

**SUBJECT:****PRELIMINARY REPORT**

Ruland Properties Inc. (The Remington Group)  
Zoning By-law Amendment Applications  
190 Enterprise Boulevard, east of Birchmount Road, and  
on the south side of the future Verdale Crossing between  
Birchmount Road and the future Post Road extension,  
Ward 3, Markham Centre

File Nos. ZA 15 155470 and ZA 18 180694

**PREPARED BY:**

Richard Kendall, Manager of Development  
Central District, extension 6588

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**RECOMMENDATION:**

That the "Preliminary Report, Ruland Properties Inc. (The Remington Group), Zoning By-law Amendment Applications, 190 Enterprise Boulevard, east of Birchmount Road, and on the south side of the future Verdale Crossing between Birchmount Road and the future Post Road extension, Ward 3, Markham Centre, File Nos. ZA 15 155470 and ZA 18 180694", be received;

**PURPOSE:**

The purpose of this report is to provide preliminary information on the applications in advance of the statutory public meeting being held. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

**BACKGROUND:**

Ruland Properties Inc. are seeking zoning amendments related to two projects within their Downtown Markham development. The amendments include an increase in height, revised building setbacks, adjustments to the retail floor area requirements and parking standards. Although two separate applications have been submitted, staff are addressing both in this report.

The first application (ZA 15 155470) is for the K2 building, a proposed 35 storey, mixed-use tower containing 276 residential units and 2,150 square metres of retail uses at grade. The application seeks to allow for taller building heights with site specific development standards. Located at the northwest corner of Enterprise Boulevard and Post Road (Figure 5), the vacant, 0.28 hectare (0.69 acre) property forms the easterly portion of the larger 1.3 ha (3.3 acre) Marriott Hotel and Signature Condos development block. These projects, which have recently been completed, contain a total of 300 dwelling units, 4,767 square metres of retail and restaurant space and 209 hotel units within 2 buildings, 12 and 16 storeys. The proposed building will share access drives with the Marriott/Signature project and complete the development of the block (Figures 3 and 5).

The second application (ZA 18 180694) consists of two components and applies to lands on the south west corner of the future Verdale Crossing and the future Post Road extension. The first component proposes heights of 24 and 38 storeys (552 units) for the two buildings (HS2) on the vacant, 0.48 ha (1.19 acre) easterly portion of the larger 1.86 ha (4.6 acre) Gallery Square (HS1) block, and relief to associated development standards to accommodate the (HS2) development (Figures 3 and 4). The HS1 project, which received Development Services Committee endorsement in April, 2017 and which will commence construction shortly, consists of three buildings at 16, 16 and 8 storeys, with 603 units and 15,000 square metres of retail and restaurant uses.

Another component of these applications seeks to modify the cap on retail uses and to introduce revised parking standards for the developments as discussed below.

### **Precinct Plan**

In 2003, as part of a review of a comprehensive development concept for Remington's Downtown Markham project, Council approved the Centre West Precinct Plan and subsequently approved comprehensive zoning amendments to implement the plan (Markham Centre By-law 2004-196). In 2006, refinements to the retail portion of the Remington Group's Downtown Markham Precinct Plan provided for the easterly extension of Verdale Crossing through the subject lands, terminating at Post Road as reflected in the attached Precinct Plan (Figure 7). These approvals established a building programme for these blocks consisting of mixed-use development within an approximate 9 to 16 storey building envelope. Since then, the City has undertaken a growth strategy in support of the new 2014 Official Plan, and Provincial and Regional policy initiatives have identified additional intensification targets for Markham in the York Region context. Much of the intensification is to occur along corridors and in Markham's Regional Centres such as Langstaff and Markham Centre.

Remington has been working with staff on comprehensive amendments to their approved Precinct Plan to accommodate additional development within their Downtown Markham project, to address the City's growth strategy and in recognition of Markham Centre as an Urban Growth Centre and Regional Centre. The changes to the Precinct Plan are intended to be brought forward upon completion of the Mobility Hub Study, once the transit alignments and the resultant road and block fabric is determined. The changes will address potential increases in density and height, a refined road and block pattern, community needs, parkland distribution and built form. In the interim, Remington has prepared a Draft Precinct Plan for the subject lands to address the changes proposed to the height regime for the subject proposals (Figures 8 and 9). It is noted that the proposed land uses and development blocks are generally consistent with the approved 2006 Precinct Plan and the phase 2 subdivision agreement, which is currently being finalized.

### **OPTIONS/ DISCUSSION:**

#### **Official Plan**

The properties are designated Mixed Use High Rise in the 2014 Official Plan (partially approved by the OMB on October 30, 2015, May 26, 2016, March 10, 2017, April 21, 2017, and November 24, 2017), which permits the proposed residential use, but not the

proposed density and heights. The new Official Plan however, defers land use and associated implementation policy for Markham Centre to the (existing) Markham Centre Secondary Plan (OPA 21). As such, the Mixed Use High Rise density and height criteria of the new Official Plan do not apply.

**Secondary Plan**

The subject blocks are designated a combination of “Community Amenity Area – Major Urban Place” (HS2), and “Open Space” and “Elementary School” (K2) in the Markham Centre Secondary Plan (OPA 21). The Community Amenity designation permits high density residential and commercial uses. With respect to the Open Space designation, section 4.5.1 (b) of the Secondary Plan provides for the locations, configurations and boundaries of the Open Space lands to be confirmed through Precinct Plans and implementing development plans, and further that they may be revised through the process of development approvals without further amendment to the Secondary Plan.

The policies of the Markham Centre Secondary Plan also recognize that the school sites may be relocated without amendment to the Secondary Plan, in consultation with the school boards, section 4.4.1 (a).

As noted, an updated Precinct Plan for the Centre West Precinct was approved by Council in June, 2006. The approved Precinct Plan and implementing zoning provide for the proposed mixed-use development along with a redistribution of the parks and school sites within the larger plan area, consistent with the foregoing discussion of Secondary Plan policies.

The Markham Centre Secondary Plan further identifies approval of a Precinct Plan as the platform for determining appropriate heights and densities without the need for amendments to the Secondary Plan (sections 3.3.2 and 3.8). Remington is in the process of updating their Precinct Plan comprehensively for consideration by Council upon completion of the mobility hub study, which is anticipated by year end. In the interim, they have submitted a revised Draft Precinct Plan for their lands to the west of Tributary 4, which includes the subject lands, their lands developed to-date, and the balance of their lands within the second phase of their subdivision, to inform the height discussion (Figures 8 and 9).

**Markham Centre Zoning By-law/Buttonville Airport Zoning Order**

Both sites are zoned Markham Centre –Downtown Two (MC-D2) with the HS2 portion subject to Holding provisions (H1 and H2), in the Markham Centre Zoning By-law (2004-196) (Figure 2). Permitted uses include apartment dwellings and a variety of business, retail and commercial uses, consistent with the applicant’s proposal. Relief to the height and certain floor area, performance and parking standards however, is required. The by-law contemplates a height of 31 m (approximately 9 storeys), whereas heights of up to 124 m, 38 storeys are proposed.

At the time of adoption in 2004, the by-law identified a retail floor area cap of 33,000 square meters for lands within this quadrant of Markham Centre. Since then, Remington has been successful with the development of the mixed-use components of their project

and associated retail core and are seeking an increase in the cap or to have it waved. Developments to-date have integrated retail, restaurant, hotel and entertainment uses with residential and commercial buildings and this request will provide greater flexibility as elements of the plan continue to evolve.

The proposed buildings are orientated towards the street to implement the shared urban design vision and the retail programming, however minor setback adjustments are required to accommodate the proposed built form.

A revised parking rate is proposed to reflect the mixed-use nature of Markham Centre's downtown core. This includes parking demand based on unit size (proposed range of 0.8 to 1.0 spaces per unit, consistent with other developments in Markham Centre), rather than a flat rate of 1.0 spaces per unit; a sharing of retail and visitor spaces; use of the retail/restaurant parking standard currently in place in the MC-D1 zone (1 space per 37 square metres); and, an updated visitor rate of 0.15 spaces per unit (instead of 2.0).

These lands are subject to the Zoning Order for the Buttonville Airport which also restricts buildings to a height of 238 m above sea level and, as a result, relief is required from Transport Canada to Zoning Order to permit the taller building heights. The applicant advises discussions are on-going and, in the event of approval, a holding provision (H) may be introduced addressing this requirement.

### **Secondary Plan Update**

Staff, through the 2018 budget process, have secured funds to initiate a comprehensive review and update to the Markham Centre Secondary Plan (OPA 21). This amendment is intended to include an urban design component consisting of built form, public realm and open space analysis; a community service needs assessment; and, a transportation update resulting from the revised transit alignments and street and block fabric which will be established through the on-going Metrolinx-led Markham Centre Mobility Hub Study. This study will provide greater direction with respect to the location, height regime, community needs and density distribution in Markham Centre. While the units associated with these developments fall within the overall approvals for the project, the discussions regarding the height increase being proposed should, more appropriately, be considered in context of the comprehensive secondary plan amendment.

### **Design Review Panel**

The applicant presented their building programme to the Design Review Panel on January 25, 2018. The Panel commended the overall architectural expression and the project's consideration of the short and long-term vision for Downtown Markham. The Panel did encourage the applicant to explore opportunities to enhance access to the project, including the future park blocks to the east and suggested a mid-block crossing of Simcoe Promenade to the south. Other comments related to the need for a strong retail expression along the Verdale Crossing frontage (Figures 4 and 5). With respect to the built form, the Panel expressed appreciation for the variety of façade treatments proposed, particularly with respect to the use of brick. They also encouraged the applicant to create a unique treatment for the screening details on the parking façade.



**Advisory Discussions**

The applications were presented to the Markham Centre Advisory on April 5, 2018. Comments from the Advisory regarding the design and building programme were very positive. Questions were raised regarding the size and cost of the units, and whether there was a rental component.

**Departmental/agency comments**

These applications are in circulation and agency and departmental comments will be addressed as part of a future recommendation report or as part of the site plan process. As noted, the HS1 buildings have previously been endorsed by DSC and staff endorsement will follow shortly. Both sites (HS2 and K2) are subject to site plan approval and will be reported out separately once the zoning and other technical issues have been addressed.

**FINANCIAL CONSIDERATIONS**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The application aligns with the City's strategic priority of Growth Management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to applicable departments and agencies for comment, and their requirements will be addressed in the recommendation report or as conditions of future Site Plan Approvals.

**RECOMMENDED BY:**

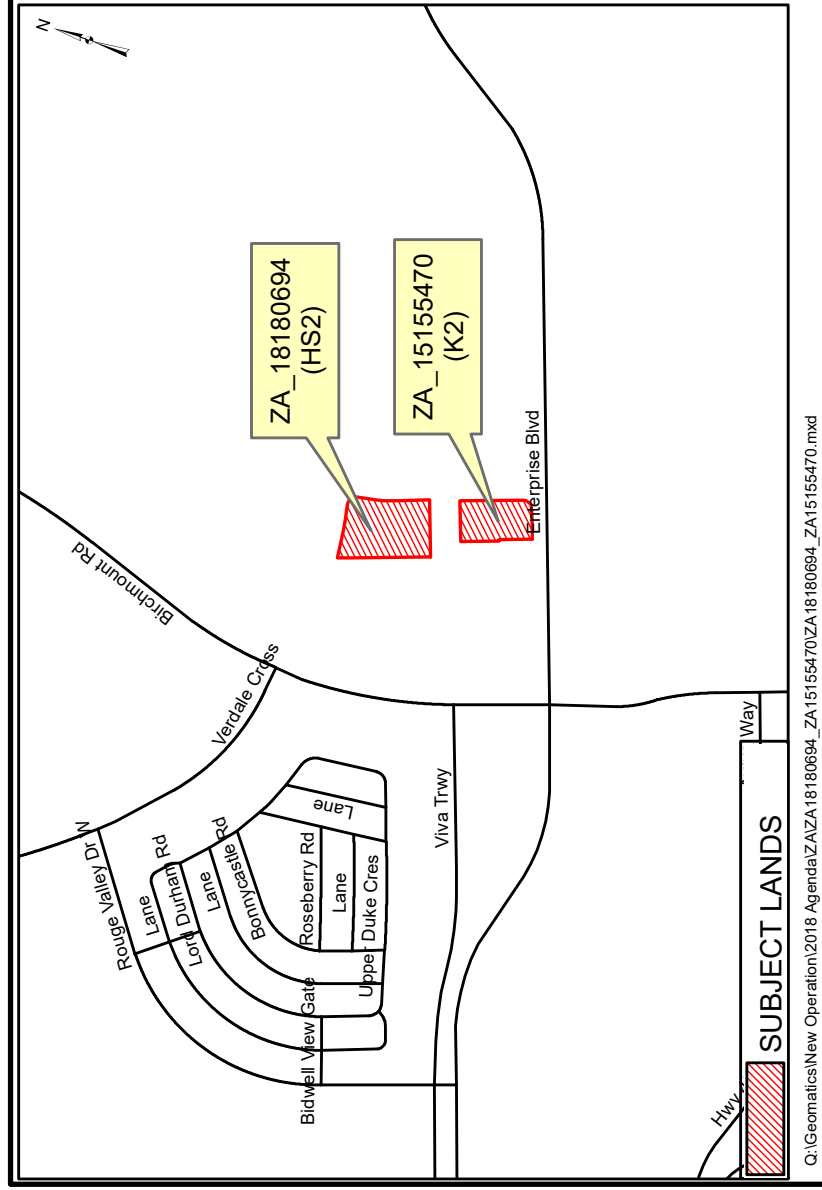
Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



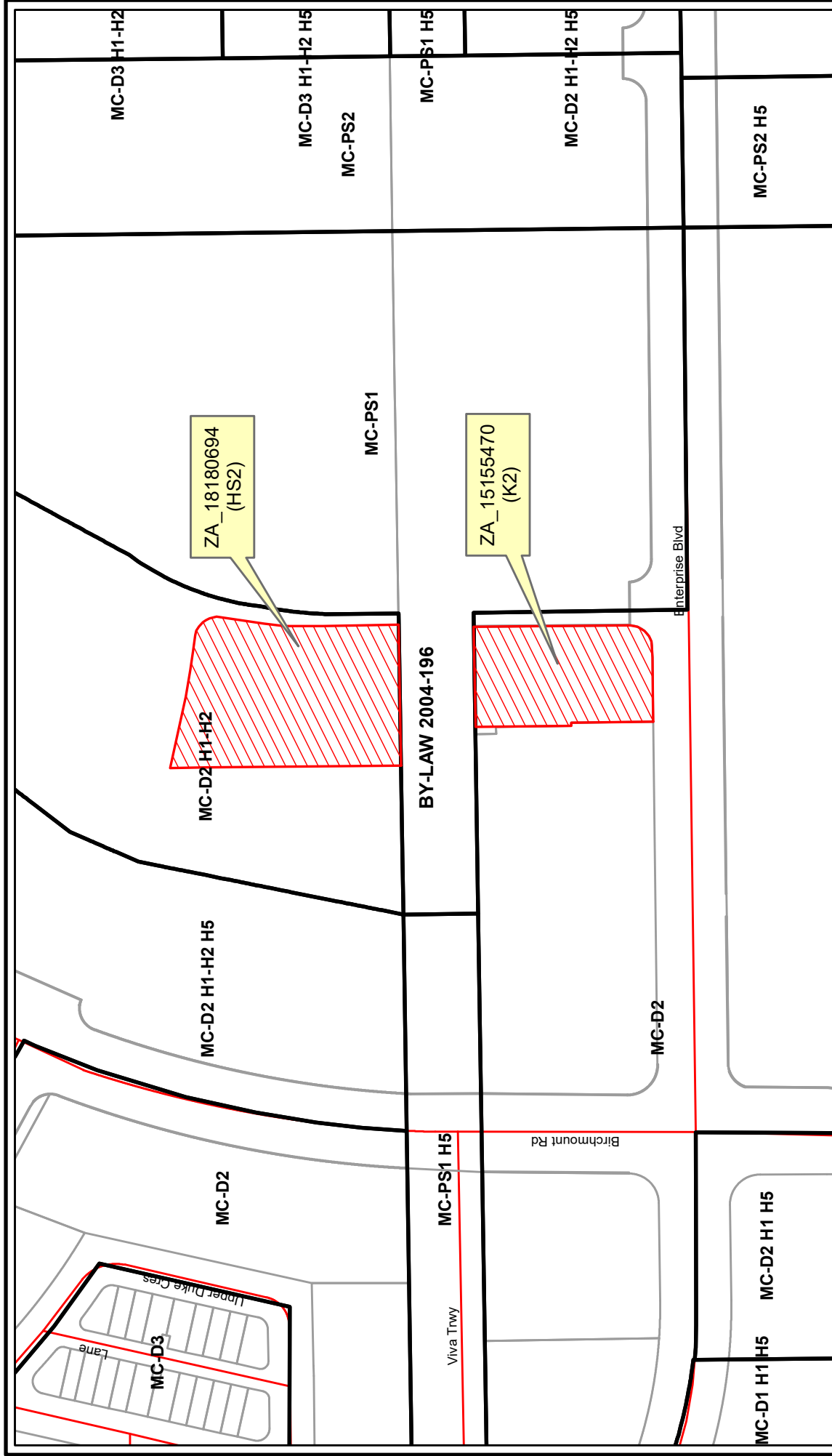
Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

- Figure 1: Site Location
- Figure 2: Area Context / Zoning
- Figure 3: Air Photo
- Figure 4: Site Plan HS2
- Figure 5: Site Plan K2
- Figure 6: Rendering Buildings K2 and HS2
- Figure 7: Remington Revised Precinct Plan 2006
- Figure 8: 2018 Draft Precinct Plan – Site Plan
- Figure 9: 2018 Draft Precinct Plan – Massing View



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# AREA CONTEXT / ZONING

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

FILE No. ZA18180694\_ZA15155470 (RK)

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DEVELOPMENT SERVICES COMMISSION

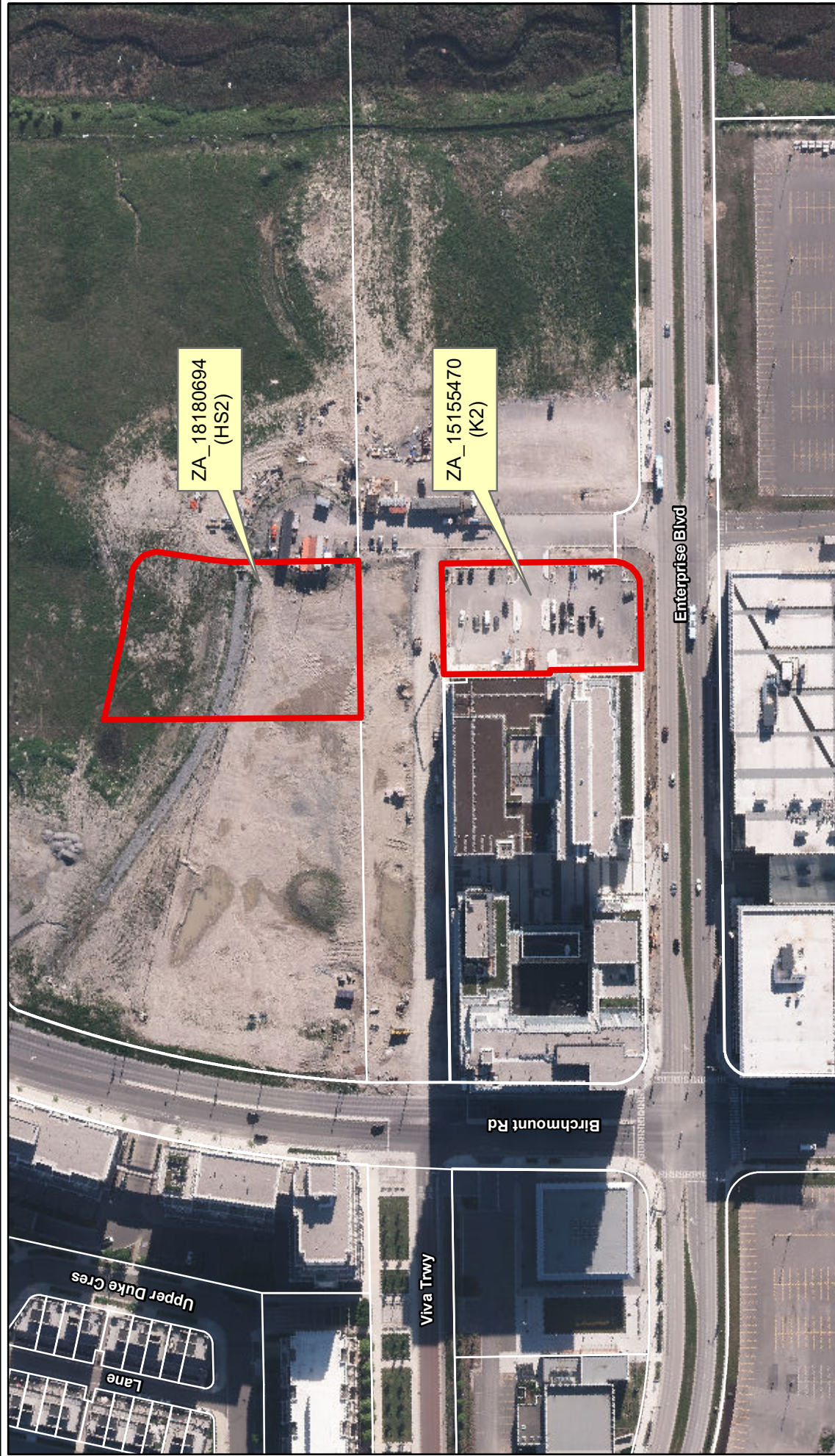
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Checked By: RK

Date: 22/05/2018

FIGURE No. 2






# AIR PHOTO

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

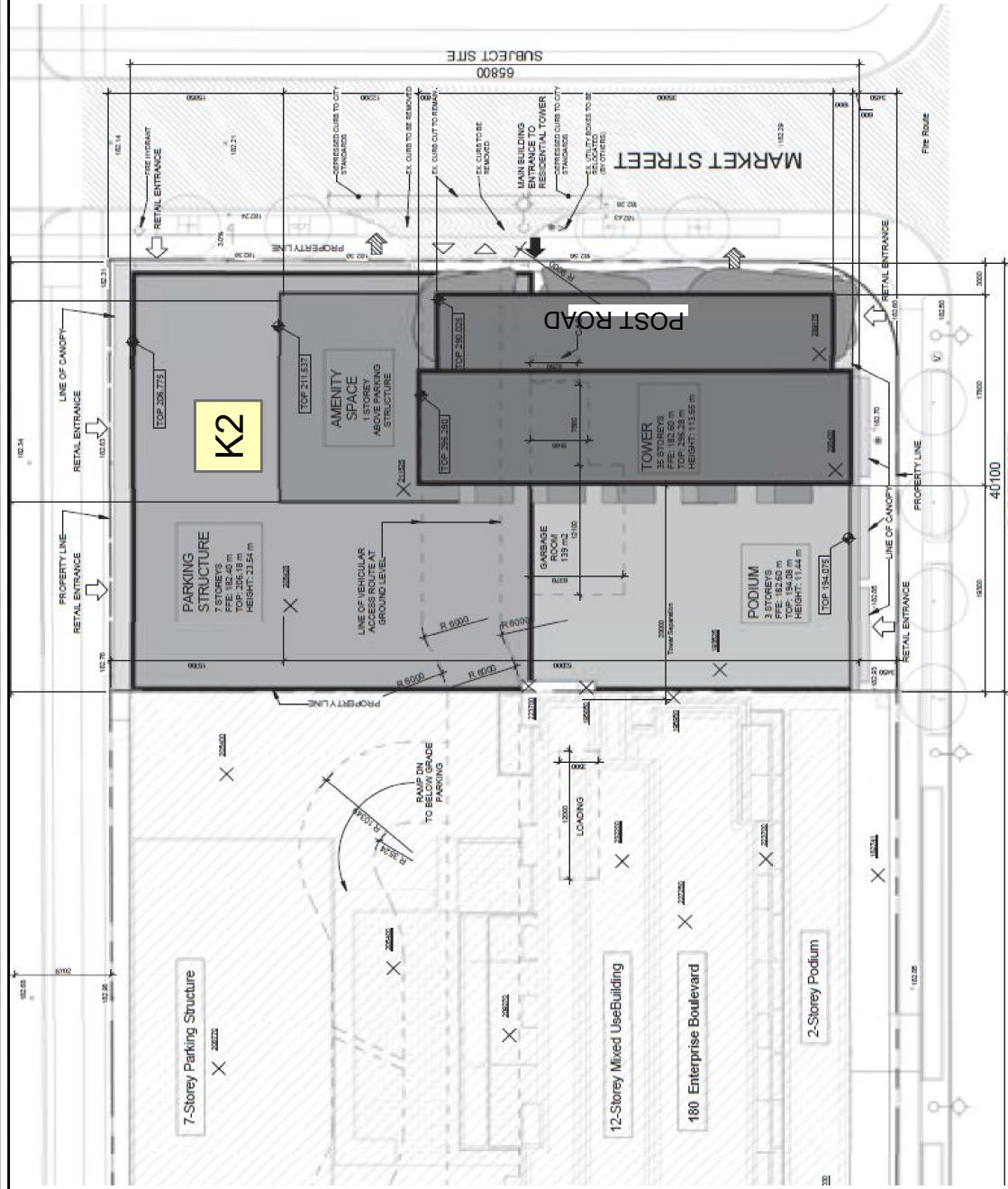
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 SUBJECT LANDS







# SITE PLAN K2

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

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# RENDERINGS OF BUILDINGS K2 AND HS2

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

FILE No. ZA18180694\_ZA15155470 (RK)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

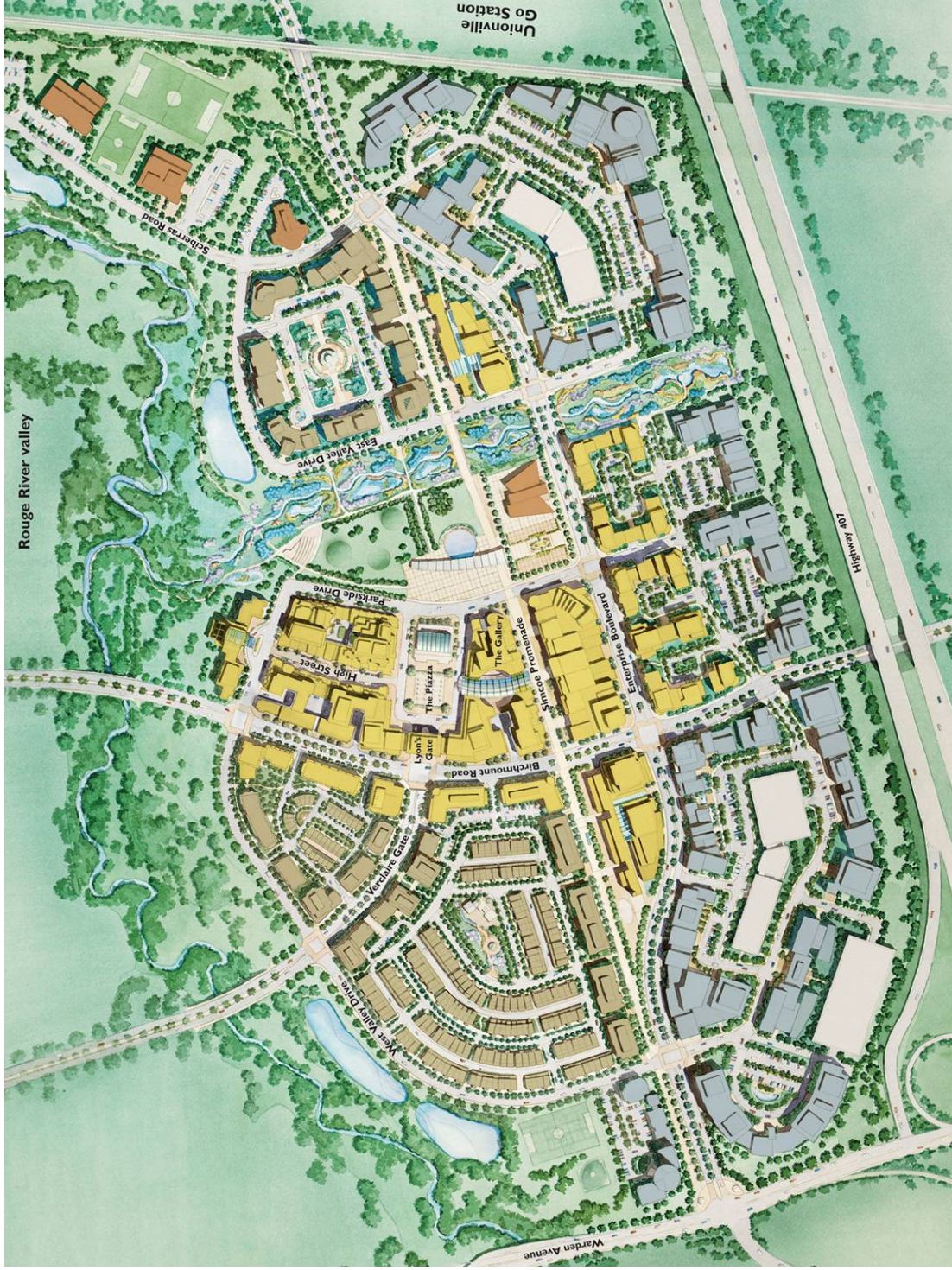
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FIGURE No. 6





# REMINGTON REVISED PRECINCT PLAN 2006

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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Date: 14/05/2018

FIGURE No. 7





PROGRAM LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	RETAIL / HOTEL
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<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	ABOVE GRADE PARKING
<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	APPLICATION - K2
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	APPLICATION - HS2

\*The overall massing and tower locations shown, are illustrated for general intent only. They are subject to change and do not necessarily reflect final approved locations.

# 2018 DRAFT PRECINCT PLAN - SITE PLAN

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

FILE No. ZA18180694\_ZA15155470 (RK)

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# 2018 DRAFT PRECINCT PLAN - MASSING VIEW

APPLICANT: RULAND PROPERTIES INC. (THE REMINGTON GROUP)

FILE No. ZA18180694\_ZA15155470 (RK)

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