

## **Preliminary Report - 1151 Markham Road – Zoning Amendment Application**

Date: June 6, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 24 - Scarborough-Guildwood

**Planning Application Number:** 22 130491 ESC 24 OZ and 22 130490 ESC 24 SA

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application for the site located at 1151 Markham Road. The application proposes to amend the Zoning By-law to permit a 44-storey building with 440 dwelling units and 223 square meters of retail gross floor area. The proposed gross floor area is approximately 31,348.9 square metres resulting in a Floor Space Index of 15.89 times the area of the lot. A total of 149 vehicular parking spaces and 367 bicycle parking spaces are proposed. The proposal also contemplates a parkland dedication.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1151 Markham Road together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

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The final report for the Markham-Ellesmere Revitalization Study and its recommendations were endorsed by Scarborough Community Council, and implemented as Official Plan Amendment (OPA) 71, adopted by City Council on August 6, 2009 (Bylaw No. 714-2009). Urban design guidelines and a conceptual master plan were also adopted by City Council to guide development in the Markham-Ellesmere Revitalization Study Area. There were two appeals filed against OPA 71. Ultimately, the appellants and the City settled on the appeal and the Ontario Municipal Board (OMB) approved OPA 71 on February 2, 2011.

Below are two links where the study results are found on the City's website:

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21234.pdf> (Part 1)  
and <http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21235.pdf> (Part 2)

On June 6, 2012, a Site Plan Control Application (File No. 12 187411 ESC 38 SA) was submitted to permit a 1-storey sales office. The Site Plan application was approved on March 18, 2013.

## THE SITE

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### Site and Area Description

The site is located at the southeast corner of Markham Road and Ellesmere Road. The site is a rectangular-shaped lot and has a frontage of approximately 45.5 metres along Markham Road, a frontage of approximately 46 metres on Ellesmere Road and an area of approximately 2,045 square metres.

To the immediate north, on the north side of Ellesmere Road, is a gas station at 1201 Markham Road. Further north there are slab apartment buildings. To the east and to the south of the site, is a retail/ commercial plaza which is the subject of an active development application (File No. 21 120678 ESC 24 OZ). Further south is a condominium development at 1 and 2 Meadowglen Place which has retail frontage on Markham Road. To the west, on the west side of Markham Road, is a gas station at 1150 Markham Road. To the northwest is an office/ commercial complex at 1200 and 2100 Ellesmere Road.

**Existing Use:** Sales office for the condominium development to the south at 1 and 2 Meadowglen Place.

**Official Plan Designation:** *Mixed Use Areas* on Map 23 of the Official Plan (See Attachment 4: Official Plan).

**Zoning:** The property is not currently subject to City of Toronto By-law 569-2013.

The Woburn Community Zoning By-law 9510, as amended, zones the subject site as Neighbourhood Commercial (NC) with the following performance standards: 27-55-76 and Exception 62. The Neighbourhood Commercial zone permits uses such as automotive service stations, banks, medical centres, personal service shops, restaurants, retail stores and offices. The performance standards concern minimum building setbacks and the maximum lot coverage. The property is also subject to Exception No. 62 in the By-law which states that no parking shall be required for the gross floor area associated with storage rooms and washrooms located on mezzanine floors.

See Attachment 6 of this report for the existing Zoning By-law map. The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## THE APPLICATION

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**Notice of Complete Application Issued:** The application was deemed complete as of May 2, 2022.

**Description:** This application proposes to amend the Zoning By-law to permit a 44-storey (139 metre) residential building with retail at the ground floor on the property at 1151 Markham Road. The proposed development would have a gross floor area of approximately 31,348.9 square metres (including 223 square metres of retail) resulting in a floor space index (FSI) of 15.89 times the area of the lot. The proposal would include 440 dwelling units, 1,496.9 square metres of indoor amenity space and 263.1 square metres of outdoor amenity space.

The proposed building is a tower on top of a podium base. The podium is proposed at 8-storeys in height and the tower element comprises floors 9 to 44. The ground floor is 7.0 metres in height. The proposed minimum setbacks for the podium portion of the building are:

- 1.7 metres from the north property line on Ellesmere Road;
- 11.0 metres to the east property line;
- 6.8 metres to the south property line; and
- 1.7 metres to the west property line along Markham Road.

The application proposes a 72 square metres parkland dedication to extend the proposed park as part of the active development application that is adjacent to the site at 1125 to 1137 Markham Road and 2141 Ellesmere Road (File No. 21 120678 ESC 24 OZ).

**Density:** 15.89 times the area of the lot.

**Dwelling Units:** The proposed 440 dwelling units include, 305 one-bedroom units (69.3%), 88 two-bedroom units (20%) and 47 three-bedroom units (10.7%).

**Access, Parking and Loading:** Vehicular access to the site is proposed off of Markham Road on the south end of the site via one curb cut. The internal driveway has a drop-off area and would provide access to the Type 'C' and Type 'G' loading space as well as the underground ramp.

A total of 149 vehicular parking spaces are proposed in four levels of underground parking. A total of 367 bicycle parking spaces are proposed to be located underground at the P1-P3 levels and above ground at the ground floor and second floor.

### **Additional Information**

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context. Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Reasons for the Application**

A Zoning By-law amendment application is required as the application proposes residential uses which are not currently permitted by the existing Zoning By-law. The application is also required to establish the appropriate site-specific development standards (building setbacks, massing, height, density and parking rates among others) for the proposed development.

### **Site Plan Control**

A Site Plan application (File No. 22 130490 ESC 24 SA) was filed concurrently with the rezoning application and is also under review.

## **COMMENTS**

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### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of the proposed site organization, height, massing, setbacks, stepbacks, angular planes and transition to adjacent properties, as well as other built form issues within the existing and planned context for this area.
- The transition in scale from the proposed tall-building to the low-rise *Neighbourhoods*-designated properties to the east of the site.
- The appropriateness of the proposed podium height, setbacks, step backs and overall massing.
- The proposed density at this location and how the proposal fits within the existing and planned context for the area.
- The proposed vehicular and pedestrian circulation, outdoor amenity and landscaped areas.
- The amount of retail proposed and the location of the retail space.
- The adequacy and amount of the proposed indoor amenity space.
- The proposed unit mix and unit sizes. Staff will further evaluate unit sizes and additional building and site design elements to support a broad range of households, including families with children.
- The potential sunlight access and wind impacts of the proposed height and massing on the pedestrian environment and surrounding lands. Staff will review and identify any appropriate mitigation measures.
- Staff will assess the appropriateness of the applicant's proposal in relation to the tree protection and replacement measures.
- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Staff will determine if new infrastructure or any improvements to the existing infrastructure are required.
- Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.
- The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2 of the TGS or higher.
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### **Other Matters**

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

## **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back to City Council at the appropriate time.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Scarborough Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, MBA, RPP, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context - Looking Northwest

Attachment 2: 3D Model of Proposal in Context - Looking Southeast

Attachment 3: Location Map

Attachment 4: Site Plan

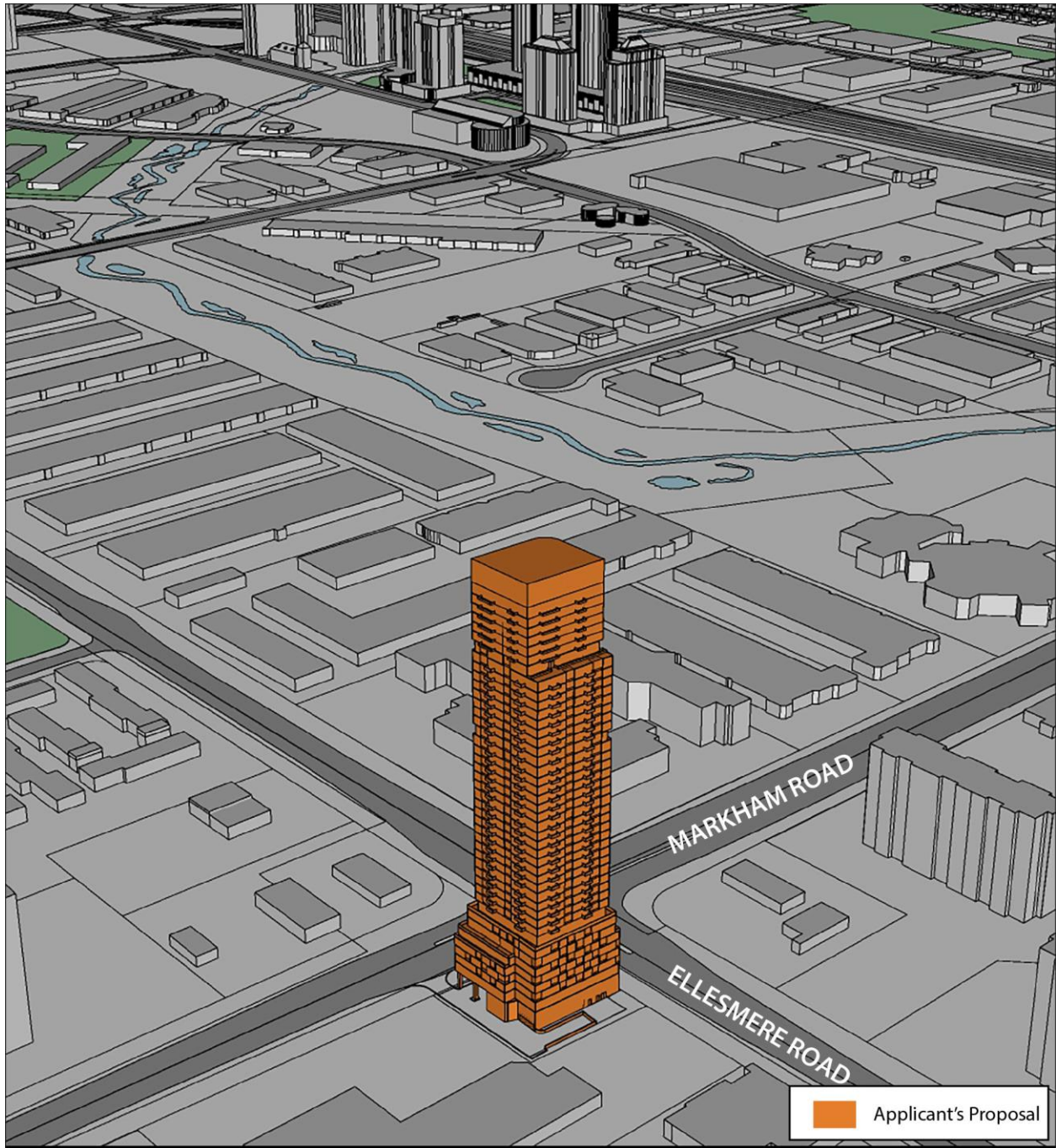
Attachment 5: Official Plan Map

Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet



# Attachment 1: 3D Model of Proposal in Context - Looking Northwest

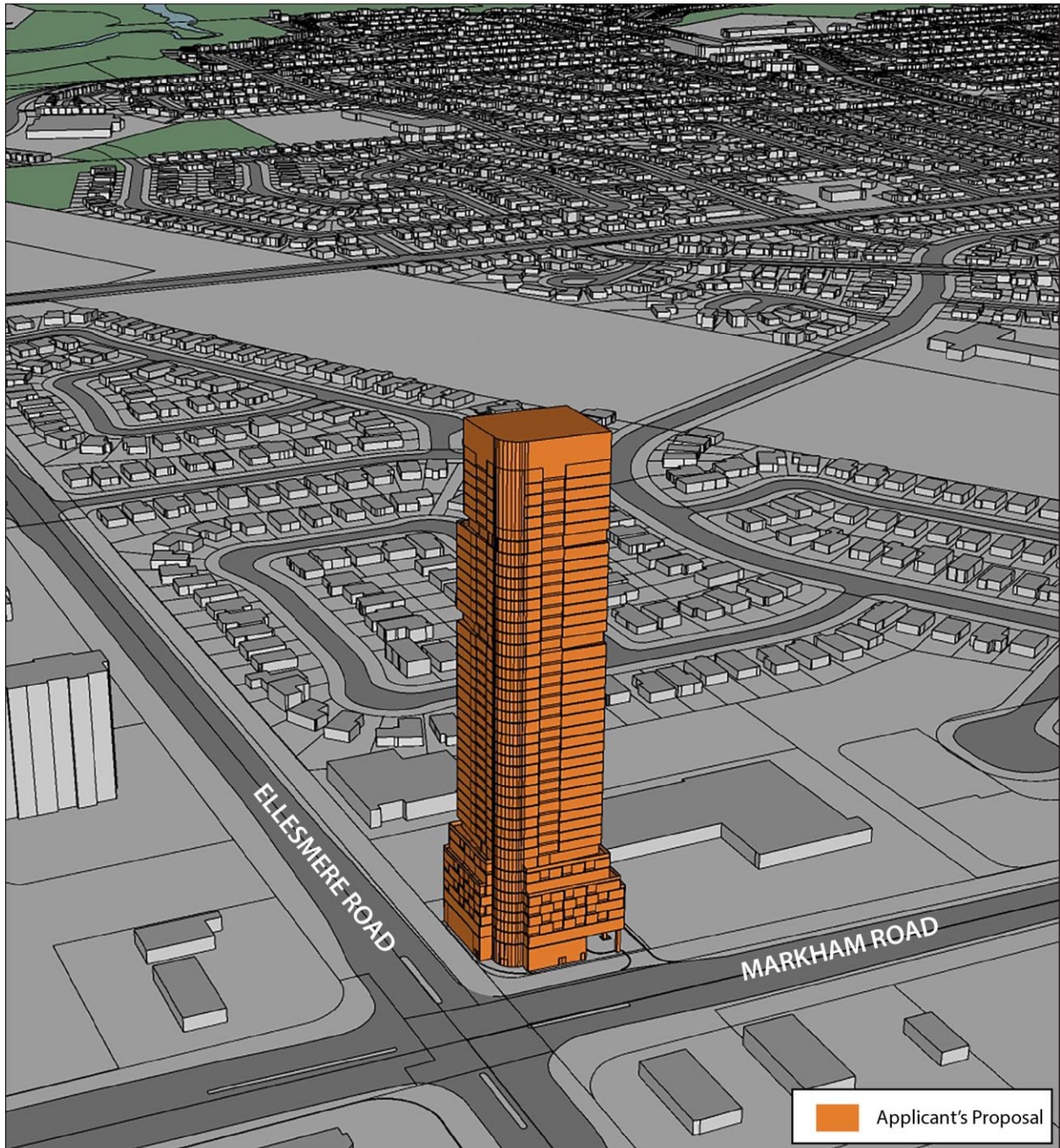


View of Applicant's Proposal Looking Northwest



05/26/2022

## Attachment 2: 3D Model of Proposal in Context - Looking Southeast



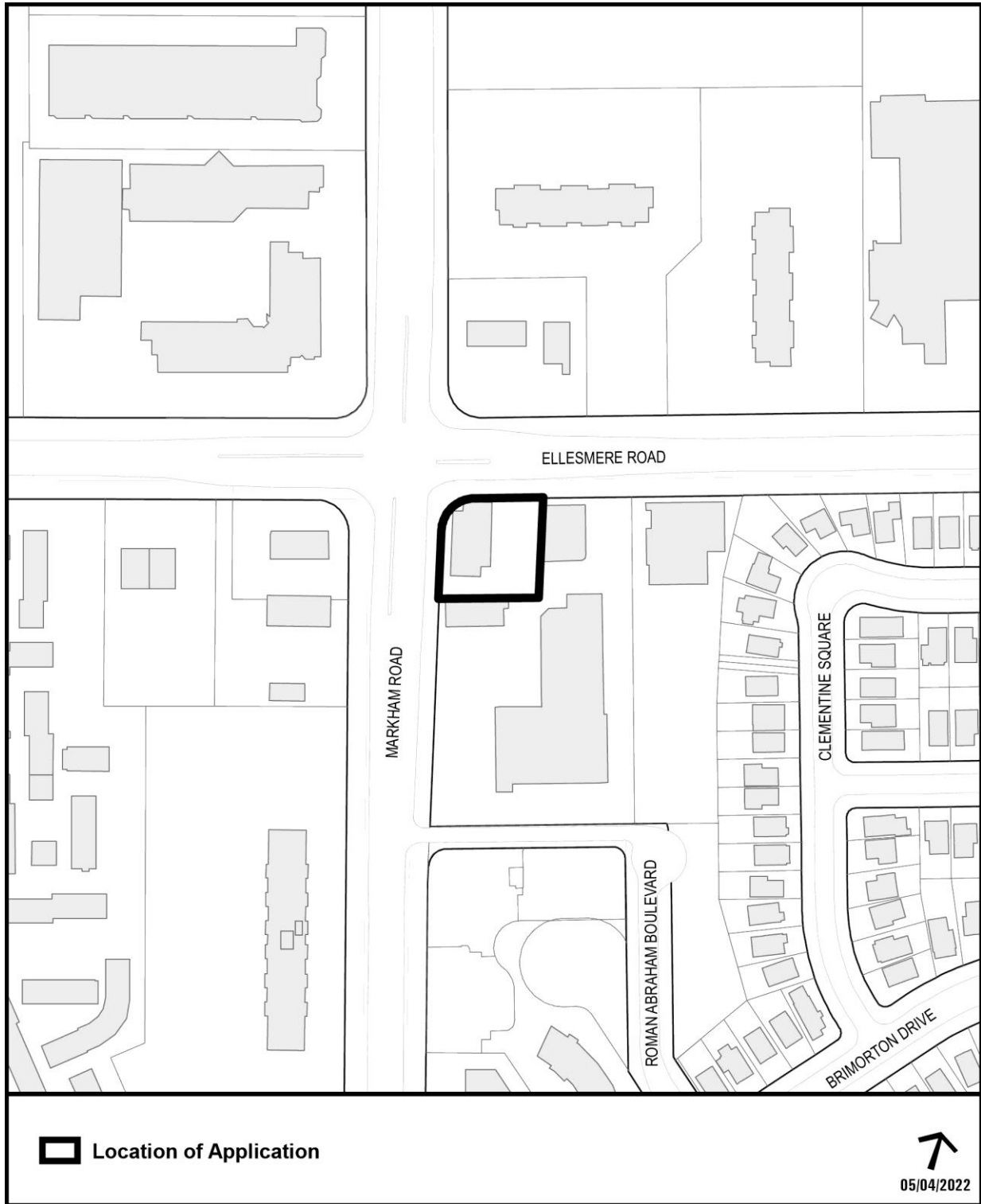
View of Applicant's Proposal Looking Southeast



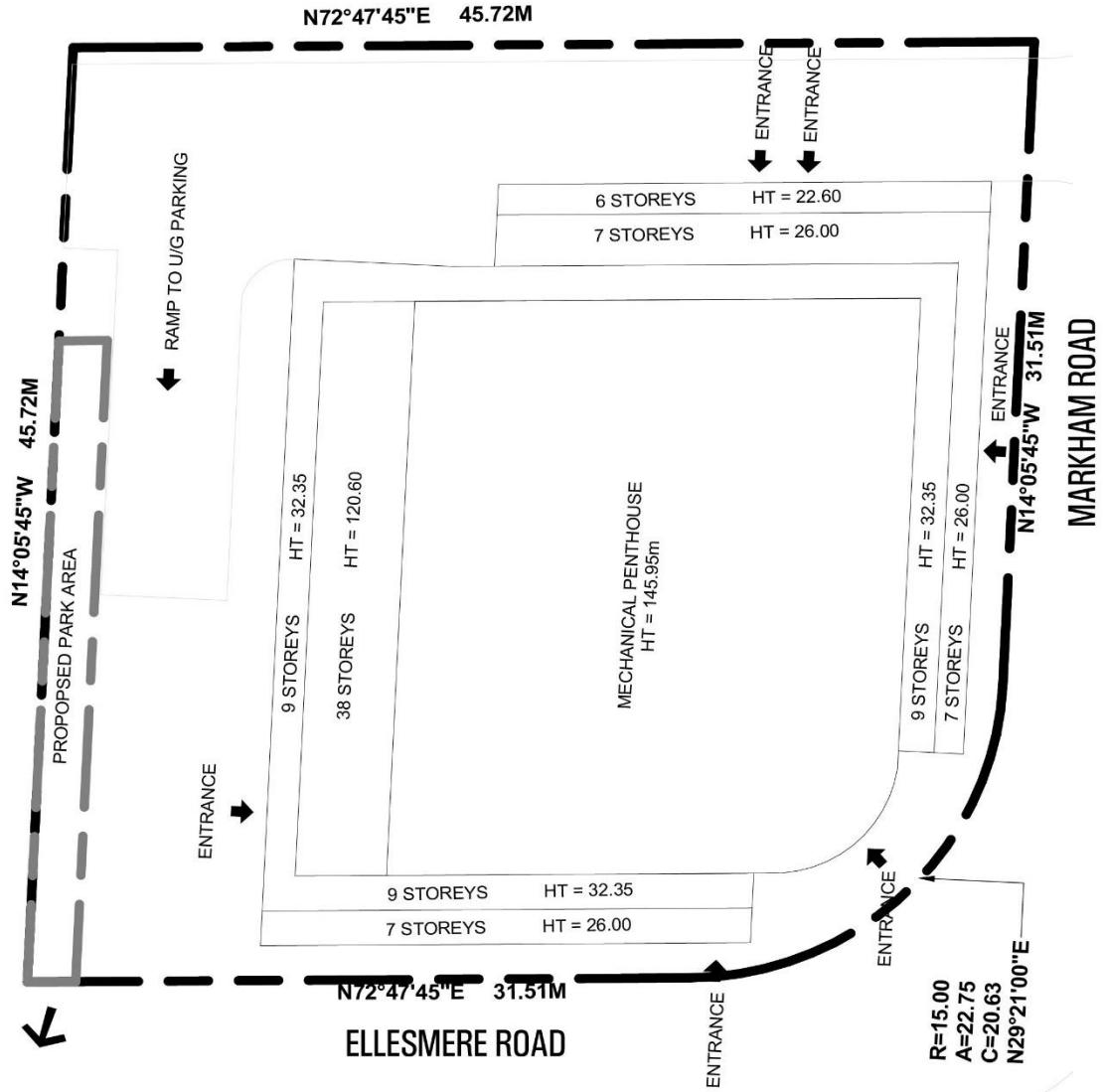
05/26/2022



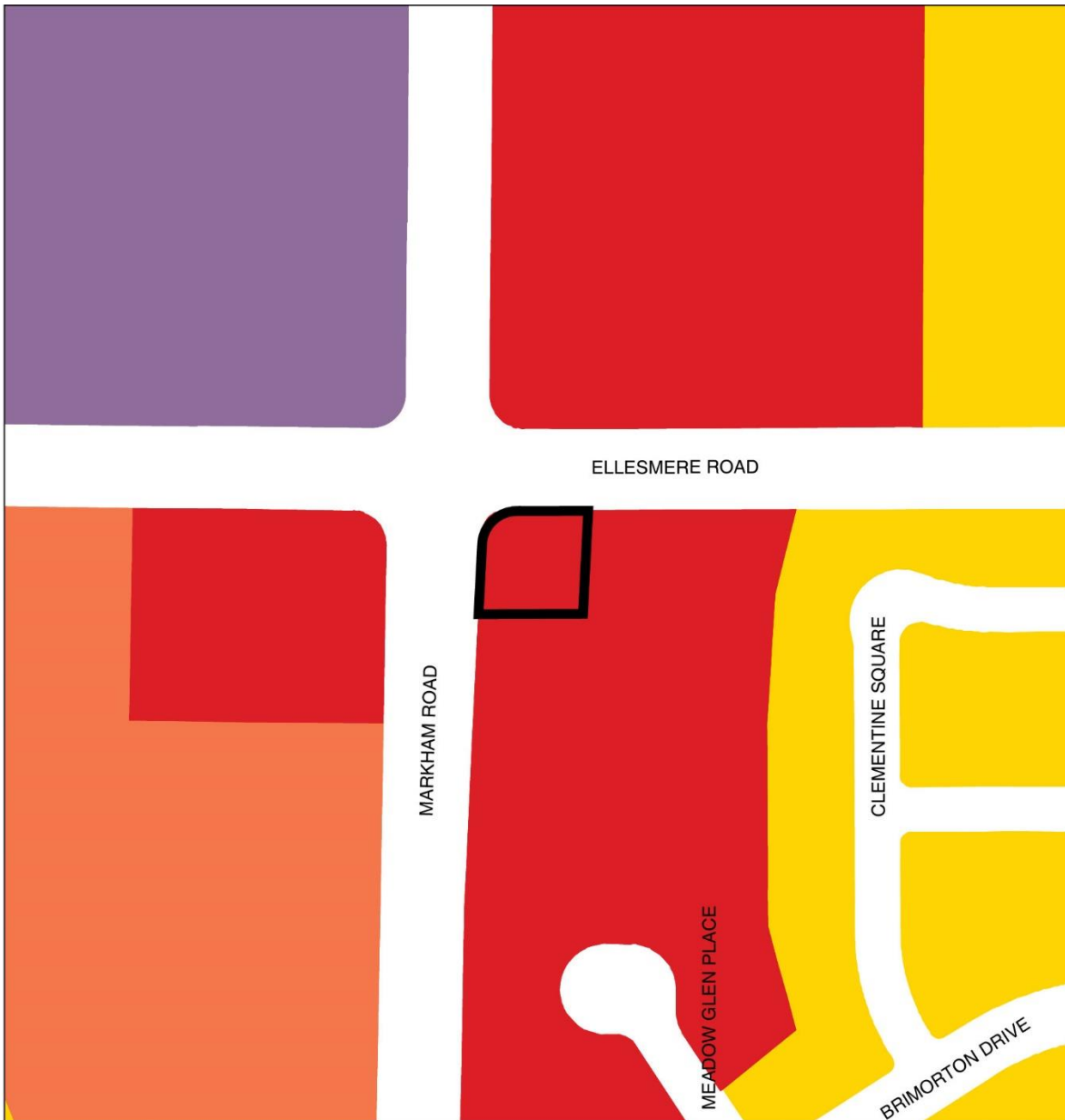
# Attachment 3: Location Map



# Attachment 4: Site Plan



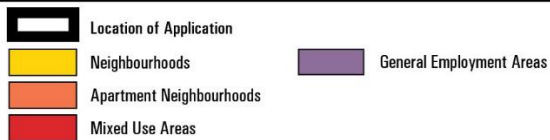
# Attachment 5: Official Plan Map



Official Plan Land Use Map 22

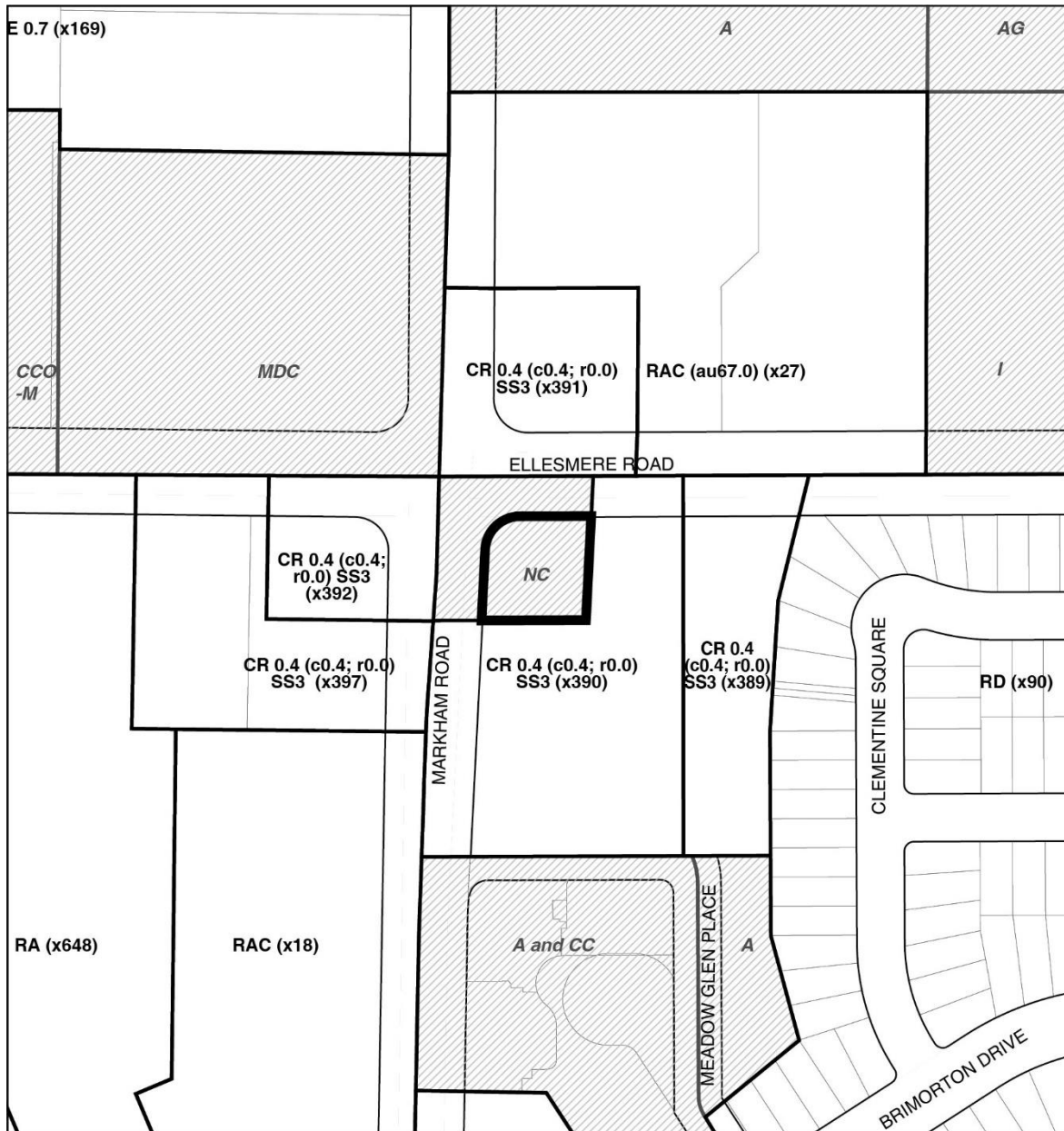
1151 Markham Road

File # 22 130491 ESC 24 0Z



  
 Not to Scale  
 Extracted: 04/20/2022

# Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1151 Markham Road

File # 22 130491 ESC 24 0Z



Location of Application

- RD** Residential Detached
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- CR** Commercial Residential
- E** Employment Industrial
- O** Open Space



See Former City of Scarborough Community By-laws

- A** Apartment Residential
- NC** Neighbourhood Commercial
- I** Institutional Uses
- CC** Community Commercial
- MDC** Industrial District Commercial Zone
- M** Industrial Zone

**CCO** City Centre Office Zone



Not to Scale  
Extracted: 04/20/2022

## Attachment 7: Application Data Sheet

Municipal Address: 1151 MARKHAM RD Date Received: April 4, 2022

Application Number: 22 130491 ESC 24 OZ

Application Type: Rezoning

Project Description: Rezoning for a 44-storey building comprised of 440 residential dwelling units and 223 square meters of retail gross floor area. There will also be on-site parkland dedicated along the easterly boundary of the subject site. The proposal includes 149 car parking spaces, 367 bicycle parking spaces and one Type G and one Type C loading spaces. The development will result in a density of approximately 15.89 times the area of the lot.

|                        |       |                          |                            |
|------------------------|-------|--------------------------|----------------------------|
| Applicant              | Agent | Architect                | Owner                      |
| LINDSAY<br>DALE-HARRIS |       | Turner Fleischer<br>Inc. | LASH<br>DEVELOPMENT<br>INC |

### EXISTING PLANNING CONTROLS

|                            |                 |                           |
|----------------------------|-----------------|---------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision:  |
| Zoning:                    | NC              | Heritage Designation:     |
| Height Limit (m):          |                 | Site Plan Control Area: Y |

### PROJECT INFORMATION

|                   |       |               |  |            |  |
|-------------------|-------|---------------|--|------------|--|
| Site Area (sq m): | 2,045 | Frontage (m): |  | Depth (m): |  |
|-------------------|-------|---------------|--|------------|--|

| Building Data               | Existing | Retained | Proposed | Total  |
|-----------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq m):   | 501      |          | 648      | 648    |
| Residential GFA (sq m):     |          |          | 31,126   | 31,126 |
| Non-Residential GFA (sq m): | 501      |          | 223      | 223    |
| Total GFA (sq m):           | 501      |          | 31,349   | 31,349 |
| Height - Storeys:           | 1        |          | 44       | 44     |
| Height - Metres:            | 8        |          | 139      | 139    |

|                        |      |                    |       |
|------------------------|------|--------------------|-------|
| Lot Coverage Ratio (%) | 31.7 | Floor Space Index: | 15.33 |
|------------------------|------|--------------------|-------|



|                          |                    |                    |
|--------------------------|--------------------|--------------------|
| Floor Area Breakdown     | Above Grade (sq m) | Below Grade (sq m) |
| Residential GFA:         | 31,126             |                    |
| Retail GFA:              | 223                |                    |
| Office GFA:              |                    |                    |
| Industrial GFA:          |                    |                    |
| Institutional/Other GFA: |                    |                    |

|                             |          |          |          |       |
|-----------------------------|----------|----------|----------|-------|
| Residential Units by Tenure | Existing | Retained | Proposed | Total |
| Rental:                     |          |          |          |       |
| Freehold:                   |          |          |          |       |
| Condominium:                |          |          | 440      | 440   |
| Other:                      |          |          |          |       |
| Total Units:                |          |          | 440      | 440   |

Total Residential Units by Size

|              |       |          |           |           |            |
|--------------|-------|----------|-----------|-----------|------------|
|              | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
| Retained:    |       |          |           |           |            |
| Proposed:    |       |          | 305       | 88        | 47         |
| Total Units: |       |          | 305       | 88        | 47         |

Parking and Loading

|                 |     |                         |     |                |   |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 149 | Bicycle Parking Spaces: | 367 | Loading Docks: | 2 |
|-----------------|-----|-------------------------|-----|----------------|---|

CONTACT:

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