

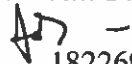



MEMORANDUM

DATE: June 10, 2014

TO: Development Services Committee

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

RE:  18226919 Ontario Inc. (Times Group Inc.)
(South side of Highway 7, west of Birchmount Road)
Application for site plan approval for a high density residential development
File number: SC 13 124112

B.K. 

RECOMMENDATION:

1. That the memorandum dated June 10, 2014 entitled "18226919 Ontario Inc. (Times Group Inc.), (South side of Highway 7, west of Birchmount Road), Application for site plan approval for a high density residential development, File number: SC 13 124112," be received.
2. That the presentation by Steven Kirshenblatt of Kirkor Architects and Planners, be received.
3. That the application be endorsed, in principle.
4. That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued (Site Plan Approval is issued only when the Director or his designate has signed the signed the site plan "approved") when the following conditions have been met:
 - The Owner has entered into a site plan agreement with the City and the Region of York containing all standard and special provisions and requirements of the City and public agencies and the provisions outlined in Appendix 'A'.
 - The Trustee for the Markham Centre Landowners Group has advised the City in writing that the required servicing allocation for the proposed development or any proposed phase thereof, is available and has been assigned to 18226919 Ontario Inc. (Times Group Inc.).
 - The Trustee for the Markham Centre Landowners Group has advised the City in writing that the Owner is in good standing with the group.
5. That prior to the Director of Planning and Urban Design endorsing the site plan, the applicant shall submit final confirmation of the 35% (170 units) servicing allocation credits from the Region of York under their "Sustainable Development Through LEED policy."

6. That 2015 servicing allocation for 317 units be granted from the Regional allocation to Markham, subject to written confirmation from the Trustee of the Markham Centre Landowners Group.
7. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
8. That the Owner provide the City with the required payment of 60% planning processing fees in accordance with the City's applicable Fee By-law.
9. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the site plan agreement is not executed within that period.
10. That staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE

This memorandum requests that a site plan application submitted by the Times Group Inc for a proposed high density residential development on the south side of Highway 7, west of Birchmount Road, be endorsed in principle and delegated to the Director of Planning and Urban Design.

BACKGROUND

The Times Group Inc. has applied for site plan approval for a proposed high density residential development consisting of two residential buildings accommodating a total of 487 apartment units. The northerly 8-storey building fronts on Highway 7. The southerly building, comprising an 18-storey tower and 6 and 8 storey wings, fronts on Rouge side Promenade.

The site plan and massing of the proposed development are consistent with the approved precinct plan (Figure 2, attached), and are acceptable. Staff have been working with the applicant to refine the building elevations.

Development Services Committee is the approval authority for site plan applications for high density residential developments. To avoid unduly delaying site plan endorsement of this development, staff are recommending that Committee endorse the application in principle, and delegate site plan approval to the Director of Planning and Urban Design.

The project architect, Stephen Kirshenblatt, will be presenting the project to Development Services Committee.

Attach: Figure 1 - Location map
Figure 2 - Precinct Plan
Appendix 'A' - Conditions of Site Plan Approval

APPENDIX 'A'

**Conditions of Site Plan Approval
Times Group Inc.
(South side of Highway 7, west of Birchmount Road)
Markham Centre Community
File No. SC 13124112**

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings (including building materials, colours and details), underground parking garage layout plans, that comply with all requirements of the City, the Markham Centre Advisory, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design. The final plans shall incorporate appropriate design features to ensure more bird-friendly buildings.
2. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
3. Geotechnical and hydrogeological reports addressing temporary and permanent dewatering requirements, dewatering discharge management and mitigation measures (if dewatering required), to the satisfaction of the director of Engineering.
4. A stormwater management report, grading/servicing/site alteration/excavation plans, construction management plan and shoring/excavation drawings, to the satisfaction of the Director of Engineering.
5. a lighting plan to ensure that all lighting is directional in nature to reduce any potential negative effects that illumination of the site may cause.

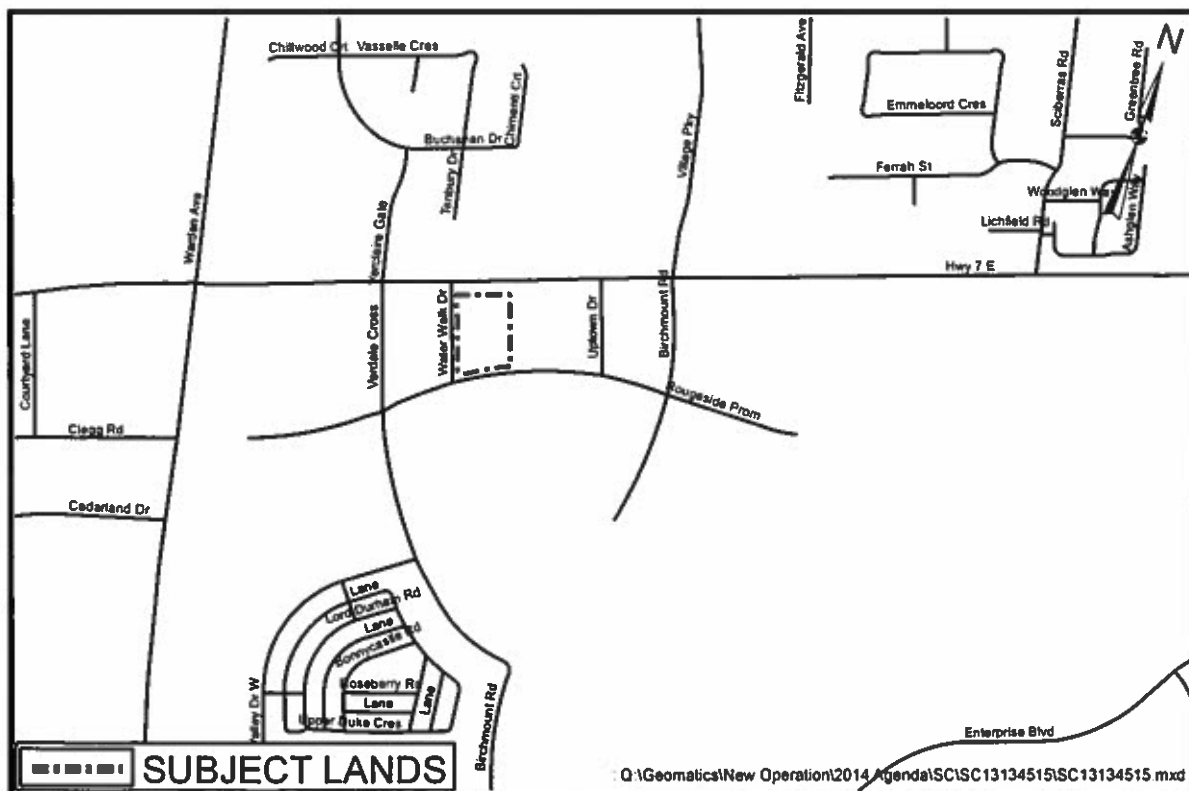
for endorsement or approval by the City.

The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu), public art contribution, and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the site be designed to ensure that there is no permanent underground encroachment into any municipal road right-of-way.
4. That the Owner shall provide and implement a comprehensive Green Infrastructure plan to the satisfaction of the Director of Planning and Urban Design. The plan shall include the following minimum elements - LEED gold certification, green roof technology on the lower building elements, connection to the District Energy network, incorporation of car sharing facilities, and the provision of bicycle storage facilities.
5. Provisions to ensure implementation of the recommendations of the approved reports.
6. Provisions to secure implementation of the of the approved Transportation Demand Management (TDM) plan.

7. Provisions for satisfying all requirements of City departments and public agencies.
8. Provisions to ensure implementation of the recommendations of an Environmental Noise and Vibration Feasibility Study.
9. That the Owner comply with all requirements of the City and authorized public agencies, including Power Stream to the satisfaction of the Commissioner of Development Services.
10. That the Owner provide provided confirmation the height of the buildings meets the requirements of Transport Canada, including applicable warning clauses.

File path: Amanda\File 13 124112\Documents\Memo to DSC



20' SCALE BAR
1" = 20' (0.61m)
1" = 10' (3.05m)
1" = 5' (1.52m)
1" = 2.5' (0.76m)
1" = 1.25' (0.38m)
1" = 0.625' (0.19m)
1" = 0.3125' (0.095m)
1" = 0.15625' (0.0475m)
1" = 0.078125' (0.0238m)
1" = 0.0390625' (0.0119m)
1" = 0.01953125' (0.00594m)
1" = 0.009765625' (0.00297m)
1" = 0.0048828125' (0.00148m)
1" = 0.00244140625' (0.00074m)
1" = 0.001220703125' (0.00037m)
1" = 0.0006103515625' (0.000185m)
1" = 0.00030517578125' (9.25e-05m)
1" = 0.000152587890625' (4.62e-05m)
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1" = 3.814697265625e-05' (1.15e-05m)
1" = 1.9073486328125e-05' (5.76e-06m)
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