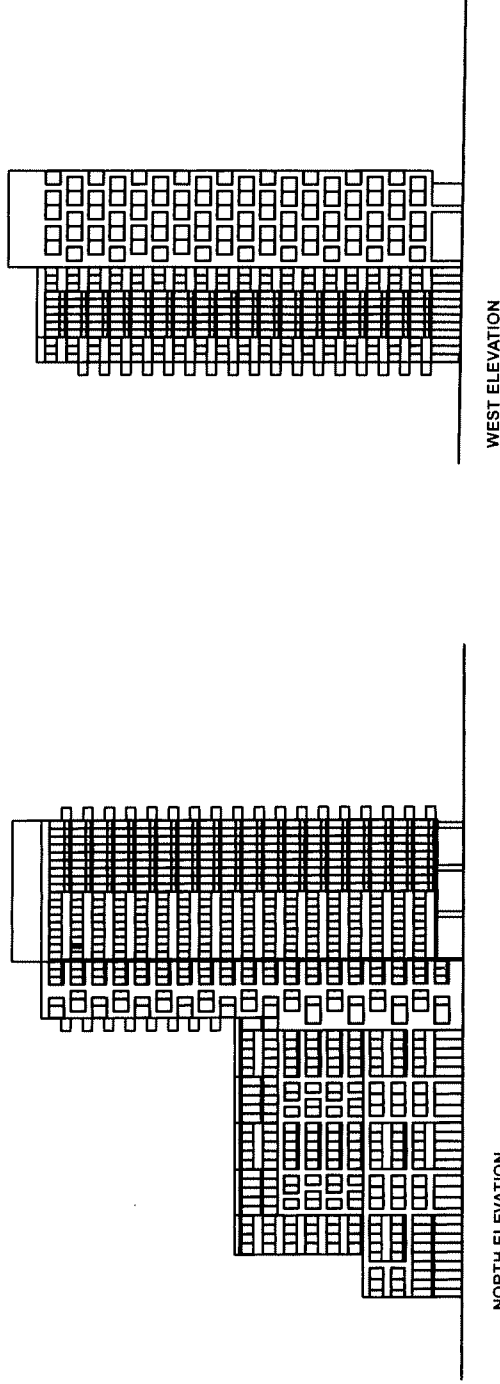
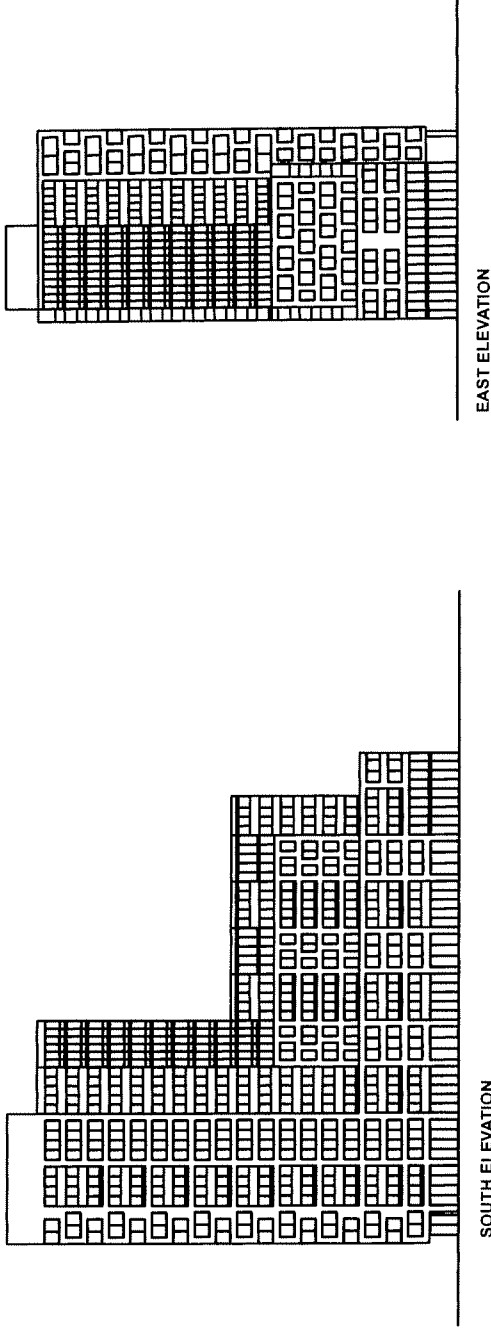


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DATE: 04/30/2013

FIGURE No.5



BUILDING 'B' CONCEPTUAL ELEVATIONS

APPLICANT: GLOBAL UNIONVILLE DEVELOPMENT INC. (SYLMATT INVESTMENTS INC.)
28 MAIN STREET UNIONVILLE

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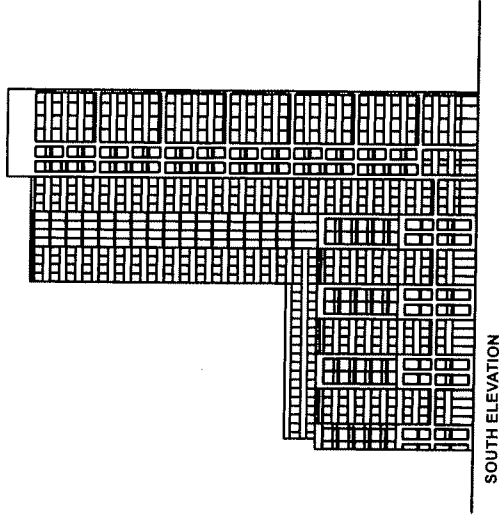


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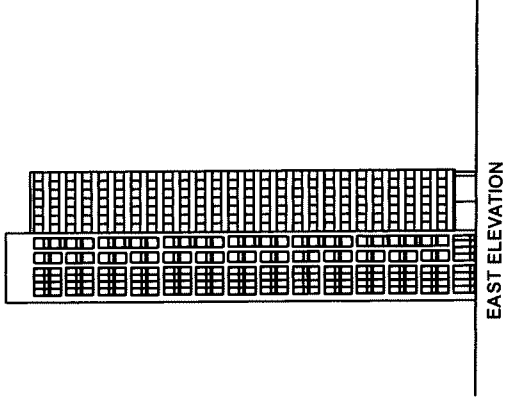
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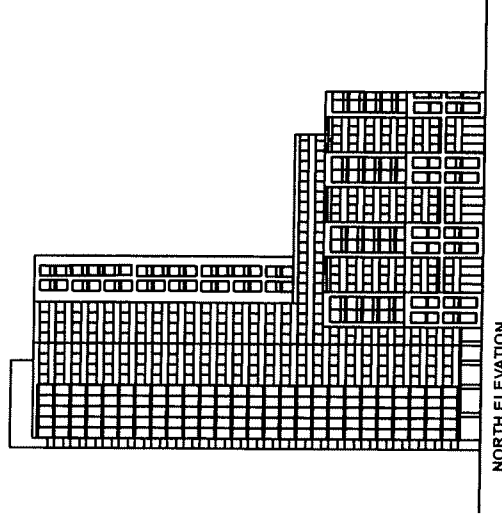
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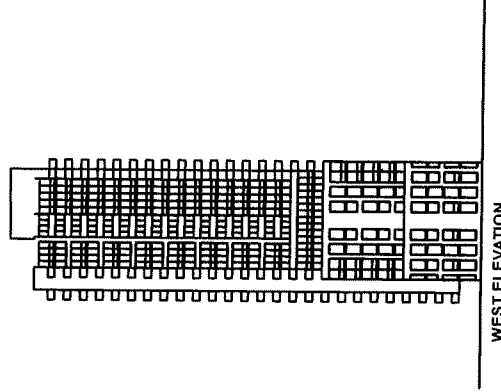
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING 'C' CONCEPTUAL ELEVATIONS

APPLICANT: GLOBAL UNIONVILLE DEVELOPMENT INC. (SYLMATT INVESTMENTS INC.)
28 MAIN STREET UNIONVILLE

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DATE: 04/30/2013

FIGURE No.7

