



Report to: Development Services Committee

Report Date: May 5, 2015

SUBJECT: **PRELIMINARY REPORT**
Ruland Properties Inc. (The Remington Group)
Application for Zoning By-law Amendment to permit a high
density residential development comprising 523
condominium units with ancillary retail uses, north of
Enterprise Boulevard, east of Warden Avenue

File No. ZA 15 244500

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior 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, Ruland Properties Inc. (The Remington Group), Application for Zoning By-law Amendment to permit a high density residential development comprising 523 condominium units with ancillary retail uses, north of Enterprise Boulevard, east of Warden Avenue, File No. ZA 15 244500,” be received.
- 2) That a Public Meeting be held to consider the application submitted by Ruland Properties Inc. for Zoning By-law Amendment; and
- 3) 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 provide preliminary information on the application submitted by Ruland Properties 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 application.

Application deemed complete

The proposed Zoning By-law Amendment application was deemed complete by staff on March 25, 2015. A companion site plan application was also submitted with the Zoning By-law Amendment application.

BACKGROUND:**Subject Property and Area Context**

The subject lands are located north of Enterprise Boulevard on the east side of Warden Avenue and front onto Rouge Valley Drive West (Figure 1). The subject lands are approximately 1.21 ha (3 acres) in size and are vacant (Figure 3).

Surrounding uses are as follows:

- To the north are City owned lands intended for a future public park;
- To the east, across Rouge Valley Drive West are the 10 storey “Rouge Bijou” building and 3½ storey townhouse dwellings;
- To the south, is the Viva Transitway and Station and Enterprise Boulevard; and,
- To west, are Warden Avenue and Viva’s Rapidway “Jug Handle”.

The subject lands were formerly occupied by a temporary stormwater management pond, which is no longer in use. The Applicant will be required to re-grade the subject lands to accommodate the proposed development.

Proposal

The proposed development consists of 523 condominium units located in three residential buildings (Figure 4). Building 1, located north of Enterprise Boulevard on the east side of Warden Avenue, has a maximum height of 15 storeys and transitions to a height of 9 storeys along its Warden Avenue frontage. Building 2, located north of Enterprise Boulevard on the west side Rouge Valley Drive, has a height of 13 storeys and is linked to Building 1 by a podium. Building 2 is proposed to contain 217 m² (2,338 ft²) of retail uses at-grade. Lastly, Building 3, located north of Building 2, on the west side of Rouge Valley Drive West, has a height of 7 storeys.

The proposed development will be serviced by two driveways off Rouge Valley Drive West. The first driveway, which is a proposed service access, is approximately 24 metres north of Enterprise Boulevard. The second driveway is located approximately 70 metres north of Enterprise Boulevard, and will accommodate full-moves to and from the site. Parking for the proposed development (a total of 602 spaces) is located below grade in a one level parking garage (296 spaces), above grade in a three-storey parking structure internal to the towers, which is screened from view of the adjacent public street system and future public park (259 spaces) and covered at-grade for limited visitor and convenience uses (47 spaces). The amount of parking proposed, relative to the requirements of the Markham Centre Zoning By-law, are discussed later on in this report.

The roof of the above grade parking structure is to be partially landscaped and functions as an outdoor amenity area. As previously mentioned, Towers 1 and 2 are linked by a podium, which contains an indoor amenity area. The indoor amenity space is directly accessible to the outdoor amenity area located on the roof of the above grade parking structure.

The subject lands are situated at a prominent intersection considered to be a gateway into Markham Centre. As previously indicated, a companion site plan application was submitted with the Zoning By-law Amendment application. The proposed elevations are comprised of pre-cast concrete panels, dark grey metal panels, spandrel glass and vision glazing. While the contemporary design and materials represent a departure from the existing building vocabulary in the area, the massing and built form is compatible. The elevations for the proposed development will be subject to a future site plan report to Development Services Committee. A conceptual perspective from Warden Avenue looking north at Towers 1 and 2 is provided (Figure 5).

Official Plan and Zoning

Current Official Plan

The subject lands are designated “Commercial – Community Amenity Area” in the in-force Official Plan (1987 Revised), as amended. The planned function of the “Commercial – Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre offering a diverse range of retail, service, community, institutional and recreational uses serving several residential and/or business areas”. Medium and high density residential uses are also contemplated in this designation subject to the review of a site specific development proposal and rezoning.

Markham Centre Secondary Plan (OPA 21)

The subject lands are further designated “Open Space” and “Secondary School” in the Markham Centre Secondary Plan (OPA 21). Section 4.5.1 (b) of the Secondary Plan states:

“Certain lands contributing to components of the Open Space System are identified schematically or symbolically on Schedule ‘AA’ – Detailed Land Use System and Schedule ‘CC’ – Open Space System of the Secondary Plan. (The underlying use designations are shown on Schedule ‘A’ – Land Use of the Official Plan). The locations, configurations and boundaries of these lands shall be confirmed through Precinct Plans and implementing development plans and may be revised in the process of development approval without further amendment to this Secondary Plan, to the satisfaction of the Town and authorized agencies.”

The policies of the Markham Centre Secondary Plan also recognize that the school sites may not be required and permits alternate uses. Section 4.4.1 (j) of the Secondary Plan defers to the Community Amenity Area policies in the event that the secondary school sites are no longer required by the School Board or for open space or institutional uses.

The Markham Centre Secondary Plan identifies the subject lands as being within the Centre West Precinct. The Precinct is a smaller area within a District which is an appropriate scale and size for detailed planning studies. A Precinct Plan for the Centre West Precinct and a corresponding draft plan of subdivision were approved by Council in July 2003 and revised in 2007. The approved Precinct Plan and implementing zoning provided for a redistribution of the parks and school sites within the plan area, consistent

with the foregoing discussion of Official Plan policies. Accordingly, the subject lands were rezoned for a mix of uses, primarily employment, as discussed below.

New Official Plan 2014 (not yet in force)

The subject lands are designated “Mixed Use High Rise” in Markham’s new Official Plan 2014 (not yet in force). Lands designated “Mixed Use High Rise” are priority locations for intensification and will provide retail and service functions for large populations intermixed with high density residential and office uses.

Existing Zoning

The subject lands are zoned “Markham Centre Downtown One (Hold)” [MC-D1 (H1, H2 and H5)] by Markham Centre Zoning By-law 2004-196, as amended. This zone category permits a wide range of business uses including office buildings with accessory retail and restaurants uses, hotels with banquet and convention facilities and medical offices. The Applicant is requesting the subject lands be rezoned to an appropriate zone category within By-law 2004-196, as amended, allowing for residential and retail-commercial uses and incorporating any required site specific exceptions. The zone category most appropriate for the proposed development would be the “Markham Centre Downtown Two Zone” [MC-D2], which permits apartment dwellings and retail-commercial uses.

Addendum to Planning Justification Report has been requested

In requesting the proposed residential use, the Applicant has advised that the subject site is not a preferred location for office uses for several reasons, including but not limited to, its limited visibility from Highway 407, its interface with the proposed City park block to the north and existing residential to the east, and its lack of direct access from Warden Avenue or Enterprise Boulevard, which compromises its ability to attract major office users. Conversely, attracting office employment to the other lands within the Precinct Plan, particularly south of Enterprise Boulevard, east of Warden Avenue, has been successful. Staff have asked the Applicant to provide an addendum to the Planning Justification Report submitted with the application, detailing how the employment uses, originally contemplated for this site, will be accommodated within the balance of the plan area as a result of the proposed Zoning By-law Amendment.

Applicant is proposing a Parking Reduction

The required number of parking spaces for the proposed development is 635 spaces in accordance with the Markham Centre Zoning By-law 2004-196, as amended. This is based on a parking standard of 1 space per dwelling units plus 0.20 parking spaces per unit for visitors ($523 \text{ units} \times 1.2 = 628 \text{ spaces}$), plus 1 per 30 m^2 for retail uses ($217 \text{ m}^2 / 30 \text{ m}^2 = 7 \text{ spaces}$). The Applicant is proposing a total of 602 parking spaces (reduction of 33 spaces) based on a parking standard of 1 space per dwelling unit plus 0.15 parking spaces per unit for visitors, to be shared with the retail component. A Traffic Impact Study, which includes a parking justification, has been submitted with the application, which supports the shared use of the 79 visitor and retail parking spaces. The justification for this parking reduction is being reviewed by Transportation Planning staff.

OPTIONS/ DISCUSSION:

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

- 1) Staff are reviewing the Planning Justification Report, and the requested Addendum, prepared by Bousfields Inc. and submitted with the application;
- 2) The Region of York has jurisdiction over Warden Avenue. Accordingly, the applicant is required to address the Region of York's requirements. Formal comments from the Region of York are pending.
- 3) The subject lands are located within a regulated area of the Toronto and Region Conservation Authority (TRCA) and the Applicant will be required to address the TRCA's requirements. Formal comments from the TRCA are pending.
- 4) Staff are evaluating the proposed development's compatibility and integration within its surrounding context, including co-ordination with the City owned park block to the north and existing residential to the east.
- 5) Engineering Staff are examining the grade relationship between the Viva Transitway and Station and the subject lands, as well as the park block to the north, to ensure the grades are matched and any impacts on pedestrian and vehicular access between the properties are minimized.
- 6) Transportation Planning staff are reviewing the functionality of the proposed accesses to the development from Rouge Valley Drive West, as well as the proposed parking reduction.
- 7) Urban Design staff are examining the proposed building design and treatments given the prominent location of the site along a Regional road and as a gateway into Markham Centre, as well as its relationship to the park block to the north and existing community to the east.
- 8) Site plan matters including built form, building setbacks, access, parking, loading and landscaping are under review by staff.
- 9) Review of technical studies including, but not limited to, Shadow Impact Study, Traffic Impact Study (including Parking Study and TDM Plan), Noise Study, and Functional Servicing Study, are underway.
- 10) There is no servicing allocation for this site. Formal servicing allocation will be assigned by Council and through the Group Trustee at the site plan stage. Minimum LEED Silver accreditation and connection to Markham District Energy will be required as part of the formal allocation at the time of site plan approval.
- 11) A Public Art contribution has been identified, but not yet addressed by the Applicant.
- 12) The 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, City's Bird Friendly Design Guidelines and sustainability measures.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.


ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of Growth Management, Transportation and Municipal Services.

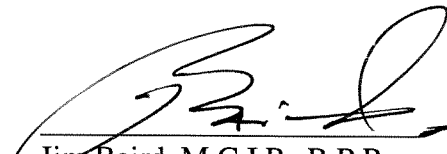
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of site plan approval.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



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

ATTACHMENTS:

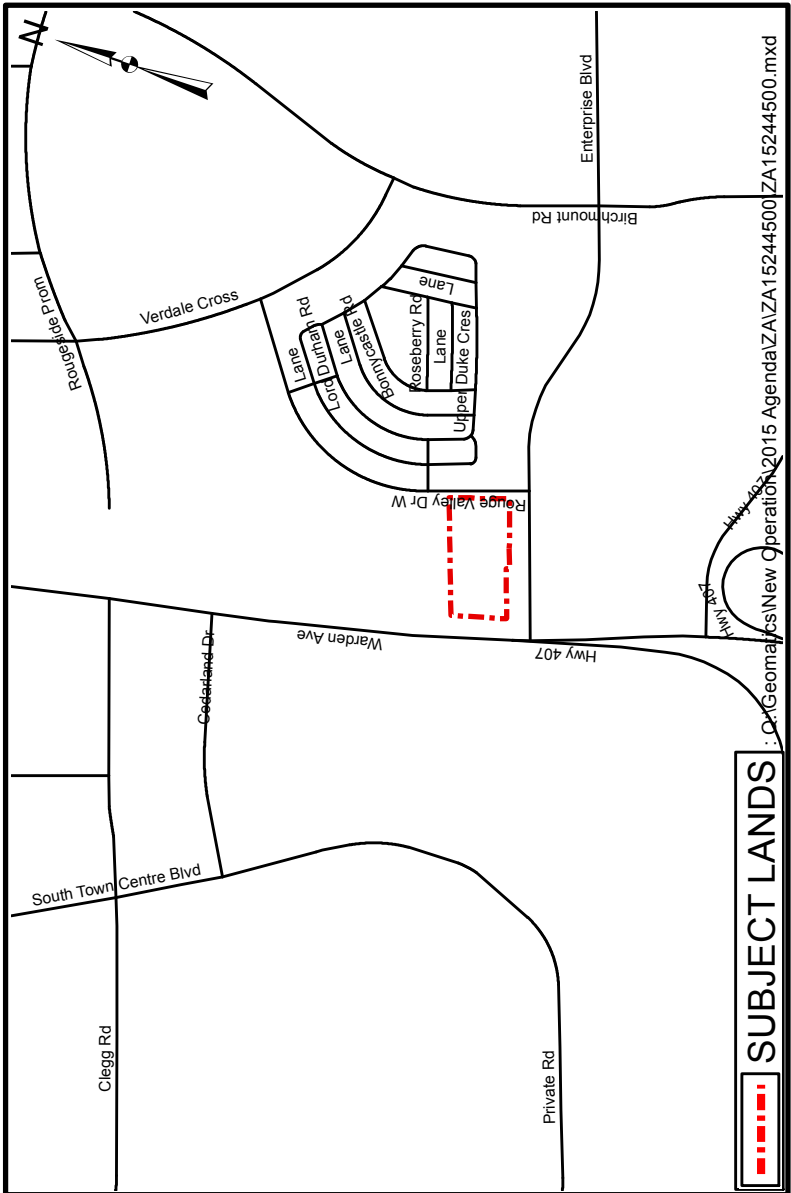
- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Site Plan
- Figure 5: Perspective from Warden Avenue looking North (Buildings 1 & 2)

AGENT:

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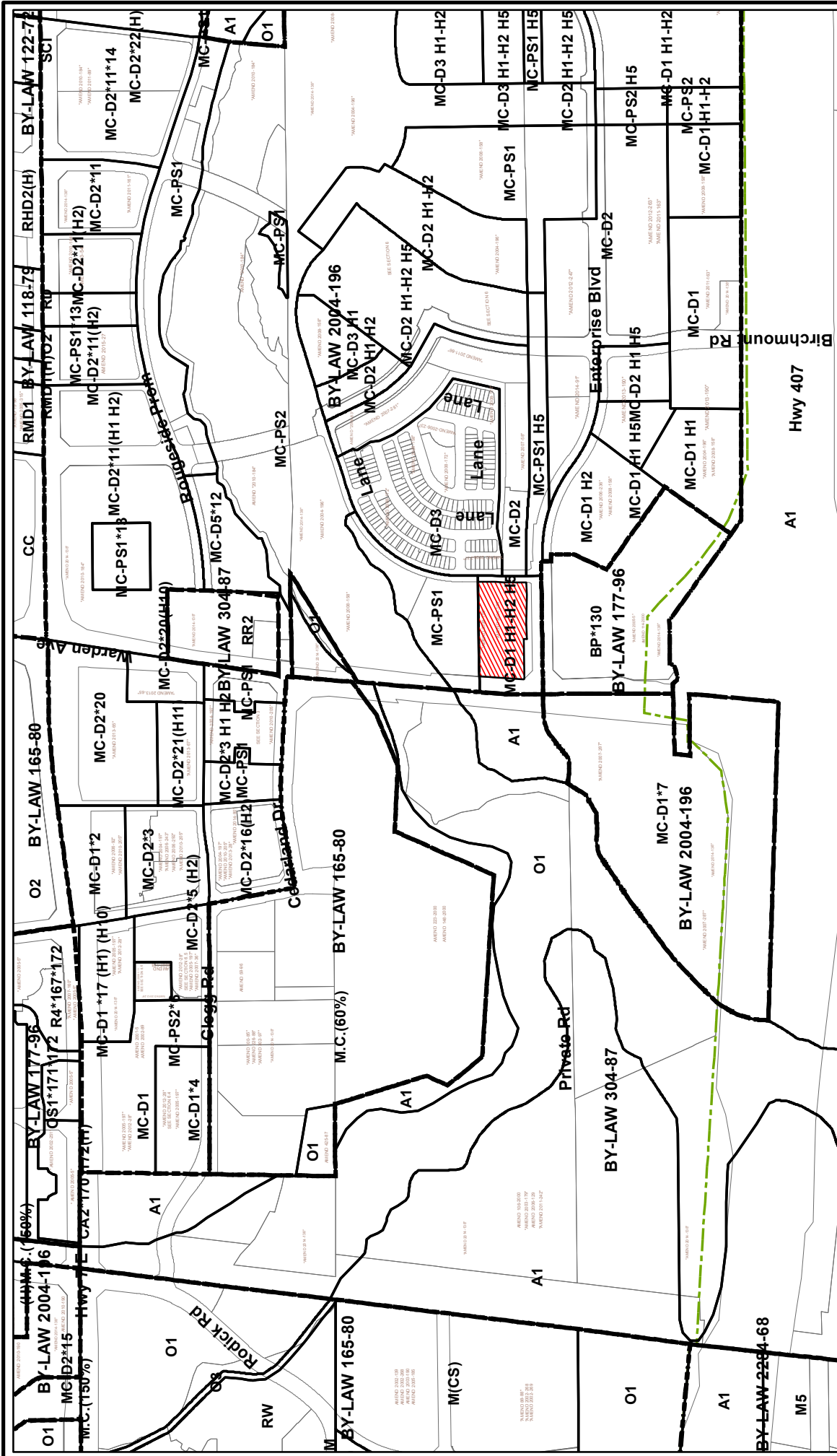
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SUBJECT LANDS

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 SUBJECT LANDS

AREA CONTEXT / ZONING

APPLICANT: RULAND PROPERTIES INC.
 NORTH OF ENTERPRISE BLVD. EAST OF WARDEN AVENUE

FILE No. ZA. 15244500 (SB)

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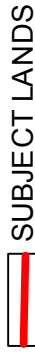
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FIGURE No. 2



AIR PHOTO

APPLICANT: RULAND PROPERTIES INC.
 NORTH OF ENTERPRISE BLVD. EAST OF WARDEN AVENUE



SUBJECT LANDS

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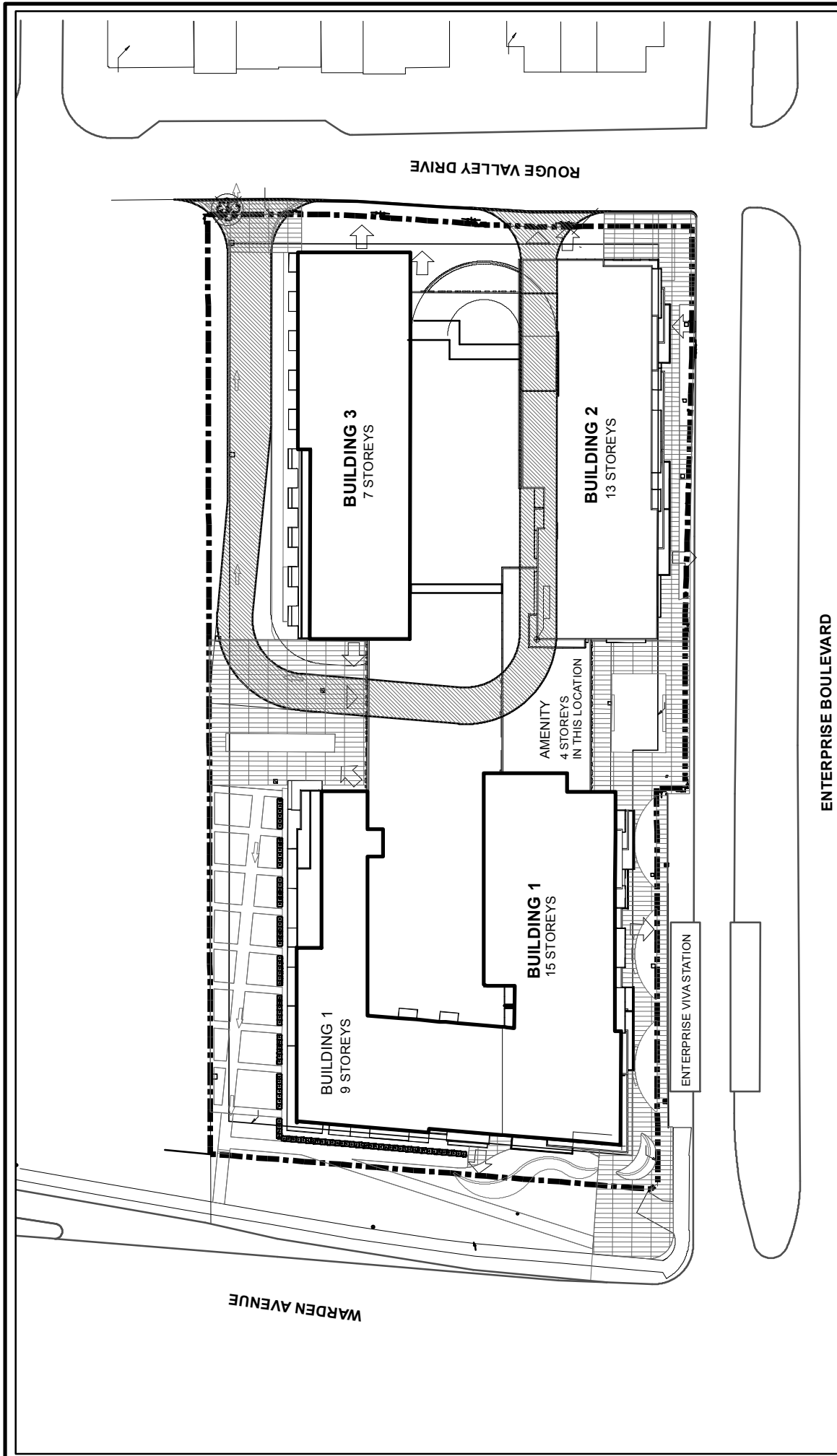


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FIGURE No. 3



SITE PLAN

APPLICANT: RULAND PROPERTIES INC.
 NORTH OF ENTERPRISE BLVD. EAST OF WARDEN AVENUE

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FIGURE No. 4



PERSPECTIVE FROM WARDEN AVE. LOOKING NORTH (BUILDINGS 1 & 2)

APPLICANT: RULAND PROPERTIES INC.
NORTH OF ENTERPRISE BLVD. EAST OF WARDEN AVENUE

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FIGURE No. 5