

1250 Markham Road - Zoning Amendment Application - Preliminary Report

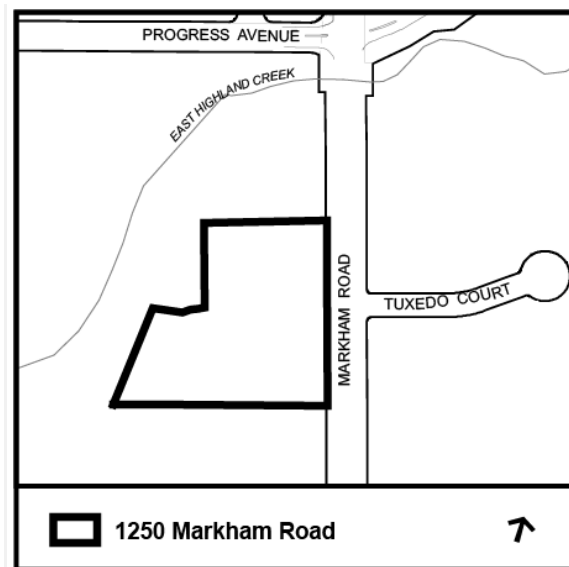
Date:	October 19, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	15 204823 ESC 38 OZ

SUMMARY

This application proposes a zoning by-law amendment to permit redevelopment of the north portion of the site with two seniors 'life lease' residential buildings of 25 and 30 storeys containing a total of 448 residential units, along with at-grade commercial units and amenity areas at 1250 Markham Road. The application also includes a proposal to construct a four-level above ground parking structure on the southwest portion of the site to provide replacement parking to serve the existing place of worship (see Attachment 1: Site Plan).

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The subject application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the 3rd Quarter of 2016 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1250 Markham Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. Staff be directed to undertake a City-Initiated Official Plan Amendment to redesignate adjacent lands previously conveyed by the owner to the Toronto Region Conservation Authority, from *Employment Areas (General Employment Areas* under OPA 231) to *Parks and Open Space Areas - Natural Areas* reflecting that designation along the adjacent Highland Creek watercourse.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2005 and 2010, Site Plan Control applications (File Nos. 05 179341 ESC 38 SA and 10 109204 ESC 38 SA, respectively) were submitted in order to facilitate the development of the site with a place of worship with subsequent additions that included a recreational facility with a gymnasium and community access rooms. Final Statements of Approval on these applications were issued by the Director, Community Planning, Scarborough District on July 4, 2007 and August 7, 2012 respectively.

In 2014, a further Site Plan Control application (File Nos. 14 117859 ESC 38 SA) was submitted to assist with the construction of two additions to the existing place of worship building. The proposed additions would be located on the north and south sides of the building and would increase the total floor area by 2,307 m². The additions would be used for an expanded nursery, meeting rooms, an audio and video production studio, and a lounge area. The application has been reviewed by City Planning and usual commenting Divisions and agencies, but is currently inactive.

Municipal Comprehensive Review (MCR) and Official Plan Amendment (OPA) 231

The City's Official Plan was brought into force in June 2006 by the Ontario Municipal Board (OMB). Under Section 26 of the *Planning Act*, a municipality is required to review its Official Plan within five years of it coming into force. The City commenced

an Official Plan Review in May, 2011 which included a comprehensive review of employment policies and lands designated *Employment Areas*.

On November 20, 2013, the owner of the site requested that the north portion of the property, municipally known as 1250 Markham Road, be redesignated from *Employment Areas* to *Mixed Use Areas* as part of the City's Municipal Comprehensive Review (MCR). The site redevelopment proposal included a stand-alone residential building to accommodate condominium style "Life-Lease" housing for seniors on the north portion of the property.

At its meeting of December 16, 17 and 18, 2013, City Council adopted OPA 231, with amendments, establishing updated policies for economic health, employment lands and designations. At the same meeting, Council also considered a number of requests to convert various employment lands throughout the City to introduce additional uses beyond the permitted employment uses.

For 1250 Markham Road particularly, City Council adopted Planning staff's recommendations regarding the conversion request by redesignating the lands on the northerly half of subject site to *Mixed Use Areas* and by adding Site and Area Specific Policy (SASP) Number 450. Please refer to the 'Official Plan' section of this report for more specific information. The following is a link to Council's approval of OPA 231: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

OPA 231 was approved by the Minister of Municipal Affairs and Housing in July 2014 and that decision was subsequently appealed to the Ontario Municipal Board (OMB).

OPA 231 – Partial Approval

On June 22, 2015, the OMB issued an order partially approving OPA 231.

As a result of this order the subject lands are no longer under appeal and the *Mixed Use Areas* designation for the northern portion of the property and SASP 450 are both in full force and effect.

Markham-Ellesmere Revitalization Study

On August 6th, 2009, City Council adopted Official Plan Amendment No. 71 which provides the policy framework for the implementation of the recommendations of the Markham-Ellesmere Revitalization Study. The study examined sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive which are designated *Mixed Use Areas* or *Apartment Neighbourhoods*.

The resulting SASP 322, associated Urban Design Guidelines and Conceptual Master Plan for the Markham-Ellesmere Revitalization Study included a number of policies and design guidelines for improvements to the Markham Road public realm in addition to the specific policies on the area growth, potential intensification and revitalization. The study findings will serve to inform further consideration of the current application.

Official Plan Amendment Number 71 and the Markham-Ellesmere Revitalization Study final staff report (April 28, 2009) can be found at the following link:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=be360621f3161410VgnVCM10000071d60f89RCRD>

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant between December 23, 2014 and July 30, 2015 to discuss the proposal and complete application submission requirements.

A number of preliminary issues were raised by staff including but not limited to: the appropriateness of the proposed number and siting of the buildings; height; massing and built form; the suitability of the scale of redevelopment in the context of nearby development; the design of the above ground parking structure; the siting of the buildings including the above ground parking structure to protect for the extension of Bushby Drive (30 metre alignment); the provision of landscape open space/shared outdoor amenity space throughout the site; location and configuration of the commercial spaces; and construction phasing. A number of other issues were raised as discussed further in the 'Issues to be Resolved' section of the report.

ISSUE BACKGROUND

Proposal

The applicants propose a seniors' residential development on the north portion of the site comprised of 448 'life lease' residential units.

Tenure

One hundred percent of the residential units are proposed to be occupied on a 'life lease' basis.

Life lease housing is a type of housing choice for primarily older adults (generally 55 years +) who are able to live independently, which falls between the traditional options of home ownership or rental, and residing in a retirement home or long-term care facility offering higher levels of personal care.

Life lease housing is usually developed and operated by non-profit or charitable organization 'sponsors'. Specific business models therefore vary, but in general terms the life lease buyer meeting sponsor criteria does not actually purchase or own the unit (which continues to be owned by the sponsor) but rather holds an "interest" in that unit through an initial lump sum payment plus monthly maintenance fees and ongoing property taxes. The life lease interest gives the buyer the right to occupy the unit, usually for life. Should the buyer pass away, their inheritors can inherit the life lease interest and may benefit from its sale, but they cannot occupy the unit unless they too apply and meet the sponsor's criteria.

Life lease housing may include such benefits as, fewer home maintenance responsibilities, access to social and recreational programs, personal care and meal services as may be offered by the sponsor on site, a sense of community with other seniors often having similar religious or national backgrounds, and affordability without conventional mortgages and with exemption from land transfer taxes.

Built Form

The development consists of two buildings connected by a four-storey podium. The first building (Tower 1) would be located closest to Markham Road and would be 25 storeys in height. The second building (Tower 2) would be located west of Tower 1, closer to the Highland Creek (East Branch) natural heritage area and would be 30 storeys in height (see Attachment 1: Site Plan).

The residential unit calculation for the towers is as follows:

	Tower 1 (floors 5 to 25)	Tower 2 (floors 5 to 30)	Podium Building (floors 2 to 4)
One bedroom	20	25	5
One bedroom + den	61	76	15
Two bedroom	42	52	20
Two bedroom + den	43	53	36
Total	166	206	76

Podium – Amenity Space

The ground floor will include resident amenities that include a dining room, library, movie/media lounges, games room, common rooms, a workshop, craft room and fitness area. These spaces will be available to the residents of both buildings.

The second floor will also include a wellness centre room, games room, a common room and fitness area are proposed in addition to 22 residential units.

Floors 3 and 4 include residential units and a rooftop terrace located at the top of the 4th floor of the podium which is accessible to all residents via the 5th floor of both buildings.

Commercial/Retail Area

A portion of the ground level has been designed to include street-oriented commercial/retail space. These units are situated in Tower 1, closest to Markham Road. These units will have direct access via a paved walkway/sidewalk from the exterior of the building, and will also be connected to the other common areas within the building. A total of seven (7) units are contemplated at grade having a total gross floor area (GFA) of approximately 635 m².

Parking and Access

The property currently has full-movement, signalized access point on Markham Road which is proposed to remain as-is. This access will continue to be used by patrons of the place of worship as well as residents of the new residential buildings.

A new right-in, right-out access point is proposed at the extreme north end of the property to serve residents and visitors. Vehicles can access a lay-by area on the north side of the buildings' podium for passenger pick-up/drop-off, or proceed to the underground parking access located on the north side of the podium. Two underground levels would provide a total of 276 parking spaces. An additional 30 spaces are included at grade on the south side of the podium for a total of 306 spaces. A lane to the west of the podium enables full circulation around the buildings and facilitates access to the existing signalized intersection on Markham Road for northbound left turns.

A four-level above ground parking structure on the southwest portion of the site will provide the existing place of worship with parking to replace that being lost to the above noted residential redevelopment. The parking structure will contain 545 parking spaces.

Refer to Site Plan - Attachment 1, Elevations – Attachments 2 to 6, and the Application Data Sheet – Attachment 8 for additional project information.

Site and Surrounding Area

The subject site is located on the west side of Markham Road, north of Ellesmere Road and south of Progress Avenue and Highway 401. The irregularly shaped site is approximately 2.692 ha and is bounded on the west side by a City-designated Natural Heritage System that is associated with nearby Highland Creek (East Branch) and its valley lands. The property is currently occupied by a 7 397 m² place of worship. The existing 2-storey building is located on the south side of the site, and a paved parking surface area occupies the north and west areas of the property. A servicing and loading area for the place of worship is located along the south and south-east elevations of the building.

The site is generally flat, with small, gradual undulations and slopes in the parking surface area. The surrounding land uses in the vicinity of the site can be described as follows:

North: The Highland Creek (East Branch) valley lands; further to the north is a McDonald's restaurant;

East: Immediately east of the subject lands across Markham Road, from north to south, a 13-storey apartment building, grocery store, Tim Hortons and 5-storey apartment building;

South: Multi-unit industrial buildings; and

West: Highland Creek (East Branch) valley lands.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are split designated with the northern portion of the site now designated *Mixed Use Areas*, pursuant to OPA 231, while the southern portion remains designated *Employment Areas* under the current Official Plan.

Mixed Use Areas

Mixed Use Areas permit a broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open spaces and utilities.

Development within *Mixed Use Areas* will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- provide access to schools, parks, community centres, libraries, and child care;
- take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors; and

- locate and screen service areas to minimize the impact on adjacent streets and residences.

Employment Areas

The Official Plan identifies the southern portion of the site as within an Employment District on Map 2: Urban Structure Map. Under OPA 231, the south portion of the site is designated *General Employment Areas*, however, the land use designations and associated policies approved under OPA 231 were appealed and no hearing date has yet been set. Therefore, the southern portion of the site continues to be designated *Employment Areas* on Land Use Map 22.

The Official Plan specifies that *Employment Districts* are to be protected and promoted exclusively for economic activity, and that nearby development be designed, buffered and/or separated from industries to mitigate adverse impacts and to promote safety and security. Designated *Employment Areas* are identified as places of business and economic activity, supported by uses such as offices, manufacturing, warehousing, distribution, research and development, and associated small-scale service uses. Development in *Employment Areas* will contribute to the area's competitiveness, attractiveness and function.

Through OPA 231, the southern portion of the lands at 1250 Markham Road are identified as *Employment Areas*, and designates them as *General Employment Areas*. The *General Employment Areas* designation specifies that, in addition to core employment uses and functions, lands so designated also have as permitted uses retail and service uses, restaurants, fitness centres and ice arenas.

The lands are also subject to SASP 450 which states:

- " a) On Parcel "A" (i.e. the proposed residential north portion of the site), only a residential building for senior citizens is permitted in addition to ancillary uses limited to the ground floor, such as offices, community services and small scale retail.
- b) A place of worship and ancillary community facility and recreational uses are permitted on Parcel "B" (i.e. the south portion of the site).
- c) Employment uses on Parcel "B" will be compatible with adjacent residential uses.
- d) All new development is to be located and developed to the satisfaction of the Toronto and Region Conservation Authority and the City.
- e) All new development is to protect land for the possible future extension of Bushby Drive from Grangeway Avenue to Markham Road."

The Built Form policies of the Official Plan specify that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadowing and uncomfortable wind conditions. Taller buildings are to be located to ensure adequate

access to sky view. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development and each resident will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

The Tall Buildings policies of the Official Plan apply with respect to this proposal and seek to ensure that the proposed building and site design will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Community Services and Facilities policies of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The community services strategy will include a demographic profile of area residents, an inventory of existing services, identification of existing capacity and service gaps in local facilities, identification of local priorities, a recommended range of services and co-location opportunities, and identification of funding strategies. The inclusion of community service facilities are encouraged in all significant private sector development.

The Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

Schedule 2 of the Plan provides for the ‘Designation of Planned but Unbuilt Roads’ across the City; specifically, a planned future extension of Bushby Drive is to be created from Grangeway Avenue to Markham Road.

Staff will review the proposal against the policies of the Official Plan.

Zoning

The site is zoned “Industrial (M)” under the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended. The (M) zoning permits industrial uses, medical marijuana production facilities, offices (excluding medical and dental offices), places of worship, recreational uses, day nurseries, and education and training facilities, with all uses to be conducted within an enclosed building. Refer to Attachment 7: Zoning.

City-wide Zoning By-law No. 569-2013 does not apply to this site.

Site Plan Control

The proposed development is subject to site plan control. A site plan application has been submitted by the applicant and was concurrently circulated with the zoning by-law amendment application.

The applicant has only paid the base fee for the site plan application. A Notification of Incomplete Application issued on September 11, 2015 identifies the outstanding fee among other materials required for a complete application submission.

Any subsequent submissions in relation to the site plan application will not be further circulated for comments until all outstanding fees (approximately \$192,000) have been paid.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. Staff will review the owner's redevelopment proposal within the context of the Tall Building Design Guidelines. The Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Ravine Control/Tree Preservation

The land along and adjacent to the western and northern boundaries of the subject property are regulated by the Ravine Control By-law and fall under the jurisdiction of the Toronto Region Conservation Authority (TRCA). A Natural Heritage Impact Study, an Arborist Report and a Tree Inventory & Preservation Plan were submitted with the application and have been circulated to the Urban Forestry and TRCA staff for review and comment.

Reasons for the Application

A zoning by-law amendment application is required to permit the proposed mixed residential and commercial use of the lands and to establish appropriate performance standards for the redevelopment of the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale and Land Use Compatibility Report;
- Arborist Report;
- Energy Efficiency report;
- Geotechnical Report;
- Natural Heritage Impact Study;

- Pedestrian Wind Assessment;
- Stage 1 & 2 Archaeological Assessment;
- Sun/Shadow Study;
- Traffic/Parking/Loading Study; and
- Stormwater Management and Functional Servicing Report.

A Notification of Incomplete Application issued on September 11, 2015 identifies the outstanding material required for a complete application submission as follows:

- Project Data Sheet;
- Context Plan;
- Toronto Green Standard Version 2.0 Checklist; and
- Community Services and Facilities Study.

Issues to be Resolved

Planning staff will address the following issues through the continuing review of this rezoning application:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies;
- Appropriateness of the location, orientation and organization of the buildings and servicing areas, including appropriate built form distribution, massing, setbacks, stepbacks and relationships to the street and surrounding properties and uses;
- Appropriateness of the proposed density and heights of the buildings with specific regard to the shadowing impacts of the proposed buildings on nearby residential properties, open space and public streets;
- Whether the design of the buildings complement public streets with good proportion, provide adequate building-face relationships, maintain comfortable wind conditions for pedestrians, adequately address potential air quality and noise impacts from sources in the vicinity, provide an animated street-edge, and enhance the quality of the public realm;
- Adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces;
- Landscaping and tree preservation;
- Provision of safe, direct and accessible connections through the site for vehicles, pedestrians and cyclists;
- Adequacy of the proposed parking supply, parking ratio and any impacts associated with the proposed parking, loading arrangements and access arrangements, including the suitability of the proposed driveway access and on-site vehicle circulation;
- Impacts on area traffic operations and any traffic concerns generated by the proposed development;
- Number of bicycle parking spaces and their location;
- Appropriateness of the proposed height and design of the above ground parking garage;

- Siting of the buildings, including the above ground parking garage structure, as it relates to the potential future extension of Bushby Drive from Grangeway Avenue to Markham Road as provided for in Schedule 2 of the Official Plan;
- Availability and adequacy of existing community services and facilities that may be required to serve the development;
- Suitability of the proposed site servicing and stormwater management;
- Potential impacts to the Natural Heritage System and the Highland Creek (East Branch) and its valley lands; and
- Identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased in height and density.

As noted in the Recommendations, the owner previously conveyed a portion of their lands to the TRCA. These adjacent lands, which are located along the west and north boundary lines of the subject property, are currently designated *Employment Areas (General Employment Areas* under OPA 231). The TRCA staff concur with a City–Initiated Official Plan Amendment being initiated to redesignate the previously conveyed lands from *Employment Areas (General Employment Areas* under OPA 231) to *Parks and Open Space Areas - Natural Areas*, better reflecting that designation along the adjacent Highland Creek watercourse.

The TGS Checklist has not been submitted by the applicant. Once submitted, the checklist will be reviewed by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Candice Menezes, Assistant Planner

Tel. No. 416-396-7037

Fax No. 416-396-4265

E-mail: cmeneze2@toronto.ca

SIGNATURE

Lorna Day, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: South Elevations

Attachment 3: North Elevations

Attachment 4: West and East Elevations of Tower 1

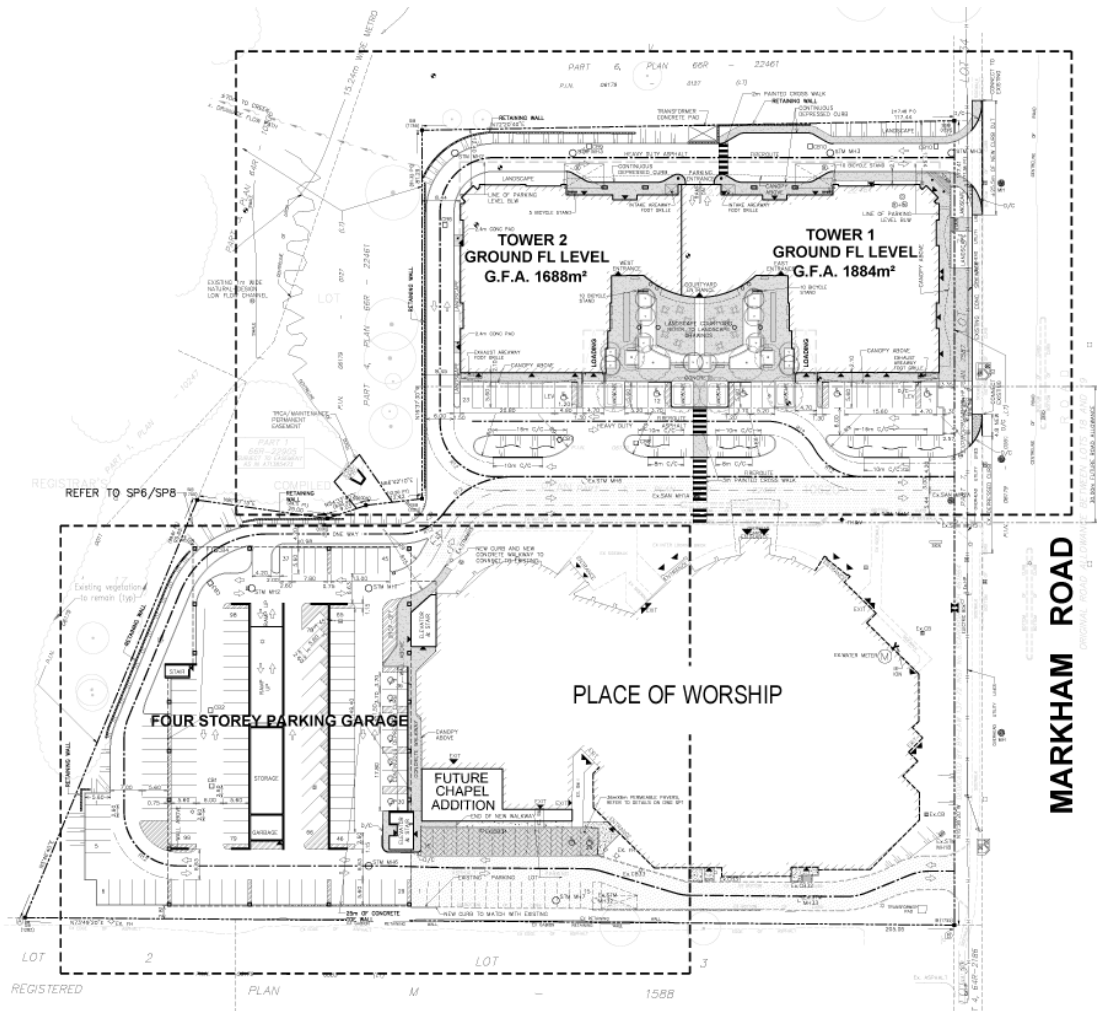
Attachment 5: West and East Elevations of Tower 2

Attachment 6: Elevations of the Parking Deck

Attachment 7: Zoning

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

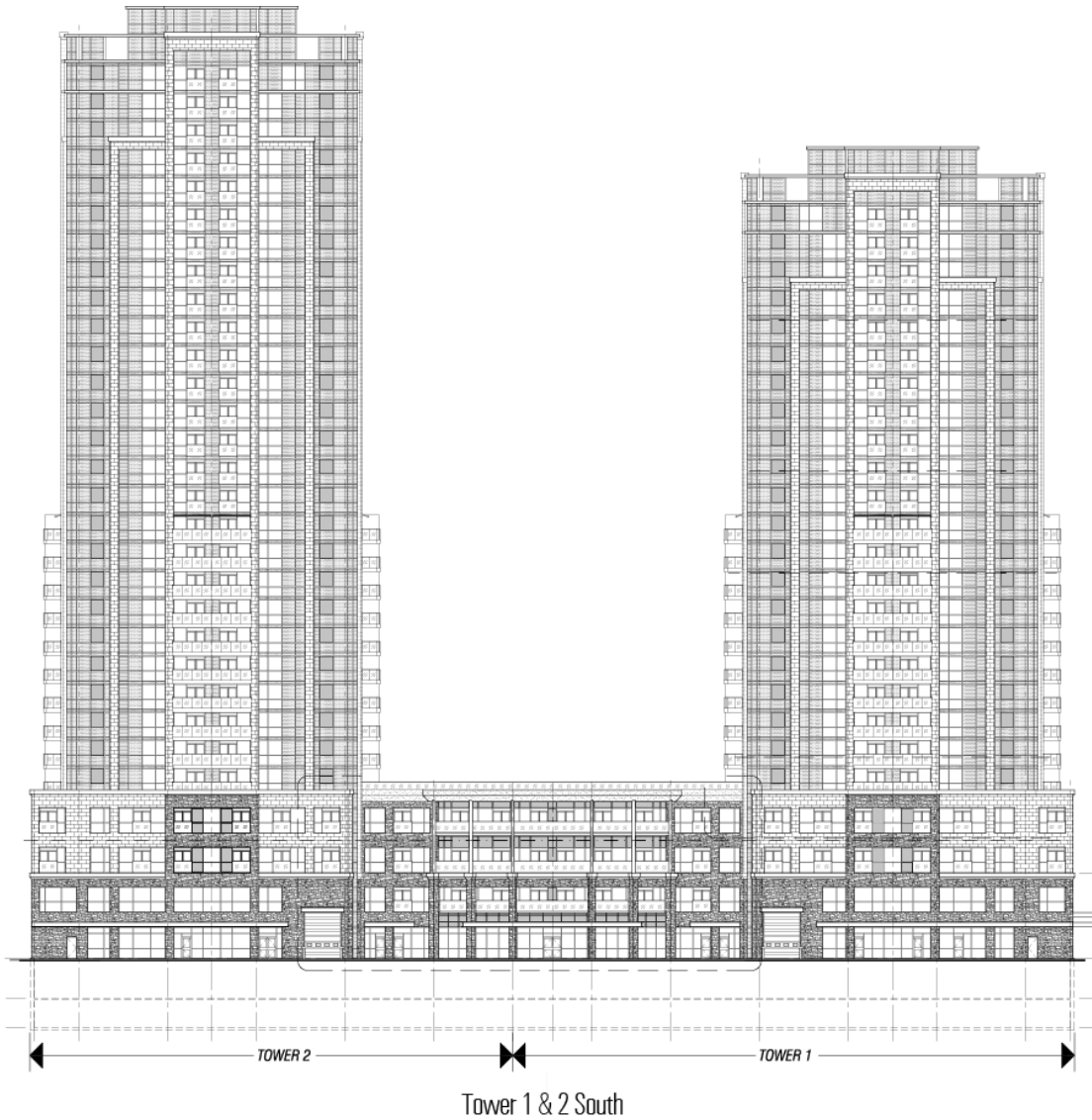
Not to Scale 

08/21/15

1250 Markham Road

File # 15 204823 ESC 38 OZ

Attachment 2: South Elevations



Elevation Plan

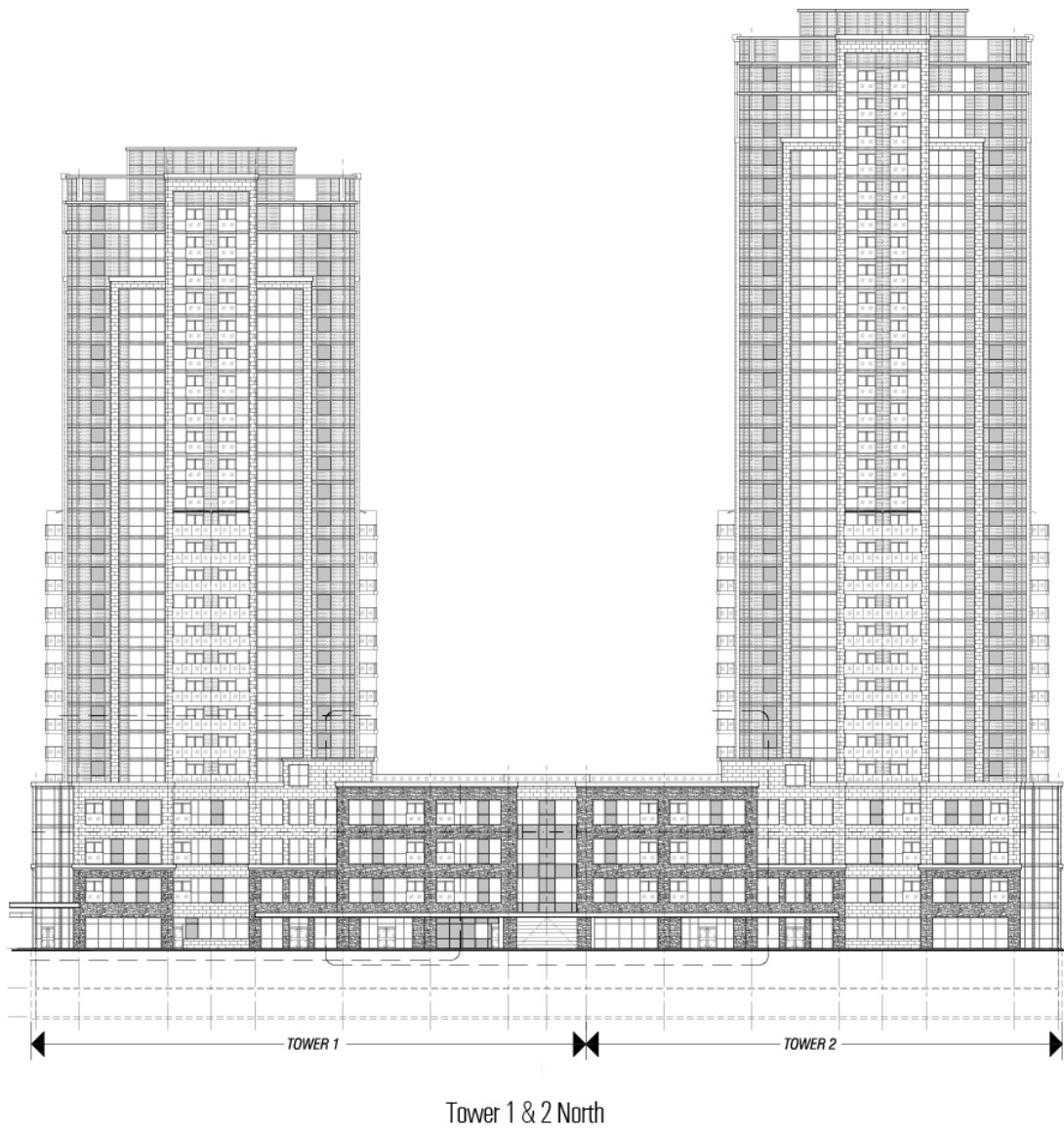
Applicant's Submitted Drawing

Not to Scale
08/21/15

1250 Markham Road

File # 15 204823 ESC 38 OZ

Attachment 3: North Elevations



Elevation Plan

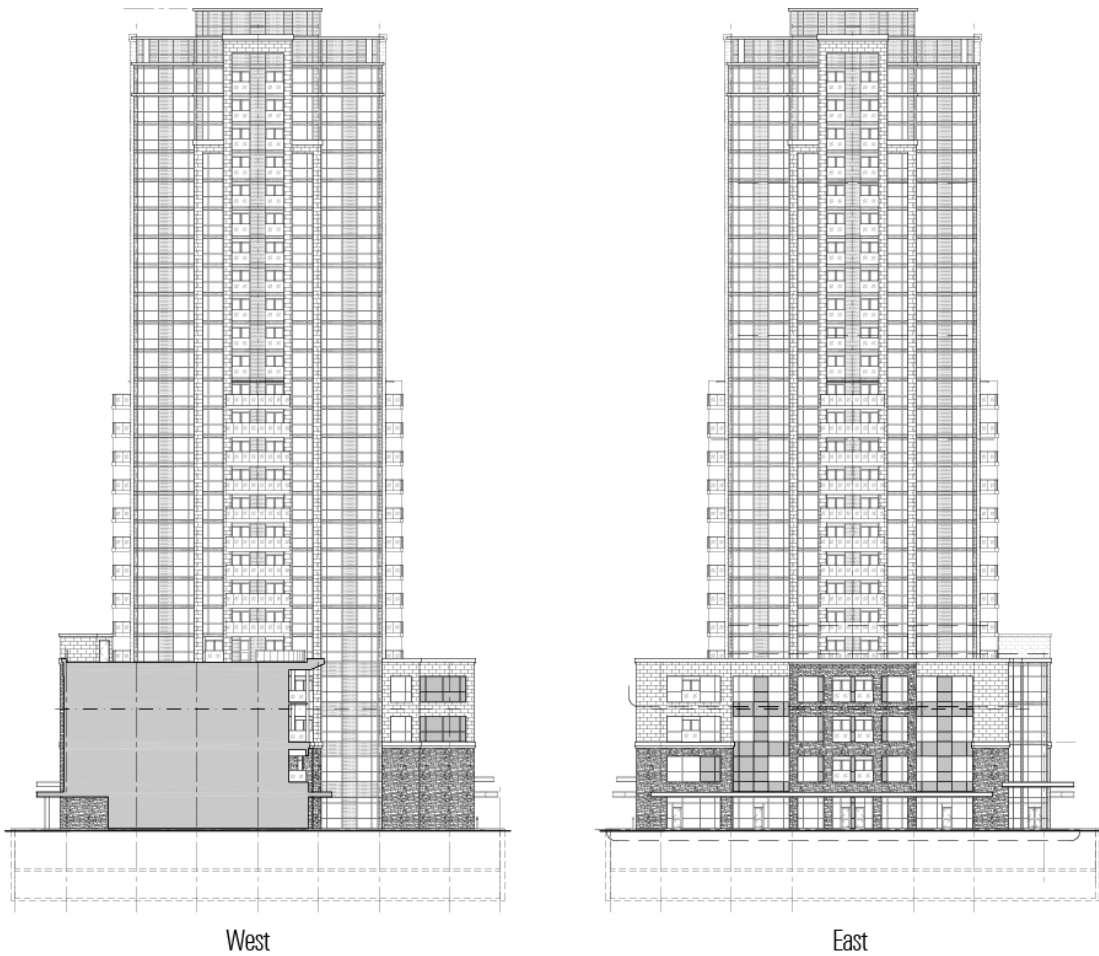
Applicant's Submitted Drawing

Not to Scale
08/21/15

1250 Markham Road

File # 15 204823 ESC 38 0Z

Attachment 4: West and East Elevations of Tower 1



Tower 1

Elevation Plan

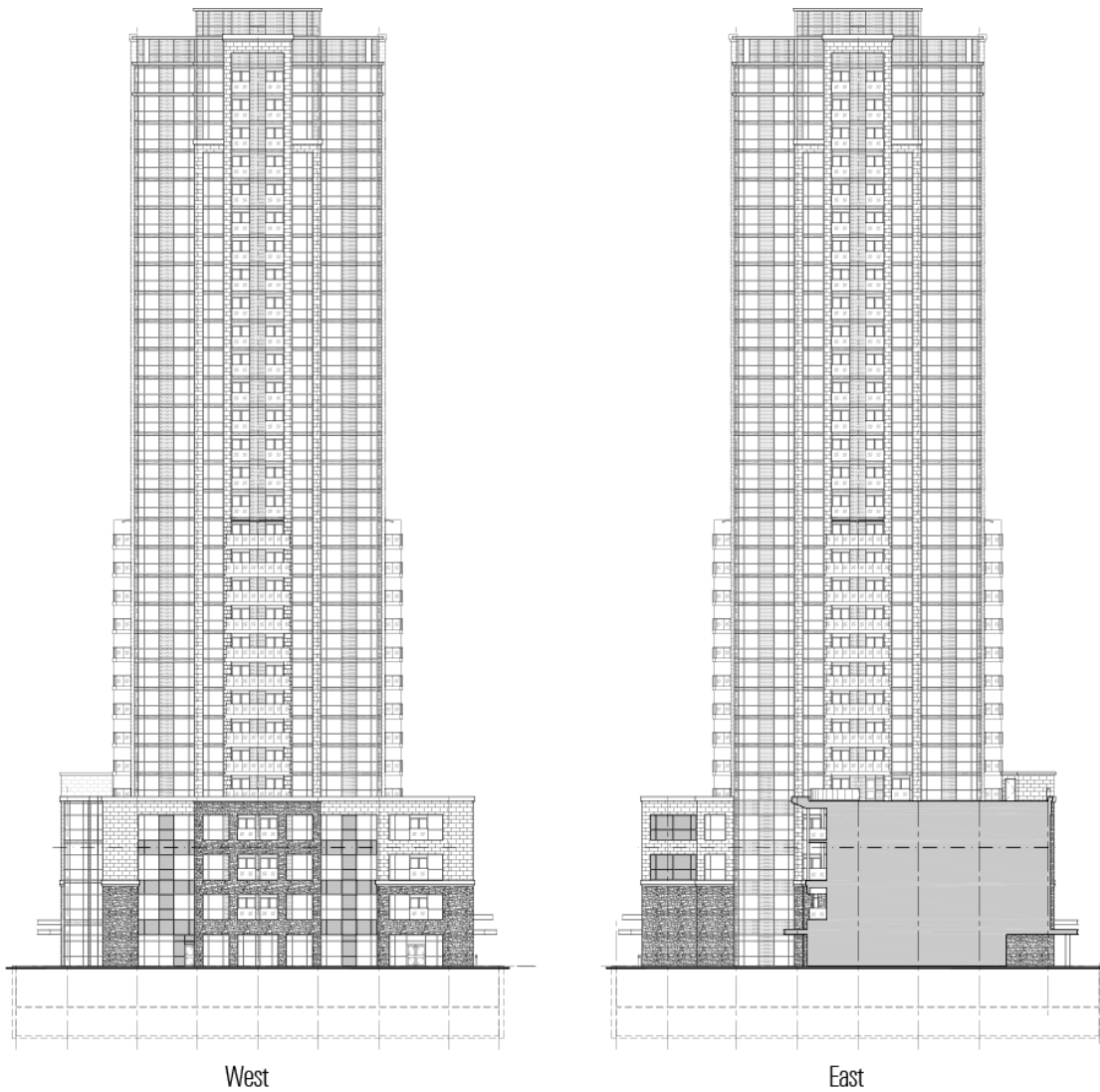
Applicant's Submitted Drawing

Not to Scale
08/21/15

1250 Markham Road

File # 15 204823 ESC 38 0Z

Attachment 5: West and East Elevations of Tower 2



Tower 2

Elevation Plan

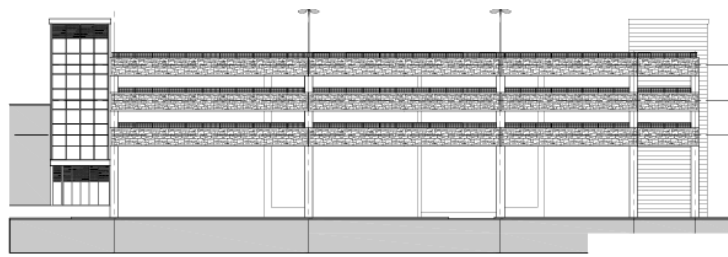
Applicant's Submitted Drawing

Not to Scale
08/21/15

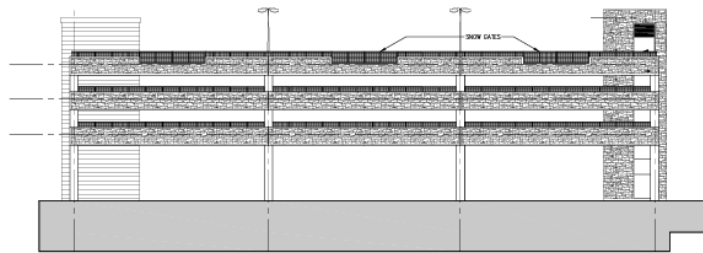
1250 Markham Road

File # 15 204823 ESC 38 0Z

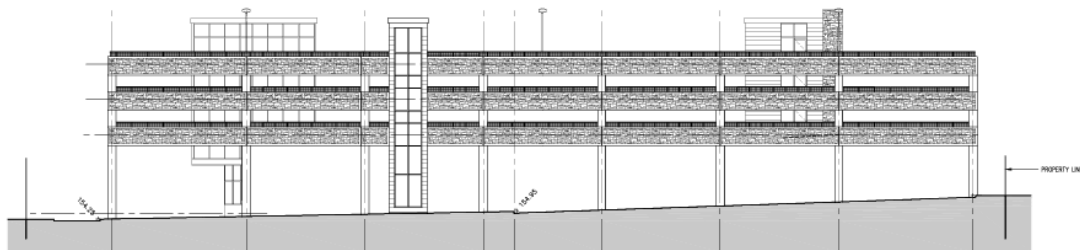
Attachment 6: Elevations of the Parking Deck



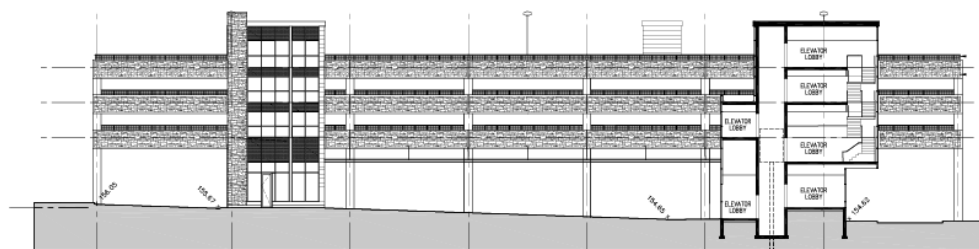
North



South



West



East

Elevation Plan - Parking Deck

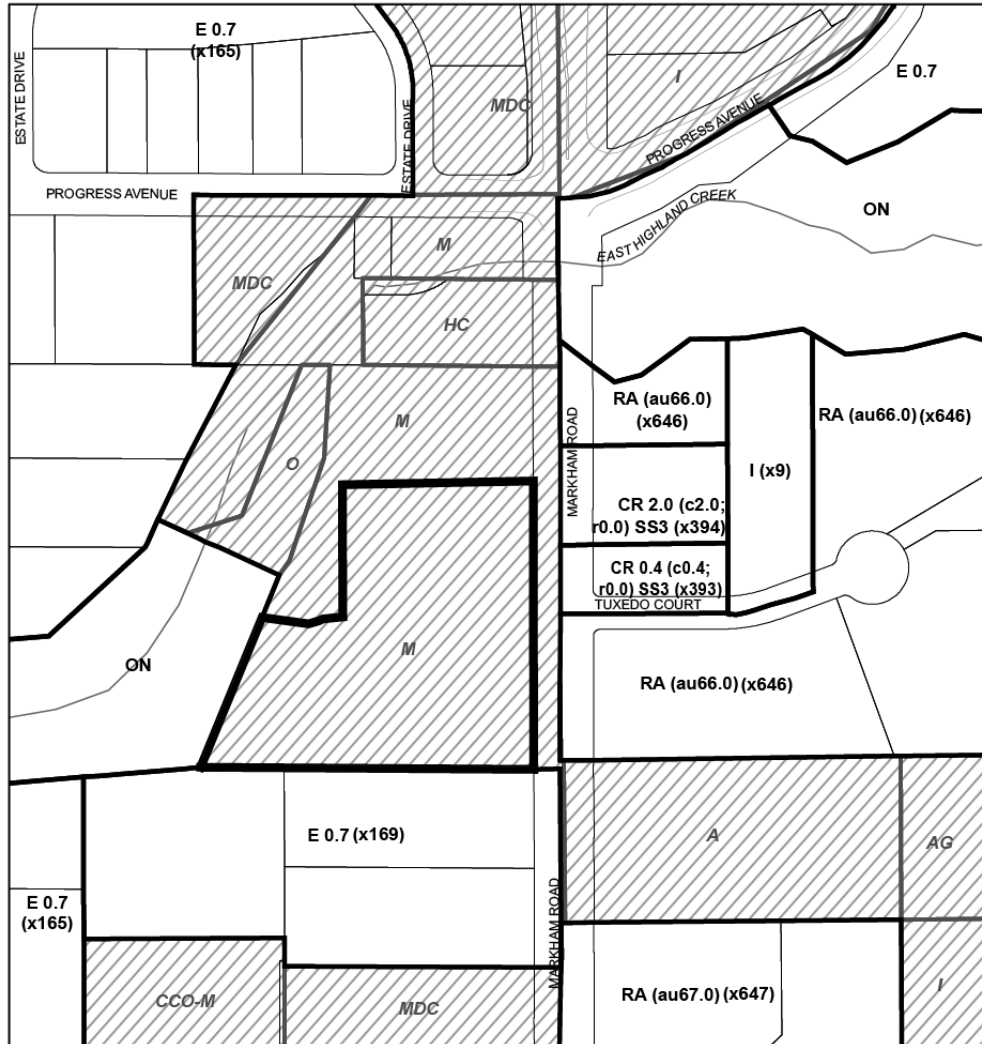
Applicant's Submitted Drawing

Not to Scale
08/21/15

1250 Markham Road

File # 15 204823 ESC 38 02

Attachment 7: Zoning



Zoning By-Law No. 569-2013

1250 Markham Road

File # 15 204823 ESC 38 OZ

Location of Application

RA Residential Apartment
CR Commercial Residential
E Employment Industrial
I Institutional
ON Open Space Natural

See Former City of Scarborough Woburn Community Bylaw No. 9510
 See Former City of Scarborough Employment District Bylaw No. 24982 (Progress)

A Apartment Residential
I Institutional Uses
AG Agricultural Uses
O Open Spaces Zone
M Industrial Zone
MDC Industrial District Commercial Zone
HC Highway Commercial Zone
CCO City Centre Office Zone
I Institutional Zone



Not to Scale
 Extracted: 08/20/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 204823 ESC 38 OZ
Details	Rezoning, Standard	Application Date:	August 11, 2015
Municipal Address:	1250 MARKHAM RD		
Location Description:	RCP 10620 PT LOT 32 RP 66R22461 PARTS 1 TO 3 **GRID E3802		
Project Description:	Proposed development on the north portion of the site for two seniors 'life lease' residential buildings of 25 and 30 storeys containing a total of 448 residential units, with two levels of underground parking and at-grade commercial/retail units and amenity areas. The buildings would be connected by a 4-storey podium. Also proposed on the south west portion of the site is a four level above ground parking structure to serve the existing place of worship (Note: Zoning requirements do not include such structures in the GFA calculations below).		

Applicant:	Agent:	Architect:	Owner:
JOANNE BARNETT			PENTECOSTAL ASSEMBLIES OF CANADA THE TRUSTEE

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	Policy No. 450
Zoning:	M – Industrial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	26923	Height:	Storeys:	30 (Tower 2) & 25 (Tower 1)
Frontage (m):	177.41		Metres:	82.25
Depth (m):	Irregular; along south lot line 205.06; along north lot line 117.44			
Total Ground Floor Area (sq. m):	13678.28 *		Total	
Total Residential GFA (sq. m):	59910.3		Parking Spaces:	277 - Tower 1 & 2 545 – Place of Worship
Total Non-Residential GFA (sq. m):	10339.6*		Loading Docks	2
Total GFA (sq. m):	70249.9*			
Lot Coverage Ratio (%):	50.81% *			
Floor Space Index:	2.6 *			

(* = Calculations include proposed additions under site plan application file number 14 117859 ESC 38 SA, currently on hold)

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Other – Life Lease		Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	59910.3	0
Bachelor:	0	Retail GFA (sq. m):	635	0
1 Bedroom:	50	Office GFA (sq. m):	0	0
2 Bedroom:	398	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	9704.6*	0
Total Units:	448			

CONTACT:	PLANNER NAME:	Candice Menezes, Assistant Planner
	TELEPHONE:	416-396-7037