



Development Services Committee Agenda

Meeting Number 9

April 29, 2019, 9:30 AM - 3:00 PM

Council Chamber

Please bring this Development Services Committee agenda to Council on May 14, 2019.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 15, 2019 (10.0)

11

1. That the minutes of the Development Services Committee meeting held April 15, 2019, be confirmed.

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

Todd Bailey, Waterworks Operator II, Environmental Services, 30 years

Christopher Lawton, Alarm Room Operator, Fire Services, 30 years

Shelley Marshall, Firefighter, Fire Services, 30 years

Keith McGuckin, Firefighter, Fire Services, 30 years

John Hoover, Operations Supervisor, Roads, Operations - Roads, 30 years

Donald McLellan, Operations Working Supervisor, Operations - Roads, 30 years

Lambros Tsatsanis, Operations Working Supervisor, Operations - Roads, 30 years

Robert Penner, Manager, Utility Inspection & Survey Group, Operations, 25 years

Elizabeth Wimmer, Senior Planner, Urban Design, Planning & Urban Design, 25 years

James Bingham, Supervisor, Parks Operations, Operations - Parks, 20 years

Sheila Fockler, Operations Labourer/Driver, Operations - Parks, 20 years

Justin Butler, Facility Operator II, Cornell C.C., Recreation Services, 20 years

Rafael Saa, Building Inspector II, Building Standards, 15 years

Tim Ballagh, Waterworks Operator II, Environmental Services, 15 years

Alberto Lim, Senior Capital Works Engineer, Engineering, 10 years

Lyrae Ignacio, Client Advisor ITS, Information Technology Services, 10 years

Crystal Thorne, Administrative Assistant, Commissioner's Office - Development Services Commission, 5 years

Craig Breen, Supervisor, Road Operations, Operations - Roads, 5 years

Heather Atherton, Manager, Community, Recreation Services, 5 years

5. DEPUTATIONS

5.1 YONGE NORTH SUBWAY EXTENSION (5.14)

Note: Mr. David Wilson will be in attendance to provide a presentation on the Yonge North Subway Extension.

6. COMMUNICATIONS

7. PETITIONS

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 AFFORDABLE AND RENTAL HOUSING STRATEGY – HOUSING NEEDS ASSESSMENT AND NEXT STEPS (10.0)

28

M. Boyce, ext. 2094

Note: Murray Boyce, Senior Policy Coordinator, Policy and Research and Christine Pacini, Partner, SHS Consulting will provide a presentation on this matter.

1. That the presentation entitled “Affordable and Rental Housing Strategy – Housing Needs Assessment and Next Steps” dated April 29, 2019 be received.

8.2 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW (10.0)

68

J. Yeh, ext. 7922

Note: Paul Freeman, Chief Planner, Corporate Services Department, Region of York will be in attendance to provide a presentation on this matter.

1. That the presentation provided by Paul Freeman, Chief Planner, Corporate Services Department, Region of York entitled "York Region Municipal Comprehensive Review", be received.

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 AFFORDABLE AND RENTAL HOUSING STRATEGY - HOUSING NEEDS ASSESSMENT (10.0) 94

M. Boyce, ext. 2094

1. That the report entitled "Affordable and Rental Housing Strategy – Housing Needs Assessment" dated April 29, 2019 be received.

9.2 PRELIMINARY REPORT, CAN-AM EXPRESS, C/O HALEY PLANNING SOLUTIONS, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT THE OUTDOOR STORAGE OF MOTOR VEHICLES INCLUDING LICENSED CHARTER BUSES AT 332 AND 338 JOHN STREET (WARD 1) 175

FILE NO. ZA 18 231295 (10.5)

R. Cefarrati, ext. 3675

1. That the report titled "Preliminary Report, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter at 332 and 338 John Street, (Ward 1), File No. ZA 18 231295" be received.

9.3 HERITAGE DESIGNATION BY-LAW AMENDMENTS LEGAL DESCRIPTIONS (16.11) 182

P. Wokral, ext. 7955

1. That the staff report entitled "Heritage Designation By-law Amendments, Legal Descriptions", dated April 29, 2019, be received; and,
2. That the heritage designation by-laws for the following municipal property addresses be amended to reflect their current legal descriptions:

1. 33 Artisan Trail (formerly 10372 Woodbine Ave.)
2. 37 Artisan Trail (formerly 10271 Woodbine Ave.)
3. 39 Artisan Trail (formerly 10327 Woodbine Ave.)
4. 17 Campus Close (formerly 10521 Woodbine Ave.)
5. 43 Castlevue Crescent (formerly 10077 Woodbine Ave.)
6. 18 Cecil Nichols Ave. (formerly 10510 Woodbine Ave.)
7. 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.)
8. 99 YMCA Boulevard (formerly 7996 Kennedy Rd.)
9. 819 Bur Oak Avenue (formerly 9483 McCowan Rd.)
10. 226 Edward Jefferys Avenue (formerly 9462 Hwy. 48)
11. 11 Heritage Corners Lane (formerly 9251 Hwy. 48)
12. 8 Wismer Place (formerly 10391 Woodbine Ave.)
13. 2 Alexander Hunter Place (formerly 31 Helen Ave.)
14. 2665 Bur Oak Avenue (formerly 7006 16th Ave.)
15. 60 Dame Gruev Drive (formerly 6297 Major Mackenzie Dr.)
16. 8 Green Hollow Court (formerly 9642 9th Line)
17. 1 Kalvinster Drive (formerly 6937 Hwy. 7)
18. 28 Pike Lane (formerly 9451 9th Line)
19. 527 William Forster Road (formerly 8882 Reesor Rd.)
20. 9899 Markham Road (formerly 9899 Hwy. 48)
21. 28 Busch Avenue (formerly 4672 Kennedy Road)
22. 128 Harbord Street (formerly 4672 Kenney Road)
23. 10000 Kennedy Road (formerly Part of Lot 20, Concession 5)
24. 14 Heritage Corners Lane (formerly 11022 Kennedy Rd.)
25. 45 Stollery Pond Crescent (formerly 4075 Major Mackenzie Dr.)
26. 11 Tannis Street (formerly 9765-9767 Kennedy Rd.)
27. 99 Thoroughbred Way (formerly 9804 McCowan Rd.)
28. 3 Tralee Court (formerly 4077 Major Mackenzie Dr.)
29. 628 Wilfred Murison Avenue (formerly 9486 McCowan Rd.)

30. 6888 14th Avenue (formerly 7166 14th Ave.)
31. 6890 14th Avenue (formerly 7124 14th Ave.)
32. 7 Bewell Drive (formerly 7447 9th Line)
33. 15 Bewell Drive (formerly 7449 9th Line)
34. 70 Karachi Drive (formerly 7555 Markham Rd.)
35. 66 Monique Court (formerly 7205 Markham Rd.)
36. 16 Moore's Court (formerly 7085 14th Ave.)
37. 60 Maple Park Way (formerly Part of Lot 6 Concession 5)
3. That notice of the proposed amendments be given to the property owners in accordance with the *Ontario Heritage Act*, and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4 RECOMMENDATION REPORT- UPDATE ON PLANNING FOR THE ONTARIO HERITAGE CONFERENCE 2020 (16.11)

195

R. Hutcheson, ext. 2080

1. That the staff report titled "Recommendation Report, Update on Planning for the Ontario Heritage Conference 2020", dated April 29, 2019, be received; and,
2. That two members of Council be appointed to Markham's Local Organizing Committee (LOC) for the Ontario Heritage Conference 2020; and,
3. That up to \$5,000 be allocated from the Heritage Preservation Account (087 2800 115) for promotional material that will be used at the 2019 Ontario Heritage Conference and that any unused funding be returned to the Heritage Preservation Account; and, further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.5 8330 WOODBINE AVENUE, PARKING REVIEW, WARD 8 (5.12)

199

B. Lee, ext. 7507

1. That the Memorandum titled "8330 Woodbine Avenue, Parking

Review, Ward 8” be received; and further,

2. That staff be directed to do all things to necessary to give effect to this resolution.

10. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 PROVINCE ANNOUNCEMENT OF YONGE NORTH SUBWAY EXTENSION (5.14) 201

B. Lee, ext. 7507

1. That the powerpoint presentation entitled “Provincial Announcement of Yonge North Subway Extension” be received.

11. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

11.1 RECOMMENDATION REPORT - NASCENT/SHER (9704 MCCOWAN) INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT AN EIGHT (8) STOREY MIXED USE APARTMENT BUILDING, AND THREE FIVE (5) STOREY APARTMENT BUILDINGS AT 9704 MCCOWAN ROAD 208

FILE NOS. OP 17 174837, ZA 17 174837 AND SC 18 174837 (WARD 6) (10.3, 10.5)

R. Cefaratti, ext. 3675

Note: Application will be dealt with immediately following presentation of Service Awards.

1. That the report titled “RECOMMENDATION REPORT, Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three five (5) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837, ZA 17 174837 and SC 18 174837 (Ward 6)” be received; and,
2. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved; and,
3. That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice; and,
4. That the Site Plan application by Nascent/Sher (9704 McCowan) Inc. be endorsed in principle, subject to the Conditions attached as Appendix ‘C’ and that Site Plan approval be delegated to the Director

of Planning and Urban Design or their designate; and,

5. That conditions of site plan approval require that, prior to the issuance of any building permits, the owner enter into and be a participant in good standing of the Berczy Village Developers' Group Cost Sharing Agreement, or alternatively, that the owner provides the City with documentation from the Trustee confirming they have satisfied all its obligations to the Group; and,
6. That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period; and,
7. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix 'B' to this report, before the second anniversary of the day on which the by-law was approved by Council; and,
8. That servicing allocation for one hundred and twelve (112) dwelling units be assigned to the subject development; and,
9. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11.2 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW (MCR) STATUS UPDATE (10.0)

242

J. Yeh, ext. 7922

1. That the staff report entitled, "York Regional Municipal Comprehensive Review Status Update" dated April 29, 2019, be received; and,
2. That a community information meeting be scheduled in June 2019 to obtain public input on York Region's draft Major Transit Station Areas to inform the City's comments to York Region; and,
3. That landowners with employment land conversion requests be invited to delegate at a future Development Services Committee meeting with sufficient information to address York Region's proposed conversion criteria, attached as Appendix 'C' to this report; and further,

4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

11.3 RECOMMENDATION REPORT, BERCZY GLEN LANDOWNERS GROUP, PROPOSED MODIFICATION TO THE BERCZY GLEN SECONDARY PLAN AREA – EAST OF THE HYDRO CORRIDOR, SOUTH OF ELGIN MILLS ROAD EAST (WARD 2) FILE OP 17-128173 (10.0)

280

S. Kitagawa, ext. 2531

1. That the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be received; and,
2. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as outlined in Appendix ‘A’ of the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be adopted; and,
3. That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as recommended in the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be forwarded to the Region of York for consideration in the approval of the Berczy Glen Secondary Plan; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11.4 RECOMMENDATION REPORT 2522584 ONTARIO INC. PROPOSED ZONING BY-LAW AMENDMENT TO PERMIT EIGHT (8) TOWNHOUSE DWELLINGS ON THE EAST SIDE OF MARYDALE AVENUE, WEST OF MARKHAM ROAD AND SOUTH OF DENISON STREET (WARD 7) FILE NO. ZA 18 229047 (10.5)

286

L. Juarez, ext. 2910

1. That the report titled “RECOMMENDATION REPORT, 2522584 Ontario Inc., Proposed Zoning By-law Amendment to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of

Markham Road and south of Denison Street (Ward 7) File No. ZA 18 229047”, be received; and,

2. That the Zoning By-law Amendment application submitted by 2522584 Ontario Inc., to amend Zoning By-law 177-96, as amended, be approved and that the draft By-law attached as Appendix ‘A’ be finalized and enacted without further notice; and,
3. That Council assign servicing allocation for up to 8 townhouse dwellings; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

12. MOTIONS

13. NOTICES OF MOTION

14. NEW/OTHER BUSINESS

*As per Section 2 of the Council Procedural By-Law, "New/Other Business would generally apply to an item that is to be added to the **Agenda** due to an urgent statutory time requirement, or an emergency, or time sensitivity".*

15. ANNOUNCEMENTS

16. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

Development Services meetings are live video and audio streamed on the City's website.

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for
lunch from approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after
two hours have passed since the last break.**



Development Services Committee Minutes

Meeting Number 8

April 15, 2019, 9:30 AM - 3:00 PM

Council Chamber

Roll Call	<p>Mayor Frank Scarpitti (arrived at 10:07 AM)</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li (arrived at 9:56 AM)</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p>	<p>Councillor Alan Ho</p> <p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci (arrived at 10:09 AM)</p> <p>Councillor Isa Lee (arrived at 10:13 AM)</p>
Regrets	Councillor Khalid Usman	
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Catherine Conrad, City Solicitor & Acting Director, Human Resources</p> <p>Bryan Frois, Chief of Staff</p> <p>Brian Lee, Director Engineering</p> <p>Ron Blake, Senior Manager, Development</p> <p>Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship</p>	<p>Morgan Jones, Director, Operations</p> <p>Don De Los Santos, Manager, Small Business Centre</p> <p>Rick Cefaratti, Planner II</p> <p>George Duncan, Senior Heritage Planner</p> <p>Alida Tari, Manager, Access & Privacy</p> <p>Scott Chapman, Election & Council/Committee Coordinator</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee convened at the hour of 9:33 AM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Deputy Mayor Don Hamilton assumed the Chair at 10:57 AM for Transportation and Infrastructure items, Nos. 8.1 and 10.1. Councillor Alan Ho assumed the Chair at 1:20 PM for Culture and

Economic Development items, Nos. 11.1 and 11.2. Regional Councillor Jim Jones reassumed the Chair at 2:53 PM.

Development Services Committee recessed at 12:30 PM and reconvened at 1:20 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 1, 2019
(10.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held April 1, 2019, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES MARCH 26, 2019 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Public Meeting held March 26, 2019, be confirmed.

Carried

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

**7.1 HERITAGE MARKHAM COMMITTEE MINUTES – MARCH 13, 2019
(16.11)**

Moved by Councillor Reid McAlpine
 Seconded by Regional Councillor Joe Li

1. That the minutes of the Heritage Markham Committee meeting held March 13, 2019, be received for information purposes.

Carried

7.2 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD OF NOVEMBER 17, 2018 TO MARCH 31, 2019 (10.0)

Moved by Councillor Reid McAlpine
 Seconded by Regional Councillor Joe Li

1. That the report entitled “Report on Incoming Planning Applications for the period of November 17, 2018 to March 31, 2019”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

7.3 PRELIMINARY REPORT NEAMSBY INVESTMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A TWO-STOREY BUILDING FOR RECREATIONAL AND ATHLETIC PURPOSES AT 1443 DENISON STREET (WARD 8) FILE NOS. OP/ZA 17 148679 (10.3, 10.5)

Moved by Councillor Reid McAlpine
 Seconded by Regional Councillor Joe Li

1. That the report titled “PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8), File Nos. OP/ZA 17 148679”, be received.

Carried

7.4 RECOMMENDATION REPORT DEMOLITION PERMIT APPLICATION 19 110922 DP SINGLE DETACHED DWELLING 29 SUMNER LANE, THORNHILL HERITAGE CONSERVATION DISTRICT WARD 1 (10.13, 16.11)

The Committee discussed the timeline of when development charges apply for infill development. Staff advised that a building permit must be issued within four (4) years of the demolition permit to avoid development charges. It was suggested that the applicant be made aware of this timeline.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Keith Irish

1. That the report entitled “Demolition Permit Application 19 110922 DP, Single Detached Dwelling, 29 Sumner Lane, Thornhill Heritage Conservation District, Ward 1”, dated April 15, 2019, be received; and,
2. That the demolition of the derelict, vacant, non-heritage, single detached dwelling at 29 Sumner Lane be supported; and,
3. That final approval of the demolition permit application not be granted until the applicant provides documentation to the Building Department that a permit has been approved by the TRCA for the demolition of the structures and the infilling of the basement excavations; and,
4. **That the applicant be advised of the timeline following the issuance of a demolition permit after which development charges will be reassessed; and further,**
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**7.5 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT
THOMAS H. BRUELS HOUSE 2 AILEEN LEWIS COURT, WARD 4
(16.11.3)**

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the staff report entitled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Thomas H. Bruels House, 2 Aileen Lewis Court”, dated April 15, 2019, be received; and,
2. That as a condition of the approved Site Plan Agreement, the Thomas H. Bruels House at 2 Aileen Lewis Court be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,

5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7.6 TRAFFIC CONTROL SIGNALS BY-LAW AMENDMENT (CITY-WIDE) (5.12)

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “Traffic Control Signals By-Law Amendment”, be received; and,
2. That Schedule 19 of Traffic By-Law 106-71, pertaining to “Traffic Control Signals”, be amended by including the following intersections:
 - Allstate Parkway at Norman Bethune Avenue / Centurian Drive
 - Birchmount Road at Aviva Way
 - Birchmount Road at Verdale Crossing
 - Birchmount Road, 125 metres south of Enterprise Boulevard
 - Bur Oak Avenue at Roy Rainey Avenue
 - Centurian Drive at Frontenac Drive
 - Enterprise Boulevard at Andre De Grasse Street
 - Enterprise Boulevard at Bill Crothers Drive
 - Enterprise Boulevard at University Boulevard (formerly Rivis Road)
 - Enterprise Boulevard / Unionville Gate at Main Street Unionville
 - John Street, 30 metres east of Rockingham Court (Lake to Lake Route)
 - Norman Bethune Avenue at Aristotle Avenue
 - YMCA Boulevard at University Boulevard (formerly Rivis Road)
3. That Schedule 12 of Traffic By-Law 106-71, pertaining to “Compulsory Stops”, be amended by rescinding the stop controls at the following intersections:
 - Allstate Parkway at Centurian Drive
 - Bur Oak Avenue at Roy Rainey Avenue
 - Centurian Drive at Frontenac Drive
 - Main Street Unionville at Unionville Gate
4. That the amended by-law shall come into force and effect when the authorized traffic control signals have been energized; and,

5. That York Region Police be requested to enforce the traffic signals upon passing of the By-law; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

8.1 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) 2018 ACHIEVEMENTS & 2019 BUSINESS PLAN (6.3)

Brian Lee, Director, Engineering, introduced the item.

Peter Miasek, Vice-Chair, Cycling and Pedestrian Advisory Committee (CPAC), delivered a PowerPoint presentation entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2018 Achievements and 2019 Business Plan."

The Committee discussed the following relative to the presentation:

- potential for implementing more pedestrian and cycling flyover and tunnel connections to increase connectivity, particularly in emerging areas such as Markham Centre
- importance of Highway 404 mid-block crossings for enhancing pedestrian safety
- the importance of prioritizing construction and integration between cycling and pedestrian trails, particularly throughout important amenity spaces such as the Rouge National Urban Park and Rouge Valley Trail
- potential for more trail and cycling projects in newer high-density neighbourhoods in Markham
- opportunities for introducing more physical barriers between vehicular lanes and on-street cycling lanes
- opportunities for introducing more cycling and pedestrian infrastructure projects along Denison Street and the Milliken area
- strategies for promoting active transportation to schools to address traffic congestion during peak pick-up and drop-off hours, such as parent consultation workshops and a city-wide publicity campaign

Moved by Councillor Reid McAlpine

Seconded by Councillor Alan Ho

1. That the presentation provided by Peter Miasek, Vice-Chair, Cycling & Pedestrian Advisory Committee entitled "Cycling and Pedestrian Advisory Committee (CPAC) 2018 Achievements & 2019 Business Plan" be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 APPLICANT PRESENTATION JM HOSPITALITY SITE PLAN CONTROL APPLICATION FOR A PROPOSED SEVEN (7) STOREY HOTEL AND FOUR (4) STOREY OFFICE BUILDING AT 8330 WOODBINE AVENUE, WARD 8 FILE NO. SPC 18 253507 (10.7)

Bruce Hall on behalf of The Planning Partnership, consultants for the applicant, addressed the Committee and delivered a PowerPoint presentation relative to the site plan approval for the application at 8330 Woodbine Avenue.

The Committee discussed the following relative to the proposed site plan:

- potential for increasing the number of storeys of the proposed hotel
- potential opportunities for greater integration between the proposed hotel and office spaces
- incorporation of bird-friendly guidelines into proposed the site plan

There was discussion on the parking configuration of the proposed site plan and the potential issues that could arise from the requested variance to the number of required parking spaces. The applicant advised that the number of spaces proposed were determined through a comprehensive proxy analysis of similar mixed-use developments in Markham, taking into consideration the various peak parking demand for all of the proposed uses.

The Committee directed Staff to defer the applicant's scheduled Committee of Adjustment meeting, and requested that Staff report back with a memo detailing the steps taken to determine the site parking configuration at the April 29, 2019 Development Services Committee meeting.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. That the staff report dated April 15, 2019 titled "APPLICANT PRESENTATION, JM Hospitality, Site Plan Control application for a proposed seven (7) storey hotel and a four (4) storey office building at 8330 Woodbine Avenue, Ward 8, File No. SPC 18 253507" be received; and,
2. That the presentation by representatives of JM Hospitality be received; and,

3. That Development Services Committee endorse the proposal in principle; and,
4. That site plan endorsement and final approval be delegated to the Director of Planning and Urban Design, or designate; and,
5. That site plan endorsement shall lapse, after a period of three (3) years from the date of endorsement, in the event that a site plan agreement is not executed within that period; and,
6. **That Staff be directed to prepare a memo explaining the concept of shared parking in mixed-use development and the steps taken to determine the appropriateness of the proposed parking supply at the April 29, 2019 Development Services Committee meeting; and,**
7. **That Staff be directed to report back on the proposed parking supply and demand after occupancy, and whether it has been able to provide adequate parking for the proposed mixed-use development; and further,**
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 DELEGATED AUTHORITY FOR ACCEPTANCE FOR MAINTENANCE AND ASSUMPTION (CITY WIDE) (10.7)

Brian Lee, Director, Engineering, addressed the Committee and summarized the details outlined in the staff report.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report “Delegated Authority for Acceptance for Maintenance and Assumption (City Wide)” be received; and,
2. That the Director of Engineering be authorized to accept ‘Plan’ (Registered 65M-Plans and/or Reference Plans that contain Municipal infrastructures) for Acceptance for Maintenance and establish the maintenance period commencement date; and,
3. That the Director of Engineering be authorized to accept ‘Plan’ (Registered 65M-Plans and/or Reference Plans that contain Municipal infrastructures) for Assumption; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

11.1 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES DATED JANUARY 9, 2019 AND EXTRACT DATED MARCH 6, 2019 (16.0)

Moved by Regional Councillor Jack Heath

Seconded by Regional Councillor Jim Jones

1. That the minutes of the Friends of the Markham Museum Board meeting held January 9, 2019, be received for information purposes; and,
2. That Council endorse the recommendations from the March 6, 2019 Friends of the Markham Museum Board Extract:

“That the list of artifacts (Attachment A) from the Chapman House Main Floor, Spinning Wheels & Wool Winders, Sewing Machines and the Maxwell Cabin be approved for deaccession and sent to the City of Markham for approval; and,

That the list of artifacts (Attachment B) from the Chapman House Main Floor Cont’d, Furniture – Visible Storage (Batch#1) be approved for deaccession and submitted to the City of Markham for final approval.”

Carried

11.2 CELEBRATE MARKHAM GRANT PROGRAM – APRIL 1, 2019 - MARCH 31, 2020 (2019-20) - FUNDING APPROVALS AND ANNUAL PROGRAM REVIEW (7.6)

Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship, introduced the item.

Don De Los Santos, Manager, Small Business Centre, addressed the Committee and provided an overview of the staff report and the process surrounding grant funding allocations.

The Committee discussed the following relative to the staff report:

- need for funding allocations to take into account event costs borne by volunteers through required fees and charges, particularly those related to road safety and security

- need to streamline the process for reviewing community event applications to lessen the burden on volunteer groups
- considering geographic equity as a factor in determining grant eligibility and funding disbursements
- importance of consulting with all appropriate agencies and groups to fully understand cost requirements before making decisions about changes to grant funding calculation criteria
- opportunities for additional sources of revenue to provide supplementary funding to major street and tourist-driven festivals

There was discussion regarding the Celebrate Markham Grant Program's post-event reporting guidelines and the need to hold grant recipients to greater account in satisfying these requirements. The Committee consented that recipients that have not submitted the required outcome and financial documents for events held in 2017 and 2018 by December 1, 2019 should not be considered for grants in future funding cycles.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report titled, “Celebrate Markham Grant Program – April 1, 2019 - March 31, 2020 (2019-20) - Funding Approvals and Annual Program Review” be received; and,
2. That Council approve the recommendations of the Interdepartmental Staff Review Committee to fund 66 Celebrate Markham applicants, totaling \$256,000, as identified in Attachments 1, 2, 3 and 4; and,
3. That the following Celebrate Markham grants, totaling \$89,500 (maximum \$5,000 per applicant), be approved for the **Cultural Events and Programs Category** (as per Attachment 1):
 - a. Markham Federation of Filipino Canadians receive \$4,000 for their Philippine Independence Day Celebration;
 - b. Markham Concert Band receive \$3,000 for their Unionville Concert Sunday Series;
 - c. Canada One Family Network receive \$4,000 for the Age of Literati Cultural Festival conditional on receiving and approving the Project Outcome/Financial Report for their 2017 and 2018 Age of Literati festival;
 - d. International Music Education Centre (IMEC) Canada receive \$3,000 for their International Musical Arts Festival;

- e. Sing Fai Sports Club receive \$2,000 for their All Community Games Opening Ceremony;
- f. Unionville Village Conservancy receive \$4,000 for the Stiver Mill Farmers' Market;
- g. Unionville Theatre Company receive \$4,000 for their 2020 Show (Pending Title);
- h. Womxn Offering Wisdom receive \$2,000 for their Womxn Offering Wisdom Conference conditional on providing proof of confirmed/approved venue for the program and conditional on receiving and approving the Project Outcome/Financial Report for their 2018 Chai Chats mentorship program;
- i. Wushu Ontario receive \$4,500 for their 2019 Canadian National Martial Arts Festival and Team Selections conditional on receiving and approving the Project Outcome/Financial Report for their 2018 International Martial Arts Festival and National Wushu Team Selections;
- j. Youth and Parents Association of Markham receive \$3,000 for their Limitless – Contest Series and Festival conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 Limitless Contest Series and Festival;
- k. New Step for You – Arts, Entertainment and Recreation receive \$3,000 for their 3D Printing Pen Art Festival conditional on receiving and approving the Project Outcome/Financial Report for their 2018 Lantern of Hope – Community Art Project;
- l. Vedic Cultural Centre Arya Samaj receive \$3,000 for their South Asian Heritage Month Celebration conditional on receiving and approving the Project Outcome/Financial Report for their 2018 South Asian Heritage Month Celebration;
- m. Indian-Canadian Organization receive \$1,000 for their annual community and cultural celebrations conditional on providing proof of confirmed/approved venue for the program and conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 Cultural celebrations;
- n. MonstrARTity Creative Community receive \$2,000 for their Arts for Youth in-class educational program conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 program;
- o. Cherish Integrated Services receive \$3,000 for their One and Only Artfest 2019 conditional on receiving and approving the Project Outcome/Financial Report for their 2018 one and Only Artfest;

- p. Markham Tamil Organization receive \$1,000 for their Tamil Heritage Month program conditional on receiving and approving the Project Outcome/Financial Report for their 2019 Tamil Heritage Month;
- q. Ontario Band Association receive \$4,500 for their 2020 OBA Concert Band Festival conditional on receiving and approving the Project Outcome/Financial Report for their 2019 OBA Concert Band Festival;
- r. Markham Village B.I.A. receive \$4,500 for the Festival of Lights conditional on receiving and approving the Project Outcome/Financial Report for their 2018 Festival of Lights;
- s. Centre for Tamil Heritage and Culture receive \$3,000 for their Markham Thai Pongal - Tamil Vizha and Thriu Vizha (2020 event) conditional on receiving and approving the Project Outcome/Financial Report for their 2019 Thai Pongal event;
- t. Team Meibukan receive \$1,000 for their Markham City Open event conditional on providing proof of confirmed/approved venue for the program and conditional on receiving and approving the Project Outcome/Financial Report for their 2018 Markham City Open;
- u. Kindred Spirits Orchestra receive \$4,500 for their annual programs and concert series;
- v. Toronto Chinese Orchestra receive \$3,000 for their Butterfly Lovers Concert;
- w. Rugby Ontario receive \$4,000 for their Rugby Ontario Minor Festival;
- x. Markham Little Theatre receive \$3,000 for their September play;
- y. Heintzman House receive \$1,000 for their Celebrating the Canadian Experience program;
- z. St. Mary and St. Samuel the Confessor Coptic Orthodox Church receive \$3,000 for their Community Festival;
- aa. Centre for Immigrant and Community Services (CICS) receive \$1,000 for their Film Screening “2035” program;
- bb. Federation of Chinese Canadian in York Region (FCCYR) receive \$1,000 for their 2020 Lunar New Year Celebration conditional on providing proof of confirmed/approved venue for the program and conditional on receiving and approving the Project Outcome/Financial Report for the 2017 and 2018 TD Taste of Asia festival (including 2017 and 2018 compilation engagements) and conditional on receiving and approving the Project Outcome/Financial Report for the 2017 Markham Chinese New Year Festival;
- cc. Dorcas Centre receive \$2,000 for their annual community and cultural celebrations conditional on receiving and approving the Project

- Outcome/Financial Report for their 2018-19 annual community and cultural celebrations;
- dd. Maple Panda receive \$4,500 for their Canada Panda Cup Table Tennis International Tournament conditional on receiving and approving the Project Outcome/Financial Report for their 2017 Panda Cup International Table Tennis Tournament;
 - ee. Moksha Canada Foundation receive \$3,000 for their Festival of Diversity; and,
4. That the following Celebrate Markham grants, totaling \$85,000 (maximum \$10,000 per applicant), be approved for the **Major Community Festivals Category** (as per Attachment 2):
- a. Markham Village Festival Inc. receive \$10,000 for the Markham Village Music Festival;
 - b. Markham Rotary Club Foundation receive \$10,000 for the Markham Ribfest 2019 conditional on receiving and approving the Project Outcome/Financial Report for the 2018 Markham Ribfest (including a 2018 compilation engagement);
 - c. Unionville Festival receive \$10,000 for their annual festival/parade conditional on receiving and approving the Project Outcome/Financial Report for the 2018 Unionville Festival (including a 2018 compilation engagement);
 - d. Markham Jazz Festival receive \$10,000 for the Markham Jazz Festival conditional on receiving and approving the Project Outcome/Financial Report for the 2018 Markham Jazz Festival (including a 2018 compilation engagement);
 - e. Power-Unit Youth Organization receive \$10,000 for Night It Up! conditional on receiving and approving the Project Outcome/Financial Report for the 2017 and 2018 Night It Up! (including 2017 and 2018 compilation engagements);
 - f. Unionville Presents Thursday Nights at the Bandstand receive \$10,000 for their Summer Concert Series conditional on receiving and approving the Project Outcome/Financial Report for the 2018 Summer concert series (including a 2018 compilation engagement);
 - g. Unionville B.I.A. receive \$8,000 for the Unionville Olde Tyme Christmas conditional on receiving and approving the Project Outcome/Financial Report for the 2018 Unionville Olde Tyme Christmas (including a 2018 compilation engagement);
 - h. Sanatan Mandir Cultural Centre receive \$5,000 for their Navratri Festival;

- i. Centre of Sustainable and Integrated Design receive \$2,000 for their Ice and Snow Festival conditional on providing proof of confirmed/approved venue for activities;
 - j. Federation of Chinese Canadians in Markham receive \$10,000 for the TD Taste of Asia festival conditional on receiving and approving the Project Outcome/Financial Report for the 2017 and 2018 TD Taste of Asia festival (including 2017 and 2018 compilation engagements) and conditional on receiving and approving the Project Outcome/Financial Report for the 2017 Markham Chinese New Year Festival; and,
5. That the following Celebrate Markham grants, totaling \$36,500 (maximum \$3,000 per applicant), be approved for the **Seniors Clubs Category** (as per Attachment 3):
- a. Markham Ward 6 Seniors Association receive \$2,000 for their Winter programs and activities conditional on providing proof of confirmed/approved venue for activities and conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 Seniors Winter Activities Ward 6;
 - b. York Region Evergreen Seniors Wellness Association receive \$1,500 for their annual programs and activities conditional on receiving and approving the Project outcome/Financial Report for their 2018-19 annual programs and activities;
 - c. Greensborough Tamil Seniors' Wellness Club receive \$2,000 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 annual programs and activities;
 - d. Boxgrove Senior's Community Wellness Club receive \$2,500 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 annual programs and activities;
 - e. Middlefield Seniors' Wellness Club receive \$3,000 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 annual programs and activities;
 - f. Fengcai Senior Activity Centre receive \$2,000 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 winter weekend activities;
 - g. Milliken on the Move Older Adults' Club Corp. (MOTM) receive \$3,000 for their Summer programs and activities;
 - h. Angus Glen Older Adults Club (AGOAC) receive \$3,000 for their annual programs and activities conditional on receiving and approving the Project

- Outcome/Financial Report for their 2018-19 annual programs and activities;
- i. Markham Tamil Seniors Association Canada receive \$2,500 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 Reading program;
 - j. Armadale Older Adult Club receive \$2,000 for their annual programs and activities conditional on receiving and approving the Project Outcome/Financial Report for their 2018-19 annual programs and activities;
 - k. Markham Seniors Welfare Association receive \$1,500 for their annual programs and activities conditional on providing proof of confirmed/ approved venue for activities;
 - l. SUBURBANaires Senior Men's Chorus receive \$2,500 for their annual programs and activities;
 - m. Pustimargiya Vaishnav Samaj of Canada (PMVS of Canada) receive \$2,000 for their seniors annual programs and activities;
 - n. SEAS Centre receive \$1,000 for their Aging Well with Karaoke program conditional on receiving and approving the Project Outcome/Financial Report for their 2018 Markham Moon Festival Celebration;
 - o. Armadale Punjabi Seniors receive \$2,000 for their annual programs and activities;
 - p. Paradise Senior Association Markham receive \$2,000 for their annual programs and activities;
 - q. Unionville Home Society receive \$2,000 for their annual seniors series conditional on receiving and approving the Project Outcome/Financial Report for their 2017 In Celebration of Canada 150: Stories and Garden program;
6. That the following Celebrate Markham grants, totaling \$45,000 (maximum \$10,000 per applicant but up to \$20,000 for International/World level sports events), be approved for the **Sports Events Category** (as per Attachment 4):
- a. Unionville Tennis Club receive \$3,500 for the 2019 Ontario Tennis Association Outdoor Jr U18 Provincial Championship;
 - b. Squash Ontario receive \$2,500 for the Ontario Open – Provincial Championship;
 - c. Table Tennis Canada receive \$9,000 for the 2019 ITTF Challenge Plus Canada Open conditional on receiving and approving the Project Outcome/Financial Report for the 2017 Women's World Cup (including a 2017 compilation engagement);
 - d. DanceSport Grand Prix Canada receive \$10,000 for the World DanceSport Championship in Senior 2 Standard;

- e. Muaythai Canada receive \$5,000 for the National Championship 2019 conditional on receiving and approving the Project Outcome/Financial Report for the National Championship 2018 (including a 2018 compilation engagement);
- f. Water Polo Canada receive \$4,000 for the 2019 Senior National Championship;
- g. Ontario Table Tennis Association receive \$3,500 for the Ontario Cup Final;
- h. Glimmer Athletic Club Inc. receive \$7,500 for the 2019 Canadian National Championships in Rhythmic Gymnastics; and,
- 7. That subject to approval by Council, recommended applications be posted on the Celebrate Markham website for applicants' and the public's information, along with Council's resolution; and,
- 8. That Markham Arts Council receive a net amount of \$23,400 (Celebrate Markham Grant of \$30,000 less 2019 loan repayment of \$6,600 for a remaining balance owing of \$19,800 as of December 31, 2019) for their annual programs and activities conditional on receiving and approving 2018 audited financial statements; and,
- 9. **That any Celebrate Markham grant applicant that has not met the Project Outcome/Financial Report requirements for grants received or approved for programs/events/projects that occurred prior to March 31, 2019 be given a deadline of December 1, 2019 to submit their outcome/financial report documents as a condition of remaining eligible for any Celebrate Markham grant for the 2020-2021 and any subsequent program funding cycles; and,**
- 10. **That Staff be directed to review and consider as part of the Celebrate Markham grant guidelines a condition that grant recipients be required to complete and submit a Project Outcome/Financial Report within 90 days following the stated completion date of their project; and,**
- 11. **That Staff be directed to consider geographic equity as a factor when reviewing Celebrate Markham grant applications; and further,**
- 12. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS**14.1 ASPEN RIDGE UNION MARGO PRE-CONSTRUCTION
CONDOMINIUMS MARKHAM / BUR OAK**

Councillor Karen Rea addressed the Committee and advised of a flyer that she received at her home for pre-sale of Aspen Ridge's Union Margo condominiums on Markham Road and But Oak Avenue and stated concerns. Councillor Rea indicated that this application has yet to receive zoning and site plan approval. The Committee discussed the potential implications to buyers should the developer fail to receive requested approvals.

Staff advised that the developer will be contacted to determine whether they are selling units for floors in excess of what is provided for in the existing applicable zoning by-law.

15. ANNOUNCEMENTS

There were no announcements.

16. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Councillor Keith Irish

1. That the Development Services Committee adjourn at 3:05 PM.

Carried

City of Markham Affordable and Rental Housing Strategy

Housing Needs Assessment and Next Steps

April 29th, 2019

Presentation to the Development Services Committee



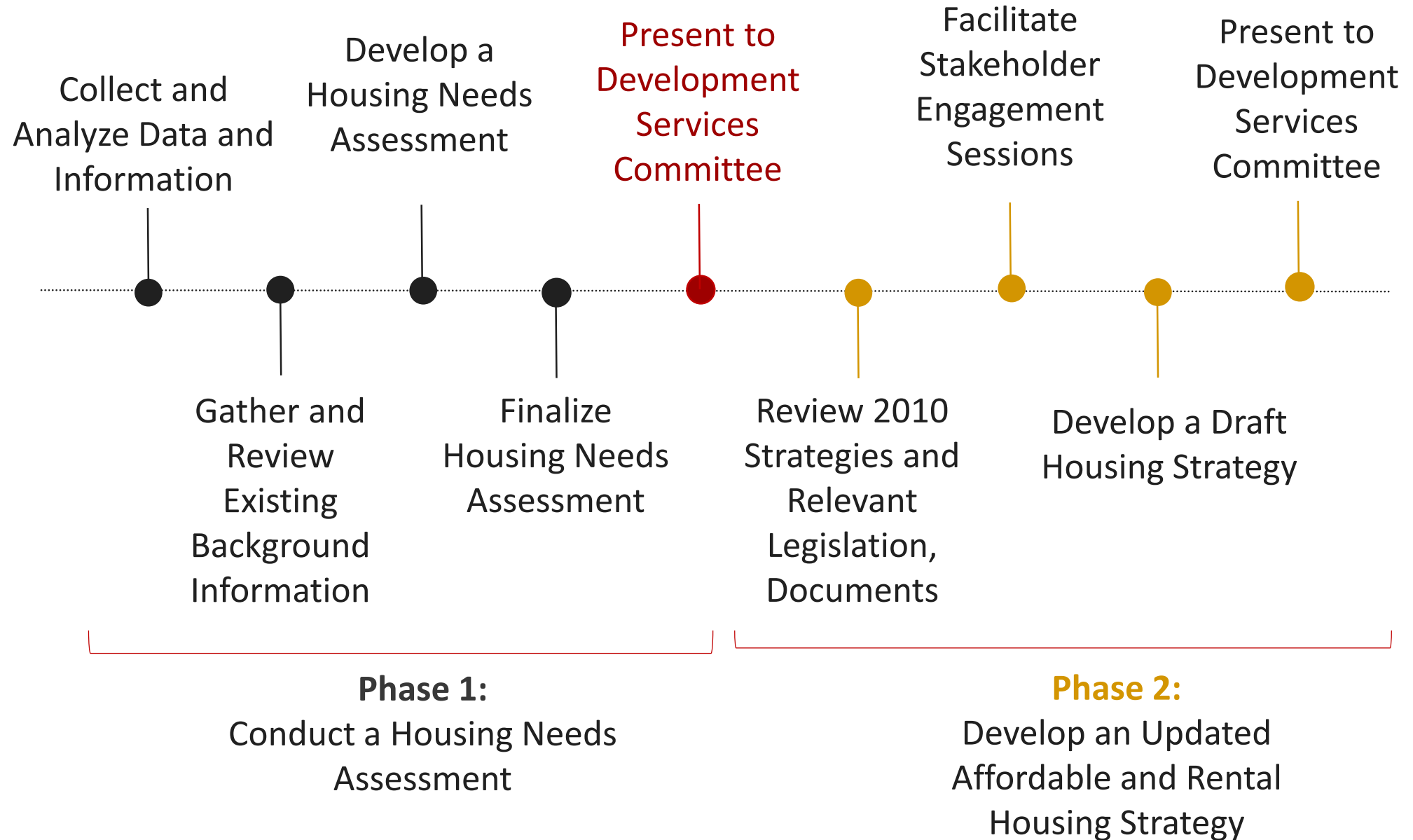
TODAY'S SESSION**Purpose of This Session**

- Present key housing gaps identified in the housing needs assessment to Markham Development Services Committee
- Discuss the next steps in the update of the City's Affordable and Rental Housing Strategy

Study Purpose and Approach

Why update the City's Affordable and Rental Housing Strategy?

1. To identify the current and emerging housing needs in Markham, particularly as it relates to affordable rental and ownership housing and market-rate rental housing.
2. To form the basis for the City's response to the Region's proposed incentives to support the development of rental housing.
3. To meet the provincial requirement for an assessment report to support implementation of inclusionary zoning by-laws for affordable and rental housing.
4. To ensure the City's Affordable and Rental Housing Strategy is consistent with current provincial and federal housing policies and initiatives.

PRESENTATION**Study Approach**

Phase 1: Housing Needs Assessment

Housing Demand Analysis

- Population trends
- Household trends
 - Growth
 - Size
 - Type
 - Tenure
 - Age
- Economic Context
- Household Income
 - Average and Median Household Income
 - Household Income Deciles*

NEEDS ASSESSMENT

Household Income Deciles

Markham Household Income Deciles

		2005	2015	2018
Low Income	Decile 1	\$23,612	\$25,336	\$26,718
	Decile 2	\$37,967	\$40,093	\$42,280
	Decile 3	\$51,809	\$55,877	\$58,925
Moderate Income	Decile 4	\$65,818	\$71,980	\$75,906
	Decile 5	\$80,026	\$89,327	\$94,199
	Decile 6	\$95,777	\$108,966	\$114,910
High Income	Decile 7	\$114,864	\$132,567	\$139,798
	Decile 8	\$140,512	\$162,531	\$171,396
	Decile 9	\$184,525	\$213,629	\$225,282

Source: Statistics Canada, Custom Tabs, 2006 & 2016

York Region Household Income Deciles

		2005	2015	2018
Low Income	Decile 1	\$24,118	\$27,595	\$29,100
	Decile 2	\$38,989	\$43,608	\$45,987
	Decile 3	\$53,164	\$60,210	\$63,494
Moderate Income	Decile 4	\$67,627	\$77,569	\$81,800
	Decile 5	\$82,020	\$95,916	\$101,148
	Decile 6	\$97,601	\$115,965	\$122,290
High Income	Decile 7	\$115,443	\$139,668	\$147,286
	Decile 8	\$139,789	\$170,771	\$180,086
	Decile 9	\$182,436	\$222,576	\$234,717

Source: Statistics Canada, Custom Tabs, 2006 & 2016

Housing Supply Analysis

- Overall Housing Supply
 - Type
 - Tenure
 - Completions
 - Condition
- Non-Market Housing Supply
 - Emergency and Transitional Housing
 - Supportive Housing
 - Affordable/Community/Subsidized Housing
- Market Housing Supply
 - Rental
 - Ownership

Housing Affordability Analysis

- Income Spent on Housing
- Core Housing Need
- Rental Housing Affordability
- Ownership Housing Affordability

Housing Gaps Analysis

- Housing Gaps within the Housing System
 - Who is in need
 - What housing is required

Current and Emerging Housing Gaps

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place

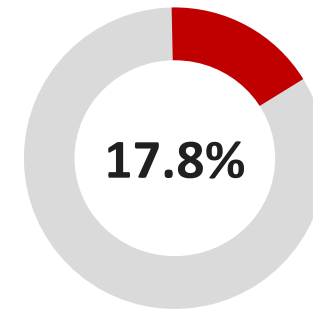
There were **16,058** individuals and families on the centralized housing wait list in York Region and **11,726** have expressed an interest in living in Markham.

Individuals and families have to wait up to **8.5** years for a subsidized housing unit while wait times for seniors were **7.8** years and special priority applicants **1.7** years

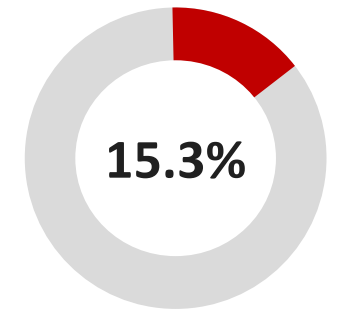
HOUSING GAPS

Current and Emerging Housing Gaps

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place



Proportion of Households in Markham Spending **50%+** of Household Income on Shelter
(18,235 households)



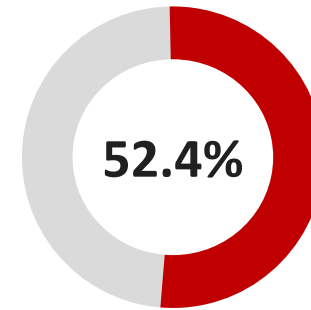
Proportion of Households in Markham in Core Housing Need*
(15,630 households)

*A household is in **core housing need** if they fall below one or more of the housing standards of **adequacy** (housing does not need major repairs), **suitability** (housing has enough bedrooms for the size and make-up of the household), and **affordability** (housing does not cost more than 30% of a household's income) and it would have to spend more than 30% of its gross income to be able to afford the median rent of alternative local housing that meets all three standards.

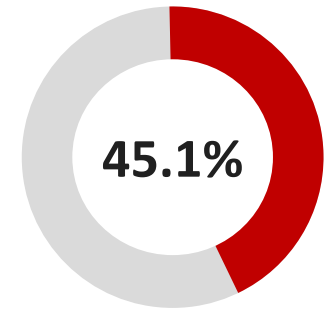
HOUSING GAPS

Current and Emerging Housing Gaps

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place



Proportion of Low Income Households in Markham Spending **50%+** of Household Income on Shelter
(16,110 households)



Proportion of Low Income Households in Markham in Core Housing Need
(15,120 households)

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place

	2009	2018
Average Market Rent (AMR)	\$997	\$1,337
Household Income Required to Afford AMR	\$39,880	\$53,480
Household Income Decile (\$29,101 - \$63,494)	2 nd	3 rd

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need for more **housing options that are affordable to households with low incomes** and these options should include, smaller dwelling units, family-sized units and housing to facilitate aging in place

	2009	2018
Average Market Rent (Condo)	\$1,365	\$2,083
Household Income Required to Afford AMR (Condo)	\$54,600	\$83,320
Household Income Decile (\$63,495 - \$81,800)	4 th	5 th

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need to **increase the number of rental units in the primary housing market** in Markham.

HOUSING GAPS**Current and Emerging Housing Gaps**

There is a need to **increase the number of rental units in the primary housing market** in Markham.

1.5%

Vacancy Rate
in the Primary
Rental Market
In **Markham**
(2018)

1.7%

Vacancy Rate
in the Primary
Rental Market
In **York Region**
(2018)

0.8%

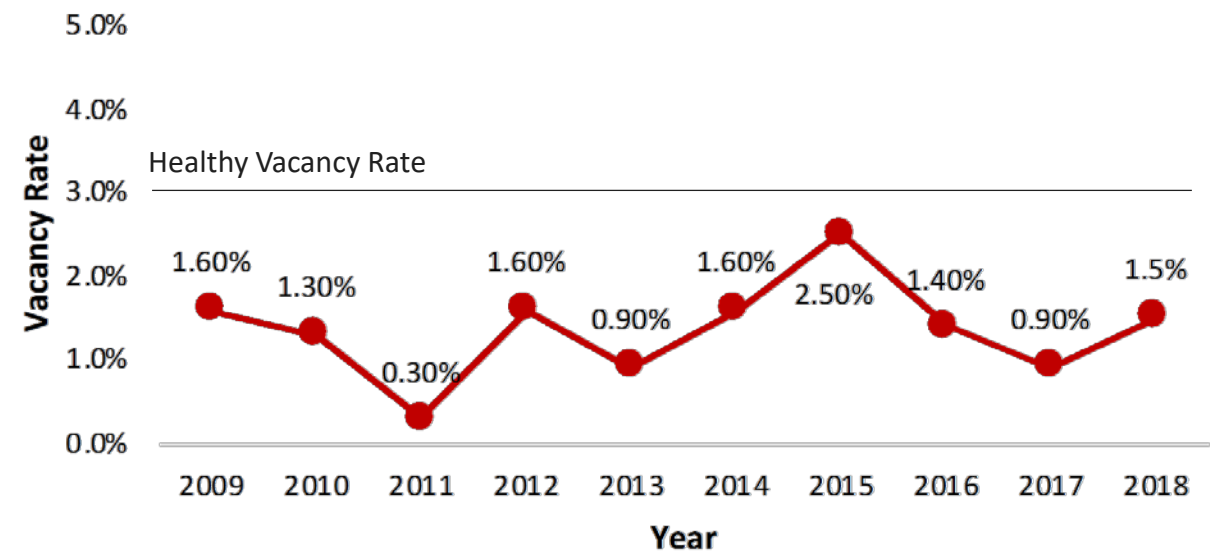
Vacancy Rate for
Condominium
units in
York Region
(2018)

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need to **increase the number of rental units in the primary housing market** in Markham.

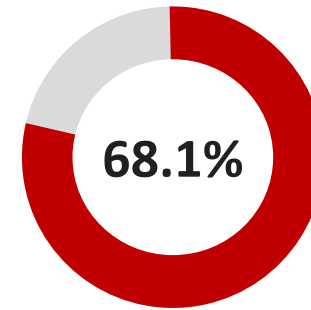
Vacancy Rates in the Primary Rental Market: The City of Markham; 2009-2018



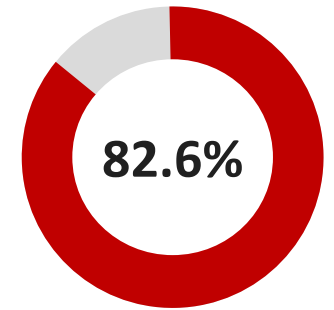
HOUSING GAPS

Current and Emerging Housing Gaps

There is a need to **increase the number of rental units in the primary housing market** in Markham.



Estimated Share of
Renter Households in
the Secondary Market in
Markham in 2006
(5,800+ households)



Estimated Share of
Renter Households in
the Secondary Market in
Markham in 2016
(11,700+ households)

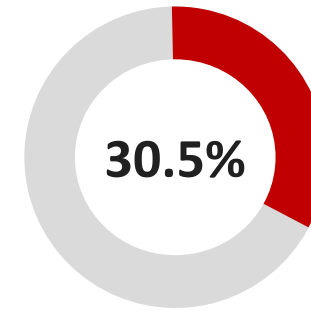
HOUSING GAPS

Current and Emerging Housing Gaps

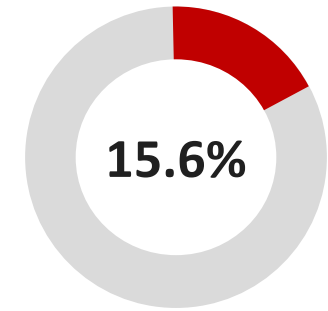
There is a need to **encourage the development of ownership options that are affordable to households with moderate incomes** and that are appropriate for larger households.

HOUSING GAPS**Current and Emerging Housing Gaps**

There is a need to **encourage the development of ownership options that are affordable to households with moderate incomes** and that are appropriate for larger households.



Proportion of Moderate
Income Households in
Markham in 2018
(33,312 Households)



Proportion of Ownership
Units affordable to
Moderate Income
Households in Markham
in 2018
(15,636 dwellings)

HOUSING GAPS

Current and Emerging Housing Gaps

There is a need to **encourage the development of ownership options that are affordable to households with moderate incomes** and that are appropriate for larger households.

	New Units Constructed	Proportion
Total 2017	2,009	100.0%
Affordable to the 4th Income Decile (\$63,495 - \$81,800)	13	0.6%
Affordable to the 5th Income Decile (\$81,801 - \$101,148)	190	9.5%
Affordable to the 6th Income Decile (\$101,149 - \$122,290)	884	44.0%

HOUSING GAPS**Current and Emerging Housing Gaps**

There is a need to **encourage the development of ownership options which are affordable to households with moderate incomes** and that are appropriate for larger households.

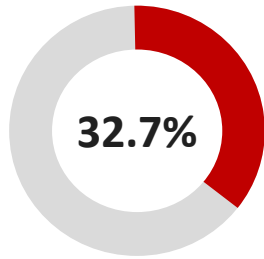
	2018
Average House Price	\$913,500
Household Income Required to Afford the Average House Price	\$234,717
Household Income Decile	9 th

Housing Gaps within the Housing System

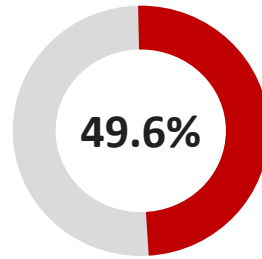
HOUSING GAPS

Summary

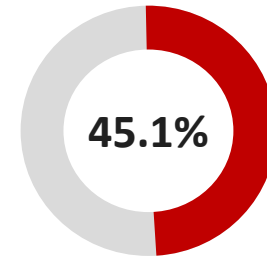
	Low Income Households				Moderate Income Households		High Income Households
Household Income	\$63,494 or less				\$63,495 - \$122,290		\$122,291+
Housing Supply	Emergency and Transitional Housing	Supportive Housing	Community Housing	Affordable Rental Housing	Affordable Ownership Housing	Market Rental Housing	Market Ownership Housing
Number of Households	35,690 households (32.7%)				33,315 households (30.5%)		40,070 households (36.7%)
What they can Afford	rent = \$1,587 house price = \$244,551				rent = \$3,057 house price = \$471,008		rent = \$3,058+ price = \$471,009+
Who is in Need							
Spending 30%+	26,460+ households (74.1%)				9,600+ households (28.9%)		1,320+ households (3.3%)
Spending 50%+	17,720+ households (49.6%)				1,640+ households (4.9%)		
Core Need	16,000+ households (45.1%)				530+ households (1.6%)		persons living alone, non-family 2+ persons, persons with physical and/or cognitive disabilities, youth
Household Types	couples with children, lone parents, non-family 2+ persons, Indigenous, youth, other family households, persons with disabilities				couples with children, immigrants, youth, other family households		
What Housing is Available	1,090 subsidized and market-rate units in subsidized buildings, 120 subsidized and market-rate units in AHP/IAH buildings, 80 rent supplement units, 1,008 ownership units, 1,627 primary rental units (+/- 3,900 total)				17,400 ownership units, 9,800+ secondary rental market units (+/- 27,200 units)		81,670 ownership units, 2,750+ secondary rental market units (+/- 84,420 units)
What Housing is Required	community housing, affordable rental (including family-sized and smaller units), accessible units and units with supports				affordable and market-rate rental (including family-sized and smaller units), family-sized affordable ownership (including medium and high density units)		market rental and ownership (including family-sized and smaller units), accessible units with supports

HOUSING GAPS**Low Income Households (earning up to \$63,494 or less per year)**

Proportion of Low Income Households
(35,690 Households)



Proportion of Low Income Households Spending 50% or more of Household Income on Housing Costs
(17,720+ Households)



Proportion of Low Income Households in Core Need
(16,000+ Households)

Who are the Low Income Households in Greatest Need

Couples with Children



Lone Parents



Non-Family 2+ Person Households



Youth Households



Persons with Disabilities



Other Family Households

HOUSING GAPS**Low Income Households (earning up to \$63,494 or less per year)****What Dwelling Types do they Need**

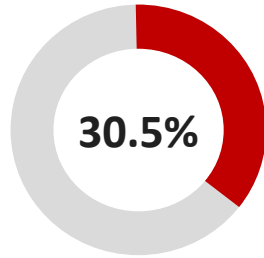
Community
Housing



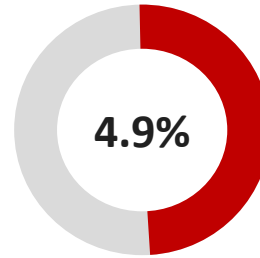
Affordable Rental
(including family-sized
and smaller units)



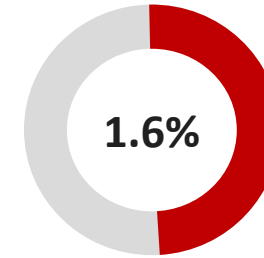
Accessible Units and
Units with Supports

HOUSING GAPS**Moderate Income Households (Earning from \$63,495 to \$122,290)**

Proportion of Moderate
Income Households
(9,600+ Households)



Proportion of Moderate Income
Households Spending 50% or more of
Household Income on Housing Costs
(1,640+ Households)



Proportion of Low Income
Households in Core Need
(530 Households)

Who are the Moderate Income Households in Greatest Need

Couples with
Children



Immigrant
Households



Youth
Households



Other Family
Households

HOUSING GAPS**Moderate Income Households (Earning from \$63,495 to \$122,290)****What Dwelling Types do they Need**

Family Sized Affordable
Ownership (including
medium and high
density units)



Affordable and Market-
rate Rental (including
family-sized and
smaller units)

Who is in Need

The faces of who is in need in Markham



Sharon - Single Mother with 2 Children

Sharon is a single mother with two children, Jen and Thomas. Sharon has not been able to find work that allows her to combine her duties as a mother and a single income earner and has been trying to find a rental apartment that suits the family's needs

Income – Low (2nd Decile)

\$38,726 per year

Max. Rent*

\$968

Housing Need

3-bedroom rental apartment

Market Rent

\$1,538



Maria - Single Senior with a disability

Maria has been a Markham resident for many years. She owned her home but had to sell it as her pension wasn't enough to cover the costs of maintaining it. She also needs some help but has limited savings so needs to find a rental apartment with supports that she can afford.

Income – Low (1st Decile)

\$22,914 per year

Max Rent*

\$573

Housing Need

1-bedroom unit in a seniors apartment building with supports

Market Rent

\$1,213



Dave - Single

Dave is a temp agency worker currently juggling two minimum wage jobs. He lives in an apartment together with a roommate, but he would like to find a suitable 1 bedroom apartment close to a transit route to help him re-establish contact with his 3 year old son

Income – Low (1st Decile)

\$25,480 per year

Max Rent*

\$637

Housing Need

1-bedroom rental apartment

Market Rent

\$1,213



Ruby and Dennis – Couple with 2 Children

Ruby and Dennis are a young couple with two children. Dennis is full-time employed as a bank teller and Ruby works as a customer service representative. They would like to move out of their 2 bedroom condo to make room for their growing family.

Income – Moderate (6th Decile)

\$114,875 per year

Max Price*

\$442,446

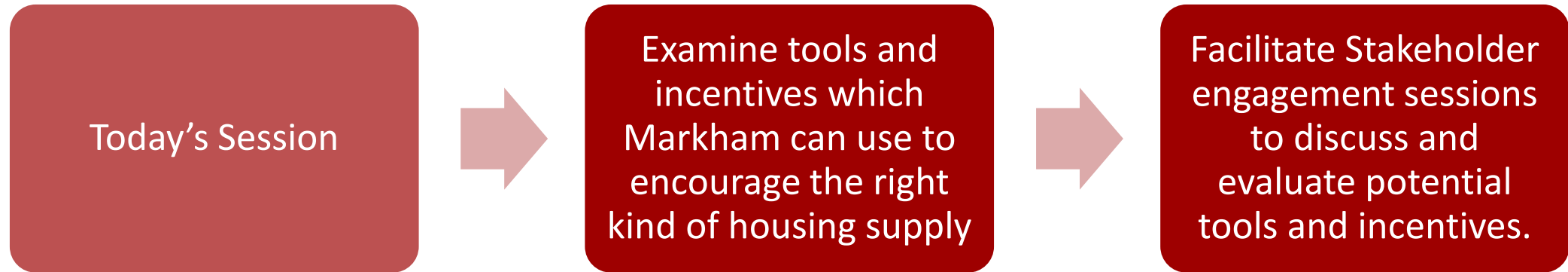
Housing Need

3-bedroom ownership townhome

Avg. Price

\$752,586

Next Steps

NEXT STEPS**Overview**

NEXT STEPS

Tools & Incentives

Examine **tools and incentives** which Markham can use to encourage the right kind of housing supply

We will consider some of the following tools:

- **Property tax grants** for Markham's portion of the property taxes
- Deferral of Markham **development charges**
- Relief from all or part of **parkland dedication requirements**.
- Deferral of **Markham development application fees**
- **Alternative parking standards** for developments along the Centres and Corridors.
- Policies on **conversion and demolition of rental housing**.
- Policies on **community hubs and surplus school land** for seniors and affordable housing
- **Inclusionary zoning** (IZ)

Inclusionary Zoning (IZ)

We will consider some of the following options for IZ:

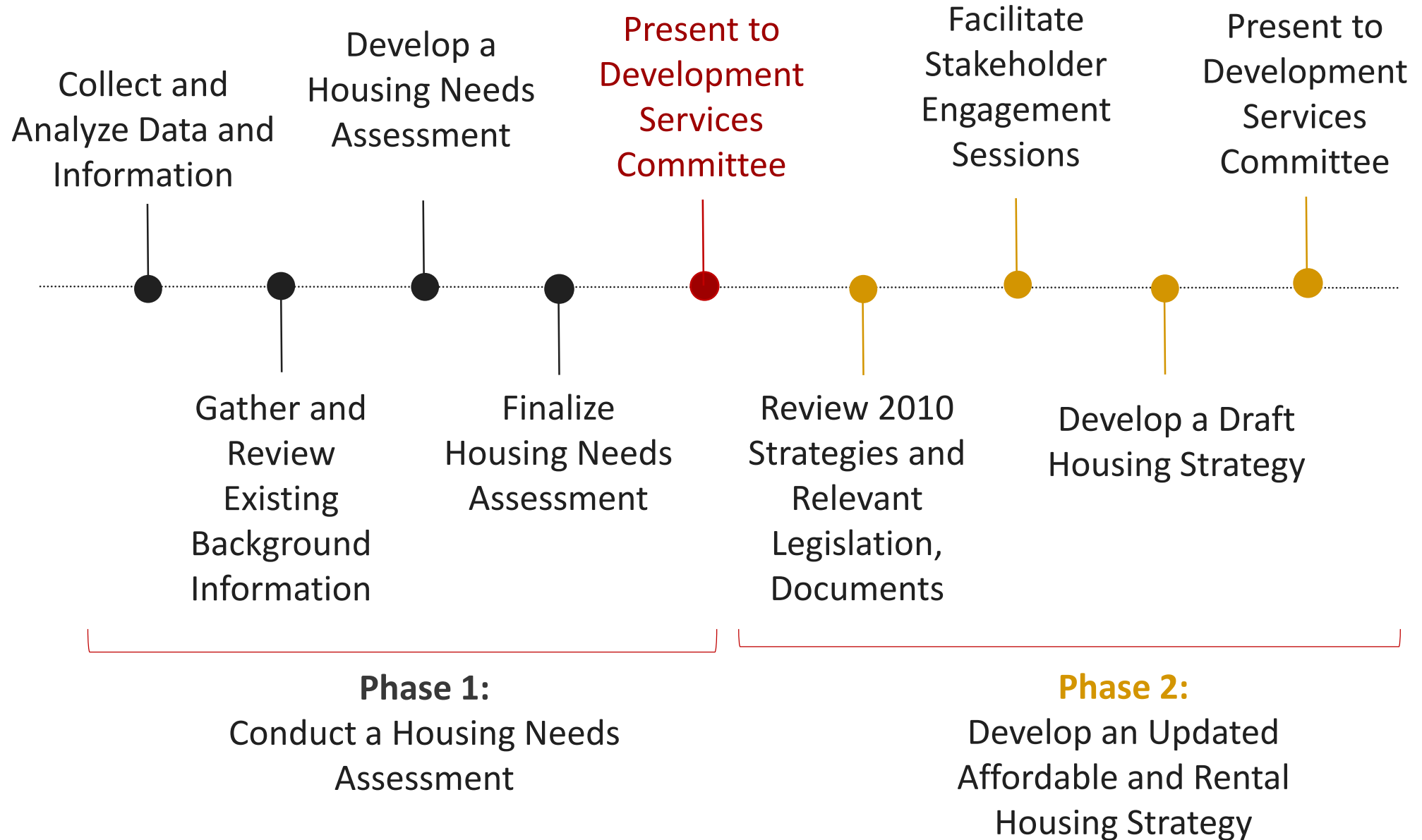
- Applying IZ to Gross Floor Area OR to the total number of units.
- Applying IZ only to increased density vs. the entire development.
- Applying IZ to only certain parts of the City OR to the entire City.
- Ensuring that the required units are built in the first phase of the development.
- Ensuring that the units remain affordable for a set period of time, such as 15, 20, 25 years or longer.
- Rental and ownership units vs. rental only.
- Allowing offsite units or not.
- Setting the threshold size of the development for when IZ takes effect.
- Providing other financial or in-kind incentives if the developer provides more than the minimum requirements

NEXT STEPS**Tools & Incentives**

Facilitate stakeholder engagement sessions to discuss and evaluate potential tools and incentives

Stakeholders we propose to invite include:

- Private residential developers
- Non-profit housing developers/providers
- Ratepayers' Association representatives
- Councillors
- City and Region Staff
- CMHC

PRESENTATION**Study Approach**

THANK YOU!

Please let us know if you have any questions or comments.

Murray Boyce
mboyce@markham.ca

Christine Pacini
cpacini@shs-inc.ca

YORK REGION Municipal Comprehensive Review

Paul Freeman, Chief Planner
York Region, Corporate Services Department
Markham Development Services Committee
April 29, 2019



1

Our Growing Region

2

Municipal Comprehensive Review

3

Consultation and Engagement

OUR GROWING REGION

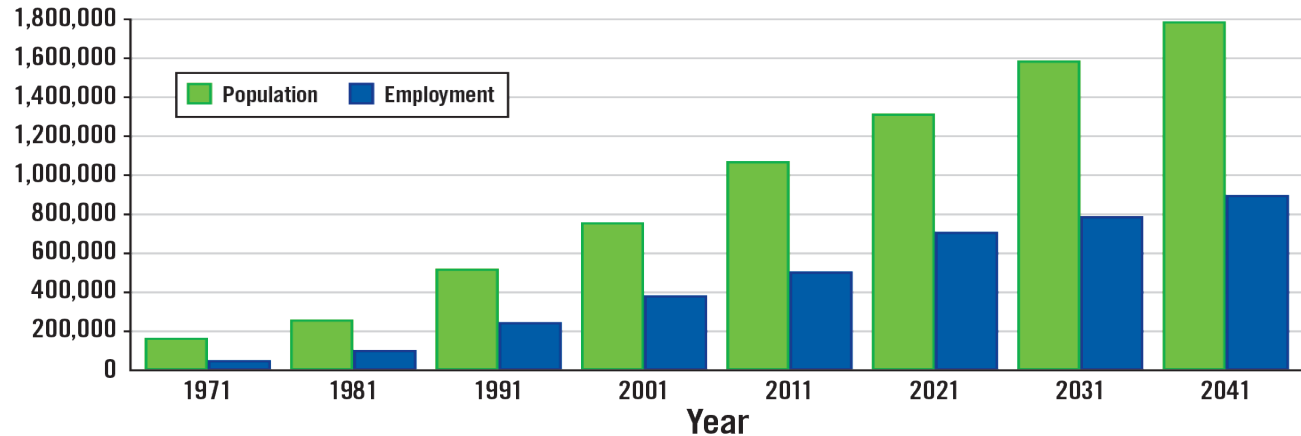
York Region's **population** is expected to grow from

1.2 in 2017 **to** **1.8** in 2041
MILLION MILLION

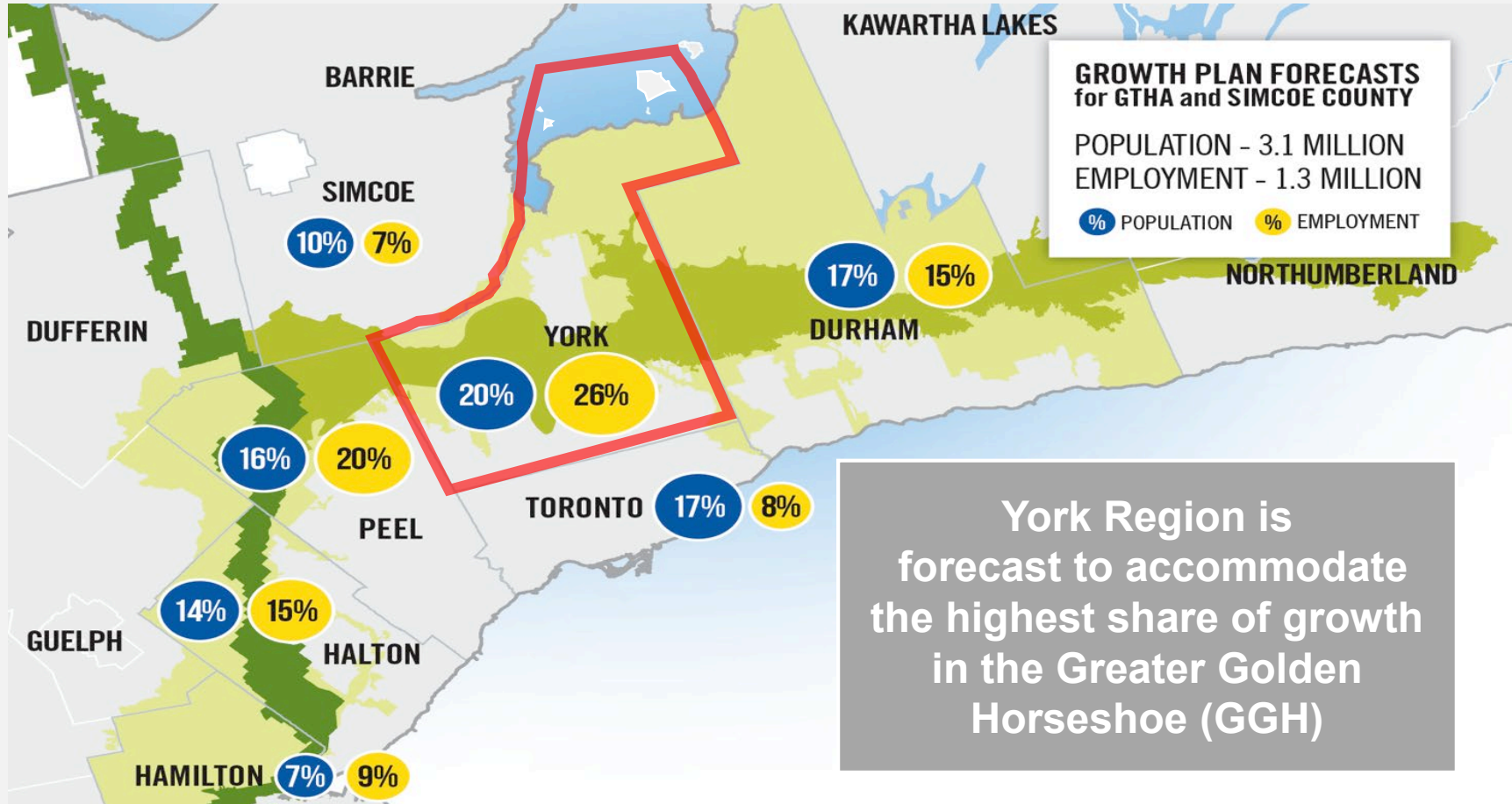
York Region's **employment** is expected to grow from

621 in 2017 **to** **900** in 2041
THOUSAND THOUSAND

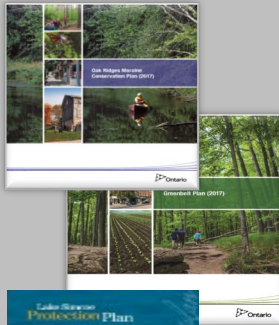
York Region Growth - 1971 to 2041



York Region's continued success depends on responsible planning for growth



Provincial



Regional

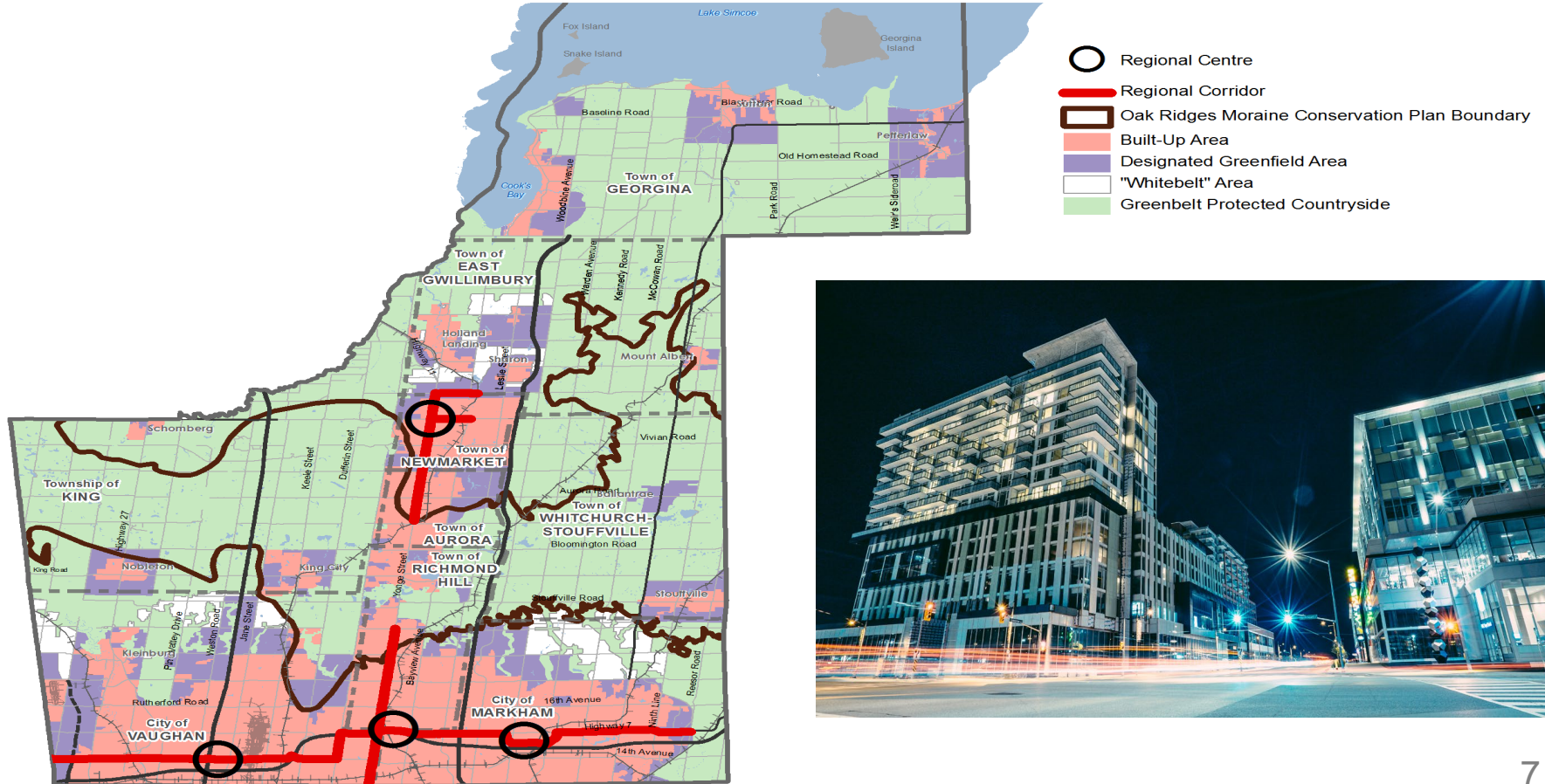


Local



Development





YORK REGION MUNICIPAL COMPREHENSIVE REVIEW (MCR)

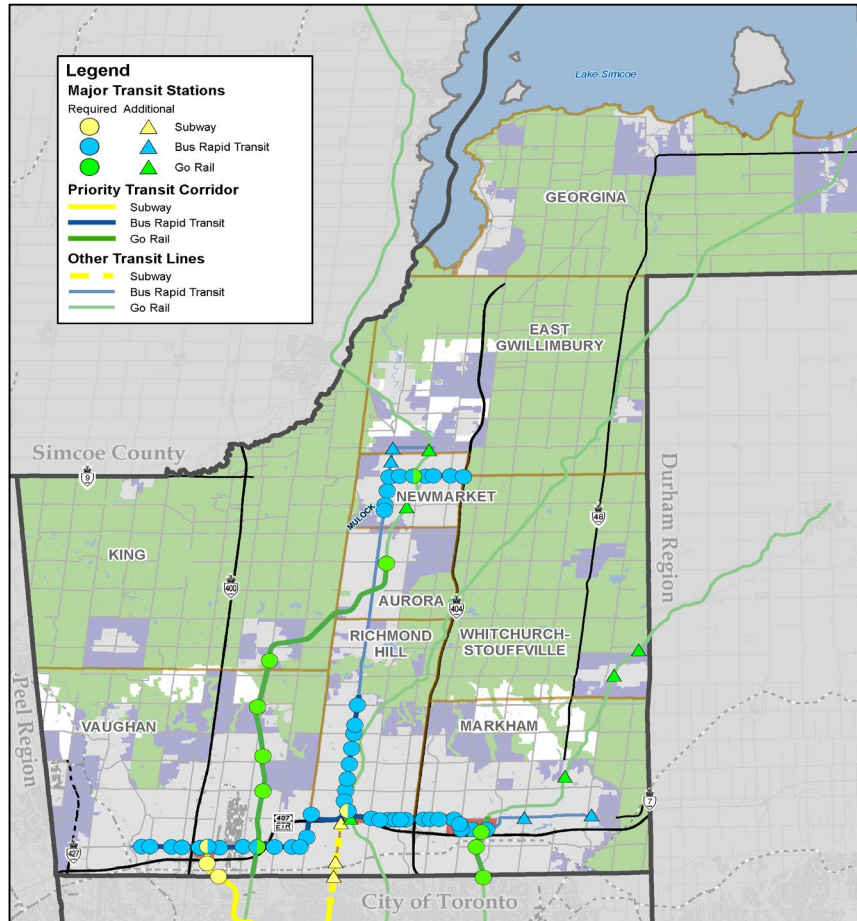
- Planning for Intensification, Employment and Housing
- Update Growth Forecast and Land Needs
- Address Climate Change
- Protect Agricultural and Natural Heritage
- Align Infrastructure with Growth
- Undertake Fiscal Impact Analysis
- Review and Update Regional Official Plan Policies

- Work closely with local municipal staff to establish Intensification Targets
- Identify, delineate and set targets for:
 - Major Transit Station Areas
 - Strategic Growth Areas
 - Urban Growth Centres
- Council can request alternative targets through the Minister
- Can plan to achieve MTSA targets beyond 2041



PROPOSED MAJOR TRANSIT STATION AREAS (MTSAs) IN YORK REGION

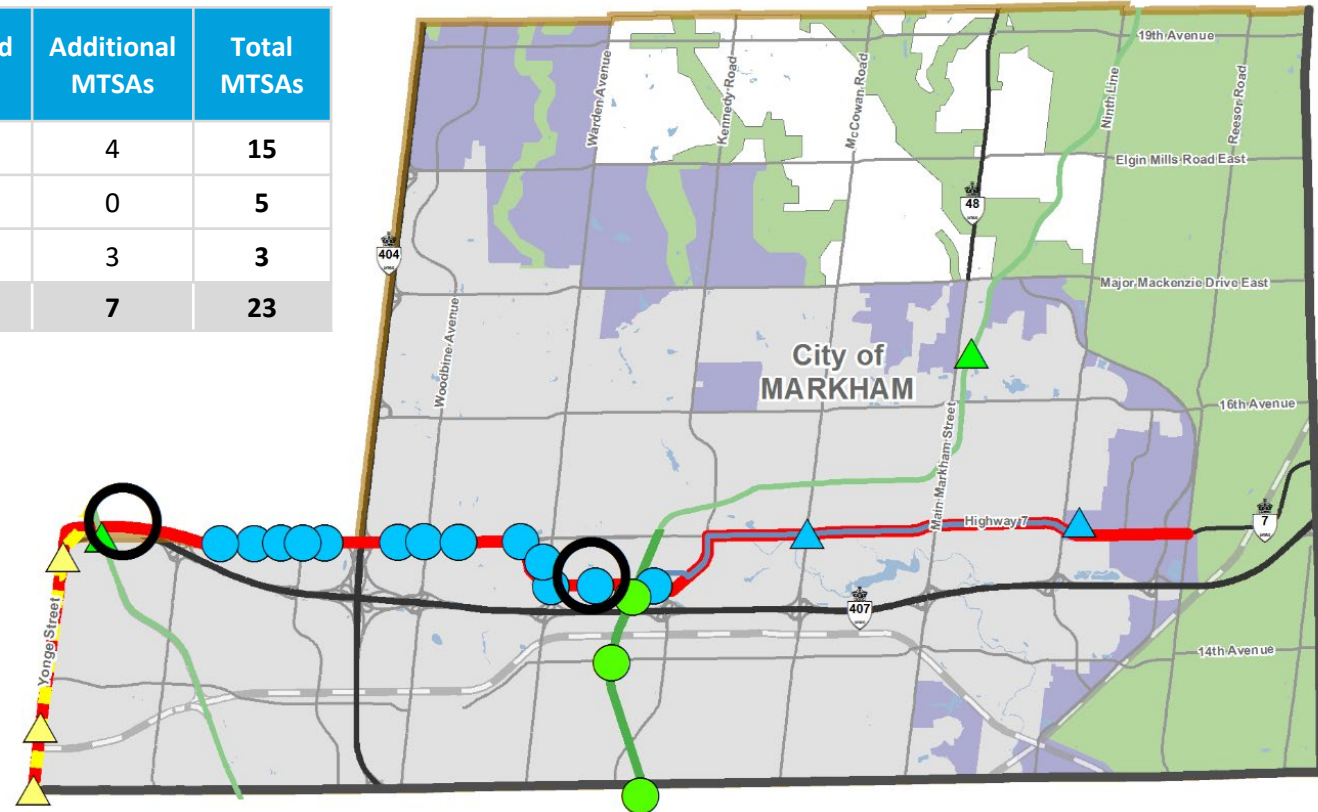
Page 78 of 300



Municipality	Required MTSAs	Additional MTSAs	Total MTSAs
Aurora	1	0	1
East Gwillimbury	0	2	2
Georgina	0	0	0
King	1	0	1
Markham	11	4	15
Markham / Richmond Hill	5	0	5
Markham / Vaughan	0	3	3
Newmarket	10	2	12
Richmond Hill	10	0	10
Richmond Hill / Vaughan	1	0	1
Vaughan	18	0	18
Whitchurch-Stouffville	0	2	2
York Region	57	13	70

Municipality	Required MTSAs	Additional MTSAs	Total MTSAs
Markham	11	4	15
Markham/Richmond Hill	5	0	5
Markham/Vaughan	0	3	3
Total	16	7	23

- Required Additional
- Yellow circle: Required
 - Yellow triangle: Additional
 - Blue circle: Subway
 - Blue triangle: Bus Rapid Transit
 - Green circle: GO Rail
 - Green triangle: GO Rail
- Priority Transit Corridors**
- Green line: GO Rail
- Other Transit Lines**
- Yellow dashed line: Subway
 - Blue dashed line: Bus Rapid Transit
 - Green dashed line: GO Rail
 - Black circle: Regional Centre
 - Red line: Regional Corridor
 - Grey shaded area: Built-Up Area
 - Purple shaded area: Designated Greenfield Area
 - White area: "Whitebelt" Area
 - Green shaded area: Greenbelt Protected Countryside





- Assess current and future structure and composition of employment
- Identify density targets for all employment areas
- Designate employment lands in the ROP
- Identify intensification opportunities
- Establish employment conversion criteria



- Identify a range and mix of housing options to meet projected needs of current and future residents
- Establish targets for affordable ownership and rental housing
- Identify mechanisms for implementation
- Align with the Region's 10-Year Housing Plan



- Update population, housing and employment forecasts to 2041, including determining the need for urban expansion if necessary
- Land budget analysis based on Provincial Land Needs Assessment methodology
- Local municipal targets and forecasts



- Develop a Community Energy Plan and a Climate Change Action Plan
- Risk assessment and other climate change initiatives
- Greenhouse gas emission targets
- Develop actions to reduce emissions, mitigate and adapt to climate change impacts
- Update Regional Official Plan policies



- Update Agricultural System and Natural Heritage System policy and mapping to reflect Provincial Plan conformity



MCR is being coordinated with the updates of master plans and fiscal analysis:

- The Regional Official Plan
- Transportation Master Plan
- Water and Wastewater Master Plan
- Fiscal Impact Alignment



- Review and update key policy areas
- Incorporate Provincially defined or mandated mapping
- Align with infrastructure and financial plans



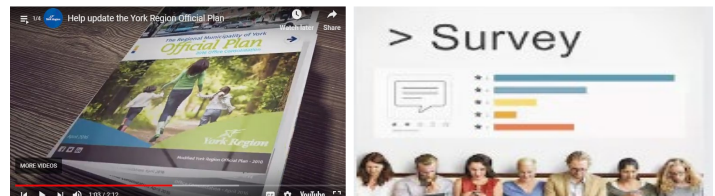
Q1 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q4 2020
<p>Share Background Reports and seek Regional Council Directions on: Housing, Intensification, Employment, Forecast and Land Needs, Natural Heritage System and Watershed Planning</p> <p>Provide updates on consultation activities</p>		<p>Seek Regional Council Directions and Endorsement on: the Strategies and Draft Regional Official Plan Policies</p> <p>Provide updates on the Infrastructure Master Plans</p>		<p>Seek Regional Council Directions on: Climate Change Policies and the Forecast and Land Needs</p> <p>Provide updates on the Fiscal Impact Analysis</p> <p>Draft ROP</p> <p>Draft Vision released for Council and public input</p>	<p>ROP Adoption</p> <p>Final Vision</p>

CONSULTATION & ENGAGEMENT

- Regional and Local Councils, Committees and Staff
- Indigenous Communities
- The Public and Stakeholders
- Boards and Agencies
- Landowners and the Industry



- Education videos
- Photo contests
- Interactive mapping
- Walking tours
- Online conferencing
- Public open houses
- Online surveys and social media



Have Your Say

YOUR COMMUNITY, YOUR IDEAS, YOUR FUTURE.

futureyork@york.ca



QUESTIONS/DISCUSSION

For more information

Paul Freeman, Chief Planner

York Region, Corporate Services Department

Paul.Freeman@york.ca

1-877-464-9675 ext. 71534



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: Affordable and Rental Housing Strategy – Housing Needs Assessment

PREPARED BY: Murray Boyce M.C.I.P, R.P.P, Ext 2094
Senior Policy Coordinator

RECOMMENDATION:

That the report entitled “Affordable and Rental Housing Strategy – Housing Needs Assessment” dated April 29, 2019 be received.

PURPOSE:

This report provides an update on the current and emerging housing needs in Markham in support of updating the City’s Affordable and Rental Housing Strategy. It identifies key housing gaps in Markham and outlines next steps in the development of options for inclusionary zoning and additional financial incentives to encourage a housing supply to address these gaps.

BACKGROUND:

At its meeting of September 12, 2018, Council requested staff to report back on an updated Affordable and Rental Housing Strategy for the City of Markham, including options for inclusionary zoning and additional financial incentives. In February 2019, Council provided further direction to City staff regarding recent affordable and rental housing programs and initiatives.

SHS Consulting has been retained by the City to undertake a study in support of updating the City’s Affordable and Rental Housing Strategy. Phase 1 of the study is a housing needs assessment to determine housing demand, supply and affordability in Markham. The housing needs assessment, attached as Appendix ‘A’ to this report, examines current and emerging housing needs and gaps in Markham. Phase 2 of the study will identify and examine tools and incentives which the City can use to help address the identified housing gaps.

DISCUSSION:

Markham has been actively working to identify and address the housing needs of its residents and workers. A housing needs assessment has been completed in support of Council’s request for an updated Affordable and Rental Housing Strategy. Among other things, the housing needs assessment identifies the current and emerging housing needs in Markham and determines who is in greatest housing need and how these needs can be addressed.

While the majority of Markham households have three or more members, the City is continuing to see a shift to smaller households and an aging and more diverse population. However, the current housing stock is not fully addressing the needs of City residents. There is a very limited supply of affordable housing, particularly for households with low incomes, and a very limited supply of market-rate rental units, particularly family sized and smaller units.

While there are some affordable housing units being added to the supply, most of these units are only affordable to moderate income households, and most of these units are one bedroom units, which are not suitable for families with children. The aging population and the proportion of households with disabilities also suggest a need for more barrier-free housing and an increase in support services.

The housing needs assessment identifies key housing gaps in Markham as follows:

- There is a need for more housing options which are affordable to households with low incomes and these options should include smaller dwelling units, family-sized units, and housing to facilitate aging in place;
- There is a need to increase the number of rental units in the primary housing market; and
- There is a need to encourage the development of ownership options which are affordable to households with moderate incomes and which are appropriate for larger households.

The housing needs assessment also identifies housing gaps within Markham's housing system or household income deciles as follows:

- 50 percent of low income households (\$63,494 or less) are having to spend 50 percent or more of their household income on housing costs and those who are in greatest need are couples with children, lone parents, non-family 2+ persons households, youth households, persons with disabilities and other family households;
- Low income households are in need of more community housing, affordable rental (including family-sized and smaller units) and accessible units and units with supports;
- Moderate income households (\$63,495-\$122,290) who are in greatest need are couples with children, immigrant households, youth households and other family households; and
- Moderate income households are in need of more family sized affordable ownership units (including medium and high density units) and affordable market-rate rental units (including family-sized and smaller units).

NEXT STEPS:

The next phase of work to be completed by SHS Consulting will examine the tools and incentives that the City can use to encourage and support the development of a housing supply including:

- Affordable rental and ownership housing;
- Market-rate rental housing;
- Accessible and age friendly housing; and
- Housing which is suitable for smaller and larger households.

Some of the tools and incentives which will be examined include:

- Municipal property tax grants;
- Deferral of development charges;
- Relief from all or part of parkland dedication requirements;
- Deferral of development application fees;
- Alternative parking standards for development along Centres and Corridors;
- Policies on conversion and demolition of rental housing;
- Policies on community hubs and surplus school land for seniors and affordable housing; and
- Inclusionary zoning.

The following options for Inclusionary Zoning (IZ) will be considered:

- Applying IZ to Gross Floor Area OR to the total number of units;
- Applying IZ only to increased density vs. the entire development;
- Applying IZ to only certain parts of the City OR to the entire City of Markham;
- Ensuring that the required units are built in the first phase of the development;
- Ensuring that the units remain affordable for a set period of time, such as 15, 20, 25 years or longer;
- Rental and ownership units vs. rental only;
- Allowing offsite units or not;
- Setting the threshold size of the development for when IZ takes effect; and
- Providing other financial or in-kind incentives if the developer provides more than the minimum requirements.

Stakeholder engagement sessions, including private residential developers, non-profit housing developers/providers, Ratepayers' Association representatives, Councillors, and staff from the City, Region, Province and CMHC, are proposed to discuss and evaluate potential tools and incentives.

Staff will target a report back to Development Services Committee on a Draft Affordable and Rental Housing Strategy in the fall of 2019.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The update of the City's Affordable and Rental Housing Strategy relates to the Growth Management strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

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

ATTACHMENTS:

Appendix A - City of Markham Affordable and Rental Housing Study – Phase 1: Housing
Needs Assessment, April 2019

City of Markham **Affordable and Rental Housing Study**

Phase 1: Housing Needs Assessment – April 2019

Prepared by:



Acknowledgement

The Markham Housing Study – Phase 1: Housing Needs Assessment was undertaken on behalf of the City of Markham.

We would like to thank Murray Boyce from the City of Markham and Sarah Cameron from the Regional Municipality of York for their direction, input and assistance throughout this project.

Project Team

The Markham Housing Study – Phase 1: Housing Needs Assessment was developed by SHS Consulting. The consulting team for this project was:

Christine Pacini, Partner
Johanna Hashim, Senior Consultant
Jan van Deursen, Research Analyst
Arfeen Qaiser, Research and Financial Analyst

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1.0 Introduction

1.1 Background

The City of Markham is one of nine local municipalities in York Region and it is the largest of these municipalities. It is also one of the most diverse communities in Canada.

The City has been actively working to identify and address the housing needs of its residents. In 2003, Markham City Council adopted the Affordable and Rental Housing Strategy which supports the provision of affordable and rental housing and defines an advocacy, partnership, policy and financial role for Markham. In 2005, Markham Planning staff began developing an in-depth Housing Stock Analysis which formed the basis for the Recommended Markham Growth Alternative to 2031 and which was adopted by Council in May 2010.

In addition, Markham undertook the development of the Affordable and Special Needs Housing Strategy in 2010 which assessed the City's existing role in the provision of affordable and shared housing. This Strategy also put forth recommendations, including a new policy framework for the Official Plan and a recommendation for a further review of City policies related to special needs housing and shared housing. This led to the work on the Shared and Supportive Housing Policy Review in 2011 which examined existing policies and put forth recommendations related to shared housing forms and the demolition and conversion of rental housing.

Markham's Official was adopted by City Council in 2013 and was approved, in large part, by York Region in June 2014. This Official Plan includes housing objectives and policies to increase the diversity of housing type and tenure and affordable housing options throughout the City.

Since the completion of Markham's Affordable and Special Needs Housing Strategy in 2010, there have also been a number policy changes and funding programs introduced by the Federal and Provincial governments. The Federal government introduced Canada's first 10-year National Housing Strategy in November 2017. This Strategy includes over \$40 billion in program funding to strengthen the middle class, cut chronic homelessness, and fuel the economy. This funding is administered by Canada Mortgage and Housing Corporation (CMHC) and provided through a number of initiatives such as:

- the National Housing Co-Investment Fund, which provides low-cost loans and/or financial contributions to support and develop new mixed-income, mixed-tenure, mixed-use affordable housing;
- the Rental Housing Construction Financing Program, which provides low cost loans to encourage the development of new purpose-built rental housing;

- the Affordable Housing Innovation Fund, which provides funding for unique and innovative building techniques that revolutionize the affordable housing sector; and
- the Federal Lands Initiative, which provides surplus federal lands and buildings for the creation of affordable housing.

In addition, CMHC has increased the maximum amount available through the Seed Funding Program, which provides interest-free loans and grants to help with the costs related to pre-development activities for new affordable and rental housing construction projects.

The Province introduced new Planning Act legislation through the Promoting Affordable Housing Act which enables municipalities to adopt Official Plan policies and pass zoning by-laws to implement inclusionary zoning. This legislation came into effect in April 2018 and has effectively increased the role of lower-tier municipalities, such as Markham, in encouraging and supporting community and affordable housing. In addition, the Provincial government introduced a number of initiatives with the goal of making it easier and faster to build housing of all types, including rental housing. These initiatives include exempting new units from rent control, developing a Housing Supply Action Plan, and introducing amendments to the Growth Plan.

Markham has been working closely with the Region with regard to addressing the housing need of all residents of York Region, including Markham residents. The Region's 10-Year Housing Plan – Housing Solutions: A Place for Everyone¹ was approved in June 2014 and this Plan included goals which focused on increasing and sustaining the supply of rental housing. In coordination with this Housing Plan, the Make Rental Happen Collaborative Advocacy Plan was developed and implemented by the York Region Human Services Planning Board. As part of this initiative, a 36-month development charge deferral for a 225-unit private market rental development was provided in 2013 and in May 2017, Regional Council approved a permanent policy for a 36-month deferral of Regional development charges for purpose-built rental buildings with four or more storeys.

In November 2016, Regional Council supported the formation of a York Region – Local Municipal Housing Working Group to evaluate the entire housing system. This Working Group concluded that financial incentives should focus on increasing the private purpose-built rental supply affordable to mid-range income households. Based on the research and findings of the Working Group, Regional Council endorsed principles to develop guidelines which incorporate criteria where average rents should not exceed 175% of average market rents of private purpose-built apartments by bedroom type. Regional Staff also proposed two new incentives to support the development of rental housing for mid-range income households.

¹ Please note that the Region's 10-Year Housing Plan is currently undergoing a review with the updated Plan expected in Fall 2019.

1.2 Purpose of the Study

At its meeting of September 12, 2018 Markham City Council requested staff to report back on an updated Affordable and Rental Housing Strategy for the City of Markham, including options for inclusionary zoning and additional financial incentives, in response to provincial and regional housing initiatives. SHS Consulting was retained by the City to undertake a study in support of updating the City's Affordable and Rental Housing Strategy.

The purpose of this study is to build on previous work to identify the current and emerging housing needs in Markham, particularly as it relates to affordable housing and purpose-built rental housing, and to prepare a draft Affordable and Rental Housing Strategy for Council's consideration. The Strategy will be consistent with the current Federal, Provincial and Regional housing policies and initiatives.

This study will also form the basis for the City's response to the Region's proposed incentives to support the development of rental housing for mid-range income households as well as to meet the provincial requirement for an assessment report as part of implementing inclusionary zoning.

1.3 Approach to the Study

This study is being undertaken in two phases. This report represents the work on the first phase which is the housing needs assessment. This work involves examining the current and emerging housing needs and gaps in Markham. Phase two of the study will involve identifying and examining tools and incentives which the City can use to help address the identified housing gaps.

1.3.1 Study Area

The study area for this housing needs assessment is the City of Markham and the analysis of housing demand, supply and affordability is focused on the City. However, given that Markham is part of the regional area of York Region and that the Region is the Service Manager for the area, the assessment also looks at the housing situation in the Region as a whole. For some major indicators, data for all nine communities is also presented to provide context for the analysis undertaken for Markham.

Figure 1: Map of the Study Area: Markham and York Region



1.3.2 Sources of Information and Data Limitations

Sources of data and information for this study include Statistics Canada Census Profiles, topic-based tabulations, and custom tabulations for 2006 and 2016. Please note that census data for 2011 has been excluded from the analysis to avoid the challenges presented by the different methodology employed in 2011 for the National Household Survey. Other data and information sources include Canada Mortgage and Housing Corporation (CMHC), the Regional Municipality of York, and the City of Markham.

Please note that household counts in this report may not directly match the household counts on Statistics Canada's website as household data used for this report was obtained from custom tabulation data which uses the universe of households with incomes greater than zero in non-farm, non-reserve private dwellings.

1.4 Housing System

The Canada Mortgage and Housing Corporation (CMHC) defines the housing market as a continuum or system where housing supply responds to a range of housing need².

Due to demographic, social, economic and geographic factors which impact housing need and demand, the private housing market does not always meet the full range of housing need in a community. This is particularly true for individuals and families with low incomes or for persons with unique housing and support service needs. The housing needs of these population groups are often met by non-market housing provided by the public and non-profit sectors.

It should be noted that while the housing system looks linear, it is not. People can move back and forth through different stages of their lifetime. For example, a senior home owner may choose to sell their home and move to the private rental market. There may also be households who were in subsidized rental housing who are able to move to affordable ownership. As such, it is important for each community to have an adequate supply of housing options within the housing system.

The different elements of the housing system are³:

Emergency Shelters

This is short-term accommodation (usually 30 days or less) for people experiencing homelessness or those in crisis.

Transitional Housing

Housing that is intended to offer a supportive living environment for its residents. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

² Canada Mortgage and Housing Corporation (2018). About Affordable Housing in Canada. Accessed from: <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>

³ National Housing Strategy Infographic and Glossary of Terms. Accessed from: <https://www.placetocallhome.ca/pdfs/Canada-National-Housing-Strategy-Infographic.pdf> and <https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/files/pdf/glossary/nhs-glossary-en.pdf?sv=2017-07-29&ss=b&srt=sco&sp=r&se=2019-05-09T06:10:51Z&st=2018-03-11T22:10:51Z&spr=https,http&sig=0Ketq0sPGtnokWOe66BpqguDljVgBRH9wLOCg8HfE3w=>

Supportive Living

This is housing that provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.

Community Housing

This refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial or municipal governments.

Affordable Rental and Affordable Ownership Housing

Affordable housing is housing that can be owned or rented by a household with shelter costs (rent or mortgage, utilities, etc.) that are less than 30% of its gross income. In the City of Markham Official Plan, this refers to housing which is affordable to households with low and moderate incomes (i.e. the lowest 30% and 60% of the income distribution respectively).

Market Rental Housing

These are rental units in the private rental market and include purpose-built rental units as well as units in the secondary rental market, such as second suites and rented single detached dwellings.

Market Ownership Housing

This refers to ownership units priced at market values and purchased with or without a mortgage but without any government assistance.

Figure 2: Elements of the Housing System



2.0 Housing Demand

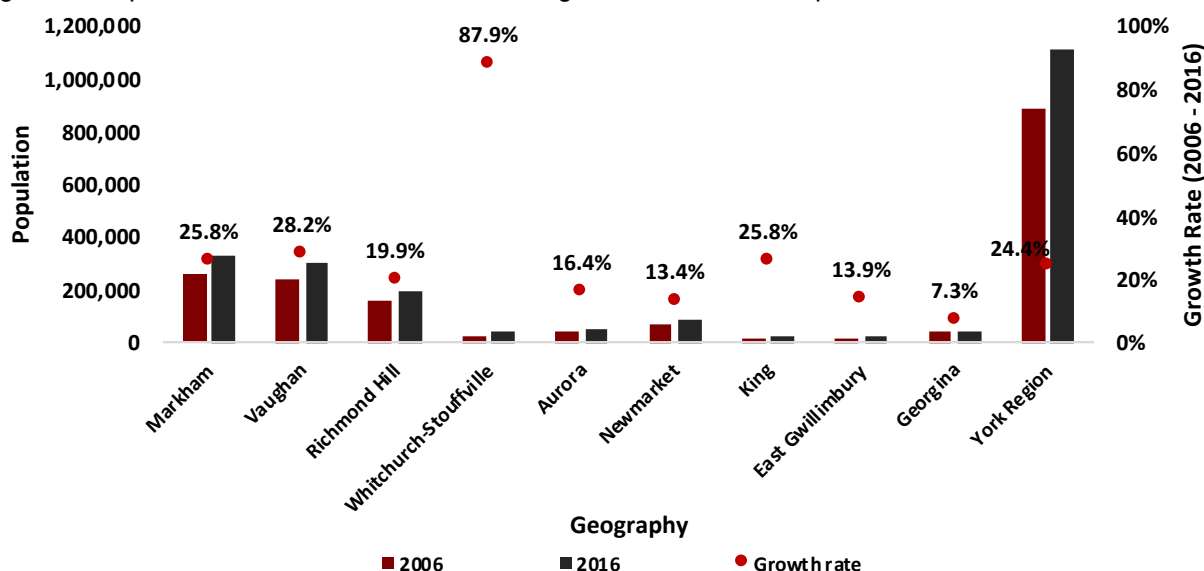
This section describes the demographic and economic characteristics in Markham. Population and household characteristics are important indicators of housing needs in a community.

2.1 Population Trends and Projections

Markham has been growing steadily with the population increasing by 25.8% from 261,573 in 2006 to 328,966 in 2016. In comparison, the population of York Region as a whole increased by 24.4% during the same time period.

Among all the local municipalities in York Region, Whitchurch-Stouffville saw the highest rate of increase in its population from 2006 to 2016; increasing by 87.9%. Vaughan saw the second highest rate of increase; increasing by 28.2%. Markham and King experienced the third highest rate of increase among the local municipalities in York Region with the population of both municipalities increasing by 25.8%. In contrast, Georgina saw the lowest rate of growth at 7.3% from 2006 to 2016. In terms of actual numbers, Markham saw the highest increase; increasing by 67,393 people from 2006 to 2016 followed by Vaughan, which saw an increase of 67,367 people.

Figure 3: Population Trends: Markham, York Region and Local Municipalities; 2006 and 2016



Source: Statistics Canada Community Profiles 2006 - 2016; Population forecasts provided by the Regional Municipality of York

Population projections for York Region show that Markham is expected to continue to grow to 458,786 people by 2031; an increase of 39.5% from 2016. The population of York Region is

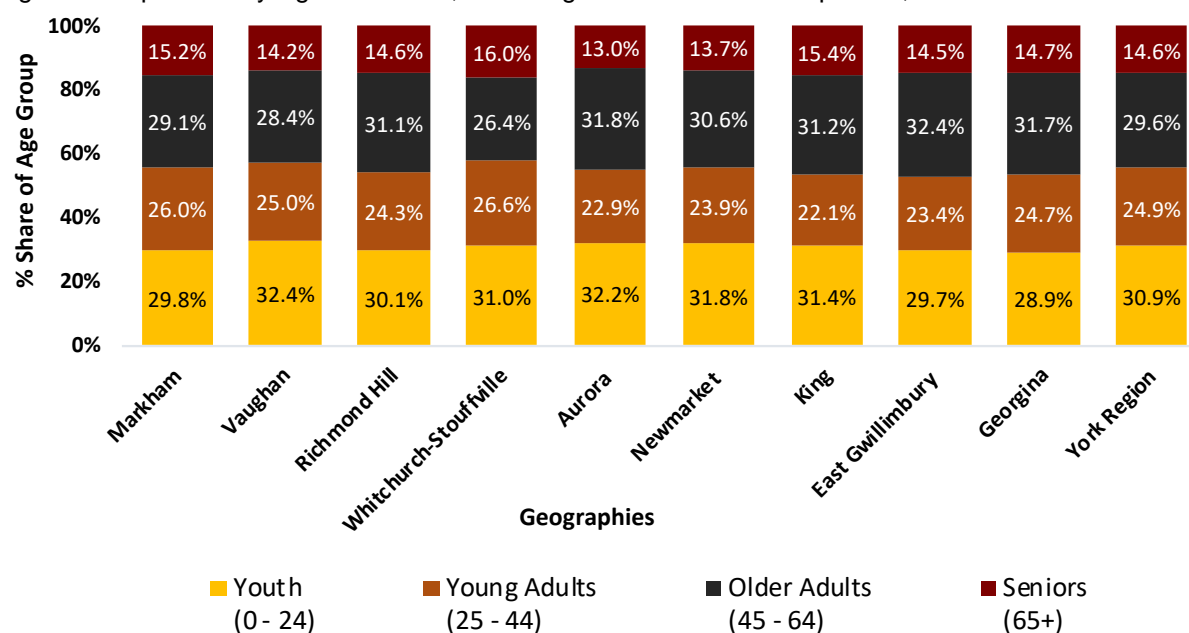
expected to increase by another 40.3% from 2016 to 2031. Among the local municipalities, East Gwillimbury is expected to see the highest rate of increase; increasing by 224.1% from 2016 to 2031.

2.1.1 Population Age

In 2016, a total of 29.8% of the population in Markham were youth aged under 25 years, while 15.2% were seniors aged 65 years or older. In comparison, York Region as a whole had a similar percentage of youth under 25 years (30.9%) but a slightly lower percentage of seniors over the age of 65 years (14.6%). Young adults aged of 25 to 44 years made up 26.0% of all residents in Markham in 2016, while older adults aged 45 to 64 years made up 29.1%.

When looking at all the local municipalities in York Region, only Whitchurch-Stouffville (16.0%) and King (15.4%) had higher proportions of seniors than Markham (15.2%) in 2016. Aurora (13.0%), Newmarket (13.7%) and Vaughan (14.2%) had lower proportions of seniors while Richmond Hill (14.6%), East Gwillimbury (14.5%) and Georgina (14.7%) had similar proportions of seniors compared to Markham in 2016.

Figure 4: Population by Age: Markham, York Region and Local Municipalities; 2006 and 2016



Source: Statistics Canada Community Profiles 2016

In addition, from 2006 to 2016, the number of seniors in Markham grew significantly faster (79.2%) than the population as a whole (25.8%). The number of youth (aged 24 or younger), on

the other hand, had a much slower growth rate (13.5%) over that same time period. This indicates the population in Markham is aging. Furthermore, the number of older adults (aged 45-64 years) also increased faster than the population as a whole by 29.9% from 2006 to 2016. This indicates the number of seniors is likely to continue to increase in the near future.

2.1.2 Homeless Population

The Canadian Observatory of Homelessness defines homelessness as:

“The situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means or ability of acquiring it.”⁴

Homelessness can take many forms. While people living on the street or in their cars are the most obvious forms of homelessness, people who have no permanent homes, such as those who are couch surfing or living in motels, are also considered part of the homeless population.

The 2016 point-in-time count for York Region (Count Me In) conducted on January 20th and 21st, 2016 found a total of 263 people who were homeless in York Region. In addition, data from the Homeless Individuals and Families Information System (HIFIS) from January to December 2015 showed that at least 1,103 individuals accessed shelter services in York Region⁵.

Of the individuals surveyed through Count Me In, 62% were adults aged 25 to 64 years and 34% were youth aged 16 to 24 years. Similarly, HIFIS data shows that 58% of the individuals who accessed shelter services in 2015 were adults aged 25 to 64 years and 24% were youth aged 18 to 24 years⁶.

Count Me In also found that 13% of the individuals surveyed were Indigenous peoples while HIFIS data shows 11% of the individuals who accessed shelter services were Indigenous peoples⁷. This shows that the Indigenous population is over-represented among the homeless in York Region given that in 2016, Indigenous peoples made up less than 1% (0.54%) of York Region’s population.

Count Me In data also shows that 29% of the people surveyed were high school graduates; 29% had some postsecondary education; and 17% were postsecondary graduates. In addition, 47% were receiving Ontario Works benefits, 11% had disability benefits, and 21% had employment

⁴ Gaetz, Donadson, Richter, & Gulliver (2013), The State of Homelessness in Canada 2013. Accessed from: <http://homelesshub.ca/sites/default/files/SOHC2103.pdf>

⁵ United Way Toronto and York Region and York Region (2016). Understanding the Numbers.

⁶ United Way Toronto and York Region and York Region (2016). Understanding the Numbers.

⁷ United Way Toronto and York Region and York Region (2016). Understanding the Numbers.

income. Only 11% of those surveyed reported having no income⁸. This shows that despite having an education and income, there is still a likelihood of people becoming homeless if their income is insufficient to cover their housing costs. This is supported by the fact that, when asked about barriers to finding housing, 46% of people surveyed through Count Me In noted their low or lack of income and 36% noted the high cost of rent⁹.

Regional Staff, community partners and 150 citizen volunteers connected with homeless individuals in April 2018 as part of the Region's Homeless Count (I Count 2018). Survey teams visited 44 outdoor locations and over 45 indoor community locations. A total of 226 individuals agreed to be surveyed but even those who chose not to complete the survey were still counted. A report will be released in April 2019¹⁰.

2.2 Household Trends and Projections

While population trends are an important indicator of housing need, household characteristics are a more important indicator of housing need in a community as each household requires one housing unit. This section examines the trends and characteristics of households in Markham.

There were a total of 102,675 households in Markham in 2016; up by 33.0% from 77,200 households in 2006. The number of households is expected to further increase by 40.8% to 144,584 in 2031. In comparison, York Region households increased by 29.5% from 2006 to 2016 and are expected to increase by another 41.3% from 2016 to 2031. Among the local municipalities, Whitchurch-Stouffville saw the highest rate of increase in the number of households, increasing by 80.1% from 2006 to 2016 while Georgina saw the lowest rate of increase; increasing by 10.2% during the same time period.

When compared to population growth, the number of households in Markham saw a higher rate of increase (33.0% compared to 25.8%). This suggests that households are decreasing in size.

⁸ United Way Toronto and York Region and York Region (2016). Understanding the Numbers.

⁹ United Way Toronto and York Region and York Region (2016). Understanding the Numbers.

¹⁰ Regional Municipality of York, Commissioner of Community and Health Services – Memorandum – June 7, 2018. Accessed from: <https://www.york.ca/wps/wcm/connect/yorkpublic/091fd16e-9854-43ff-9a37-3d20a12e446c/jun+7+chislett.pdf?MOD=AJPERES>.

Table 1: Household Trends and Projections: Markham and Local Municipalities in York Region: 2006-2031

	2006	2016	2031	% Change (2006 - 2016)	% Change (2016 - 2031)
Markham	77,200	102,675	144,584	33.0%	40.8%
Vaughan	69,535	94,250	134,293	35.5%	42.5%
Richmond Hill	51,000	64,115	84,386	25.7%	31.6%
Whitchurch-Stouffville	8,525	15,355	22,054	80.1%	43.6%
Aurora	15,655	18,850	25,302	20.4%	34.2%
Newmarket	25,085	28,675	35,383	14.3%	23.4%
King	6,395	8,145	11,959	27.4%	46.8%
East Gwillimbury	6,890	8,075	23,565	17.2%	191.8%
Georgina	15,265	16,825	22,882	10.2%	36.0%
York Region	275,680	357,085	504,410	29.5%	41.3%

Source: Statistics Canada Community Profiles 2006 - 2016; Household forecasts provided by the Regional Municipality of York

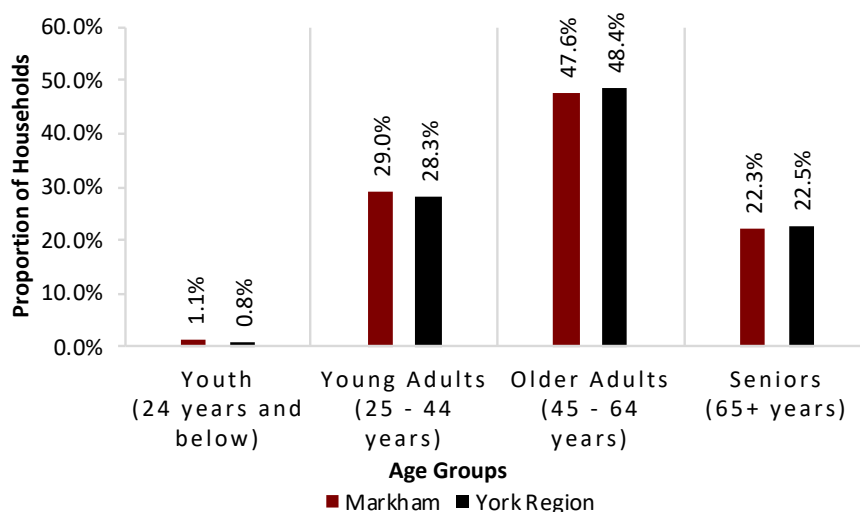
2.2.1 Age of Household Maintainers

In 2016, households led by older adults aged 45 to 64 years made up the largest share of households in Markham; making up 47.6% of all households. In contrast, households led by youth aged 24 years and younger made up the smallest share at 1.1% of all households in 2016. Households led by seniors aged 65 years and older made up just over a fifth (22.3%) of all households in 2016.

In terms of actual numbers, senior-led households saw the highest rate of increase; increasing by 89.0% from 2006 to 2016. Youth-led households also saw a significant increase in numbers; increasing by 87.8% during the same time period. While households led by younger adults aged 25 to 44 also saw an increase in actual numbers (increasing by 12.8%), their share decreased from 34.2% of all households in 2006 to 29.0% in 2016. Similarly, the number of older adult-led households increased by 28.3% from 2006 to 2016 but their share decreased from 49.3% to 47.6% in 2016.

Similar trends were seen in York Region as a whole, where older adult-led households made up the largest share of households (48.4%) in the Region in 2016 and youth-led households made up the smallest share (0.8%). However, older adult households saw a much higher rate of increase in York Region; increasing by 37.6% from 2006 to 2016 compared to 28.3% in Markham. Senior households made up a very similar proportion in York Region (22.5%) as they did in Markham (22.3%). Senior households also saw the highest rate of increase in York Region (77.3%) although this rate of increase was less than that seen in Markham (89.0%).

Figure 2: Primary Household Maintainer by Age Group (2016), Markham & York Region



Source: Statistics Canada Community Profiles 2016

2.2.2 Household Tenure

In 2016, the vast majority of households in Markham owned their homes (86.1%) while only 13.9% rented their homes. The share of owners in Markham decreased from 88.7% in 2006 to 86.1% in 2016 although the actual number of owner households increased by 29.0% during this time period. In comparison, the number of renter households increased by 64.2% and their share increased from 11.3% to 13.9%. Similar trends were seen in York Region although there renters made up a slightly higher share in York Region; making up 14.2%. The discussion on housing supply in the next section will show that units in the primary rental market in Markham actually decreased in the last few years. As such, it is assumed that most of this increase in renter households are households living in units in the secondary rental market, including rented condominium apartments, townhouses, detached dwellings, and secondary suites.

Table 2: Household Trends by Household Tenure: Markham and York Region; 2006 and 2016

		Markham		York Region	
		2006	2016	2006	2016
Total	#	77,200	102,675	275,680	357,085
	% Change	33.0%		29.5%	
Owned	#	68,505	88,395	243,315	306,535
	% Share	88.7%	86.1%	88.3%	85.8%
	% Change	29.0%		26.0%	
Rented	#	8,695	14,280	32,360	50,540
	% Share	11.3%	13.9%	11.7%	14.2%
	% Change	64.2%		56.2%	

Source: Statistics Canada Community Profiles 2006 - 2016

2.2.3 Household Size

Two-person households made up a quarter of all households (25.3%) in Markham in 2016; making up the largest share of all households. Four-person households made up 22.8% while three-person households made up 21.0% of all households. One-person households had the smallest share of households, making up only 13.4% in 2016 although these households saw the highest increase in actual numbers; increasing by 63.9%. Two-person households saw the second highest rate of increase; increasing by 54.2% from 2006 to 2016. Trends were similar for York Region although one- and two-person households made up a slightly larger share of all households in the Region compared to Markham (41.0% vs. 38.7%).

As the following table shows, smaller households make up a smaller share of all households in Markham (38.7%) compared to larger households (61.3%). However, smaller households saw a much higher rate of increase from 2006 to 2016. The higher rate of increase in smaller households may explain why households saw a higher rate of increase compared to the population, as noted in the household trends section above.

It should be noted that the housing needs assessment undertaken for Markham in 2010 found similar trends where the smaller households saw higher rates of increase from 1996 to 2006 although larger households still made up the majority. This suggests that the shift to smaller households will continue in the future although the majority of households will still be made up of three or more persons.

Table 3: Household Trends by Household Size: Markham and York Region; 2006 and 2016

		Markham		York Region	
		2006	2016	2006	2016
1 - 2 Persons	#	25,250	39,745	101,085	146,390
	%	32.7%	38.7%	36.7%	41.0%
	% Change	57.4%		44.8%	
3+ Persons	#	51,945	62,930	174,590	210,700
	%	67.3%	61.3%	63.3%	59.0%
	% Change	21.1%		20.7%	

Source: Statistics Canada Community Profiles, 2006 - 2016

2.2.4 Household Type

Couples with children made up the largest share of households in Markham in 2016; making up 40.2% of all households. Similarly, couples with children made up 41.5% of all households in York Region, a slightly higher share compared to Markham. However, while this household type made up the largest share in Markham in 2016, these households saw the lowest rate of increase; increasing by 14.9% from 2006 to 2016. In comparison, the number of couples without children increased by 49.1% during the same time period although this household type made up less than a fifth (18.9%) of all households in Markham in 2016. Non-family households with two or more persons saw the highest rate of increase; increasing by 98.7% from 2006 to 2016 although this household type made up only 2.2% of all households in Markham in 2016. One-person households made up 13.4% of all households in 2016, however, this household type saw the second highest rate of increase; increasing by 63.9% from 2006 to 2016. Similar to the trends seen in the analysis of household sizes, the smaller household types in Markham saw higher rates of increase in the last ten years. These findings are similar to those observed in the 2010 housing needs assessment. While couples with children still made up the majority, the share of this household type has decreased from 50.2% in 1996 while the share of couples without children and persons living alone continues to increase.

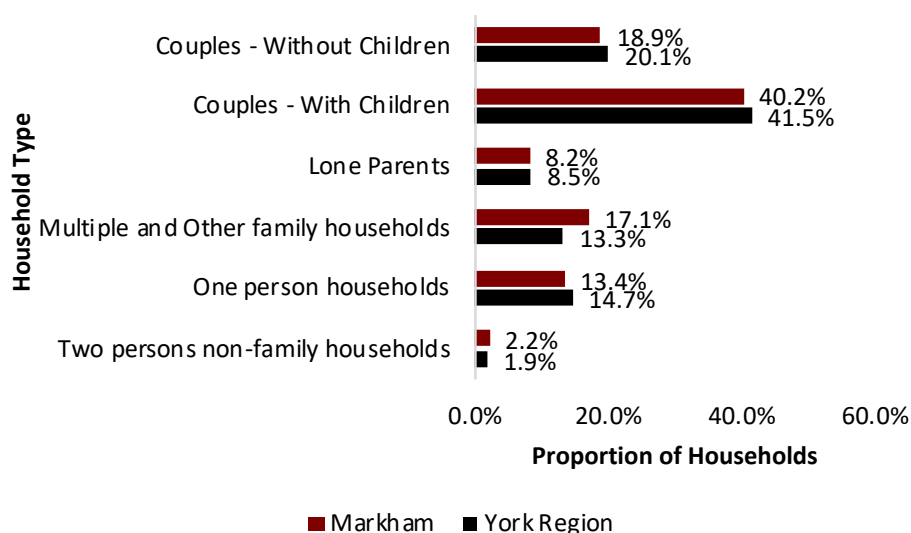
The share of lone parent households in Markham also increased; increasing by 48.1% from 7.3% of all households in 2006 to 8.2% of all households in 2016.

Multiple and other family households¹¹ made up 17.1% of all households in Markham in 2016; up by 34.8% from 16.9% in 2006.

¹¹ Statistics Canada defines these households as those with one census family household with other people included in the household.

In terms of dwelling types needed, while the need for options for smaller households is increasing, it should be noted that options which are appropriate for family-sized households is still the greatest need in Markham, given that family-sized households make up 65.8% of all households in 2016 (this includes couples with children, lone parent households, and multiple households).

Figure 5: Households by Type: Markham and York Region; 2016



Source: Statistics Canada Community Profiles 2016

Immigrant Households

The number of households in Markham who were led by an immigrant increased by 44.2% from 2006 to 2016. It should be noted that this is a higher rate of increase compared to the increase in the total number of households (33.0%). Immigrant households, as a proportion of all households in Markham also increased; increasing from 69.7% of all households in 2006 to 75.5% in 2016. This share is greater than the share of immigrant households in York Region (60.3%).

Of all the immigrant households in Markham in 2016, 6.7% were recent immigrant households¹²; down from 7.1% in 2006. However, the actual number of recent immigrants increased by 36.6% from 2006 to 2016. In comparison, recent immigrant households in York Region made up 5.9% in 2016; down from 6.7% in 2006. The actual number of recent immigrants in York Region did increase by 25.7% from 2006 to 2016.

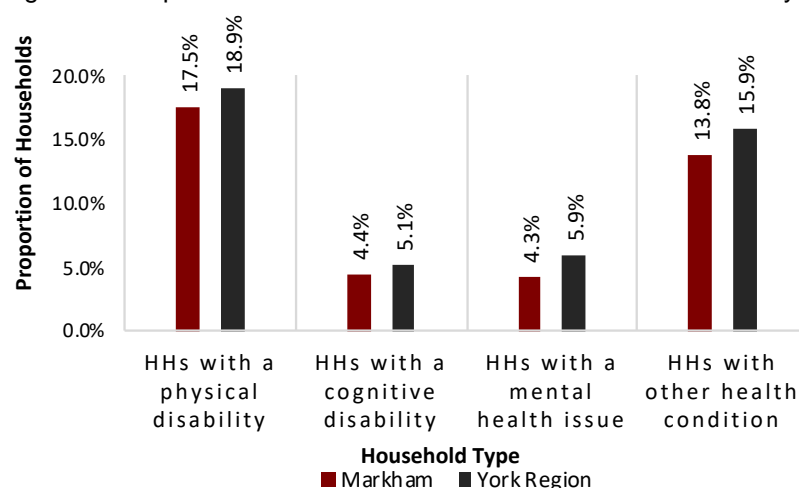
¹² Recent immigrants are immigrants who first obtained their landed immigrant or permanent resident status between January 1, 2011 and May 10, 2016.

It is interesting to note that among the recent immigrant population in private households, 91.6% (18,925 people) were born in Asia and a majority of this group (62.3%) were born in China. Another 4.5% (925 people) of recent immigrants were born in the Americas, with the largest group coming from the United States (390 people).

Households with a Member with a Disability

A slightly smaller proportion of households in Markham had a member with a physical disability, cognitive disability, mental health issue, and/or other long-term health issue in 2016 compared to York Region. Similarly, in 2006, 8.4% of all households in Markham had a member with activity limitations compared to 9.7% in York Region¹³.

Figure 6: Proportion of Households with a Member with a Disability: Markham and York Region; 2016



Source: Statistics Canada Custom Tabulations 2016

2.3 Potential Areas for Inclusionary Zoning

The City is considering implementing inclusionary zoning in certain areas throughout Markham. Some areas which are being considered are Markham Centre, Cornell Centre and the Langstaff Gateway area. These areas are being considered as they are located along a major transportation route (Highway 7), are within the Region's Centres and Corridors where major transit routes exist or are currently planned, and where residents would have easy access to jobs and services. As such, the City anticipates the majority of the projected population for Markham settling in these areas. Additional demographic analysis for these areas will be included in Phase 2 of this study as part of the work on inclusionary zoning.

¹³ The level of data available in 2016 was not available for 2006.

2.4 Economic Context

Changing economic conditions influence the demand for housing in a community in terms of the number of housing units required, the type and tenure of housing units, as well as the ability of households to afford housing.

Markham is the largest of the nine local municipalities in York Region and it has the highest concentration of Information and Communication Technology (ICT) employers per capita in Canada. Over 1,000 technology and life sciences companies are based in Markham and these two sectors combined employ about 38,000 people in Markham¹⁴.

The top ten employers in Markham include IBM Canada Ltd., TD Financial Group, City of Markham, Markham Stouffville Hospital, The Miller Group, AMD Technologies Inc., CGI Information Systems, Homelife Landmark Realty Inc., TD Insurance, and Aviva Canada¹⁵.

The industries in Markham with the highest proportions of the labour force are finance, insurance and real estate (13.8%), professional, scientific and technical (12.3%), and retail trade (11.3%)¹⁶.

2.4.1 Labour Participation and Unemployment

In 2016, 63.3% of the working age population in Markham was in the labour force, down from 67.9% in 2006. In comparison, 66.7% of York Region's population was in the labour force, down from 70.5% in 2006.

The unemployment rate in Markham increased from 6.7% in 2006 to 7.3% in 2016. Similarly, the unemployment rate in York Region increased from 5.4% to 6.4%. As of March 9, 2019, the unemployment rate for the Toronto Economic Region, which includes Markham, was 6%, up slightly from 5.9% from March 10, 2018¹⁷.

2.4.2 Place of Work

¹⁴ 2018 Markham Economic Profile. Accessed from:

<https://www.markham.ca/wps/portal/home/business/economic-development/business-data-and-community-profile/05-business-data-and-community-profile>

¹⁵ 2018 Markham Economic Profile.

¹⁶ 2018 Markham Economic Profile.

¹⁷ Government of Canada. EI Economic Region of Toronto. Accessed from:

http://srv129.services.gc.ca/ei_regions/eng/toronto.aspx

In 2016, more than half of Markham residents (54.1%) commuted to another municipality outside of York Region for their place of work compared to 46.9% of York Region residents. In comparison, 31.5% of Markham residents worked in Markham while 29.7% of York Region residents worked in the same local municipality as their residence. Another 14.2% of Markham residents commuted to another local municipality within York Region for their place of work.

Ideally, residents would live close to where they work within the same municipality. While Markham has a very strong and diverse employment sector, having a broad range of housing options would help to attract even more businesses into Markham and provide more employment opportunities to its residents.

2.5 Household Income

The financial capacity of a household is an important element in determining housing need. This section looks at the household income characteristics of households in Markham. Incomes have been calculated for 2018 using the growth rate in the consumer price index for Canada for 2015 to 2018 of 5.45%.

2.5.1 Average and Median Household Income

The estimated average household income in Markham in 2018 was \$119,255 and the median household income was \$93,884. In comparison, the estimated average household income for York Region as a whole was \$129,125 and the median household income was \$101,000. Among the local municipalities, King had the highest estimated average household income at \$185,301 while Georgina had the lowest at \$97,970.

The average household income in Markham increased by 11.6% from \$101,303 in 2005 to \$113,087 in 2015 and is estimated to have increased by 17.7% from 2005 to 2018. This increase in the average household income is the second lowest among the local municipalities, with King having the lowest rate of increase from 2005 to 2018 (15.1%). In comparison, the average household income in York Region increased by 18.4% from 2005 to 2015 and by an estimated 24.9% from 2005 to 2018.

Table 4: Average Household Incomes: Markham and Local Municipalities in York Region: 2005 - 2018

	2005	2015	2018*	% Change (2005 - 2015)	% Change (2005 - 2018)
Markham	\$101,303	\$113,087	\$119,255	11.6%	17.7%
Vaughan	\$108,925	\$133,095	\$140,355	22.2%	28.9%
Richmond Hill	\$97,577	\$115,526	\$121,827	18.4%	24.9%
Whitchurch-Stouffville	\$114,431	\$130,938	\$138,080	14.4%	20.7%
Aurora	\$120,508	\$147,604	\$155,655	22.5%	29.2%
Newmarket	\$96,680	\$116,456	\$122,808	20.5%	27.0%
King	\$160,964	\$175,716	\$185,301	9.2%	15.1%
East Gwillimbury	\$105,244	\$127,175	\$134,112	20.8%	27.4%
Georgina	\$71,549	\$92,903	\$97,970	29.8%	36.9%
York Region	\$103,420	\$122,446	\$129,125	18.4%	24.9%

*Note: Household incomes for 2018 were estimated based on household incomes for 2015 and CPI growth for the Province of Ontario 2015 - 2018

Source: Statistics Canada Community Profiles 2006 – 2016

2.5.2 Household Income Deciles

While the average and median household incomes provide a general sense of a household's economic capacity, looking at the distribution of income within the local context provides greater detail of the economic capacity of households.

Household income deciles divide all households into ten equal portions of income groups. There is one tenth (or 10%) of all households in each income decile. These income deciles are used throughout the following sections to provide a more detailed picture of the economic profile of Markham households. Unless otherwise specified, **household income deciles for York Region are used throughout the following sections** as York Region is considered the regional market area, which is used in the provincial definition of affordable housing. In addition, using household income deciles for York Region ensures this study is consistent with Regional initiatives related to housing, including the annual monitoring report.

For the purposes of this study and based on the provincial definition of affordable housing, **low income households** refers to households with incomes in the 1st to 3rd household income deciles, **moderate income households** refers to households in the 4th to 6th income deciles, and **high income households** refers to households in the 7th to 10th income deciles.

Please note that where dollar amounts are presented, these refer to the upper range of each household income decile except for the 10th income decile which represents all household incomes which are one dollar more than the upper range of the 9th income decile.

The following table shows the top range of each of the household income deciles in Markham as well as the growth rate for each decile. The data shows that households with moderate and high incomes saw higher rates of growth in their incomes compared to households with low incomes. For example, households with incomes in the first income decile saw an increase of 7.3% from 2005 to 2015 while households with incomes in the 9th income decile saw a 15.8% increase.

Table 5: Trends in Household Income Deciles: Markham; 2005-2018

		2005	2015	2018*	% Change (2005 - 2015)
Low Income	Decile 1	\$23,612	\$25,336	\$26,717	7.3%
	Decile 2	\$37,967	\$40,093	\$42,278	5.6%
	Decile 3	\$51,809	\$55,877	\$58,922	7.9%
Moderate Income	Decile 4	\$65,818	\$71,980	\$75,903	9.4%
	Decile 5	\$80,026	\$89,327	\$94,195	11.6%
	Decile 6	\$95,777	\$108,966	\$114,905	13.8%
High Income	Decile 7	\$114,864	\$132,567	\$139,792	15.4%
	Decile 8	\$140,512	\$162,531	\$171,389	15.7%
	Decile 9	\$184,525	\$213,629	\$225,272	15.8%
<i>*Note: Household incomes for 2018 were estimated based on household incomes for 2015 and CPI growth for the Province of Ontario 2015 - 2018 Source: Statistics Canada, Custom Tabulation Data, 2006 - 2016 and SHS calculations</i>					

As noted in the previous section, household incomes in York Region as a whole are slightly higher than those in Markham. Households in York Region as a whole also saw higher rates of increase from 2005 to 2015 compared to households in Markham. Similar to Markham, York Region households with high incomes saw higher rates of increase compared to those with low incomes. However, the difference in the rate of increase in incomes of households in the lowest income decile in York Region and the highest income decile was not as significant as the difference seen in Markham household incomes.

Table 6: Trends in Household Income Deciles: York Region; 2005-2018

		2005	2015	2018*	% Change (2005 - 2015)
Low Income	Decile 1	\$24,118	\$27,595	\$29,100	14.4%
	Decile 2	\$38,989	\$43,608	\$45,987	11.8%
	Decile 3	\$53,164	\$60,210	\$63,494	13.3%
Moderate Income	Decile 4	\$67,627	\$77,569	\$81,800	14.7%
	Decile 5	\$82,020	\$95,916	\$101,148	16.9%
	Decile 6	\$97,601	\$115,965	\$122,290	18.8%
	Decile 7	\$115,443	\$139,668	\$147,286	21.0%

		2005	2015	2018*	% Change (2005 - 2015)
High Income	Decile 8	\$139,789	\$170,771	\$180,086	22.2%
	Decile 9	\$182,436	\$222,576	\$234,717	22.0%
<i>*Note: Household incomes for 2018 were estimated based on household incomes for 2015 and CPI growth for the Province of Ontario 2015 - 2018</i> <i>Source: Statistics Canada, Custom Tabulation Data, 2006 - 2016 and SHS calculations</i>					

The following table shows the proportion of Markham households based on York Region income deciles. While there are 10% of York Region households in each decile, the data shows that there are slightly greater shares of Markham households in the first five income deciles (and particularly in the first two) and less in the upper deciles. This means household incomes in Markham are lower than they are in York Region as a whole.

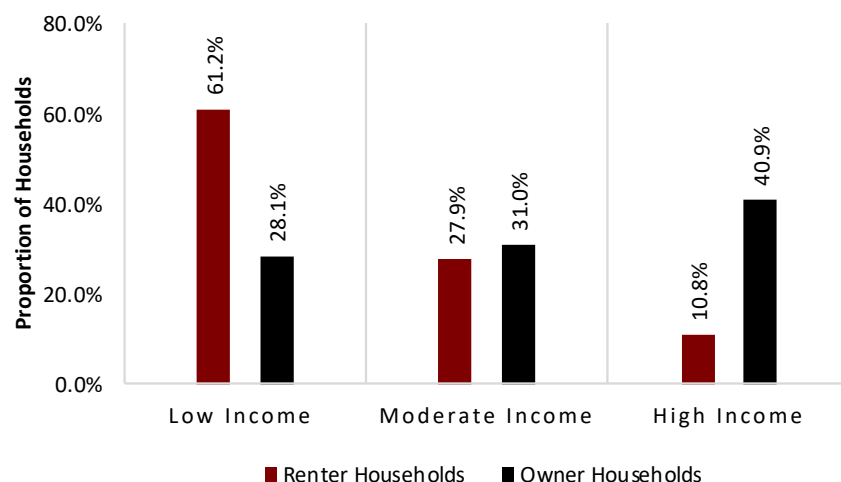
Table 7: Proportion of Markham Households by Markham and York Region Household Income Deciles; 2015

	Markham	York
Decile 1	11.2%	10%
Decile 2	11.1%	10%
Decile 3	10.4%	10%
Decile 4	10.6%	10%
Decile 5	10.3%	10%
Decile 6	9.6%	10%
Decile 7	9.4%	10%
Decile 8	9.3%	10%
Decile 9	9.1%	10%
Decile 10	8.8%	10%
<i>Source: Statistics Canada, Custom Tabulations Data, 2006 & 2016</i>		

Household Income Deciles by Tenure

As previously noted, the majority of households in Markham are home owners; making up 86.1% of all households in 2015. Among Markham home owners, 40.9% have high incomes; down slightly from 42.8% in 2005. There were also 28.1% of owners who had low incomes; up from 26.4% in 2005. In comparison, only 10.8% of Markham renters had high incomes in 2015; up from 9.0% in 2005. Furthermore, 61.2% of renters had low incomes; down from 66.6% in 2005. While the proportion of renters with low income decreased from 2005 to 2015 and the number of owners with low income saw a slight increase, the data still suggests that in terms of housing need, renters are more likely to require housing which is affordable to households with low incomes.

Figure 7: Household Tenure by Household Income Deciles: Markham; 2015

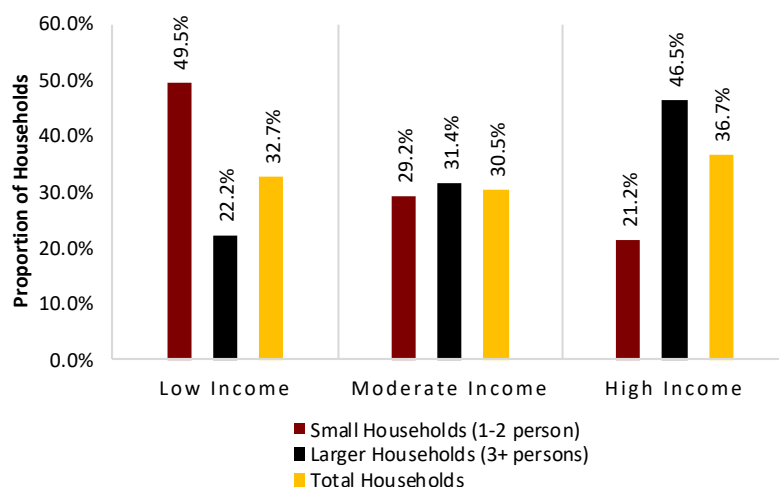


Source: Statistics Canada Custom Tabulations 2016

Household Income Deciles by Size

As previously mentioned, 38.7% of all households in Markham in 2016 were one- and two-person households while 61.3% had three or more persons. Of the smaller households (one- and two-person households) in Markham in 2015, 49.5% had low incomes, 29.2% had moderate incomes and 21.2% had high incomes. Among the larger households (those with three or more members) in Markham in 2015, 22.2% had low incomes, 31.4% had moderate incomes, and 46.5% had high incomes. To compare, among all households in Markham, 32.7% had low incomes, 30.5% had moderate incomes, and 36.7% had high incomes. This shows that larger households are more likely to have higher incomes compared to smaller households and households overall. This may be partly due to having more than one member earning an income. However, while larger households are more likely to have higher incomes, they would also require larger dwelling units, which generally cost more, compared to smaller households.

Figure 8: Household Size by Household Income Deciles; Markham; 2015

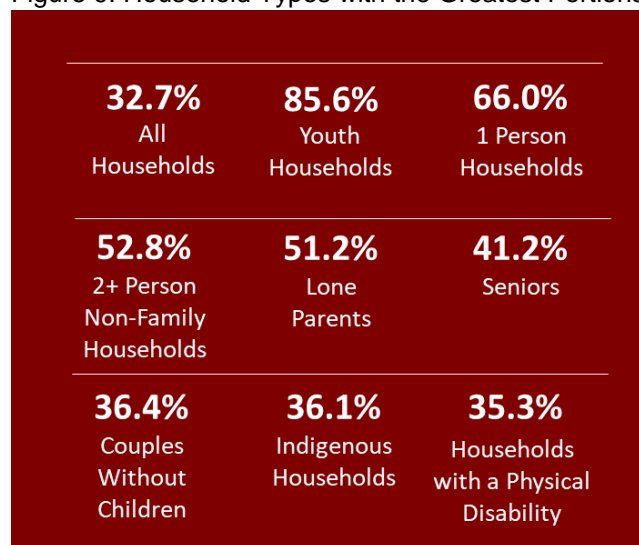


Source: Statistics Canada Custom Tabulations 2016

Household Income Deciles by Household Type

There are certain household types who are more likely to have low incomes. In 2015, 32.7% of all households in Markham had low incomes. In comparison, 85.6% of youth households, 66.0% of one-person households, 52.8% of non-family households with two or more members, 51.2% of lone parent households, 41.2% of senior households, 36.4% of couples without children, 36.1% of Indigenous households, and 35.3% of households with a member with a physical disability had low incomes. On the other hand, there are certain household types who are more likely to have high incomes, including multiple and other family households (49.0%) and couples with children (47.9%).

Figure 9: Household Types with the Greatest Portions in Low Incomes: Markham; 2015



Source: Statistics Canada Custom Tabulations 2016

2.5.3 Incidence of Low Income

The incidence of low income in a community is measured using Statistics Canada's Low Income Cut-Offs – After Tax (LICO-AT). These cut-offs are income thresholds below which a family will likely devote a larger share of its income on necessities such as food and shelter compared to the average family in the area. The approach estimates an income threshold at which families are expected to spend 20% more than the average family on food, shelter and clothing¹⁸.

In 2015, 12.2% of the population in Markham fell under the LICO-AT cut off, which means 12.2% of the population would likely have to allocate a larger share of its income on necessities such as food and shelter compared to the average family in the area.

2.6 Key Findings: Housing Demand

The key findings from the housing demand analysis are as follows.

Markham is growing at a slightly higher growth rate compared to York Region as a whole but projections indicate York Region overtaking Markham in terms of growth in the next fifteen years.

- Markham has been growing steadily with the population increasing by 25.8% from 261,573 in 2006 to 328,966 in 2016 although, this is a slower rate of growth compared to an increase of 70% in Markham's population from 1991 to 2006. In comparison, the population of York Region as a whole increased by 24.4% during the same time period.
- There were a total of 102,675 households in Markham in 2016; up by 33.0% from 77,200 households in 2006. The number of households is expected to further increase by 40.8% to 2031. In comparison, York Region households increased by 29.5% from 2006 to 2016 and is expected to increase by another 41.3% from 2016 to 2031.

Senior-led households and youth-led households are increasing at a much higher rate compared to all households in Markham.

- Senior households made up 15.2% of all households in Markham in 2016 compared to 10.7% in 2006 and 8.1% in 1996. In addition, senior households saw the highest rate of increase in the last ten years; increasing by 89.0% from 2006 to 2016.
- Youth-led households also saw a significant increase in numbers; increasing by 87.8% during the same time period although they made up only 1.1% of all households in 2016.

¹⁸ Statistics Canada (2015). Low Income Cut Offs. Retrieved from: <https://www150.statcan.gc.ca/n1/pub/75f0002m/2012002/lico-sfr-eng.htm>

- Similar to the findings in 2010, this data suggests a continued need for housing options which are appropriate for an aging population, including options to facilitate aging in place.

Households with three or more members made up the majority in Markham but smaller households are increasing at a much faster rate.

- The average household size in Markham in 2016 was 3.2 persons per household; down slightly from 3.5 persons in 2006.
- Smaller households made up a smaller share of all households in Markham (38.7%) compared to larger households (61.3%). However, smaller households saw a much higher rate of increase from 2006 to 2016 (57.4% vs. 21.1%). The share of smaller households also increased; increasing from 31.8% in 2006 to 38.7% in 2016.
- Similar to the findings in 2010, couples with children made up the majority of households in Markham although the share of this household type has decreased from 50.2% in 1996 and 46.6% in 2006 to 40.2% in 2016.
- In contrast, the share of couples without children and persons living alone continues to increase. Couples without children increased by 49.1% from 16.9% in 2006 to 18.9% in 2016. Persons living alone increased by 63.9% from 10.9% in 2006 to 13.4% in 2016.
- Lone parent households made up 8.2% while multiple and other family households made up 17.1% of all households in Markham in 2016.
- In terms of dwelling types needed, while the need for options for smaller households is increasing, it should be noted that options which are appropriate for family-sized households is still the greatest need in Markham, given that family-sized households make up 65.8% of all households in 2016 (this includes couples with children, lone parent households, and multiple households).

Markham households have lower incomes compared to York Region households as a whole and household incomes in Markham saw a lower rate of increase.

- The estimated average household income in Markham in 2018 was \$119,255 and the median household income was \$93,884. In comparison, the estimated average household income for York Region as a whole was \$129,125 and the median household income was \$101,000.
- The average household income in Markham increased by 11.6% from \$101,303 in 2005 to \$113,087 in 2015. In comparison, the average household income in York Region increased by 18.4% from 2005 to 2015. Similarly, the 2010 housing needs assessment found that the median household income in Markham increased by a lower rate compared to York Region; increasing by 19.5% from 1995 to 2005 compared to 29.0% in York Region during the same time period.

- When Markham households are analyzed using York Region household income deciles, there are greater shares of Markham households in the lower income deciles – 32.7% of Markham households have low incomes compared to 30.0% of York Region households and 36.7% of Markham households have high incomes compared to 40.0% of York Region households.
- Certain household types are more likely to have low incomes. These include: renters, youth households, one-person households, non-family households with two or more members, lone parent households, senior households, couples without children, Indigenous households, and households with a member with a physical disability. Likewise, the 2010 housing needs assessment found that youth households, senior households, recent immigrants, lone parent households, and one-person households were more likely to have low incomes.
- This suggests a need for housing options which are appropriate for these household types and which are affordable to households with low incomes.
- On the other hand, there are certain household types who are more likely to have high incomes, including multiple and other family households and couples with children (47.9%).

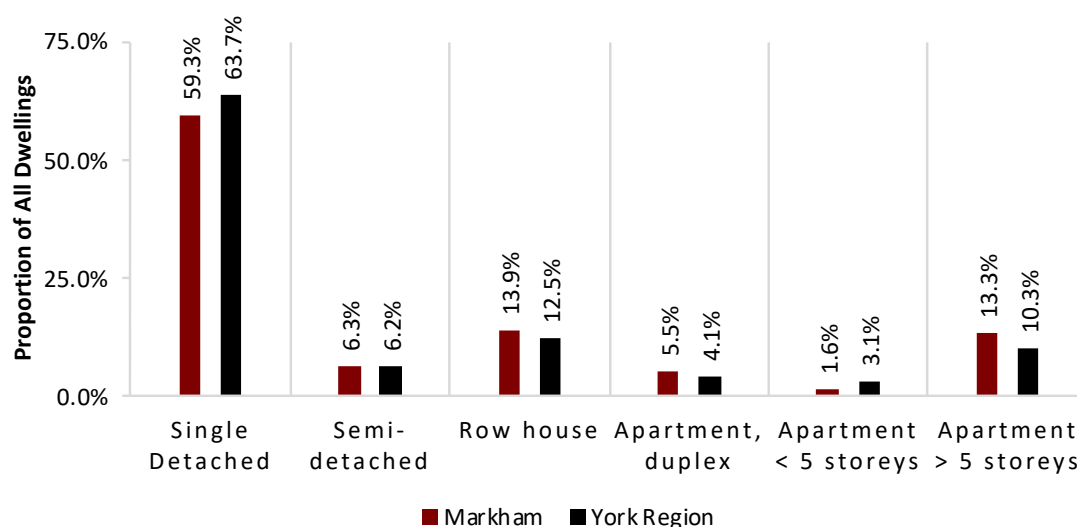
3.0 Housing Supply

Housing supply is measured by the available housing options in a community. An important aspect of assessing housing supply is to compare the existing housing supply as well as recent housing activity to housing need. This allows the identification of any gaps between the need and the housing options available in a community. This section provides an assessment of the housing supply in the City of Markham.

3.1 Overall Housing Supply

In 2016, there were a total 102,430 dwellings in Markham. Of these dwellings, just over half (59.3%) were single detached dwellings. In comparison, 63.7% of dwellings in York Region were single detached. Markham also had larger shares of apartments with more than five storeys (13.3% vs. 10.3%), duplex apartments (5.5% vs. 4.1%), row or townhouses (13.9% vs. 12.5%), and semi-detached dwellings (6.3% vs. 6.2%). York Region had a higher share of apartments with less than five storeys (3.1% vs. 1.6%). This data shows that while the majority of dwellings in Markham are single detached dwellings, the City has a more diverse housing supply compared to York Region as a whole.

Figure 10: Dwellings by Type: Markham and York Region; 2016



Source: Statistics Canada Custom Tabulations 2016

In addition, except for duplex apartments which grew by only 3.9% from 2006 to 2016, all other dwelling types saw higher rates of increase compared to single detached homes. Apartments with more than five storeys increased by 119.9% from 2006 to 2016, semi-detached dwellings

increased by 83.4%, and row houses increased by 67.2%. In comparison, single detached dwellings increased by 17.4% while apartments with less than five storeys increased by 18.8%.

It should be noted that duplex apartments are, historically, not a common building type in Markham. As such, City Staff believe that some respondents to the census who live in secondary suites or accessory dwellings have selected this dwelling type in their response. This is supported by the fact that City Staff believe that, in addition to the over 700 legally registered secondary suites in Markham, there are many other illegal secondary suites, which would account for the 5,660 duplex apartments reported in Markham in 2016.

Housing Starts and Completions by Type

Similarly, CMHC data on housing starts in 2018 show that apartment starts made up 52.5% of all housing starts in Markham compared to 6.3% for single detached dwellings and 8.1% for semi-detached dwellings. Furthermore, the proportion of apartment starts increased from 21.4% of all housing starts in Markham in 2006 while the starts for single detached dwellings decreased from 42.1% in 2006. However, it should be noted that these apartment starts were all ownership or condominium tenure units and none of these starts were for purpose-built rental units.

In terms of housing completions, apartment completions made up the largest share of housing completions in Markham in 2018 at 62.7% while completions for row or townhouses made up 30.4%. Single detached housing completions made up 5.6% in 2018.

Figure 11: Housing Starts and Completions by Dwelling Type: Markham; 2018

Housing Starts: 2018			
6.3% Single Detached	8.1% Semi-Detached	33.1% Row Houses	52.5% Apartment Buildings
Housing Completions: 2018			
5.6% Single Detached	1.3% Semi-Detached	30.4% Row Houses	62.7% Apartment Buildings

Source: Canada Mortgage and Housing Corporation 2018

The data on housing starts and completions in Markham suggest that the shift to multi-residential dwellings seen from 2006 to 2016 will continue in the near future. One thing to note is that while the housing supply in Markham is becoming more diverse, the focus seems to be on ground-oriented dwelling types and high-rise multi-residential dwellings. There appears

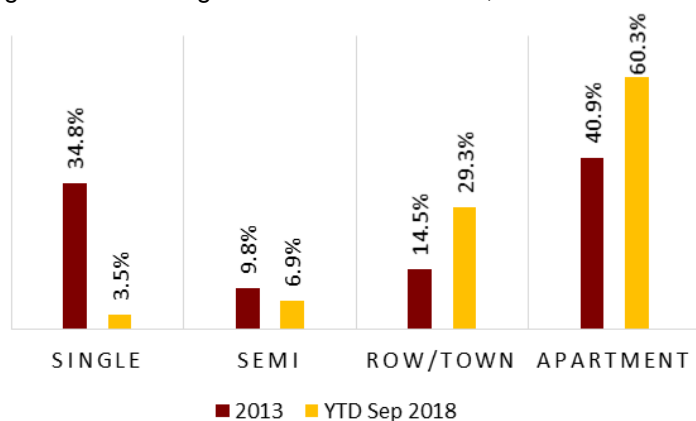
to be a gap for mid-rise dwelling types, where only 1.6% of the current supply was made up of apartments with less than five storeys.

New Residential Developments¹⁹

Building permit data, site plan applications and subdivision agreements provided by the City were also examined to further determine whether a gap exists between the housing need and supply of housing, including dwellings which are under construction and dwellings which will be added in the near future.

Building permit data showed that in 2013, apartment units (40.9%) made up the largest share of units for which permits were approved in Markham followed by single detached dwellings (34.8%), row/townhouses (14.5%) and semi-detached dwellings (9.8%). In comparison, as of the end of September 2018, apartment units made up 60.3% of all approved building permits in Markham while single detached dwellings made up only 3.5%. Row/townhouses made up 29.3% while semi-detached dwellings made up 6.9%.

Figure 12: Building Permit Data: Markham; 2013 and YTD Sep 2018

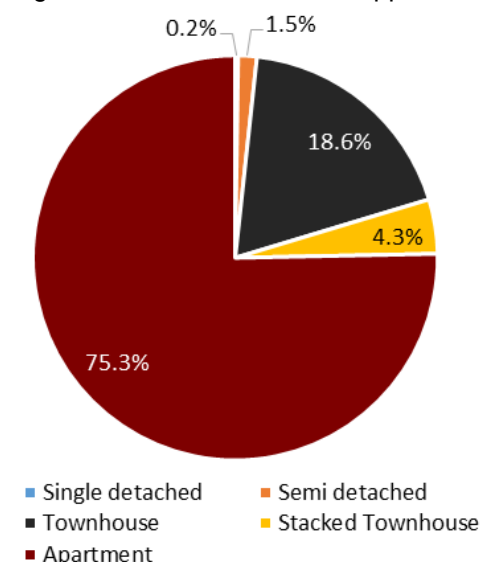


Source: City of Markham

Site plan application data showed that of the 7,297 residential units anticipated in site plan applications, 75.3% were for apartment units and 18.6% were for townhouses. Additionally, 4.3% were for stacked townhouses and 1.5% were for semi-detached units.

¹⁹ Data is as of October 31, 2018.

Figure 13: Current Site Plan Applications: Markham; 2018



Source: City of Markham

Data for subdivision agreements was also analyzed and this showed that for the 182 dwelling units anticipated as part of these developments, 94.0% were for townhouse units while only 6.0% were for single detached units.

This data shows that observed trends from historical data will continue in the near future with a focus on apartment dwelling units with some ground-oriented dwellings in the form of townhouses.

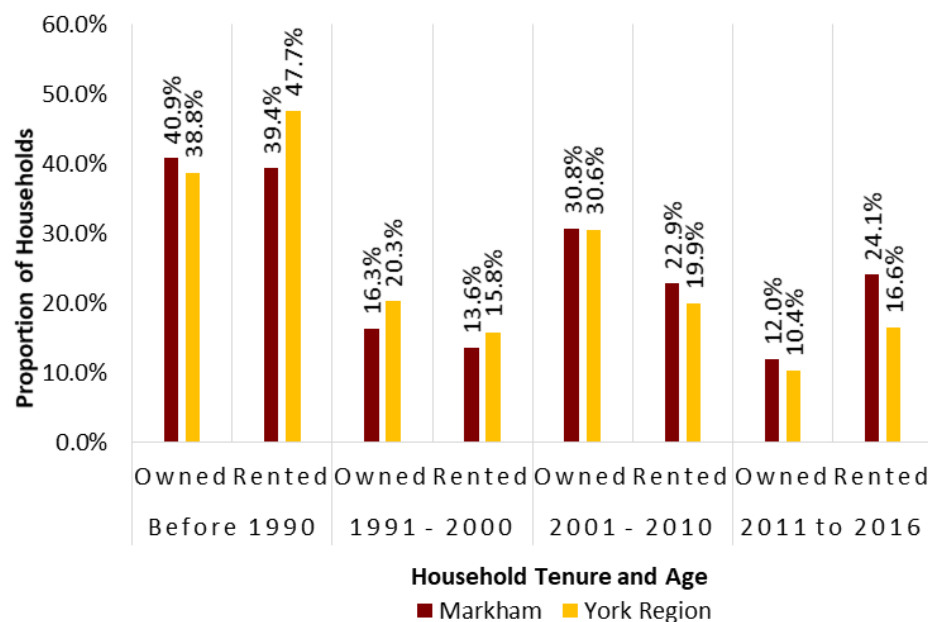
3.1.1 Age and Condition of Dwellings

The largest share of dwellings in Markham (40.7%) were built before 1990 while 13.7% were built between 2011 and 2016. Likewise, 40.0% of dwellings in York Region were built before 1990 and 11.2% were built between 2011 and 2016.

Age of Dwellings

While the largest share of dwellings in Markham were built before 1990, there is a slightly larger share of owned dwelling built before 1990 compared to rented dwellings (40.9% vs. 39.4%). The next largest share of owned dwellings in Markham were built between 2001 and 2010; making up 30.8% of all owned dwellings and compared to just over a fifth (22.9%) of rented dwellings. Of all the owned dwellings in Markham, only 12.0% were built between 2011 and 2016 compared to 24.1% of rented dwellings. It should be noted that these rented dwellings would include units in the secondary rental markets, such as condominiums which are currently being rented out.

Figure 14: Proportion of Dwellings by Age and Tenure: Markham and York Region; 2016

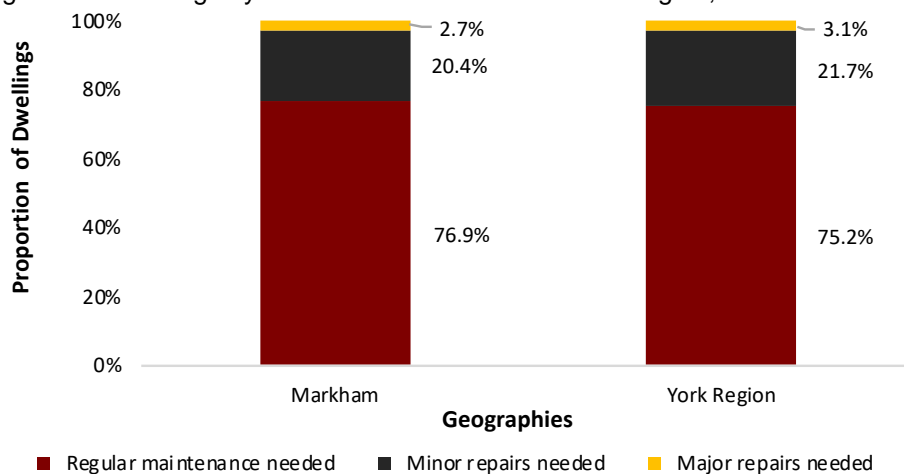


Source: Statistics Canada 2016 Custom Tabulation Data

Condition of Dwellings

In 2016, 76.9% of all dwellings in Markham required only regular maintenance while 2.7% required major repairs. In comparison, 3.1% of all dwellings in York Region as a whole required major repairs. However, while the number of dwellings requiring major repairs in Markham increased by 20.0% from 2006 to 2016, dwellings requiring major repairs in York Region increased by only 14.1% during the same time period.

Figure 15: Dwellings by Condition: Markham and York Region; 2016



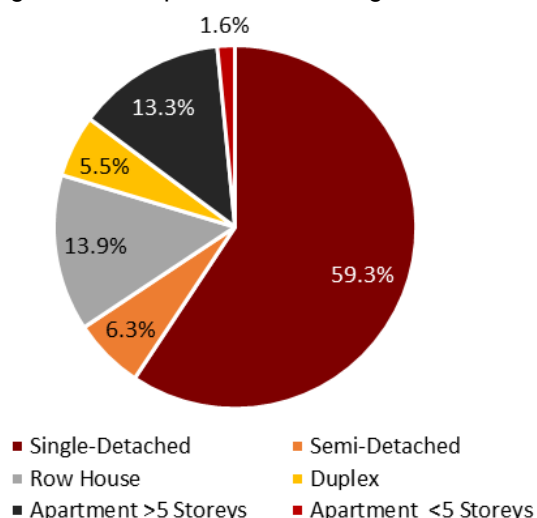
Source: Statistics Canada Custom Tabulations 2016

Among owned dwellings in Markham, 2.6% require major repairs and 21.3% require minor repairs. In comparison, 3.6% of all rented dwellings require major repairs and 14.9% require minor repairs.

3.1.2 Dwellings by Tenure

More than half (59.3%) of dwellings in Markham in 2016 were single detached dwellings and of these dwellings, most (95.9%) were owned while only 4.1% were rented. Row houses made up the second largest proportion of dwellings (13.9%) and of these dwellings, 82.5% were owned and 17.5% were rented. Apartments with more than five storeys made up 13.3% of all dwellings in Markham and of these dwellings, just over half (55.6%) were owned and 44.4% were rented. Apartments with less than five storeys made up only 1.6% of all dwellings and of these, 62.5% were owned and 37.2% were rented.

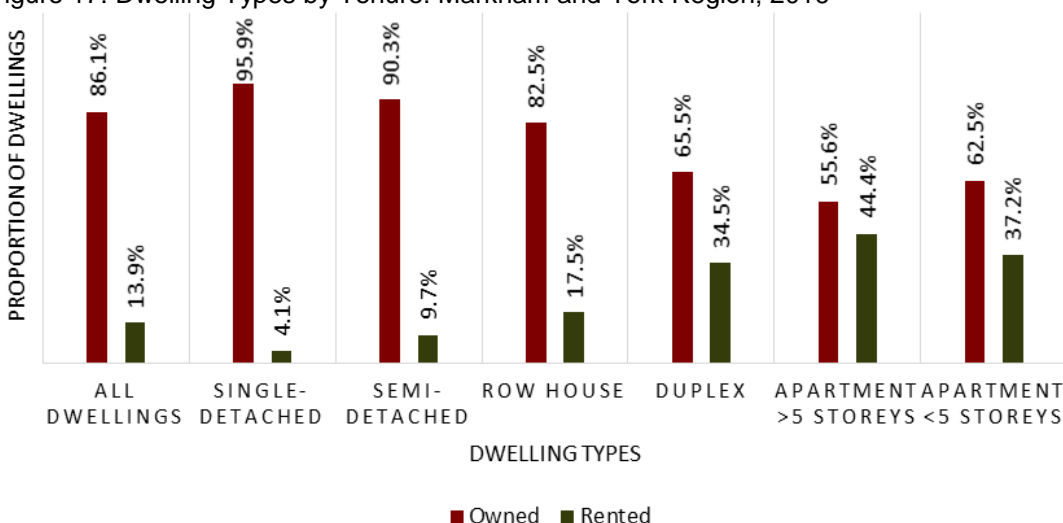
Figure 16: Proportion of Dwellings: Markham; 2016



Source: Statistics Canada Custom Tabulations: 2016

As previously discussed, only 13.9% of all dwellings in Markham are rented. Among the different dwelling types, apartments with five or more storeys have the largest share of dwellings which are rented (44.4%). Apartments with five or more storeys also saw the highest rate of increase; increasing by 119.9% from 2006 to 2016.

Figure 17: Dwelling Types by Tenure: Markham and York Region; 2016



Source: Statistics Canada Custom Tabulations: 2016

Housing Starts and Completions by Tenure²⁰

As previously mentioned, in 2016, 86.1% of all dwellings in Markham were owned; down from 88.7% in 2006. The focus on home ownership is expected to continue in the near future as 42.5% of all housing starts in Markham in 2018 were ownership dwellings and 57.5% were condominium tenure. There were no rental dwelling starts in Markham in 2018. In comparison, in 2006, ownership and condominium housing starts made up 99.6% of all housing starts in Markham while rental housing starts made up less than 1% (0.4%) of all housing starts in Markham.

Housing completions data from CMHC shows that there were no rental housing starts in Markham in 2017. All the housing completions in 2017 were for owned dwellings.

3.2 Non-Market Housing Supply

Non-market housing is made up of dwellings that are both temporary and permanent and which are provided by non-profit organizations and government agencies. Monthly rent rates for permanent units are geared-to-income or set at below-market levels. The Regional

²⁰ CMHC reports on housing starts and completions based on the intended market, which is the tenure in which the unit is being marketed. This includes a freehold unit where the owner owns the dwelling and lot outright and is referred to as “ownership” or “ownership tenure” in this report. A condominium is an individual dwelling unit which is privately owned but where the building and/or land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of dwelling. Rental tenure refers to dwellings which were constructed for rental purposes.

Municipality of York, as the Service Manager, is responsible for administering and funding subsidized housing throughout the Region.

3.2.1 Emergency Shelters and Transitional Housing

The need for emergency shelter and transitional housing units is driven by many factors such as family break-up, loss of a job, illness, domestic violence, or recent release from the correctional system. While these factors contribute to the need for emergency and transitional housing in a community, in general, the primary factors which influence the need for these types of housing are poverty and a lack of permanent affordable housing. As such, while there will always be a need for emergency and transitional housing, efforts should be focused on increasing the supply of permanent affordable housing and the necessary support services to keep people housed.

The following table shows the emergency shelters available to all York Region residents, including Markham residents. While not all of these facilities are located in Markham, they are all open to Markham residents. The data show there were a total of 316 shelter beds in York Region in 2018. In comparison, in 2009, there were a total of 231 emergency shelter beds in York Region.

Table 8: Emergency Shelters: York Region; 2018

Agency/Shelter Name	Target Population	Beds
Leeder Place Family Shelter	Families	60
Porter Place Men's Shelter	Men	30
Inn from the Cold	Men and Women	30
Mosaic Interfaith Out of the Cold	Men and Women	31
Belinda's Place	Women	28
Yellow Brick House Women's Shelter	Women and Children	41
Sandgate Women's Shelter	Women and Children	40
The Youth Hub	Youth (16-26)	14
Sutton Youth Services	Youth (16-26)	16
360° kids	Youth (16 - 26)	14
Kevin's Place	Youth (16-26)	12
Total	316	
<i>Source: Data provided by the Regional Municipality of York</i>		

The following table shows the transitional housing options available for all York Region residents, including Markham residents. The data show there were a total of 30 transitional housing units in York Region in 2018. In comparison, in 2009, there were a total of 36 transitional housing units in York Region.

Table 9: Transitional Housing Units: York Region; 2018

Agency Name	Target Population	Units
Belinda's Place	Women	9 Units
The Youth Hub	Youth (16-26)	11 Units
Sutton Youth Shelter	Youth (16-26)	10 Units
Total	30 Units	

Source: Data provided by the Regional Municipality of York

3.2.2 Supportive Housing

Supportive housing is permanent housing which includes appropriate accessibility design features and support services to allow people with unique needs to live independently.

Housing with Supports

The Region offers housing with supports (formerly domiciliary hostels) which include housing and daily meals for people who need supervision of their daily living activities. The Region also offers financial assistance for people who cannot afford the full cost of living in these homes. There are a total of 22 homes in York Region and these are located in Aurora, East Gwillimbury, Georgina, and Newmarket.

Supportive Housing

Within York Region, there are a number of organizations which provide housing with supports to individuals with frail health, physical disabilities, mental health issues or developmental disabilities. A total of 266 supportive units have been identified of which 42.8% (114 units) were located in Markham. A total of 39 units were available for older adults/seniors with physical or cognitive disabilities, 104 units for individuals with developmental disabilities, 114 for individuals with either physical or developmental disabilities and 9 for households with acquired brain injury.

Table 10: Supportive Housing Units by Location and Mandate: York Region; 2018

	Agency	Type	Target Population	Units
Richmond Hill	Reena	Independent living apartments	Individuals with developmental disabilities	60
	March of Dimes Canada	Independent living apartments	Independent living units for seniors with cognitive disabilities	13
	March of Dimes Canada	Independent living apartments	Individuals with acquired brain injury	9
	March of Dimes Canada	Independent living apartments	Individuals with developmental disabilities	14
Thornhill	Hesperus Village	Independent living apartments	Older adults with disabilities	26
Markham	Participation House	Group homes/independent living apartments	Individuals with developmental and physical disabilities	114
Various	Reena	Group homes	Individuals with developmental disabilities	30
Total				266

Source: Healthline 2018

Seniors Housing

There are a total of 3,721 seniors housing or retirement home²¹ spaces in 33 residences²² in York Region. In 2017, a total of 3,853 residents were living in these spaces, which represents a 5.0% capture rate²³.

The vacancy rate for these spaces was 6.0% in 2018; down from 9.1% in 2017. This high vacancy rate may be partly due to the fact that the average rent for these spaces was \$4,464 in 2018, up slightly from \$4,373 in 2017. Of all the spaces in York Region, only 0.5% had rents of \$2,500 or less while 66.9% have rents of \$4,000 or more. These rents do include at least one meal and

²¹ Seniors housing refers to facilities which have at least one unit that is not subsidized, be in operation for at least one year, have at least ten rental units, offer an on-site meal plan, not offer high levels of health care (defined as 1.5 hours or more of care per day) to all its residents (so nursing homes and long term care homes are not included), offer rental units (life lease units and owner-occupied units are not included), and have at least 50% of its residents who are 65 years or older.

²² Please note that some of these residences may already be included in the supply of supportive housing in the previous section.

²³ The capture rate is the ratio of the total number of residents living in the survey universe divided by the estimated population aged 75 years and older. The population 75 years and older is used as the majority of seniors living in these residences are aged 75 years and older.

some light supports but, they would not be affordable to a large proportion of the senior population in Markham and York Region²⁴.

The following table shows the seniors housing/retirement homes that are located in Markham. These represent 17.9% of all the seniors housing/retirement home spaces in York Region. In comparison, 30.8% of all seniors in York Region live in Markham.

Table 11: Seniors Retirement Homes: Markham; 2019

Organization	Units
Chartwell Rouge Valley Retirement Residence	89
Sunrise of Unionville	98
Bethany Lodge - Bethany Manor - Retirement Home	40
Amica at Unionville	150
Amica Swan Lake	116
Revera - Glynnwood retirement residence	175
Total Units	668

Source: Accessed from: centralhealthline.ca and phone calls

Long Term Care Homes

A long-term care home is permanent accommodation for people who need 24-hour nursing and personal care with on-site supervision or monitoring to ensure their safety, and who have care needs that cannot be safely met in the community through community-based services and/or in home supports²⁵. People who need long term care are placed through Community Care Access Centres (CCAC) administered by the province.

Similar to the findings in 2010, there are 776 long term care beds in Markham in 2018. Accommodation rates for long term care range from \$1,848.73 per month for basic accommodation to about \$2,640.78 for private accommodation. The province provides a subsidy if a person does not have enough income to pay for the basic rate²⁶

²⁴ Canada Mortgage and Housing Corporation (2018). Seniors Housing Report. Accessed from: <https://eppdscrmssa01.blob.core.windows.net/cmhcprodcontainer/sf/project/cmhc/pubsandreports/seniors-housing-report/2018/seniors-housing-report-on-65981-2018-en.pdf?sv=2017-07-29&ss=b&srt=sco&sp=r&se=2019-05-09T06:10:51Z&st=2018-03-11T22:10:51Z&spr=https,http&sig=0Ketq0sPGtnokWOe66BpqguDljVgBRH9wLOCg8HfE3w%3D>

²⁵ Queen's Printer for Ontario (2018). Long-Term Care Overview. Accessed from: <https://www.ontario.ca/page/find-long-term-care-home#section-3>.

²⁶ Queen's Printer for Ontario (2018). Long-Term Care Rates. Accessed from: <https://www.ontario.ca/page/get-help-paying-long-term-care>

Table 12: Long-Term Care Rates: Ontario; July 2018 - July 2019

Type of accommodation	Daily rate	Monthly rate
Long-stay Basic	\$60.78	\$1,848.73
Long-stay Semi-private	\$73.27	\$2,228.63
Long-stay Private	\$86.82	\$2,640.78
Short-stay	\$39.34	N/A
Source: Province of Ontario 2018		

Support Services

In addition to housing with supports, there are a number of community agencies in York Region and Markham which provide support services to assist individuals and families. These agencies provide a range of services, including assistance with searching for housing, eviction prevention, legal assistance, referrals to housing and other support services, food banks, clothing and furniture banks, life skills training, employment supports, and counselling.

3.2.3 Community Housing

Community housing (also referred to as subsidized housing) refers to housing which has received some form of subsidy from the City, Region or other levels of government. These units are provided by community non-profit organizations, cooperative housing providers, as well as the Regional Municipality of York through Housing York Inc. The Region funds and administers 6,773 social and affordable housing units owned by more than 40 non-profit and community housing providers, including Housing Services Act providers, federal non-profit providers, and CHP/IAH (Canada-Ontario Affordable Housing Program/Investment in Affordable Housing) housing providers. About 70% of these units are subsidized and accessed from the Region's centralized wait list. These subsidies include rental subsidies under the different programs outlined below. These subsidies allow the housing provider to charge rents which are geared to the household's income (i.e. about 30% of household income) or, at least, below the average market rent.

The different types of community/subsidized housing in York Region are as follows²⁷.

²⁷ The Regional Municipality of York (2018). About Subsidized Housing. Accessed from: <https://www.york.ca/wps/portal/yorkhome/support/yr/housing/aboutsubsidizedhousing>

Non-Profit Housing

Non-profit housing is owned and operated by community-based, non-profit organizations such as faith groups and service clubs. They are either self-managed or managed through a property management company. Non-profit housing can be a mix of subsidized and market rent units.

Co-operative Housing

Co-operative housing are collectively owned and managed by the people who live in them. Residents living in co-ops are called members. A board of directors is elected among the members of a co-op.

Housing York Inc.

Housing York Inc. is York Region's housing corporation. It owns and operates 2,600 subsidized and market rent housing units across York Region. Housing York Inc. also works with community agencies to provide support and services to some Housing York tenants. Some of these community agencies include: Canadian Hearing Society, Canadian Mental Health Association, Community Care Access Centre, Community Home Assistance to Seniors, Community Living Newmarket/Aurora District, March of Dimes, LOFT Community Services, York South Community Living.

Rent Supplement Units

York Region has rent supplement agreements with various private landlords. Rent supplement tenants pay a rent which is based on about 30% of their income. The Region pays the landlord the difference between the tenant's subsidized rent and the market rental cost of the unit.

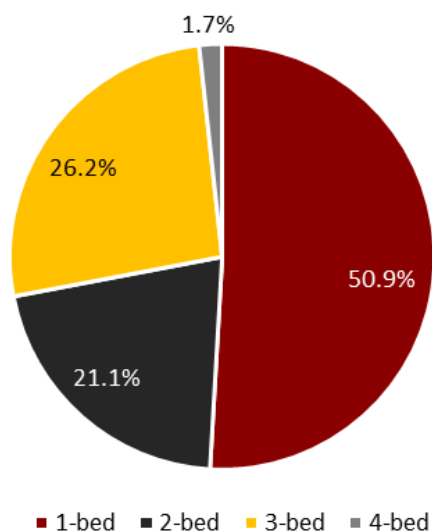
Number of Units

There are about 4,500 subsidized housing units²⁸ in York Region and about 15% of these units are located in Markham (equating to about 680 subsidized units). There are also about 410 market-rate units in subsidized buildings in Markham in addition to the 680 subsidized units. Of the 680 subsidized units, 57.6% are for families and 42.4% are for seniors.

Of the total 1,090 units (which includes subsidized and market-rate units) in subsidized buildings, half (50.9%) are one-bedroom units, just over a quarter (26.2%) are three-bedroom units, 21.1% are two-bedroom units, and 1.7% are units with four or more bedrooms.

²⁸ Please note that numbers for subsidized housing units are approximate based on housing provider subsidy targets for 2019 and include RGI units and rent supplement units in subsidized housing buildings.

Figure 18: Proportion of Units in Subsidized Buildings by Unit Size: Markham; 2018



Source: Regional Municipality of York

There are also a total of 458 subsidized units in AHP/IAH buildings throughout York Region. These include Regional Rent Assistance units and Tiered Rent units at the Richmond Hill Hub. Of these subsidized units in AHP/IAH buildings, 60 subsidized units are located in Markham.

Of the total AHP/IAH units in Markham, almost half (46.7%) are one-bedroom units, two- and three bedroom units each have 21.7%, and units with four or more bedrooms make up 10.0%. When compared to the wait list for these units, the current breakdown of units in subsidized buildings and AHP/IAH buildings is a good match. The majority of applicants on the wait list require one-bedroom units and the smallest proportion require 4+-bedroom units.

There are also rent supplement units in York Region and Markham. There are a total of 485 rent supplement units in York Region and 80 units in Markham. These rent supplements include units in AHP/IAH buildings.

Demand for Community Housing Units

York Region Housing Services manages the Region's centralized wait list for the subsidized rental housing units in York Region. As of December 31, 2018, there were 16,237 households on this wait list. Of all these households on the wait list, 11,726 (72.2%) noted their interest in living in Markham in the application. Of the households who expressed interest in living in Markham, 54.2% were seniors and 45.8% were non-seniors.

The number of applicants on the wait list for subsidized housing in York Region has increased by 176.0% from 5,833 in 2008 to 16,237 in 2018. To compare, the number of households in York Region increased by 29.5% from 2006 to 2016. This suggests that the need for options which

are affordable to households with low and moderate incomes is increasing at a much faster rate than the increase in the overall number of households. This may partly explain the long wait times for these subsidized units. Senior applicants waited an average of 7.8 years while non-senior applicants waited an average of 8.5 years in 2017. Special priority applicants waited an average of 1.7 years in 2017.

Figure 19: Waitlist for Subsidized Housing: York Region; 2008 and 2018



Source: Regional Municipality of York, 2019

In 2017, a total of 301 households were housed in a subsidized unit in York Region and of these, 33 were housed in Markham.

It should be noted that the Region has adopted new income and asset limits as of October 1, 2018. As such, these will impact the number of applicants on the centralized wait list. Regional staff anticipate that these numbers will decrease given the new income and asset limits. Prior to October 1, 2018, any applicant who meets the general eligibility criteria outlined in the Housing Services Act was placed on the wait list regardless of their income or assets.

Units under Development

The Region is currently working with Unionville Home Society (UHS) and Minto Communities on a master plan to redevelop the UHS campus to include an affordable rental building for seniors which will be owned and operated by Housing York Inc. as well as a new Minto Communities townhouse development. The proposed 11-storey Housing York Inc. building will include 260 apartments for seniors, a public community centre and a senior's hub. This project is expected to be completed in 2021²⁹. Markham Inter-Church Committee for Affordable Housing (MICAH) is also building a 32-unit building for seniors in Markham. Most of these units (25 units) will be one-bedroom units and another five units will be accessible barrier-free units for seniors with disabilities. The remaining two units are designated for the use of 360 Kids³⁰. All of these units will be rented at 80% Average Market Rent.

²⁹ The Regional Municipality of York (2018). New Developments and Proposed Projects. Accessed from: <https://www.york.ca/wps/portal/yorkhome/support/yr/housing/aboutsubsidizedhousing>

³⁰ Water Street Project. Accessed from: <https://www.micahinmarkham.ca/index.php/our-community/water-street-project>

3.2.4 Housing Stability

In addition to providing actual housing units, the Regional Municipality of York provides assistance to help people stay in their homes.

Home Repair Program

This program offers grants of up to \$7,500 with a lifetime maximum of \$15,000 to home owners with low and moderate incomes who need critical repairs or renovations to their homes to make them accessible. These include ramp installations, grab bars, converting to walk-in showers, porch lifts, interior stair lifts, urgent repairs to roofs, and repairs or replacement of furnaces. Households with incomes of not more than \$79,697 may be eligible³¹.

Housing Stability Program

People who are on Ontario Works or the Ontario Disability Support Program who are behind on their rent, mortgage or utility payments can receive supports from the Housing Stability Program for preventing a utility cut off; preventing an eviction due to unpaid rent; last month's rent deposit; moving and storage costs; utility deposits and reconnection costs; and household items.

To be eligible, applicants have to be receiving assistance from the Ontario Works or Ontario, live in York Region, be homeless or at risk of homelessness, and have not received benefits from this program within the last three years.

Homelessness Prevention Program

This program provides a one-time assistance to York Region households with low and moderate incomes who are homeless or at risk of homelessness and who are not receiving Ontario Works or Ontario Disability Support Program benefits. Applicants may receive assistance for the following once every three years.

- First and last month's rent
- Rental arrears
- Utility arrears
- Utility security deposit
- Utility reconnection fees

³¹ The Regional Municipality of York (2018). Home Repair Program. Accessed from: <https://www.york.ca/wps/portal/yorkhome/support/yr/housing/aboutsubsidizedhousing>. Please note that this income limit is for 2018. There will be a new income limit for 2019.

- Moving costs
- Assistance with mortgage payments (including mortgage arrears)
- Replacement costs for identification
- Compensation for urgent medical needs
- Landlord and tenant medication.

Applicants have to have gross household incomes based on the income cut-offs identified on the Region's website and based on Statistics Canada's low income cut-offs.

3.2.5 Student Housing

Seneca College has a campus in Markham, indicating student housing, particularly those living off-campus, impacts the overall need in Markham. Students attending the Markham campus are provided with off campus housing at the Newnham residence where direct transportation provided by the college allows students to reach the Markham campus. The Newham residence has 1,110 beds and accepts students from every Seneca campus. An intercampus shuttle service travels between Newham and the other campuses. However, these residences are not nearly enough for all the students studying at the Markham campus and many students are likely living in off-campus rental units. Similarly, there are plans to house some students from York University in off-campus rental units, including rented condominium apartments.

3.3 Market Housing

The majority of housing units in a community are private market housing units and include both rental and ownership units.

3.3.1 Private Rental Market

Rental housing fulfills a number of important roles in the housing market in a community. It offers a flexible form of accommodation, provides relief from day-to-day maintenance, and often provides more modest-sized units. In addition, rental housing is generally more affordable compared to ownership housing. In most cases, rented dwellings tend to have lower monthly costs and only require the first and last months' rent as deposit. The flexibility and affordability of rental housing is ideal for some households, such as seniors wishing to downsize or who are on a fixed income, young adults starting their careers, people living alone, and the more mobile workforce/contract workers who do not want the expense of buying and selling a house each time they move for a new contract.

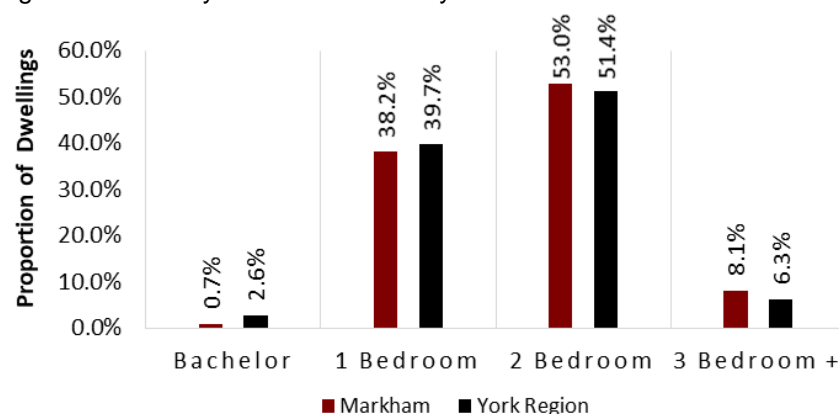
The private rental market in a community is generally made up of the primary or purpose-built rental market and the secondary rental market. The primary rental market includes all self-contained rental units where the primary purpose of the structure is to house tenants. The primary rental market includes purpose-built rental apartments and town houses. CMHC reports on the primary rental market in a community although the rental market survey that CMHC conducts only includes structures with three or more units.

The secondary rental market represents self-contained units which were not built specifically as rental housing but are currently being rented out. These units include rented single-detached, semi-detached, row/town houses, duplex apartments, rented condominium units, and one or two apartments which are part of a commercial or other type of structure.

Primary Rental Market

According to CMHC, there were 1,627 primary rental units in Markham in 2018. More than half of these units (53.0%) were two-bedroom units and 38.2% were one-bedroom units. Less than one percent (0.7%) were bachelor units and 8.1% were units with three or more bedrooms. Most of these units (1,619 units) were built between 1960 and 1979. Furthermore, the majority (1,473 units or 92.9%) are units in buildings with fifty or more units. It should be noted that the total number of primary rental units in Markham decreased by 22.1% (461 units) from the previous year (2,088 in 2017). This decrease in units may be due to a number of reasons, including units being taken off the market for repairs and renovations and units being converted to other forms of tenure. CMHC data shows that 460 units were built in Markham in 2000 or later. This seems to be the same number of units that were added to the supply of primary rental units in 2017 and then removed the following year.

Figure 20: Primary Market Universe by Unit Size: Markham and York Region; 2018

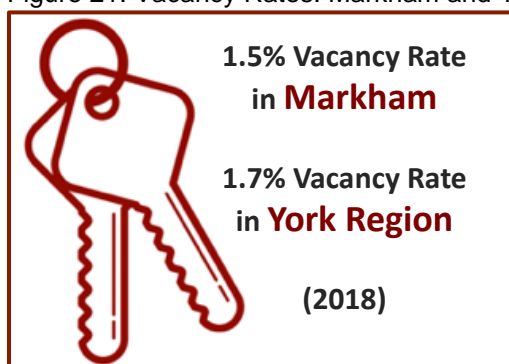


Source: Canada Mortgage and Housing Corporation 2018

Vacancy Rates

A vacancy rate of 3.0% is generally accepted as a 'healthy' vacancy rate, indicating a balance between the supply of rental housing and the need for rental housing. In 2018, the vacancy rate for units in the primary rental market in Markham was 1.5%; up slightly from 0.9% in 2017. Similarly, the vacancy rate for York Region was 1.7%; up from 1.3%³². Except for 2015 where the vacancy rate in Markham reached 2.3%, the total vacancy rate has been less than 2% since 2010. This indicates a significant need for purpose-built rental housing. In addition to the fact that there are very few purpose-built rental units in Markham, CMHC noted that the rising cost of home ownership in the Greater Toronto Area (which includes Markham) has resulted in a rising demand for rental units³³.

Figure 21: Vacancy Rates: Markham and York Region; 2018



Source: Canada Mortgage and Housing Corporation 2018

Average Market Rent

In 2018, the average market rent (AMR) for all units in the primary rental market was \$1,337. The AMR for one-bedroom units was \$1,213; \$1,408 for two-bedroom units; and \$1,538 for three-bedroom units.

The total AMR for Markham increased by 20.3% from 2005 to 2015. In comparison, the consumer price index (CPI) for Ontario increased by 18.3% from 2005 to 2015. Furthermore, the AMR increased by 11.7% from 2015 to 2018 whereas the CPI increased by only 5.4% during the same time period. This shows that the AMR is increasing faster than inflation. This may be partly due to the very limited supply of purpose-built rental units compared to the significant need for these units.

³² CMHC (2018). Rental Market Report: Greater Toronto Area.

³³ CMHC (2018). Rental Market Report: Greater Toronto Area.

Table 13: Primary Market Average Rents Over Time Compared to CPI: Markham and York Region; 2005 - 2018

		2005	2015	2018	% Change 2005 - 2015	% Change 2015 - 2018	Canada CPI Change
Markham	Bachelor	\$625	**	**	**	**	% CPI Change 2005 - 2015: 18.3%
	1 Bedroom	\$903	\$1,092	\$1,213	20.9%	11.1%	
	2 Bedrooms	\$1,037	\$1,257	\$1,408	21.2%	12.0%	
	3 Bedrooms +	\$1,239	\$1,401	\$1,538	13.1%	9.8%	
	Total	\$995	\$1,197	\$1,337	20.3%	11.7%	
York Region	Bachelor	\$625	\$833	\$897	33.3%	7.7%	% CPI Change 2015 - 2018: 5.4%
	1 Bedroom	\$903	\$1,091	\$1,151	20.8%	5.5%	
	2 Bedrooms	\$1,037	\$1,262	\$1,344	21.7%	6.5%	
	3 Bedrooms +	\$1,218	\$1,441	\$1,522	18.3%	5.6%	
	Total	\$978	\$1,189	\$1,269	21.6%	6.7%	

Source: Canada Mortgage and Housing Corporation 2005 – 2018

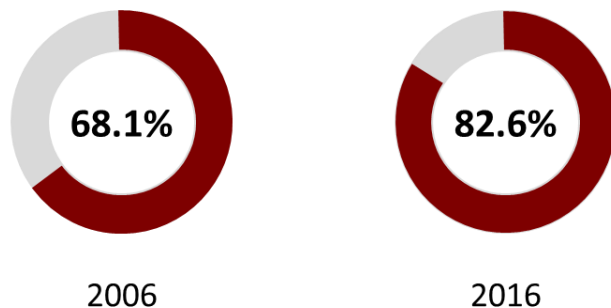
Secondary Rental Market

According to Statistics Canada data, there were 14,195 renter households in Markham in 2016. CMHC data shows that there were 1,646 rental units in the primary rental market in Markham in 2016. Data provided by the Region shows that there are about 820 subsidized units³⁴ in Markham. This suggests that about 11,724 renter households (82.6% of all renters) were living in secondary rental units in Markham. The analysis on dwelling types by tenure earlier in this section of the report shows that most of these renter households live in apartments with more than five storeys, apartments with less than five storeys, and duplex apartments.

In 2006, there were a total of 8,555 renter households in Markham and 1,638 units in the primary rental market. This suggests that in 2006, about 5,828 renter households (68.1% of all renters) lived in the secondary rental market.

³⁴ This estimate is for 2018 and includes subsidized units in Housing York Inc. buildings, community non-profit buildings, and AHP/IAH buildings as well as rent supplement units in private rental buildings.

Figure 22: Proportion of Renter Households Living in the Secondary Rental Market: Markham; 2006 and 2016



Source: Statistics Canada Custom Tabulation Data, 2006 and 2016; and Canada Mortgage and Housing Corporation, 2018; York Region data on subsidized units; Town of Markham Affordable and Special Needs Housing Strategy: Background Report, 2010

While the secondary rental market is a good option, particularly for households who prefer to live in ground-oriented units, it is not as stable as the primary rental market as it is easier for landlords to remove these units from the market. In addition, other than secondary suites which usually have more affordable rents, rents for units in the secondary rental market are generally higher than rents for units in the primary/purpose-built rental market.

While CMHC does not report on condominium units which are being rented out in Markham, it does show that in 2018, there were 11,620 condominium units being rented out in York Region; making up 28.3% of all the condominium units in York Region. However, demand for these units were also quite high as shown by a 0.8% vacancy rate in 2018; down from 0.9% in 2017³⁵.

The Toronto Real Estate Board reports on condominium apartments which are currently being rented out. As of the fourth quarter of 2018, there were a total of 413 condominium apartment units available for rent in Markham and a total of 272 had been leased as of the same time period.

Secondary suites³⁶ are also a part of the secondary rental market if they are rented out. As of October 2018, there were 732 suites on Markham's secondary suite registry.

Average Market Rent

The total AMR of rental condominium apartments in York Region in 2018 was \$2,001. Two-bedroom units had rents at \$2,161 while one-bedroom units had an AMR of \$1,685. These are significantly higher than the average rents for units in the primary rental market as noted above.

³⁵ CMHC (2018). Rental Market Report: Greater Toronto Area.

³⁶ Secondary suites or second units are self-contained dwelling units located within a single detached, semi-detached or townhouse. Secondary suites include basement apartments.

Figure 23: Average Market Rents in the Primary and Secondary Rental Market: York Region; 2018

\$1,267	\$2,001
Primary Rental Market	Secondary Rental Market

Source: CMHC Rental Market Report (2018). Greater Toronto Area.

This is further supported by TREB data on the average lease rates for condominium apartments which are being rented out in Markham. As the following graph shows, the difference between the average market rents in the primary and secondary markets range from \$651 (42.3%) for a one-bedroom unit to \$875 (47.4%) for a two-bedroom unit to \$1,112 (53.1%) for a three-bedroom unit.

Figure 24: Average Market Rents in the Primary and Secondary Rental Market: Markham; 2018

Average Lease Rate for Condominium Apartments		Average Market Rent for Purpose-Built Apartments	
\$1,533	\$1,864	\$1,337	\$1,213
Bachelor	1-Bedroom	Total	1-Bedroom
\$2,283	\$2,650	\$1,408	\$1,538
2-Bedroom	3-Bedroom	2-Bedroom	3-Bedroom

Source: TREB Rental Market Report, Fourth Quarter 2018 and CMHC Rental Market Report (2018). Greater Toronto Area.

Note: The average lease rate refers to the average lease rate for firm lease transactions entered into the TREB MLS system between the first and last day of the reporting period.

3.3.2 Market Ownership Housing

Home ownership is a valuable form of personal investment and is often viewed as the most important way to build person assets. For many households, home ownership is the ideal form of housing and can offer a form of investment, security of tenure, and quality in accommodation.

Average House Price

In 2016, there were 88,230 owned homes in Markham, making up 86.1% of all dwellings in Markham. According to Toronto Real Estate Board (TREB) data, the average resale price of these owned homes in 2018 was \$913,500, down by 14.6% from \$1,070,241 in 2017. Similarly, the average house price in York Region decreased by 13.6% from 2017 to 2018. However, it should be noted that while average house prices decreased in 2018, this is likely a market

correction rather than an overall trend giving that the average house prices in 2018 are still higher than the average house prices in 2016.

Among the different dwelling types, condominium apartment had the lowest average resale price in 2018 at \$494,767. In comparison, the average resale price for townhouses was \$752,586, \$840,655 for semi-detached dwellings, and \$1,198,854 for single detached dwellings³⁷.

3.4 Supply by Affordability

Housing is said to be affordable if the household spends no more than 30% of its household income on housing costs. This section discusses the housing supply in Markham which is affordable to households with low, moderate and high incomes.

3.4.1 Ownership Housing Supply by House Price

The data on the current supply of owned dwellings by the affordable house prices³⁸ based on tax assessment data provided by the City shows that most units (84.0%) in Markham are only affordable to households with high incomes³⁹, who make up 40.0% of all households in Markham, unless the household spend more than 30% of their income on housing costs or unless they have a down payment greater than 5% of the purchase price. Households with moderate incomes, who make up 30% of all households in Markham, can only afford 15.6% of the current supply of ownership housing. Only 0.4% (350 units) of the owned housing supply is affordable to households with low incomes.

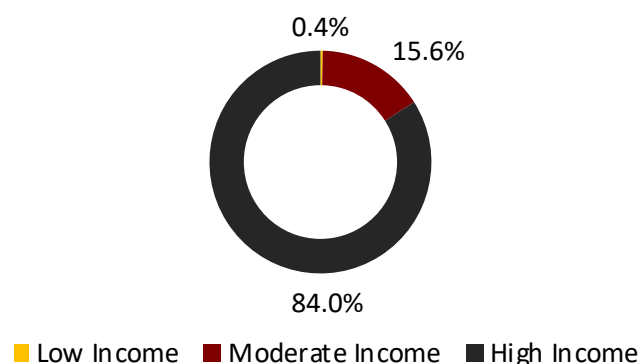
Most of these units which are affordable to households with low incomes are condominium apartments with only one single detached dwelling included in this category. The tax assessment data shows that a total of 15,636 owned units are affordable to households with moderate incomes. Almost all of the units which are affordable to households with incomes in the 4th and 5th income deciles are condominium apartments. Other dwelling types (9.9% of row/townhouses and 3.2% of semi-detached dwellings) are only affordable to households with incomes in the 6th income decile.

³⁷ TREB 2018 Market Watch Data provided by the Regional Municipality of York.

³⁸ These are calculated based on spending 30% of the gross household income on housing costs, annual property tax rate of 0.82%, 25-year mortgage, 5% down payment, and 5.27% interest rate.

³⁹ These are based on Markham household income deciles.

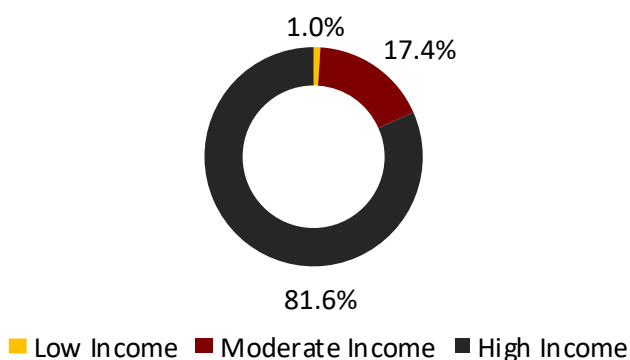
Figure 25: Housing Supply by Markham Household Income Deciles: Markham; 2018



Source: Statistics Canada Custom Tabulations 2016 and City of Markham Tax Assessment Data, 2018

Similarly, using the York Region household income deciles, 81.6% of owned units in Markham are affordable to households with high incomes while only 1.0% are affordable to households with low incomes. Furthermore, almost all of these units which are affordable to households with low incomes are condominium apartment units. Households with moderate incomes can afford 17.4% of all the owned units in Markham but the majority of these units are condominium apartments. Among households with moderate incomes, only those households with incomes in the 6th income decile can afford row/townhouses (22.6% of the supply), semi-detached dwellings (5.7%), and link homes (5.5%).

Figure 26: Housing Supply by York Region Household Income Deciles: Markham; 2018



Source: Statistics Canada Custom Tabulations 2016 and City of Markham Tax Assessment Data, 2018

This data shows that despite the fact that the average resale price in Markham did not increase as much as inflation, house prices, in general, are unaffordable to households with low incomes. There are options for households with moderate incomes but most of these options are condominium apartments, which may not be the most appropriate option for all households, particularly larger households such as households with children. This signals an issue considering 40.4% of all households are made up of four or more persons.

3.4.2 New Units Built

The Region collects annual data on the number of ownership and rental units built in all of its local municipalities which are affordable to households with moderate incomes⁴⁰. This data shows of the 2,009 residential units built in Markham in 2017, 44% (884 units) were within the affordable housing threshold, that is, they were affordable to households with moderate incomes. Of these units, 97.3% (860 units) were high density studio and one-bedroom units and 2.7% (24 units) were ground-oriented units. In comparison, 33% of all units built in York Region in 2017 were affordable to households with moderate incomes and 93.8% of these units were high density units⁴¹.

This shows that while housing units which are affordable to households with moderate incomes are being built in Markham, most of these units are only appropriate for smaller households with one or two people and most of these are in high density buildings⁴². While demographic trends show a shift to smaller households, the majority of households in Markham are still households with three or more persons (61.4% in 2016).

In 2017, only three rental units were built in Markham and these were all secondary suites⁴³. While all three legal secondary suites had rents which were affordable to households with moderate incomes, this is less than what is needed in terms of rental housing in Markham, as discussed in the previous sections.

3.5 Key Findings: Housing Supply

The key findings from the analysis of the housing supply in Markham are as follows.

Markham has a more diverse housing supply compared to York Region as a whole and building trends indicate that Markham's supply will continue to diversify in the near future.

- In 2016, there were a total 102,430 dwellings in Markham. Of these dwellings, just over half (59.3%) were single detached dwellings. The findings in 2010 show that 67.3% of all dwellings in Markham in 2006 were single detached, down from 77.1% in 1996. This suggests that the supply has been diversifying over the last twenty years.
- In comparison, 63.7% of dwellings in York Region were single detached. Markham also had larger shares of apartments with more than five storeys (13.3% vs. 10.3%), duplex

⁴⁰ The Regional Municipality of York (2017). Housing Solutions – 2017 Progress Report.

⁴¹ The Regional Municipality of York (2017). Housing Solutions – 2017 Progress Report. Table 5.

⁴² The Regional Municipality of York (2017). Housing Solutions – 2017 Progress Report. Appendix B, Table 1.

⁴³ The Regional Municipality of York (2017). Housing Solutions – 2017 Progress Report. Appendix B, Table 2.

apartments (5.5% vs. 4.1%), row or townhouses (13.9% vs. 12.5%), and semi-detached dwellings (6.3% vs. 6.2%).

- CMHC data on housing starts in 2018 show that apartment starts made up 52.5% of all housing starts in Markham compared to 6.3% for single detached dwellings and 8.1% for semi-detached dwellings. Furthermore, the proportion of apartment starts increased from 21.4% of all housing starts in Markham in 2006 while the starts for single detached dwellings decreased from 42.1% in 2006.
- Building permit data showed that at the end of September 2018, apartment units made up 60.3% of all approved building permits in Markham while single detached dwellings made up only 3.5%. Row/townhouses made up 29.3% while semi-detached dwellings made up 6.9%.

The number of households on the centralized wait list for subsidized housing as well as the long wait times indicate a need for more rental options which are affordable to households with low incomes.

- There are about 4,500 subsidized housing units⁴⁴ in York Region and about 15% of these units are located in Markham (equating to about 680 subsidized units). Of the subsidized units, 57.6% are for families and 42.4% are for seniors.
- Of the total 1,090 units in subsidized buildings in Markham, half (50.9%) are one-bedroom units, just over a quarter (26.2%) are three-bedroom units, 21.1% are two-bedroom units, and 1.7% are units with four or more bedrooms. When compared to the wait list for these units, the majority of applicants on the wait list require one-bedroom units and the smallest proportion require 4+-bedroom units.
- As of December 31, 2018, there were 16,237 households on this wait list. Of all these households on the wait list, 11,726 noted their interest in living in Markham in the application.
- Senior applicants waited an average of 7.8 years while non-senior applicants waited an average of 8.5 years in 2017. Special priority applicants waited an average of 1.7 years in 2017. While these are long wait times, it should be noted that in 2010, the average wait time for a subsidized unit in York Region was ten years.
- The number of applicants on the wait list has increased by 176% from 5,833 in 2008 to 16,237 in 2018. To compare, the number of households in York Region increased by 29.5% from 2006 to 2016. This suggests that the need for options which are affordable to households with low and moderate incomes is increasing at a faster rate than the increase in the overall number of households.

⁴⁴ Please note that numbers for subsidized housing units are approximate based on housing provider subsidy targets for 2018 and include RGI units and rent supplement units in subsidized housing buildings.

The vacancy rates in the primary rental market as well as the fact that most rented dwellings in Markham are in the secondary rental market indicate a significant need for more purpose-built rental options.

- In 2016, households in Markham owned their homes (86.1%) while only 13.9% rented their homes. According to Statistics Canada data, there were 14,195 renter households in Markham in 2016. CMHC data shows that there were 1,646 rental units in the primary rental market in Markham in 2016. This suggests that about 11,784 renter households (83.0% of all renters) were living in secondary rental units in Markham. While the secondary rental market is a good option, particularly for households who prefer to live in ground-oriented units, it is not as stable as the primary rental market as it is easier for landlords to remove these units from the market. In addition, while secondary suites are usually more affordable, other units in the secondary rental market generally have higher rents.
- In 2018, the vacancy rate for units in the primary rental market in Markham was 1.5%; up slightly from 0.9% in 2017. Similarly, the vacancy rate for York Region was 1.7%; up from 1.3%. However, the vacancy rate in Markham is still below what was reported in the 2010 housing needs assessment (1.6% in 2009) which suggests that the situation has not improved over the last nine years.

Average rents and average house prices are increasing and becoming less affordable to households with low and moderate incomes.

- In 2018, the average market rent (AMR) for all units in the primary rental market in Markham was \$1,337. The AMR for one-bedroom units was \$1,213; \$1,408 for two-bedroom units; and \$1,538 for three-bedroom units.
- The total AMR for Markham increased by 20.3% from 2005 to 2015. In comparison, the consumer price index (CPI) for Canada increased by 18.3% from 2005 to 2015. Furthermore, the AMR increased by 11.7% from 2015 to 2018 whereas the CPI increased by only 5.4% during the same time period. This shows that the AMR is increasing faster than inflation. This may be partly due to the very limited supply of purpose-built rental units compared to the significant need for these units.
- The AMR for rented condominium apartments in Markham are significantly higher (ranging from \$651 to \$1,112 higher) than the AMR for rental units in the primary rental market. In addition, these rents increased by an average of 28.5% from 2015 to 2018 with the highest increase (43.4%) seen in the AMR for bachelor units.
- According to Toronto Real Estate Board (TREB) data, the average resale price of owned homes in Markham in 2018 was \$913,500; down by 14.6% from the previous year. Among the different dwelling types, condominium apartment had the lowest average resale price in 2018 at \$494,767. In comparison, the average resale price for townhouses was \$752,586, \$840,655 for semi-detached dwellings, and \$1,198,854 for single detached dwellings.

Dwellings which are affordable to households with moderate incomes are being built in Markham but most of these are only appropriate for smaller households.

- The Region's monitoring data shows that 2,009 residential units were built in Markham in 2017 and 44% (884 units) were within the affordable housing threshold, that is, they were affordable to households with moderate incomes.
- Of the units which were affordable to households with moderate incomes, 97.3% (860 units) were high density units and 2.7% (24 units) were ground-oriented units. Of the 860 high density affordable units built in Markham, 830 units (96.5%) were one-bedroom units. This shows that while housing units which are affordable to households with moderate incomes are being built in Markham, most of these units are only appropriate for smaller households with one or two people and most of these are in high density buildings. While demographic trends show a shift to smaller households, the majority of households in Markham are still households with three or more persons (61.4% in 2016).

4.0 Housing Affordability

Housing is the largest monthly expenditure for most households in Canada. According to Statistics Canada's Survey of Household Spending, a household's spending on shelter, which includes rent or mortgage payments, repairs and maintenance, property taxes, insurance, and utilities, made up 21.2% of all expenditures by Canadian households in 2015⁴⁵.

Access to affordable, adequate and suitable housing is a pressing concern for many individuals and families. While households with low incomes are much more likely to experience housing affordability issues, increasing house prices and rents have also made housing affordability an issue for some households with moderate incomes.

This section looks at the proportion of households' income which is spent on housing costs as well as what Markham households can afford and how this compares to average house prices and rents. Please note that the following sections analyze the proportion of Markham households based on York Region income deciles.

4.1 Defining Affordable Housing in Markham

The Markham Official Plan⁴⁶ defines **affordable housing** as:

In the case of **ownership housing**, the least expensive of:

- a) Housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low and moderate income households; or
- b) Housing for which the purchase price is at least 10% below the average purchase price for a resale unit in the regional market area;

In the case of **rental housing**, the least expensive of:

- a) A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or

⁴⁵ Statistics Canada (2017). Table 203-0021: Survey of household spending (SHS), household spending, Canada, regions and provinces, annual (dollars), CANSIM.

⁴⁶ Markham 2014 Official Plan, Chapter 11 – Definitions. Accessed from:
https://www.markham.ca/wps/wcm/connect/markham/b793e003-a684-46e7-8897-b5498889fa8a/Official-Plan-Chapter-11-20180409.pdf?MOD=AJPERES&CONVERT_TO=url&CACHEID=ROOTWORKSPACE.Z18_2QD4H901OGV160QC8BLCRJ1001-b793e003-a684-46e7-8897-b5498889fa8a-msj6zlk

- b) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition, “low and moderate income households” means in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for Markham with particular attention to households in the lowest 30% of the income distribution or, in the case of rental housing, households with incomes in the lowest 60% of the income distribution for rental households in Markham with particular attention to the households in the lowest 30% of the income distribution.

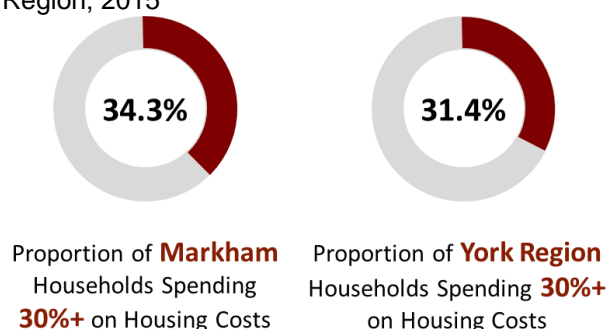
In 2018, this means ownership housing which is priced at a maximum of **\$471,008** for the lowest 60% of the income distribution (also referred to in this report as households with moderate incomes) and a maximum house price of **\$244,551** for the lowest 30% of the income distribution (households with low incomes).

For rental housing, this means rents of no more than **\$1,337** which is the average market rent in Markham.

4.2 Household Income Spent on Housing

In 2015, 34.3% of all households in Markham were spending 30% or more of their gross household income on housing costs compared to 31.4% in York Region. The number of households facing housing affordability issues (i.e. spending 30% or more) increased by 42.0% from 32.2% of all households in 2005. Furthermore, 17.8% of all households in Markham were facing severe housing affordability issues (i.e. spending 50% or more of their gross household income on housing costs) and the number of households facing severe housing affordability issues increased by 57.2% from 2005 to 2015. It should be noted that these increases are greater than the overall increase in the number of households (33.2%) during this same time period.

Figure 27: Proportion of Households Spending 30% or more on Housing Costs: Markham and York Region; 2015

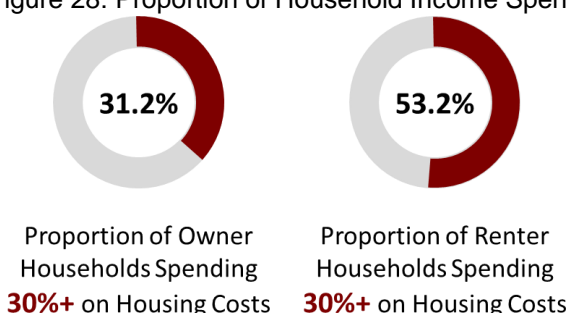


Source: Statistics Canada Custom Tabulations 2016

4.2.1 Income Spent on Housing by Household Tenure

Among home owners, 31.2% were facing housing affordability issues while 53.2% of renters were facing housing affordability issues. The number of owners facing housing affordability issues increased by 36.6% from 29.5% of all owners in 2005. The number of renters facing housing affordability issues saw a much greater rate of increase; increasing by 65.6% from 2005 although the share of renters remained the same (53.3% of all renters in 2005).

Figure 28: Proportion of Household Income Spent on Shelter by Tenure: Markham; 2015



Source: Statistics Canada Custom Tabulations 2016

4.2.2 Income Spent on Housing by Household Income Deciles

As can be expected, households with low incomes are more likely to be facing housing affordability issues, particularly given the very limited supply of rental and ownership housing which is affordable to households with low incomes. As the following table shows, in 2015, 74.1% of Markham households with low incomes were facing housing affordability issues and 49.6% were facing severe housing affordability issues. Even households with moderate incomes had housing affordability issues with 28.9% spending 30% or more and 4.9% spending 50% or more on housing costs. The actual number of these households also increased from 2005 to 2015, with households with low incomes who were facing housing affordability issues increasing at a greater rate than the increase in the number of households overall.

This trend may be partly due to the high rents and house prices, as discussed in the previous section, most of which are not affordable to households with low incomes unless they spend more than 30% of their income on housing costs or have access to a down payment in excess of 5%. In addition, as the discussion in the previous section highlighted, many of the units that are currently being added to the housing stock may not necessarily meet the need. Ground-related

units such as townhouses are being built yet the average price for these dwelling types are not affordable to households with moderate incomes unless they spend more than 30% of their income on housing costs or have a significant down payment to reduce mortgage payments. The more affordable condominium apartment units that are being built are mostly smaller units in high density projects which would not necessarily be suitable for larger households and households with children.

Table 14: Proportion of Households Facing Housing Affordability Issues based on York Region Household Income Deciles: Markham; 2005 and 2015

		Spending 30% or more	Spending 50% or more
Low Income	2005	71.1%	45.0%
	2015	74.1%	49.6%
	% Change	47.1%	55.4%
Moderate Income	2005	30.2%	3.6%
	2015	28.9%	4.9%
	% Change	29.5%	83.9%
High Income	2005	2.9%	0.2%
	2015	3.3%	0.2%
	% Change	40.9%	-23.1%

Source: Statistics Canada, Custom Tabulations, 2006 & 2016

4.2.3 Income Spent on Housing by Household Type

Certain household types are more likely to be facing housing affordability issues. These household types include lone parent households (49.0%), one-person households (53.3%), non-family households with two or more persons (52.1%), Indigenous households (38.9%), immigrant households (37.2%), and youth-led households (82.2%)⁴⁷. As noted in the analysis of household incomes, these households are also more likely to have low incomes. These same household types are also more likely to be facing severe housing affordability issues. Of all the Markham households in 2015, 17.8% were spending 50% or more on housing costs. In comparison, 28.5% of lone parent households, 30.9% of one-person households, 34.5% of non-family households with two or more persons, 19.4% of Indigenous households, 19.5% of immigrant households, and 66.8% of youth-led households were spending 50% or more of their income on housing costs.

Among households with low incomes, certain household types have greater shares who are facing housing affordability issues. These households are couples with children (81.3% of all couples with children with low incomes), lone parent households (79.0%), multiple and other family households (79.0%), non-family households with two or more persons (78.2%), Indigenous households (76.9%), immigrant households (74.1%), and youth-led households (90.4%)⁴⁸.

As noted above, even some households with moderate incomes are facing housing affordability issues, with 28.9% of all households with moderate incomes facing housing affordability issues. Among households with moderate incomes, households with greater shares who are spending 30% or more of their income on housing costs are couples with children (34.0%), multiple and other family households (39.5%), immigrant households (32.1%), and youth-led households (33.3%)⁴⁹.

It should be noted that, except for youth-led households, all the household types with low and moderate incomes who are facing housing affordability issues tend to be larger households. As previously discussed, this may be partly due to the fact that these households tend to require larger dwelling units, which are generally less affordable.

⁴⁷ These proportions represent the share of each household type who is spending 30% or more of their income on housing costs.

⁴⁸ These proportions represent the share of each household type who have low income and is spending 30% or more of their income on housing costs.

⁴⁹ These proportions represent the share of each household type who have low income and is spending 30% or more of their income on housing costs.

Table 15: Households by Type with Low Income Spending 30% or More of Household Income on Shelter: Markham; 2015

74.1% All Low Income Households	81.3% Couples with Children	79.0% Lone Parents
78.2% 2+ Person Non-Family Households	76.9% Indigenous Households	74.1% Immigrant Households
90.4% Youth (24 years or younger)		

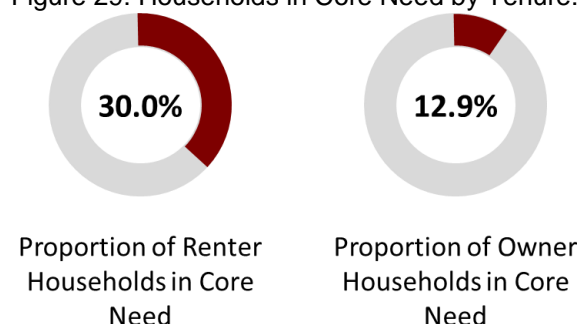
Source: Statistics Canada Custom Tabulations 2016

4.3 Core Housing Need

A household is said to be in core housing need if its housing falls below one of the standards of adequacy, suitability, or affordability⁵⁰ and if it would have to spend more than 30% of its before-tax income to pay the median rent for alternative housing which meets all three standards in the area.

In 2015, 15.3% of all households in Markham were in core housing need; increasing by 45.9% from 14.7% of all households in 2005. Among all owners in 2015, 12.9% were in core need compared to 30.0% of all renters. In 2005, 12.0% of all owners and 38.6% of all renters were in core need.

Figure 29: Households in Core Need by Tenure: Markham; 2015



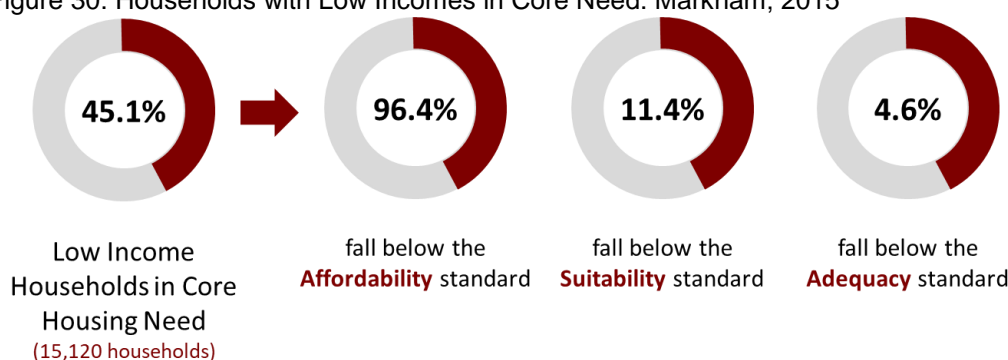
Statistics Canada Custom Tabulations 2016

⁵⁰ According to CMHC, **adequate housing** is housing that does not require any major repairs. **Suitable housing** is housing with enough bedrooms for the size and make-up of the household. **Affordable housing** is housing which costs no more than 30% of a household's income.

4.3.1 Core Housing Need by Household Income Deciles

Among households with low incomes in Markham, 45.1% (15,120 households) were in core housing need in 2015. Most of these households (96.4%) were living in housing that did not meet the affordability standard, 11.4% did not meet the suitability standard, and 4.6% did not meet the adequacy standard. This shows that for households with low incomes, the primary issue is related to the affordability of housing.

Figure 30: Households with Low Incomes in Core Need: Markham; 2015

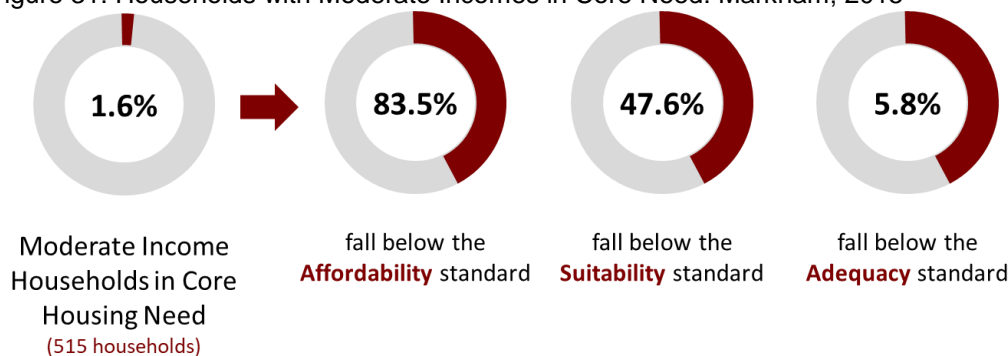


Source: Statistics Canada Custom Tabulations 2016

Note: Proportions add up to greater than 100% as a household can fall below more than one housing standard.

Among households with moderate incomes, 1.6% (515 households) were in core housing need in 2015. Of these households, 83.5% were in housing that did not meet the affordability standard, 47.6% were in unsuitable housing, and 5.8% were in inadequate housing. While a much smaller share of households with moderate incomes were in core housing need compared to households with low incomes, almost half of these households (47.6% or 245 households) were living in housing that did not have enough bedrooms for the size and make-up of the household. This may be partly due to the fact that the majority of units being added to the supply and which are affordable to these households are smaller units.

Figure 31: Households with Moderate Incomes in Core Need: Markham; 2015



Source: Statistics Canada Custom Tabulations 2016

Note: Proportions add up to greater than 100% as a household can fall below more than one housing standard.

4.4 Rental Housing Affordability

The following graphs shows the top range of each renter household income estimated for 2018 and the maximum monthly rent that is affordable for each decile. The affordable rents are then compared to average market rents as reported by CMHC for Markham. It should be noted that the purpose-built rental universe in Markham makes up only 11.6% of the total rented dwellings. As such, these average market rents are based on only 11.6% of the total rental supply.

Incomes for renter households were used in this analysis as renters generally have much lower incomes than owners. In addition, the provincial definition of affordable rental housing is based on renter household incomes.

As the following graph shows, the total average market rent is not affordable to renter households with incomes from the 1st to the 5th income deciles. Only renters with incomes falling within the 6th household income decile or higher can afford the total average market rent without having to spend more than 30% of their income on housing costs. The data also shows that anyone who is working full time and earning the minimum wage⁵¹ would not be able to afford any unit type in Markham.

While renter households with incomes in the 5th income decile can afford the average rent for a one-bedroom unit, renter households would have to have high incomes to be able to afford a three-bedroom unit in Markham. This demonstrates that all renter households with low incomes would require some form of assistance to avoid having to spend too much on housing costs. Furthermore, even renter households with moderate incomes would struggle to afford the average market rent in Markham, particularly if they needed a unit with more than one bedroom.

Table 16: Average Market Rents in the Primary Rental Market Compared to Affordable Rents based on York Region Household Income Deciles: Markham; 2018

		2018	Maximum Affordable Rent	Total	1 Bedroom	2 Bedrooms	3+ Bedrooms
				\$1,337	\$1,213	\$1,408	\$1,538
Low Income	Decile 1	\$14,441	\$361	N	N	N	N

⁵¹ Assuming the person is working 40 hours per week, 52 weeks per year and earning the minimum wage of \$14 per hour.

		2018	Maximum Affordable Rent	Total	1 Bedroom	2 Bedrooms	3+ Bedrooms
				\$1,337	\$1,213	\$1,408	\$1,538
Moderate Income	Decile 2	\$22,180	\$555	N	N	N	N
	Decile 3	\$30,510	\$763	N	N	N	N
	Decile 4	\$39,451	\$986	N	N	N	N
	Decile 5	\$49,707	\$1,243	N	Y	N	N
	Decile 6	\$61,211	\$1,530	Y	Y	Y	N
High Income	Decile 7	\$75,659	\$1,891	Y	Y	Y	Y
	Decile 8	\$95,817	\$2,395	Y	Y	Y	Y
	Decile 9	\$130,312	\$3,258	Y	Y	Y	Y
	Decile 10	\$130,313+	\$3,259+	Y	Y	Y	Y
Minimum wage		\$29,120	\$728	N	N	N	N

Sources: Statistics Canada, Custom Tabulations, 2016. CMHC Housing Information Portal; and SHS Calculations based on spending 30% of income on rent

When the analysis is done using Markham household income deciles⁵², the data shows that renter households would have to have high incomes to afford the total average market rent or the rent for a two-bedroom unit. Renters would need to have incomes in the 8th income decile or higher to afford a unit with three or more bedrooms.

Table 17: Average Market Rents in the Primary Rental Market Compared to Affordable Rents based on Markham Household Income Deciles: Markham; 2018

		2018	Maximum Affordable Rent	Total	1 Bedroom	2 Bedrooms	3+ Bedrooms
				\$1,337	\$1,213	\$1,408	\$1,538
Low Income	Decile 1	\$12,423	\$311	N	N	N	N
	Decile 2	\$20,961	\$524	N	N	N	N
	Decile 3	\$30,597	\$765	N	N	N	N
Moderate Income	Decile 4	\$39,629	\$991	N	N	N	N
	Decile 5	\$50,132	\$1,253	N	Y	N	N
	Decile 6	\$61,488	\$1,537	Y	Y	N	N
High Income	Decile 7	\$76,004	\$1,900	Y	Y	Y	Y
	Decile 8	\$93,910	\$2,348	Y	Y	Y	Y
	Decile 9	\$125,052	\$3,126	Y	Y	Y	Y
	Decile 10	\$125,053+	\$3,127+	Y	Y	Y	Y
Minimum wage		\$29,120	\$728	N	N	N	N

Sources: Statistics Canada, Custom Tabulations, 2016. CMHC Housing Information Portal; and SHS Calculations based on spending 30% of income on rent

⁵² As previously discussed, Markham income deciles are based on household incomes of Markham households while York Region deciles are based on the household income of all households in York Region.

A similar analysis was undertaken using the average market rents for rented condominium apartments in Markham. It should be noted that this data is only based on 272 rented units. However, this analysis shows that units in the secondary rental market are even less affordable to renter households with low and moderate incomes.

As the following table shows, renter households would have to be earning high incomes (i.e. in the 7th renter household income decile) to be able to afford the average market rent for a bachelor or one-bedroom condominium apartment. Renters who require a three-bedroom unit would need an income within the 9th renter household income decile if they were to spend a maximum of 30% of their income on housing costs.

Table 18: Average Market Rents for Rented Condominium Apartments in the Secondary Rental Market Compared to Affordable Rents based on York Region Household Income Deciles: Markham; 2018

		2018	Maximum Affordable Rent	Bachelor \$1,533	1 Bedroom \$1,864	2 Bedrooms \$2,283	3 Bedrooms \$2,650
Low Income	Decile 1	\$14,441	\$361	N	N	N	N
	Decile 2	\$22,180	\$555	N	N	N	N
	Decile 3	\$30,510	\$763	N	N	N	N
Moderate Income	Decile 4	\$39,451	\$986	N	N	N	N
	Decile 5	\$49,707	\$1,243	N	N	N	N
	Decile 6	\$61,211	\$1,530	N	N	N	N
High Income	Decile 7	\$75,659	\$1,891	Y	Y	N	N
	Decile 8	\$95,817	\$2,395	Y	Y	Y	N
	Decile 9	\$130,312	\$3,258	Y	Y	Y	Y
	Decile 10	\$130,313+	\$3,259+	Y	Y	Y	Y
Minimum wage		\$29,120	\$728	N	N	N	N
Sources: Statistics Canada, Custom Tabulations, 2016. TREB Rental Market Report Q4; and SHS Calculations based on spending 30% of income on rent							

Similarly, when the analysis is done based on Markham household income deciles, renter households in the 6th renter household income decile would be able to afford the average rent for a bachelor unit but all other units would require high incomes (i.e. in the 7th renter household income decile or higher).

Table 19: Average Market Rents for Rented Condominium Apartments in the Secondary Rental Market Compared to Affordable Rents based on Markham Household Income Deciles: Markham; 2018

		2018	Maximum Affordable Rent	Bachelor \$1,533	1 Bedroom \$1,864	2 Bedrooms \$2,283	3 Bedrooms \$2,650
Low Income	Decile 1	\$12,423	\$311	N	N	N	N
	Decile 2	\$20,961	\$524	N	N	N	N

Moderate Income	Decile 3	\$30,597	\$765	N	N	N	N
	Decile 4	\$39,629	\$991	N	N	N	N
	Decile 5	\$50,132	\$1,253	N	N	N	N
	Decile 6	\$61,488	\$1,537	Y	N	N	N
High Income	Decile 7	\$76,004	\$1,900	Y	Y	N	N
	Decile 8	\$93,910	\$2,348	Y	Y	Y	N
	Decile 9	\$125,052	\$3,126	Y	Y	Y	Y
	Decile 10	\$125,053+	\$3,127+	Y	Y	Y	Y
Minimum wage		\$29,120	\$728	N	N	N	N

Sources: Statistics Canada, Custom Tabulations, 2016. TREB Rental Market Report Q4; and SHS Calculations based on spending 30% of income on rent

Secondary suites are also part of the secondary rental market and, in general, they are more affordable than rented condominium apartments or ground-related units. The York Region Monitoring Report for 2017 shows that there were three legal secondary suites built in Markham in 2017 and these were affordable to households with incomes in the 4th income decile (maximum of \$81,800 in 2018). However, given that renters have lower incomes, this income level would actually equate to about the 8th renter income decile. This means that even secondary suites, at least the new ones being built, are still not affordable to renters with low and moderate incomes.

4.5 Ownership Housing Affordability

The following chart shows the top range of each income decile (based on total household income decile) estimated for 2018 as well as the house price that each decile can afford, assuming they only spend 30% of their income on housing costs and have a 5% down payment. As the graph shows, only households with incomes in the 9th and 10th income decile can afford the total average resale house price in Markham as well as the average prices for semi-detached dwellings and row/townhouses. The average price of a single detached dwelling is only affordable to households with incomes in the 10th income decile. The average price of condominium apartments is affordable to households with high incomes but not to households with moderate incomes unless they have a down payment which is greater than 5% of the purchase price.

Table 20: Average Resale House Prices in Markham Compared to Affordable House Prices based on York Region Household Income Deciles: Markham; 2018

		2018 Household Income	Maximum Affordable House Price	Total	Detached	Semi-detached	Row/Town	Condo Apartment
				\$913,500	\$1,198,854	\$840,655	\$752,586	\$494,767
Low Income	Decile 1	\$29,100	\$112,081	N	N	N	N	N
	Decile 2	\$45,987	\$177,120	N	N	N	N	N
	Decile 3	\$63,494	\$244,551	N	N	N	N	N
Moderate Income	Decile 4	\$81,800	\$315,057	N	N	N	N	N
	Decile 5	\$101,148	\$389,576	N	N	N	N	N
	Decile 6	\$122,290	\$471,008	N	N	N	N	N
High Income	Decile 7	\$147,286	\$570,393	N	N	N	N	Y
	Decile 8	\$180,086	\$702,633	N	N	N	N	Y
	Decile 9	\$234,717	\$923,002	Y	N	Y	Y	Y
	Decile 10	\$234,718+	\$923,003 +	Y	Y	Y	Y	Y

Sources: Statistics Canada, Custom Tabulations, 2016; TREB Market Watch Data provided by the Regional Municipality of York and Regional calculations based on spending 30% of income on housing costs, 5% down payment, 25-year mortgage, and 5.27% interest rate

The analysis based on Markham household income deciles shows an even bleaker picture, where the total average house price is only affordable to households with incomes in the 10th income decile. While the data from the Region's monitoring exercise shows that there are ownership units being built which are affordable to households with moderate incomes, most of these units are condominium apartments and most are small units appropriate only for households with one or two persons. This may partly explain the finding from the previous section where even households with moderate incomes are facing housing affordability issues and most of these households are household types who tend to have three or more members.

Table 21: Average Resale House Prices in Markham Compared to Affordable House Prices based on Markham Household Income Deciles: Markham; 2018

		2018 Household Income	Maximum Affordable House Price	Total \$913,500	Detached \$1,198,854	Semi-detached \$840,655	Row/Town \$752,586	Condo Apartment \$494,767
Low Income	Decile 1	\$26,718	\$102,906	N	N	N	N	N
	Decile 2	\$42,280	\$162,843	N	N	N	N	N
	Decile 3	\$58,925	\$226,952	N	N	N	N	N
Moderate Income	Decile 4	\$75,906	\$292,357	N	N	N	N	N
	Decile 5	\$94,199	\$362,814	N	N	N	N	N
	Decile 6	\$114,875	\$442,446	N	N	N	N	N
High Income	Decile 7	\$139,798	\$541,393	N	N	N	N	Y
	Decile 8	\$171,396	\$668,730	N	N	N	N	Y
	Decile 9	\$225,281	\$885,899	N	N	Y	Y	Y
	Decile 10	\$225,282 +	\$885,900 +	Y	Y	Y	Y	Y

Sources: Statistics Canada, Custom Tabulations, 2016; TREB Market Watch Data provided by the Regional Municipality of York and Regional calculations based on spending 30% of income on housing costs, 5% down payment, 25-year mortgage, and 5.27% interest rate

It should be noted that the Region's Monitoring Report does show that ownership units are being built which are affordable to households with moderate incomes, although the majority of these units are one-bedroom units in high-rise developments. However, as the preceding discussion shows, average resale prices would require high incomes to afford the average house prices in Markham.

4.6 Key Findings: Housing Affordability

The following are the key findings from the housing affordability analysis.

More than a third of households in Markham are facing housing affordability issues and these households increased at a higher rate than the overall increase in the number of households in Markham.

- In 2015, 34.3% of all households in Markham were spending 30% or more of their gross household income on housing costs and the actual number of these households increased by 42.0% from 2005. To compare, the total number of households in Markham increased by 33.0% during this same time period.
- In addition, 17.8% of all households in Markham were facing severe housing affordability issues (i.e. spending 50% or more of their gross household income on housing costs) and the number of households of households facing severe housing affordability issues increased by 57.2% from 2005 to 2015.

- In 2015, 15.3% of all households in Markham were in core housing need; increasing by 45.9% from 14.7% of all households in 2005.
- Certain household types are more likely to be facing housing affordability issues. These household types include lone parent households (49.0%), one-person households (53.3%), non-family households with two or more persons (52.1%), Indigenous households (38.9%), immigrant households (37.2%), and youth-led households (82.2%)⁵³. The 2010 housing needs assessment also highlighted the fact that youth-led households, recent immigrant households, lone parent households and one-person households were more likely to be facing housing affordability issues. The current analysis shows that in addition to these households, Indigenous households and non-family households with two-or more persons are now also more likely to be facing housing affordability issues.

The majority of Markham households with low income are facing housing affordability issues

- In 2015, 74.1% of Markham households with low incomes were facing housing affordability issues and 49.6% were facing severe housing affordability issues.
- Furthermore, 45.1% of households with low incomes were in core housing need in 2015.

Markham households with moderate incomes are also finding it challenging to afford housing costs.

- Among households with moderate incomes, 28.9% were spending 30% or more of their income on housing costs and 4.9% were spending 50% or more on housing costs.
- In addition, 1.6% of households with moderate incomes were in core housing need in 2015.

Average market rents and average house prices are not affordable to most households in Markham.

- The total average market rent for purpose-built rental units in 2018 was not affordable to renter households with incomes from the 1st to the 5th income deciles. Only renters with incomes falling within the 6th household income decile or higher would be able to afford the total average market rent without having to spend more than 30% of their income on housing costs. The 2010 housing needs assessment found that rental housing in Markham was only affordable to households earning more than \$37,000. This current assessment has found that a renter household would have to be earning about \$53,500 to afford the average market rent for dwellings in the primary rental market and about \$83,000 to afford the average market rent for condominium rental units.

⁵³ These proportions represent the share of each household type who is spending 30% or more of their income on housing costs.

- Additionally, anyone who is working full time and earning the minimum wage⁵⁴ would not be able to afford any unit type in Markham without having to spend much more than 30% of their gross income on housing costs.
- In terms of home ownership, only households with incomes in the 9th and 10th income decile can afford the total average resale price in Markham as well as the average prices for semi-detached dwellings and row/townhouses. The average resale price of a single detached dwelling is only affordable to households with incomes in the 10th income decile. The average resale price of condominium apartments is affordable to households with high incomes but not to households with moderate incomes unless they have a down payment which is greater than 5% of the purchase price.

⁵⁴ Assuming the person is working 40 hours per week, 52 weeks per year and earning the minimum wage of \$14 per hour.

5.0 Housing Gaps in Markham

This section summarizes the key housing gaps identified in the previous sections.

5.1 Key Housing Gaps

The key housing gaps in Markham are as follows.

There is a need for more housing options that are affordable to households with low incomes and these options should include smaller dwelling units, family-sized options, and housing to facilitate aging in place.

The significant number of households with low incomes who are facing housing affordability issues and are in core housing need demonstrate the need for more options which are affordable to households with low incomes. This is supported by the large number of households on the centralized wait list for subsidized housing as well as the long wait times. While recent changes in the Region's income and asset limits are expected to decrease the number of households on the wait list, there is still a need for affordable units. While households with three or more persons currently make up the majority of households in Markham, smaller households and senior-led households are increasing at a much faster rate. In addition, larger households require larger units which are also less affordable. For example, a two-bedroom unit in the primary rental market would only be affordable to renter households with incomes in the 7th income decile and a two-bedroom rented condominium unit would only be affordable to renter households with incomes in the 8th income decile. As such, any new affordable rental units should include units for families, couples and persons living alone, and a portion should be appropriate for an aging population. It should be noted that the need for affordable housing options for households with low incomes was also one of the key findings in the 2010 housing needs assessment.

There is a need to increase primary rental units in Markham.

The rental vacancy rate and the very limited supply of units in the primary rental market demonstrate a need for increasing the supply of these units. While home ownership may be the ideal for some households, rental housing provides more flexibility, requires less maintenance, and is generally more affordable for households with low and moderate incomes. As such, it may be the better option for young adults just starting their careers, people who move to Markham for work especially in lower paying occupations, people living alone or with roommates, and seniors who wish to downsize. It is particularly important to encourage the development of primary rental units as these are much more stable compared to rental units in the secondary rental market. Furthermore, adding to the supply in the primary rental market

may encourage some households to move to newer rental units which would then free up some of the more affordable units that currently exist.

There is a need to encourage the development of ownership options that are affordable to households with moderate incomes and that are appropriate for larger households.

The tax assessment data from the City as well as data from the Region's monitoring initiative shows that options which are affordable to households with moderate incomes are being built in Markham. However, most of these options are smaller condominium apartments, which would only be appropriate for one- and two-person households. There are also townhouses being built and planned but, as previously discussed, these are not enough to meet the current need. As such, the City and Region may want to focus efforts on encouraging the development of ownership options that are affordable to larger households, including families with children. While smaller households are increasing at a much faster rate, the majority of households in Markham are still larger households. It should be noted that the need for ownership housing options for households with moderate incomes was also one of the findings from the 2010 housing needs assessment.

5.2 Housing Gaps along the System

The following figure shows a summary of the housing gaps in Markham along the housing system.

Households with Low Incomes

The following figure shows that there were an estimated 35,690 households with low incomes in Markham in 2018. These households would include households earning the minimum wage, those receiving Ontario Works and Ontario Disability Support Program benefits, seniors with low, fixed incomes, and the working poor. These households had incomes of \$63,494 or less in 2018 and they could afford a maximum monthly rent of \$1,587 and a maximum house price of \$244,551. However, there were only about 3,925 housing units which were affordable to these households. In addition, while the average market rent for units in the primary rental market were affordable to these households, the 1.5% vacancy rate for these units suggests that very little of this supply is actually available. Furthermore, the average market rent for rented condominiums in Markham of \$2,083 is not affordable to this group. This would likely explain why 74.1% of these households were facing housing affordability issues, almost half (49.6%) were facing severe housing affordability issues, and 45.1% were in core housing need. In addition, while households with a member with physical and/or cognitive disabilities and/or mental health issues were not more likely than all households to be facing housing affordability issues, it should be noted that these household types generally have lower incomes and would

be more likely to find it challenging to pay for renovations to their homes to make these accessible and/or to pay for support services. To address these housing gaps, there is a need for more affordable rental options, particularly options for larger households, as well as market rental options, ideally in the primary rental market, for both small and larger households. There is also a need to ensure that a portion of these dwelling units are barrier-free and have support services. The need for accessible units was also one of the key findings in the 2010 housing needs assessment.

Households with Moderate Incomes

There were approximately 33,315 households with moderate incomes in Markham in 2018. These households had incomes from about \$63,495 to \$122,290 in 2018. They would be able to afford a maximum monthly rent of \$3,057 and a maximum house price of \$471,008. Despite their higher incomes, it is estimated that there were about 27,200 units which were affordable to these households. While some of these households may be living in units which are actually affordable to households with low incomes, such as the units in the primary rental market, there is still an inadequate number of units for these households. This may explain why 28.9% were facing housing affordability issues and 4.9% were facing severe housing affordability issues. In addition, 1.6% were in core housing need. To address this gap, there is a need for more purpose-built rental units, including units which are appropriate for smaller and larger households. Affordable ownership options would also assist some households to move to other options in the housing system and, possibly, free up some of the more affordable rental units they are currently occupying. As previously discussed, the units which are currently being built and which are affordable to these households are mostly smaller units in high-density projects. As such, adding more ownership options which are larger and appropriate for families and larger households as well as ground-oriented units such as townhouses, stacked townhouses, and mid-rise buildings would help address the gap for this group.

Households with High Incomes

There were an estimated 40,070 households in Markham who had high incomes in 2018. These households would have an estimated income greater than \$122,291 and would be able to afford a monthly rent of \$3,058 or more and a house price of \$471,009 or more. However, given that the average house price in Markham was \$913,500 in 2018, which is only affordable to households with incomes in the 9th and 10th household income deciles and only condominium apartments are affordable to households with incomes in the 7th and 8th income decile, there may be a need to ensure that there are sufficient dwelling options for larger households with incomes in the 7th and 8th income deciles. In addition, there should also be a focus on accessible housing units and units with support services.

Figure 32: Summary of Housing Gaps within the Housing System in Markham; 2018

	Low Income Households			Moderate Income Households		High Income Households	
Household Income	\$63,494 or less			\$63,495 - \$122,290		\$122,291+	
Housing Supply	Emergency and Transitional Housing	Supportive Housing	Community Housing	Affordable Rental Housing	Affordable Ownership Housing	Market Rental Housing	Market Ownership Housing
Number of Households	35,690 households (32.7%)			33,315 households (30.5%)		40,070 households (36.7%)	
What they can Afford	rent = \$1,587 house price = \$244,551			rent = \$3,057 house price = \$471,008		rent = \$3,058+ price = \$471,009+	
Who is in Need							
Spending 30%+	26,460+ households (74.1%)			9,600+ households (28.9%)		1,320+ households (3.3%)	
Spending 50%+	17,720+ households (49.6%)			1,640+ households (4.9%)			
Core Need	16,000+ households (45.1%)			530+ households (1.6%)			
Household Types	couples with children, lone parents, non-family 2+ persons, Indigenous, youth, other family households, persons with disabilities			couples with children, immigrants, youth, other family households		persons living alone, non-family 2+ persons, persons with physical and/or cognitive disabilities, youth	
What Housing is Available	1,090 subsidized and market-rate units in subsidized buildings, 120 subsidized and market-rate units in AHP/IAH buildings, 80 rent supplement units, 1,008 ownership units, 1,627 primary rental units (+/- 3,900 total)			17,400 ownership units, 9,800+ secondary rental market units (+/- 27,200 units)		81,670 ownership units, 2,750+ secondary rental market units (+/- 84,420 units)	
What Housing is Required	community housing, affordable rental (including family-sized and smaller units), accessible units and units with supports			affordable and market-rate rental (including family-sized and smaller units), family-sized affordable ownership (including medium and high density units)		market rental and ownership (including family-sized and smaller units), accessible units with supports	

Source: Statistics 2016 Canada Custom Tabulation data, household projections from the Regional Municipality of York, CMHC Rental Market Report: Greater Toronto Area 2018, City of Markham tax assessment data

Notes:

- Household counts have been estimated for 2018 based on the household projections provided by the Regional Municipality of York but proportions in housing need are based on 2015 Statistics Canada data.
- The number of units in the secondary rental market affordable to households with moderate incomes has been assumed based on the proportion of rented dwellings other than single and semi-detached rented dwellings.
- The number of units in the secondary rental market affordable to households with high incomes has been assumed based on the proportion of rented single detached and semi-detached dwellings.

6.0 Conclusion

Markham is growing at a faster rate compared to York Region as a whole and it is expected to continue to grow in the next ten years. While the majority of Markham households have three or more members, the City is continuing to see a shift to smaller households. Markham is also seeing an aging population and a more diverse population.

However, the current housing stock is not fully addressing the need of City residents. There is still a very limited supply of affordable housing, particularly for households with low incomes, and a very limited supply of purpose-built rental housing. While there are some affordable housing units being added to the supply, most of these are only affordable to households with incomes in the 5th and 6th income decile and most units are one-bedroom units, which is not suitable for families with children. The aging population and the proportion of households with disabilities also suggest a need for more barrier-free housing options and an increase in support services.

The next phase of this study will examine the tools and incentives that the City can use to encourage and support the development of the right kind of housing, including affordable rental and ownership housing, market-rate rental housing, accessible housing, and housing which is suitable for smaller and larger households.



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: PRELIMINARY REPORT, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter buses at 332 and 338 John Street (Ward 1) File No. ZA 18 231295

PREPARED BY: Rick Cefaratti, M.C.I.P., R.P.P., ext. 3675
Planner II, West District

REVIEWED BY: Dave Miller, MCIP, RPP, West District Manager

RECOMMENDATION:

- 1) That the report titled “Preliminary Report, Can-Am Express, C/O Haley Planning Solutions, Temporary Use Zoning By-law Amendment Application to permit the outdoor storage of motor vehicles including licensed charter at 332 and 338 John Street, (Ward 1), File No. ZA 18 231295” be received.

PURPOSE:

This report provides preliminary information on a Temporary Use Zoning By-law application to permit outdoor storage of motor vehicles, including licensed charter buses, at 332 and 338 John Street (subject lands). 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.

BACKGROUND:

The subject lands have an approximate area of 0.38 ha, (0.94 ac.). They are located on the north side of John Street, between the CN Rail Line and McKelvey Drive in Thornhill. To the north is a commercial plaza which fronts on to Green Lane. To the south across John Street, is a commercial self-storage facility and several vacant buildings zoned for industrial uses. To the east are a number of employment uses and low rise residential buildings, including live-work townhouses. To the west is an automotive preparation / reconditioning facility (Mercedes Benz Canada) and the CN Rail Line (Figures 1, 2 and 3). The Zoning Amendment Application was deemed complete on December 18, 2018.

Process to date and next steps:

- The application to amend the Zoning By-law was deemed complete on December 18, 2018.
- A Statutory Public Meeting will be scheduled for May 7, 2019 to provide an opportunity for formal public participation regarding the proposed amendment to the Zoning By-law;
- Following the Public Meeting, a recommendation report may be required, regarding the proposed Temporary Use Zoning By-law Amendment, to address matters raised in this report and at the Public Meeting;

PROPOSAL:

The Temporary Use Zoning By-law Amendment by Can-Am Express requests that outside parking and storage of licensed buses be permitted on a temporary basis on the subject properties. No additional buildings or structures are being considered as part of the proposal (see Figure 4 – Site Plan). Section 39 of the Planning Act authorizes a municipality to enact Temporary Use By-laws for a maximum period of 3 years.

As noted below, a previous Temporary Use Zoning By-law Amendment was approved to permit outdoor storage of licensed charter buses at 332 John Street.

OFFICIAL PLAN AND ZONING:2014 Official Plan

The City's 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) designates the property Service Employment. This designation provides for a range of employment uses including, service, office manufacturing, warehousing and limited retail and commercial uses. Accessory outdoor storage is only permitted in conjunction with manufacturing, warehousing, a motor vehicle body shop, motor vehicle repair and motor vehicle retail uses. Outdoor storage is not permitted as a principle use on this property.

Staff note that the temporary use policies of the 2014 Official Plan establish that Council may pass by-laws to authorize the temporary use of land for a use that is not permitted under the Service Employment land use designation for a period not exceeding 3 years.

Zoning

The subject properties are zoned M – Industrial under By-law 77-73, as amended (See Figure 2). This zone permits industrial uses, including warehousing and / or manufacturing of goods, service and repair of goods and permits indoor storage of goods and materials. Outdoor storage of licensed buses is not a permitted use on the property.

A previous Temporary Use Zoning By-law Amendment was approved (File No. ZA 15 131193) to permit outdoor storage of licensed charter buses at 332 John Street. The owner is asking to extend permission to continue the outdoor storage at 332 John Street, and expand the outdoor storage area of automobiles and licensed charter buses on a temporary basis to include 338 John Street.

OPTIONS/ DISCUSSION:

No issues have been raised to date. Any issues identified through the circulation and detailed review of the proposal will be addressed in a final staff report to be presented to Committee at a later date, if required.

The previous Temporary Use By-law included the following special provisions:

- a) business offices shall only locate within buildings existing on the date of the passing of the By-law;
- b) additions to existing buildings are not permitted;
- c) construction of new buildings is not permitted; and,

d) the installation of additional impermeable surface material is not permitted;

These provisions should continue to apply to a temporary use by-law on the subject properties if approved.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications were reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review.

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:

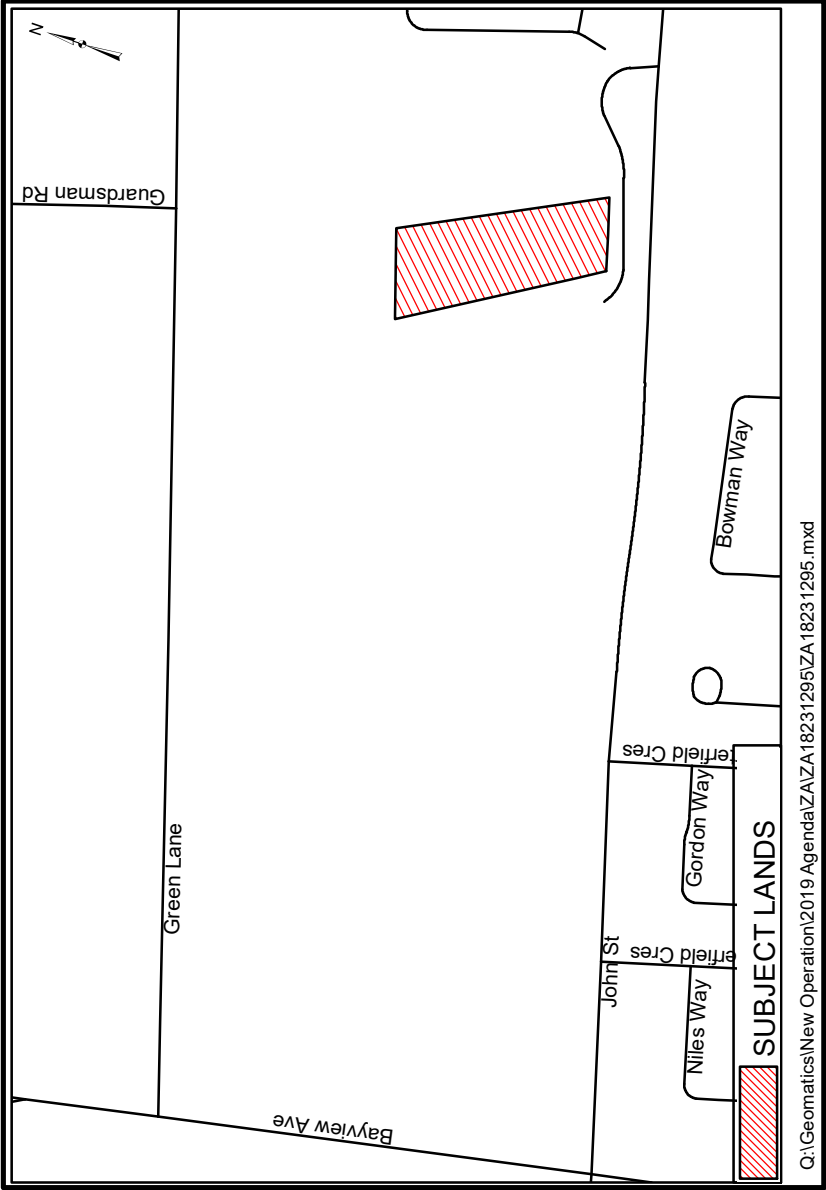
Figure 1: Location Map
Figure 2: Aerial Photo
Figure 3: Area Context/Zoning
Figure 4: Site Plan

OWNER:

Can-Am Express Inc.
C/O Yefim (Jeff) Ostirov
332 John Street
Thornhill, Ontario, L3T 5W6
Tel: (905) 561-2946
Email: canamx@hotmail.com

APPLICANT:

Haley Planning and Development
Solutions
C/O Bill Haley
132 Gloucester Grove
Toronto, Ontario, M6C 2B1
Tel: (905) 561-2946
Email: billhaley@rogers.com

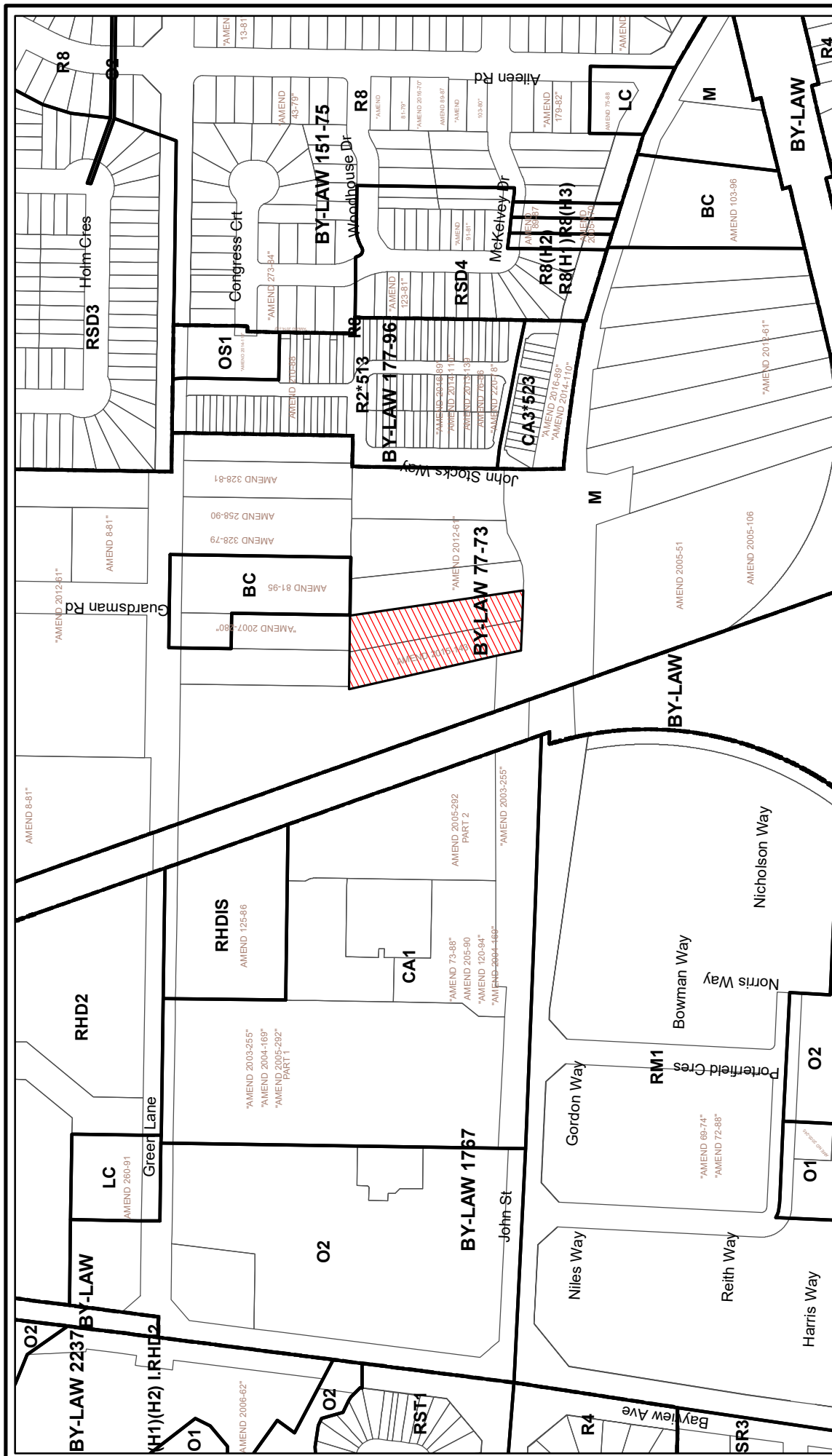


Checked By: RC

Drawn By: CPW

DEVELOPMENT SERVICES COMMISSION

FIGURE No.2



AREA CONTEXT / ZONING

APPLICANT: Can. Am Express and Jeff Ostirov

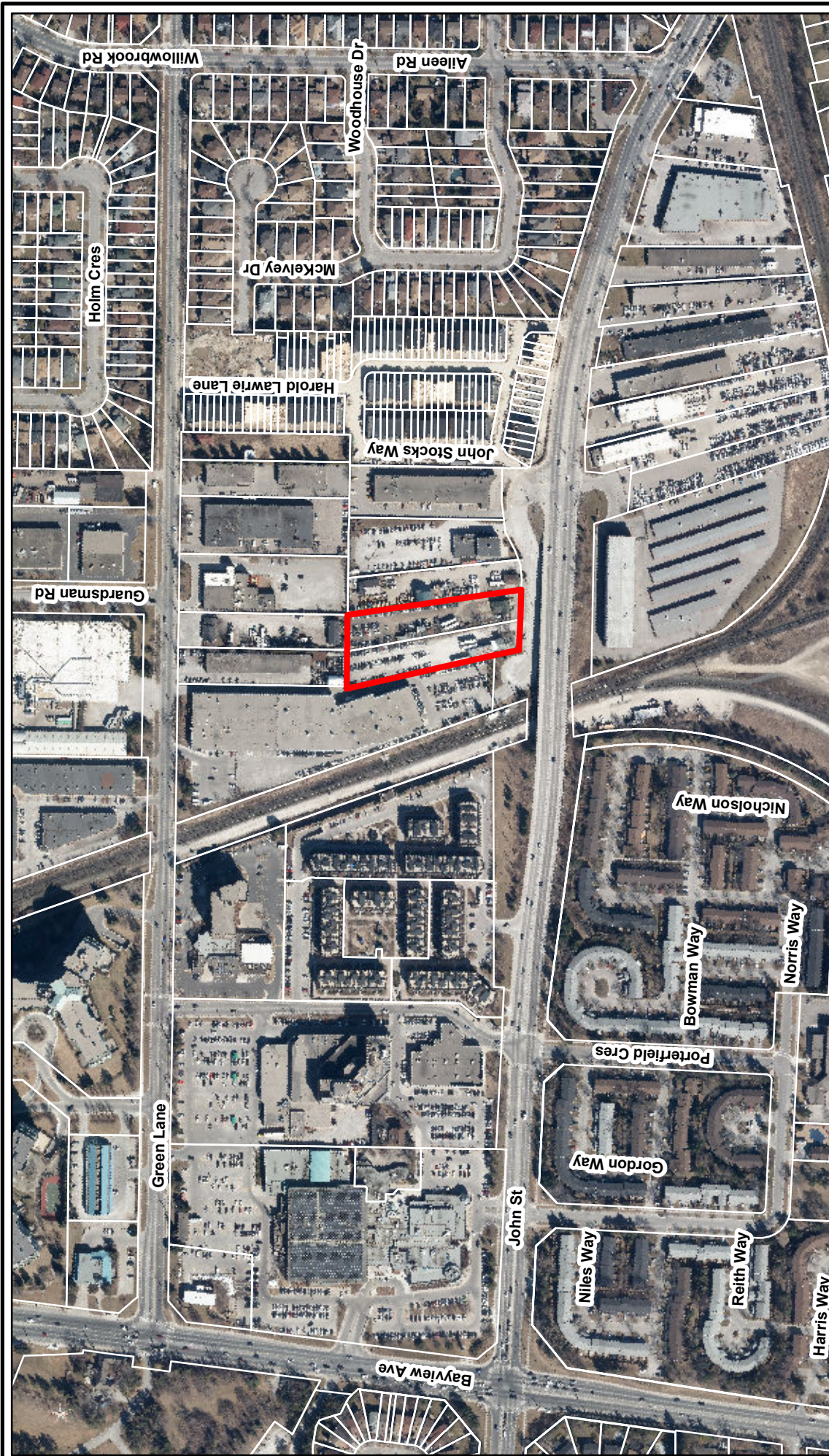
332 & 338 John St. Thornhill

FILE No. ZA 18231295 (RC)

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Subject Lands





AIR PHOTO (2018)

APPLICANT: Can. Am Express and Jeff Ostirov
332 & 338 John St. Thornhill

FILE No. ZA 18231295 (RC)

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Subject Lands



DATE: 28/03/2019

FIGURE No.3

Drawn By: CPW

Checked By: RC



SITE PLAN

APPLICANT: Can. Am Express and Jeff Ostrirov
332 & 338 John St. Thornhill

FILE No. ZA 18231295 (RC)

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DATE: 28/03/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: RC

FIGURE No.4



Report to: Development Services Committee

Meeting Date: May 13, 2019

SUBJECT: Heritage Designation By-law Amendments Legal Descriptions
PREPARED BY: Peter Wokral, Senior Heritage Planner, ext. 7955

RECOMMENDATION:

- 1) That the staff report entitled “Heritage Designation By-law Amendments, Legal Descriptions”, dated April 29, 2019, be received;
- 2) That the heritage designation by-laws for the following municipal property addresses be amended to reflect their current legal descriptions:
 - 1) 33 Artisan Trail (formerly 10372 Woodbine Ave.)
 - 2) 37 Artisan Trail (formerly 10271 Woodbine Ave.)
 - 3) 39 Artisan Trail (formerly 10327 Woodbine Ave.)
 - 4) 17 Campus Close (formerly 10521 Woodbine Ave.)
 - 5) 43 Castlevue Crescent (formerly 10077 Woodbine Ave.)
 - 6) 18 Cecil Nichols Ave. (formerly 10510 Woodbine Ave.)
 - 7) 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.)
 - 8) 99 YMCA Boulevard (formerly 7996 Kennedy Rd.)
 - 9) 819 Bur Oak Avenue (formerly 9483 McCowan Rd.)
 - 10) 226 Edward Jefferys Avenue (formerly 9462 Hwy. 48)
 - 11) 11 Heritage Corners Lane (formerly 9251 Hwy. 48)
 - 12) 8 Wismer Place (formerly 10391 Woodbine Ave.)
 - 13) 2 Alexander Hunter Place (formerly 31 Helen Ave.)
 - 14) 2665 Bur Oak Avenue (formerly 7006 16th Ave.)
 - 15) 60 Dame Gruev Drive (formerly 6297 Major Mackenzie Dr.)
 - 16) 8 Green Hollow Court (formerly 9642 9th Line)
 - 17) 1 Kalvinster Drive (formerly 6937 Hwy. 7)
 - 18) 28 Pike Lane (formerly 9451 9th Line)
 - 19) 527 William Forster Road (formerly 8882 Reesor Rd.)
 - 20) 9899 Markham Road (formerly 9899 Hwy. 48)
 - 21) 28 Busch Avenue (formerly 4672 Kennedy Road)
 - 22) 128 Harbord Street (formerly 4672 Kenney Road)
 - 23) 10000 Kennedy Road (formerly Part of Lot 20, Concession 5)
 - 24) 14 Heritage Corners Lane (formerly 11022 Kennedy Rd.)
 - 25) 45 Stollery Pond Crescent (formerly 4075 Major Mackenzie Dr.)
 - 26) 11 Tannis Street (formerly 9765-9767 Kennedy Rd.)
 - 27) 99 Thoroughbred Way (formerly 9804 McCowan Rd.)
 - 28) 3 Tralee Court (formerly 4077 Major Mackenzie Dr.)
 - 29) 628 Wilfred Murison Avenue (formerly 9486 McCowan Rd.)
 - 30) 6888 14th Avenue (formerly 7166 14th Ave.)
 - 31) 6890 14th Avenue (formerly 7124 14th Ave.)
 - 32) 7 Bewell Drive (formerly 7447 9th Line)
 - 33) 15 Bewell Drive (formerly 7449 9th Line)

-
- 34) 70 Karachi Drive (formerly 7555 Markham Rd.)
 - 35) 66 Monique Court (formerly 7205 Markham Rd.)
 - 36) 16 Moore's Court (formerly 7085 14th Ave.)
 - 37) 60 Maple Park Way (formerly Part of Lot 6 Concession 5)
- 3) That notice of the proposed amendments be given to the property owners in accordance with the *Ontario Heritage Act*;
 - 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To amend the legal description component of heritage designation by-laws where the cultural heritage resource has been relocated or the property's legal description has been modified through further land division or a plan of subdivision.

BACKGROUND:**Designation by-laws occasionally need to be amended**

Municipal councils may need to update different parts of an existing heritage designation by-law for a number of reasons including:

- Changes have been made to the property or new information has become available affecting the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes;
- The legal description has changed or needs to be corrected; or
- The information in the original by-law does not provide sufficient detail to guide and manage alterations to the property.

Designation by-laws need to be amended to reflect their current legal descriptions

There are a number of Markham properties that have been individually designated under Part IV of the *Ontario Heritage Act* which require the legal description to be amended. The legal description of these properties has been affected in a variety of ways, including:

- The cultural heritage resource may have been relocated to a new property or relocated on the same property, but with a new legal description; or
- The cultural heritage resource may remain on its original site, but through further land division may now have a different legal description (e.g. a heritage building in a new plan of subdivision that was previously a farm property)

Appendix 'A' identifies the impacted properties and the reason for the change in legal description.

OPTIONS/ DISCUSSION:**Procedure for amending Designation By-laws**

The procedure outlined in Section 29 of the *Ontario Heritage Act* (which is used to pass an original designation by-law) is to be used if the amendments to the by-law are substantial. For minor amendments to designation by-laws, municipalities can utilize an abbreviated process that does not require public notice.

As of April 2005, section 30.1(2) to (10) of the *Ontario Heritage Act* is to be followed for these types of minor amendments. A flow chart outlining this process is provided in Appendix 'B'.

Generally the process is as follows:

- Council consults with its municipal heritage committee (Heritage Markham)
- Council decides whether to proceed with the amendment
- Notice is sent to the Property Owner
- Property Owner has 30 days to object (objections are referred to the Conservation Review Board (CRB) for a hearing and the non-binding report of the CRB is sent back to Council for its consideration before making a decision on the amendment)
- Council amends the designation by-law (or chooses not to)

Heritage Markham has been consulted

Heritage Markham Committee reviewed the proposed amendments and had no objection.

Utilize the minor amendment process

The minor amendment process can be used to update the legal description of the affected designation by-laws. It is recommended that the heritage designation by-laws on the municipal property addresses identified in Appendix 'A' be amended to reflect their current legal descriptions.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection of cultural heritage resource through the designation by-law process is a component of Growth Management. This helps achieve a quality community by ensuring that the City of Markham's cultural heritage resources remain part of the fabric of the City, strengthening the sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Heritage Markham Committee and Legal Services Department was consulted. The Heritage Section will work with the Clerks Department to amend the Designation By-laws. Legal Services Department will be required to register the approved by-law amendments on the affected property.

RECOMMENDED BY:

Biju Karumanchery, RPP, MCIP
Director, Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP,
Commissioner of Development
Services

ATTACHMENTS:

Appendix 'A' Heritage Designation By-laws Requiring Amendment (Legal Description Only)

Appendix 'B' Flow Chart – Amendment of Designation By-law (Exception)

APPENDIX 'A'

Properties requiring update to legal description in WARD 2

Number	Property	Designation By-law	Reason for Update	Comments	Amanda Legal Description	Legal Description in By-law
1.	33 Artisan Trail Henry Arnold House	2003-313	Building was designated addressed as 10372 Woodbine Ave.	Relocated to new foundation	PLAN 65M3670 PT BLK 135 65R27660 PART 4	Part Lot 23, Concession 3, Pt 1 65R25134
2.	37 Artisan Trail Peter Rumohr House	2002-7	Building was designated addressed as 10271 Woodbine Ave.	On its original foundation	PLAN 65M3670 PT BLK 136 65R27660 PT 5	PT. LOT 22 and PT. LOT 23, CON.4, Markham
3.	39 Artisan Trail Adam Haglar House	2002-6	Building was designated addressed as 10327 Woodbine Ave.	House is awaiting restoration	PLAN 65M3670 PT BLK 136 65R 27660 PT 6	PT. LOT 22 and PT. LOT 23, CON. 4 Markham
4.	17 Campus Close Louis Nichols House	2010-25	Building was designated addressed as 10521 Woodbine Ave.	On its original foundation	PLAN 65M4245 LOT 121	PT W1/2 LT 24. CON 4 (MKM), PT 1, PL 65R29419
5.	43 Castlevue Crescent William Wonch House	2001-120	Building was designated addressed as 10077 Woodbine Ave.	On its original foundation	PLAN 65M3644 LOT 36	PART LOTS 21 & 22, CONCESSION 4 PART 12 & 13, 66R-3426
6.	18 Cecil Nichols Ave. Nichols Farmhouse	2010-25	Building was designated addressed as 10519 Woodbine Ave.	On its original foundation	PLAN 65M4245 LOT 122	PT W 1/2 LT 24, CON4 (MKM), PT1, PL 65R29419, MARKHAM

Properties requiring update to legal description in WARD 3

	Property	Designation By-law	Reason for Update	Comment	Amanda Legal Description	Legal Description in By-law
7.	20 Mackenzie's Stand Ave. Alexander Bradburn House	2001-193	Building was designated addressed as 8083 Warden Ave.	Relocated to new foundation	PLAN 65M4060 BLK 29	Part of East Half and West Half Lot 9 Concession 5 Designated as Part 1, Plan 65R-26718
8.	99 YMCA Blvd. Thomas Rivas House	2002-170	Building was designated as 7996 Kennedy Road	On its original foundation	PLAN 65R25842 PTS 5 & 6	PT. Lot 8, CON. 5 Markham

Properties requiring update to legal description in WARD 4

	Property	Designation By-law	Reason for Update	Comment	Amanda Legal Description	Legal Description in By-law
9.	819 Bur Oak Ave. Daniel Ramer House	2002-167	Building was designated addressed as 9483 McCowan Rd.	Relocated to new foundation	PLAN 65M3955 LOT 1	PT. LOT 17 & 18, CON. 7, PART 1 65R-18215
10.	226 Edward Jeffreys Ave. Albert Wideman House	2002-34	Building was designated addressed as 9462 Hwy. 48	Relocated to new foundation	PLAN 65M3761 PT BLK 1 RP 65R34020 PT 50	PT. LOT 17, CON. 7 Markham as in MA86570
11.	11 Heritage Corners Lane Ambrose Noble House	307-83	Building moved to Heritage Estates from 9251 Highway 48 North	Relocated to new foundation	Plan 65M2761 LOT 38	Part Lot 16, Concession 8 meets & bounds

12.	2 Alexander Hunter Place Mackenzie Gowland House	2004-214	Building Moved to Heritage Estates from 31 Helen Ave.	Relocated to a new foundation	Plan 2196 Pt. Lot 12 RS64R8504 Part 2	PT LT 12 PL 2196 PT2 64R8504
13.	8 Wismer Place Wilmot Brumwell House	2002-8	Building Moved to Heritage Estates from 10391 Woodbine Ave.	Relocated to a new foundation	Plan 65M2761 LOT 11	PT. LOT 22 and PT. LOT 23, CON. 4

Properties requiring update to legal description in WARD 5

Number	Property	Designation By-law	Reason for Update	Comment	Amanda Legal Description	Legal Description in By-law
14.	2665 Bur Oak Ave. William Grant House	2004-3	Building was designated addressed as 7006 16 th Ave.	On its original foundation	PLAN 65M3759 BLK 358	West ½ Lot 16, Concession 9
15.	60 Dame Gruev Dr. Abraham Strickler House	2006-256	Building was designated addressed as 6297 Major Mackenzie Dr.	On its original foundation	PLAN 65M4237 LOT 260	Part Lot 20 Concession 8 as in R424648 save and except Part 9 on 65R23101
16.	8 Green Hollow Crt. Adam Clendenen House	2001-172	Building was designated addressed as 9642 9 th Line	On its original foundation	PLAN 65M3594 LOT 320	PT. LTS 17, 18 & 19, CON.8; PT.1, 65R15789, SAVE AND EXCEPT PT.1, 65R18289 AND SAVE AND EXCEPT PT. 1 65R23608

17.	1 Kalvinster Dr. John Reesor House	2003-159	Building was designated addressed as 6937 Hwy. 7	On its original foundation	PLAN 65M3840 LOT 217	PT LOTS 9 &10 PT 1 65R16111 EXCEPT PTS 11 & 14, 65R18847 & PT 1, 65R22686
18.	28 Pike Lane Peter Pike House	2004-2	Building was designated addressed as 9451 9 th Line	On its original foundation	PLAN 65M3759 BLKS 303 AND 304	Part Lot 17, Concession 9
19.	527 William Forster Rd. William Forster House	2005-367	Building was designated addressed as 8882 Reesor Road	On its original foundation	PLAN 65M4354 LOT 214	East half of Lot 13, Concession 9 designated as Part 25 on Reference Plan 65R- 28440
20.	9899 Markham Road William Read House	2002-168	Building was originally addressed as 9899 Hwy.48	On its original foundation	PT LT 20 CON 8 MARKHAM AS IN R420171	YORK REGION CONDO PLAN 1078 LEVEL 1 UNIT 18

Properties requiring update to legal description in WARD 6

	Property	Designation By-law	Reason for update	Comment	Amanda Legal Description	Legal Description in By-law
21.	28 Busch Ave. Beckett Farm House	2012-68	Building was designated addressed as 4672 Kennedy Rd.	On its original foundation	PLAN 65M4398 LOT 252	PT of W1/2 LOT 16, CON 6 BEING PART 2, PLAN 65R- 33240
22.	128 Harbord St. Philip Eckardt Log House	229-93	Building was designated addressed as 4672	Will be relocated on new foundation on new lot	PLAN 65M4398 LOT 174	Meets and Bounds

			Kennedy Rd.			
23.	10000 Kennedy Rd. S.S. # 11 Colty Corners School House	307-83	Building designated as Part of Lot 20 Concession 5	On new foundation	PLAN 65M3468 BLK 63	Part of Lot 20, Concession 5, south west intersection of Kennedy Road and Seventeenth Ave. Markham
24.	14 Heritage Corners Lane Reverend Jenkins House	155-94	Building designated addressed as 11022 Kennedy Rd.	Will be relocated on new foundation on new lot	CON 5 PT LOT 27 RS65R4896 PART 3	Part of Lot 27 Concession 5, more particularly described as Part 1 on Plan of Survey 65R-4896
25.	45 Stollery Pond Cres. Francis Stiver House	4-95	Building was designated addressed as 4075 Major Mackenzie Dr.	On its original foundation	PLAN 65M4498 BLK 27	Part of Lots 19 and 20, Concession 5 designated as Part 9, Plan 65R-17399, save and except Part 2, Plan D923
26.	11 Tannis St. Henry Pingle House	2005-364	Building was designated addressed as 9765-9767 Kennedy Road	On its original foundation	PLAN 65M4094 LOT 12	Con. 6, Pt LT 19, RS65R6486 Part 2
27.	99 Thoroughbred Way Peterson Jarvis House	176-2000	Building was designated addressed as 9804 McCowan Rd.	On its original foundation	PLAN 65M3719 PT BLK 73 65R28873 PT 169	PT LT 19, CON 6, PT 1 65R19839, EXCEPT PT 7 65R21540 & EXCEPT PTS 1,2 & 3

						65R21629 & EXCEPT PTS 1 & 2 65R21791
28.	3 Tralee Crt. Eleanor Casely House	2004-212	Building was designated addressed as 4077 Major Mackenzie Dr.	Relocated to a new foundation	PLAN 65M4498 LOT 26	Pt Lts 19 & 20 Con 5 Markham, Pt 9 65R17399 except Pt 2 PL D923
29.	628 Wilfred Murison Ave. Jonathan Gowland House	2002-200	Building was designated addressed as 9486 McCowan Rd.	Relocated to a new foundation	PLAN 65M3733 PT BLK 101	Part Lot 17 Concession 6 (MKM), PT 1 65R17629

Properties requiring update to legal description in WARD 7

	Property	Designation By-law	Reason for Update	Comment	Amanda Legal Description	Legal Description in By-law
30.	6888 14 th Ave. John Mapes House	2003-153	Building was designated addressed as 7166 14 th Ave.	Relocated to new foundation	PLAN 65M3837 BLK 63	PART LOT 6, CONCESSION 9
31.	6890 14 th Ave. John Noble Raymer House	2003-152	Building was designated addressed as 7124 14 th Ave.	On its original foundation	PLAN 65M3837 BLK 62	PART LOT 6, CONCESSION 9
32.	7 Bewell Dr. Josephus Reesor Tenant House	2003-238	Building was designated addressed as 7447 9 th Line	On its original foundation	PLAN 65M3976 BLK 227	PART OF LOTS, 3, 4 & 5, CONCESSION 9, DESIGNATED AS PART 1, PLAN 65R- 25746

33.	15 Bewell Dr. Josephus Ressor House	2003-239	Building was designated addressed as 7449 9 th Line	On its original foundation	PLAN 65M3976 BLK 226	PART OF LOTS, 3,4 & 5, CONCESSION 9, DESIGNATED AS PART 1, PLAN 65R-25746
34.	70 Karachi Dr. Raymer-Robb Farmhouse	2005-365	Building was designated addressed as 7555 Markham Road	Relocated to new foundation	PLAN 65M4011 BLK 1	Part Lot 4 Concession 8 designated as Part 6 on Reference Plan of Survey 65R-28402
35.	66 Monique Crt. Robb House	89-91	Building was designated addressed as 7205 Markham Road	Relocated to new foundation	PLAN 65M3669 PT BLK 155 RP 65R30562 PT 1	Part or Lots 1 & 2, Concession 8 designated as Part 1 on Plan 65R-10506
36.	16 Moore's Crt. Abraham Koch House	2008-187	Building was designated addressed as 7085 14 th Ave.	On its original foundation	PLAN 65M4290 BLK 11	Part Lots 4 and 5, Concession 9, designated as Parts 5, 11, 20, 21 and 22, Plan 65R30962, Markham; s/t easement in gross over Part 20, Plan 65R-30962 as in YR996698, s/t easement in gross over Parts 5 and 21, Plan 65R-30962 as in YR1193458

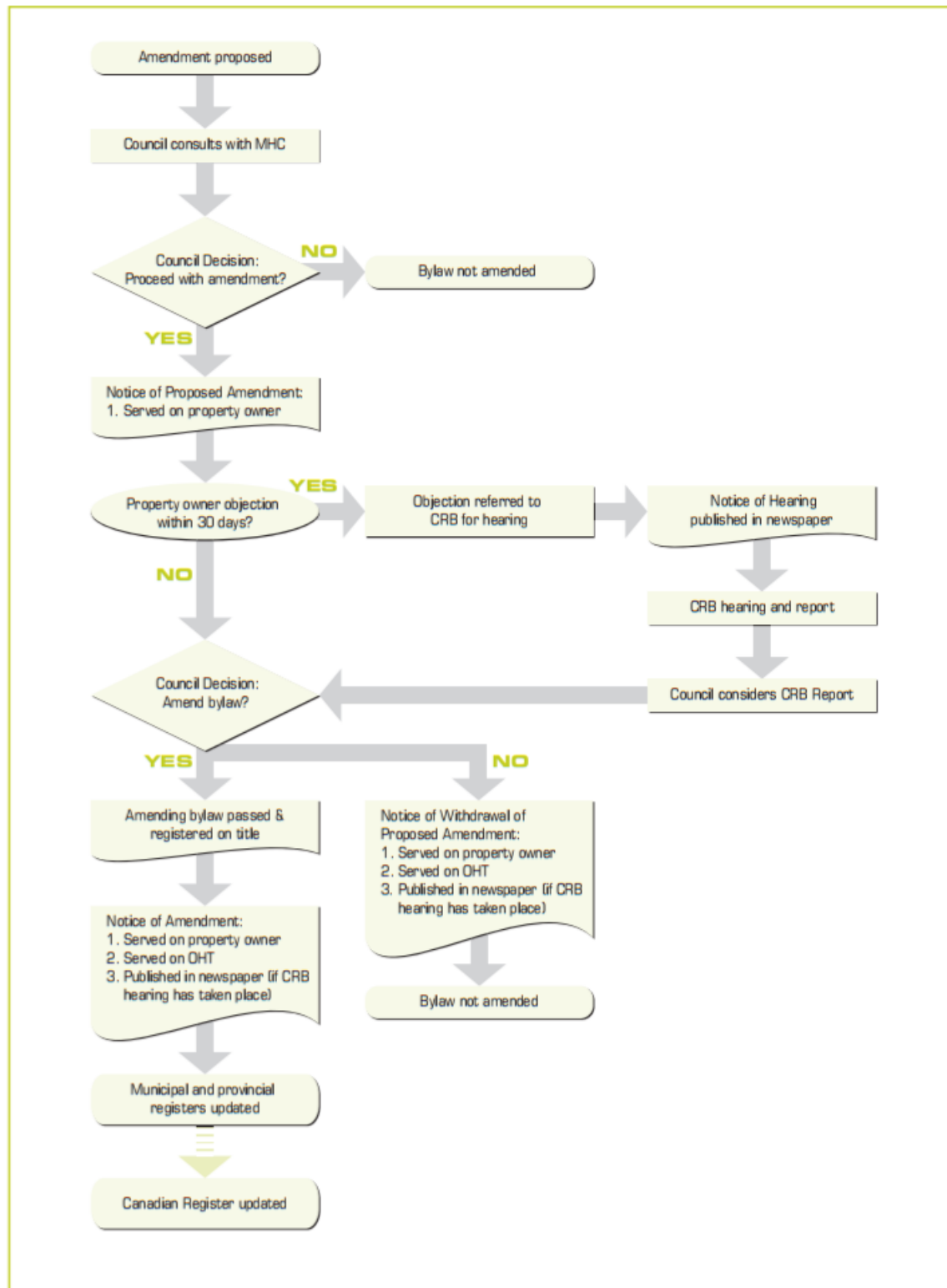
Properties requiring update to legal description in WARD 8

	Property	Designation By-law	Reason for Update	Comment	Amanda Legal Description	Legal Description in By-law
37.	60 Maple Park Way Nicholson Hagerman House	177-98	Does not have same legal description		YORK REGION CONDO PLAN 948 LEVEL 1 UNIT 42	Part of Lot 6, Concession 5, Mkm as in R528135

APPENDIX 'B'

3. Amendment of Designating Bylaw (Exception)

(Section 30.1 (2) to (10) of the Ontario Heritage Act)





Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: Recommendation Report- Update on Planning for the Ontario Heritage Conference 2020

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning. 2080
Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

- 1) That the staff report titled "Recommendation Report, Update on Planning for the Ontario Heritage Conference 2020", dated April 29, 2019, be received;
- 2) That two members of Council be appointed to Markham's Local Organizing Committee (LOC) for the Ontario Heritage Conference 2020;
- 3) That up to \$5,000 be allocated from the Heritage Preservation Account (087 2800 115) for promotional material that will be used at the 2019 Ontario Heritage Conference and that any unused funding be returned to the Heritage Preservation Account;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide an update on preparations underway for the hosting of the 2020 Ontario Heritage Conference and to secure funding for promotional materials to be used at the 2019 Conference.

BACKGROUND:

Community Heritage Ontario

Community Heritage Ontario (CHO) is the province-wide, non-profit umbrella organization of volunteer, municipally-appointed heritage advisory committees. The organization was created in 1992 and today has 952 members representing 117 Ontario communities. The City of Markham/Heritage Markham has been a member of CHO since it was formed. CHO's mission is to encourage the development of municipal heritage committees and to further the identification, preservation, interpretation and wise use of community heritage. CHO publishes a quarterly newsletter, holds education training workshops across the province, offers liaison services and holds an annual conference in conjunction with the Architectural Conservancy of Ontario (ACO) and the Ontario Association of Heritage Planners (OAHP).

Markham submitted a bid to host the Conference in 2020

Markham was specifically invited to submit a bid to host the Ontario Heritage Conference for 2020. Heritage Markham Committee was consulted and was supportive. Consultation was undertaken with a number of Councillors and staff. On February 27, 2018 Council

authorized the Director of Economic Growth, Culture and Entrepreneurship to develop and submit a proposal to Community Heritage Ontario to host the 2020 Ontario Heritage Conference.

Further, in the event Markham was awarded the 2020 Ontario Heritage Conference, staff was authorized to create a Local Organizing Committee consisting of municipal staff, Heritage Markham members, individuals from local heritage groups and organizations and other appropriate community stakeholders in order to begin planning for the 2020 Conference.

Markham was awarded the Conference.

A detailed "Proposal to Host" submission was prepared by staff and submitted on March 9, 2018 to Community Heritage Ontario. The Joint Conference Committee received proposals from Markham, Sarnia, Thunder Bay and Peterborough, and on April 22, 2018 announced that Markham was the choice to host the conference in 2020. The President of CHO noted that given Markham's track record in heritage conservation, holding the conference here would give the community an opportunity to showcase its successes and let other communities see how Markham has dealt with the challenges that many in the heritage community face.

Conference details

The Conference is usually held in late May or June and runs from Thursday through Saturday. Attendance is usually in the 200-250 range including delegates, spouses, guests, speakers and exhibitors. The host city must have appropriate accommodations, meeting rooms and exhibition space.

DISCUSSION:**Local Organizing Committee (LOC) is being formed**

Being selected to host the Ontario Heritage Conference is a great honour and reflects the positive heritage conservation work that has occurred in the past in Markham, and continues today. However, it will involve a lot of planning and organization.

The Director of Economic Growth, Culture and Entrepreneurship is leading this endeavor with assistance from Heritage Section and Corporate Communications staff. A Local Organizing Committee (LOC) is required to be created. The City of Markham is the sponsor of the LOC which will be comprised of Markham staff and community volunteers. Council has previously authorized the creation of the LOC and the staff team is currently assembling individuals from the heritage and cultural community to become members to assist with planning and organization tasks. The LOC is also responsible for banking, record keeping and providing a treasurer.

It is also recommended that 2 Councillors be appointed to sit on the LOC as a liaison to Markham Council.

Attendance at the May 2019 Ontario Heritage Conference

Two members of Heritage Section staff will be attending the 2019 Conference in Goderich in May to address a number of objectives. It is customary for the next hosting municipality to be provided exhibit space at the conference trade show to promote the next conference. Our materials should motivate people to come to Markham the following year. We will need to prepare a handout and display materials. Our working theme for the conference is “20/20 Vision – Clarity for a New Decade”

Also, the next host is provided the opportunity to give a short audio/visual presentation at the Gala Dinner event inviting people to the next conference in Markham. Staff attending the 2019 conference will also be able to monitor what works and what doesn’t from an organizational perspective at the conference.

To undertake the above tasks, it is recommended that up to \$5,000 be approved from the Heritage Preservation Account (087 2800 115) to produce the material for the exhibit booth and for the audio/visual “Welcome to Markham” presentation.

Memorandum of Understanding

Staff will be meeting with representatives of the Joint Conference Committee (CHO, OAHP and ACO) in late April to discuss responsibilities, tasks and timelines as well as expectations. A Memorandum of Understanding will also need to be signed by all parties.

FINANCIAL CONSIDERATIONS

Transfer of funds from the Heritage Reserve Fund (087 2800 115) in the amount of \$5,000 for promotional materials associated with the 2020 Ontario Heritage Conference.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Undertaking this initiative aligns with the City’s strategic goals of achieving an engaged, diverse and thriving city, as well as offering exceptional services by exceptional people.

BUSINESS UNITS CONSULTED AND AFFECTED:

Economic Growth, Culture and Entrepreneurship Department, Planning and Development Department

RECOMMENDED BY:

Biju Karumanchery, RPP, MCIP
Director of Planning & Urban Design

Stephen Chait

Director of Economic Growth, Culture and Entrepreneurship

Arvin Prasad, RPP, MCIP

Commissioner of Development Services

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MEMORANDUM

To: Mayor and Members of Council

From: Brian Lee, Director, Engineering

Prepared by: Loy Cheah, Senior Manager, Transportation
Joseph Palmisano, Manager, Transportation Planning

Date: April 29, 2019

Re: **8330 Woodbine Avenue, Parking Review, Ward 8**

RECOMMENDATION:

1. That the Memorandum titled “8330 Woodbine Avenue, Parking Review, Ward 8” be received; and further,
2. That staff be directed to do all things necessary to give effect to this resolution.

BACKGROUND:

8330 Woodbine Avenue (subject site) is located on the northwest corner of Woodbine Avenue and Lanark Road. It has vehicular accesses on Lanark Road, Cochrane Drive and Perth Avenue. The applicant is proposing to redevelop the subject lands with a seven storey, 216 unit hotel and a four storey, 2,971 m² office building, including a 471 m² restaurant on the ground floor. A total of 236 parking spaces are proposed to be provided on site.

On April 15, 2019, Development Services Committee (DSC) received a staff report titled “APPLICANT PRESENTATION, JM Hospitality, Site Plan Control application for a proposed seven (7) storey hotel and a four (4) storey office building at 8330 Woodbine Avenue, Ward8, File No. SPC 18 253507”. At this meeting, Council directed “*that staff prepare a memo explaining the concept of shared parking in mixed-use development and the steps taken to determine the appropriateness of the proposed parking supply at the April 29, 2019 Development Services Committee meeting*”. This report addresses this specific direction of Council.

DISCUSSION:

Markham's Parking By-law 28-97

Parking ratios of By-law 28-97 are generally applicable across the City of Markham, and have been applied to the subject site. Based on the general provisions of the by-law, a minimum of 317 parking spaces are to be provided if the minimum parking requirements are added together for the three land uses (office, hotel and restaurant). Markham's By-law 28-97 permits the sharing of parking spaces for a building or a lot, in mixed-use development projects where the uses experience different patterns of peak parking utilization. This approach results in a lower number of required parking. For example, Section 4.0 of the By-law indicates that Hotel category has parking occupancy rates of 80%, 75% and 100% for Morning, Afternoon and Evening, respectively, while the Business Office category has parking occupancy rates of 100%, 95% and 10% for Morning, Afternoon and Evening, respectively.

Concept of Shared Parking

Shared parking is defined by the Urban Land Institute, an international industry association, as "the use of a parking space to serve two or more individual land uses without conflict or encroachment". For example, when different land uses have different peak parking utilization, such as an office use overnight, there is residual parking capacity to accommodate another use with a different time-of-day parking demand profile, such as a movie theatre. As mentioned above, the Markham By-law recognizes this concept, and the use of shared parking rates are permitted. The use of shared parking rates have been applied successfully in other development applications in Markham.

The shared parking approach provides for the most efficient use of available parking supply and balances the need to provide adequate parking and the negative aspects of an oversupply of parking (e.g. increased automobile reliance, under-utilization of land).

Using the Shared Parking approach, which is applicable to this proposed development, staff estimated that about 276 spaces would be required.

Parking Justification by the Applicant

In support of the development proposal, the applicant provided a transportation study with a parking review. Proxy site surveys of four hotels of comparable composition located in the City of Markham (50 and 52 Brodington Court and 55 and 65 Minthorn Boulevard) were undertaken by the applicant. The surveys were undertaken from 6:00 AM to 12:00 AM for several days. The surveys demonstrated that an average parking rate of 0.81 spaces per hotel room, would adequately meet the parking demands of the hotel component of the proposed development, whereas the Markham By-law rate is 0.85 spaces per hotel room.

In addition, the transportation study included a shared parking analysis recognizing the different patterns of peak parking utilization of the proposed uses.

CONCLUSION:

The applicant has recently made a further submission on the parking review, including the phasing of parking during construction which staff is currently reviewing. Staff will provide comments to the Committee of Adjustment on the parking supply for this application.

In general, staff is supportive of the use of the shared parking concept and the use of proxy site survey data to determine the parking requirement.



Provincial Announcement of Yonge North Subway Extension

**Development Services Committee
April 29, 2019**

Premier Ford Unveils Transportation Vision

- On April 10, the Premier announces \$28.5 billion to get Ontario moving.
- The announcement includes four rapid transit projects:
 - The Ontario Line: an extension of Toronto's version of the Downtown Relief Line at an estimated cost of \$10.9 billion to be completed by 2027. The line is from Ontario Place to Ontario Science Centre.
 - The **Yonge North Subway Extension** estimated at \$5.6 billion from Finch to Langstaff/Richmond Hill Centre to be opened after the Ontario Line in 2028.

Premier Ford Unveils Transportation Vision

- The announcement includes (cont'd):
 - The Eglinton Crosstown West Extension is estimated at \$4.7 billion to be completed by 2031 with a greater portion of the line being underground. This line will now extend into Toronto Pearson airport.
 - The Scarborough Subway Extension is estimated \$5.5 billion and is to be completed before 2030. This is now a three-stop extension.
- The Province will contribute \$11.2 billion of the \$28.5 billion to support these four rapid transit projects. The Province also reaffirms its commitment to upload the TTC subway infrastructure.

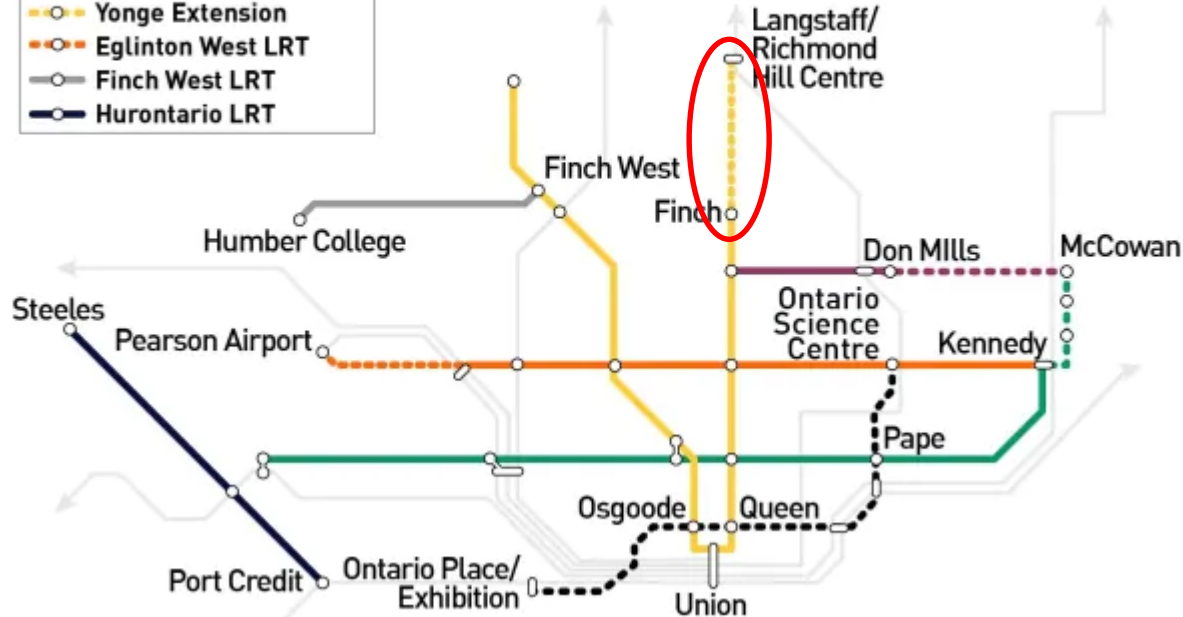


Provincial Transit Plan

Ford government proposed GTA transit expansion plans



- Ontario Line
- Scarborough Extension
- Yonge Extension
- Eglinton West LRT
- Finch West LRT
- Hurontario LRT



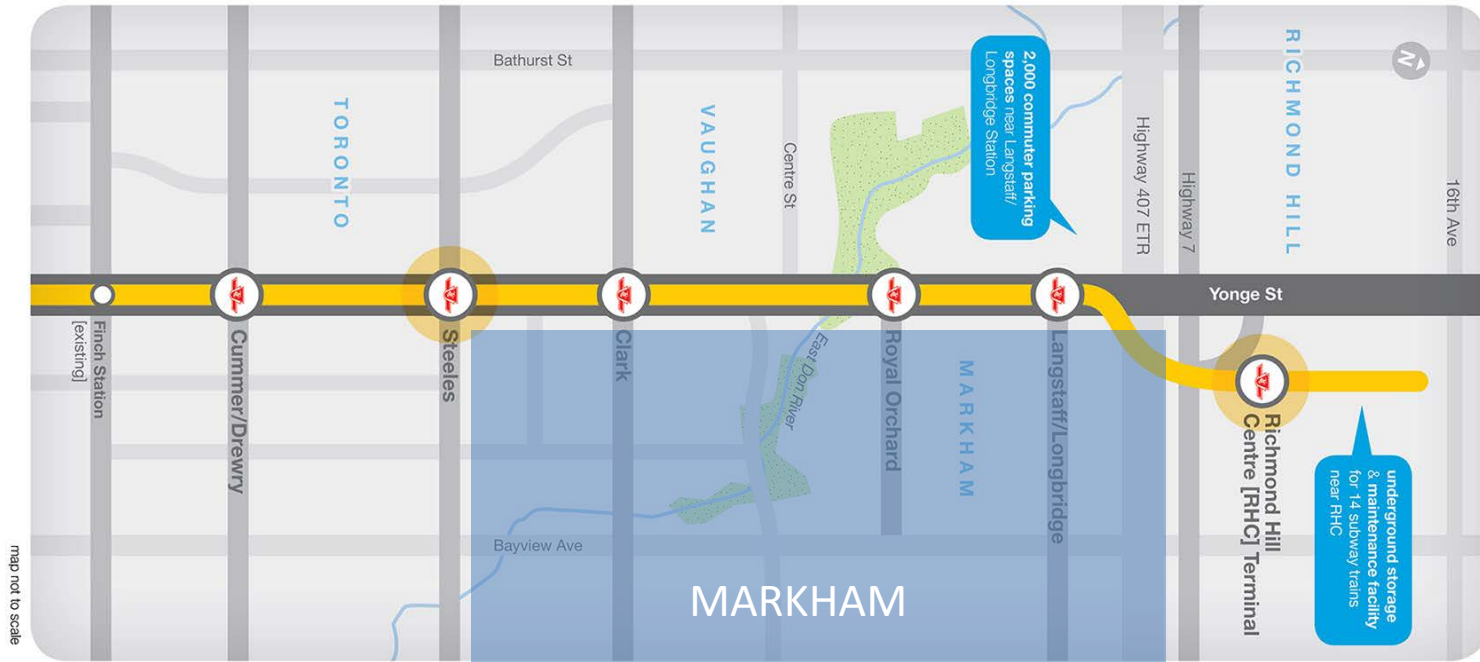
Yonge North Subway Extension

- The Yonge North Subway will be 7.4 km long
- Up to six stations: Cummer/Drewry, Steeles, Clark, Royal Orchard, Langstaff/Longbridge, and Richmond Hill Centre
- 2,500 bus trips per day will be replaced by the subway, and therefore eliminating 28 tonnes of greenhouse gas
- Potential ridership of 165,000 per day
- #YongeSubwayNow





Project Map



Source: www.vivanext.com

Building for the Future



<https://www.youtube.com/watch?v=XS-U6l6zvfA>



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: RECOMMENDATION REPORT - Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three five (5) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837, ZA

PREPARED BY: Rick Cefaratti M.C.I.P., R.P.P.,
Planner II, West District ext. 3675

RECOMMENDATION:

- 1) That the report titled “RECOMMENDATION REPORT, Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendments to permit an eight (8) storey mixed use apartment building, and three five (5) storey apartment buildings at 9704 McCowan Road, File Nos. OP 17 174837, ZA 17 174837 and SC 18 174837 (Ward 6)” be received.
- 2) That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘A’, be approved;
- 3) That the amendments to Zoning By-laws 304-87 and 177-96, as amended be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted without further notice;
- 4) That the Site Plan application by Nascent/Sher (9704 McCowan) Inc. be endorsed in principle, subject to the Conditions attached as Appendix ‘C’ and that Site Plan approval be delegated to the Director of Planning and Urban Design or their designate;
- 5) That conditions of site plan approval require that, prior to the issuance of any building permits, the owner enter into and be a participant in good standing of the Berczy Village Developers’ Group Cost Sharing Agreement, or alternatively, that the owner provides the City with documentation from the Trustee confirming they have satisfied all its obligations to the Group;
- 6) That site plan endorsement shall lapse after a period of three (3) years from the date of Staff endorsement in the event that the site plan agreement is not executed within that period;
- 7) That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix ‘B’ to this report, before the second anniversary of the day on which the by-law was approved by Council;

- 8) That servicing allocation for one hundred and twelve (112) dwelling units be assigned to the subject development;
- 9) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
- 10) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Official Plan Amendment and Zoning By-law Amendment applications, and endorsement in principle of the associated Site Plan application to permit an eight (8) storey mixed use apartment building, and three five (5) storey apartment buildings on the subject lands. Staff is working with internal departments to work out site plan details prior to Site Plan endorsement.

BACKGROUND:

9704 McCowan Road (subject property) which has an approximate area of 0.43 ha. (1.06 ac.), is located on the west side of McCowan Road within Berczy Village (see Figure 1 – Location Map and Figure 3 – Air Photo). An existing dwelling on the property has historically been used as a chiropractic office. To the north of the subject property is a private school (Radiant Montessori School), and to the south is a gas station, that contains a retail store and a car wash facility (Esso and Circle K). Located to the east across McCowan Road is a townhouse development, and to the west is a six (6) storey residential building (Emery the Essential).

PROCESS

Applications submitted in support of the proposal include an Official Plan Amendment and a Zoning By-law Amendment (to rezone the property from Agricultural (A1) under By-law 304-87, as amended, to a site specific Community Amenity Two (CA2) exception zone under By-law 177-96, as amended). These applications were deemed complete on January 22, 2018. The Site Plan application was submitted on September 24, 2019.

PROPOSAL

The Official Plan application requests an increase in the maximum permitted density, on the subject property, from 2.0 FSI (Floor Space Index) to 3.0 FSI (FSI means the total proposed gross floor area divided by the total area of the subject lot).

The Zoning By-law application is seeking to rezone the subject property from the Agricultural (A1) zone under By-law 304-87, as amended, to the Community Amenity Two (CA2) zone under By-law 177-96, as amended, with a number of site specific exceptions.

The mixed-use proposed development (See Figure 4 – Site Plan, and Figures 5 to 10 – Elevations) consists of the following:

- An eight (8) storey mixed use apartment building that fronts onto McCowan Road with an approximate Gross Floor Area (GFA) of 5,150 m² (55,477 ft²) for residential uses, and an approximate GFA for commercial uses of approximately 195 m² (2,098 ft²);
- three five (5) storey residential apartment buildings, each with an approximate total GFA of 2,456 m² (26,436 ft²) at the rear of the subject property;
- a total Gross Floor Area (GFA) for both commercial and residential uses of approximately 11,922 m² (128,327 ft²);
- a site density of 3.0 FSI;
- a total of 112 residential units;
- a total of 195 parking spaces;
- all parking spaces will be provided underground;
- the number of parking spaces will meet the minimum parking requirements of the zoning by-law;
- all of the units within the five (5) storey apartment buildings will be a minimum of two (2) storeys in height to provide for larger family sized units;

Official Plan and Zoning

2014 Markham Official Plan

The property is designated 'Mixed Use Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017 and further updated April 9, 2018). Uses provided for within Mixed Use designations include offices, financial institutions, retail and service uses. The designation also provides for townhouses, apartment buildings as well as mixed-use buildings, permits a maximum building height of eight (8) storeys and a maximum site density of 2.0 FSI.

The property is also subject to the Area and Site Specific Policies for the Berczy Village/Wismer Commons/Greensborough/Swan Lake District provided under Section 9.3 of the Official Plan. The land use objective for this district is to create a balanced community of pedestrian oriented neighbourhoods containing a mix of uses, including residential, commercial, open space and recreational.

Site Specific Official Plan Policy for Maximum Floor Space Index (FSI)

The amendment to the Official Plan (Appendix 'A') proposes a maximum site density of 3.0 FSI. York Region has delegated approval of the Official Plan Amendment to the City.

Zoning

The property is zoned Agricultural (A1) under By-law 304-87, as amended. The proposal requires a Zoning By-law Amendment.

The Zoning By-law amendment (Appendix 'B') proposes to delete the subject lands from the designated area of By-law 304-87 to a Community Amenity Two (CA2) zone category under By-law 177-96, as amended. The proposed zoning change will facilitate the development of an eight (8) storey mixed use apartment building and three five (5)

storey residential apartment buildings on the property including site specific development standards.

The site specific development standards for the proposed zoning by-law to implement the proposed development, include:

- a maximum permitted building height of 32.0 m for the eight (8) storey mixed use apartment building fronting onto McCowan Road;
- the subject lands to be deemed one lot for the purposes of the By-law
- a minimum front yard setback of 0.5 m
- a minimum rear yard setback of 3.0 m
- a maximum site density of 3.0 FSI

OPTIONS/ DISCUSSION:

Issues identified in the Preliminary Report, at the Community Meeting, and Public Meeting

Preliminary Report

Several matters for consideration relating to the proposal were identified in the June 11, 2018 preliminary report including:

- proposed number of units, building height and setbacks;
- the Region's traffic/transportation requirements (i.e. road widening, vehicular access restrictions etc.)
- lack of public parkland dedication being proposed for this development;

Community Meeting

A non-statutory Community information meeting was held on April 23, 2018. This meeting was hosted by the Ward Councillor in conjunction with the Owner and was attended by Staff. Comments made at this meeting included:

- concerns regarding right-in/right-out access restriction;
- concerns about the ability of the current road networks to accommodate the additional cars into the area that will be generated from this site;
- proximity of the gas station and the impact of sounds generated by the car wash to the proposed development;

Public Meeting

The Statutory Public Meeting was held on June 19, 2018. Comments made by the residents who attended the Public Meeting included:

- objections by residents of the adjacent apartment building to the west to the heights of the proposed apartment buildings and overall site density;
- concerns about additional traffic that may be generated by this development and the associated traffic infiltration to the existing neighbourhood to the west;

-
- privacy concerns raised by residents of the adjacent apartment building to the west as a result of the proposed loss of vegetation;
 - a request from the property owner to the north (9718 McCowan Road) was made to have access to municipal services through the subject lands;

The City has also received written submissions from the public that reiterated the comments and objections noted above.

These and other issues are addressed as follows:

Site Layout, Building Design and Density Are Appropriate

The eight (8) storey apartment building is adjacent to the McCowan Road frontage, and three (3) five (5) storey apartment blocks are located to the west of it. The architectural style, scale and orientation of the proposal is compatible with existing developments on adjacent properties. The five (5) storey portion of the development will have a similar relationship to the existing three (3) storey townhouses, to the north across Warrington Way, as the six (6) storey (Emery the Essential) apartment building already has. The transition, from a five (5) storey apartment to three (3) storey townhouses, is appropriate. The six (6) storey residential building (Emery the Essential) and the proposed five (5) storey apartment building, will be approximately 10.5 m (35 ft.) apart. The Emery the Essential development has a density (FSI) of approximately 2.5. The FSI of the proposed development is approximately 3.0. This FSI includes floor area devoted to at grade commercial uses. These commercial uses will extend across approximately 65% of the McCowan Road street frontage. The proposed commercial space will enhance the public realm and provide a friendlier pedestrian environment along McCowan Road. Staff consider the proposed FSI to be appropriate for this infill site, given its location and context. The proposed building(s) will be compatible with the townhouses on Warrington Way and the six (6) storey Emery the Essential apartment.

Transportation Impacts Minimal

Transportation Engineering Staff has reviewed the Traffic Study, which was submitted in support of the proposal. Staff concurs with the Study's findings that the anticipated traffic volumes for the proposed development can be accommodated on the external road network. McCowan Road is considered a Regional Arterial Road in this location and vehicular access falls under the jurisdiction of York Region. Staff further notes that the Region has agreed in principle to permit a full moves access from this development onto McCowan Road. The proposed full moves access will mitigate the concerns raised regarding traffic infiltration from this development into to the adjacent neighbourhood to the west.

York Region to allow full-moves access from McCowan Road

York Region Transportation staff has agreed in principle to permit full-moves access location onto McCowan Road at the north end of the property, subject to the following:

- That the owner agree to provide and protect for a future vehicular, pedestrian and cycling interconnection with the land immediately to the north (9718 McCowan Road) should this land redevelops in the future (Staff note that there is an opportunity for a future interconnection on the north side of the property between the eight (8) storey mixed use building and the north block five (5) storey residential apartment building as shown on the Site Plan in Figure 4);

-
- A road widening along the entire frontage of the site adjacent to McCowan Road sufficient in width to provide 21.5 m (70.5 ft.) from the centreline of construction of McCowan Road;
 - A 5.0 m (16.4 ft.) by 5.0 m (16.4 ft.) daylight easement at the south corner of the access location;
 - York Region is undertaking a Class Environmental Assessment (EA) Study along McCowan Road, from Steeles Avenue to Major Mackenzie Drive in relation to the current and future transportation needs and is proposing a Transitway along this corridor. The proposed full-moves access may be restricted to right-in/right out movements in the future;

Noise Impacts from carwash will be mitigated

The Owner is working closely with the adjacent property owner of the adjacent gas station and car wash facility to mitigate the sound impacts from the car wash facility on future occupants of this development. Staff further note that the adjacent six (6) storey apartment building (Emery the Essential) to the west was constructed after the gas station was in place. Staff are not aware of any noise complaints that have been raised by residents of the adjacent apartment building regarding the car wash facility and note that the City has no record of property violations or complaints for the gas station.

Sustainable measures proposed

The proposed development will incorporate a number of sustainable development measures, including:

- Bird friendly and dark sky compliance (Staff will work with the applicant to finalize details of the exterior facades to ensure the City's requirements are complied with);
- Green roofs to reduce the heat island effect, reducing utility costs and improving stormwater management and drainage;
- Water efficient landscaping through the planting of native and drought tolerant vegetation; and,
- Bicycle parking at a 1:1 ratio for residential units to support the use of active transportation;

These matters will be secured in the site plan agreement. Staff will work with the applicant to determine whether any additional sustainability features can be identified and incorporated into the proposed development.

Private Servicing Easement to be provided in favour of 9718 McCowan Road

The Owner has agreed in principle to provide a private servicing easement in favour of the abutting property to the north (9718 McCowan Road) for the extension of water service, and appropriate storm and sanitary services. Details of this arrangement will be determined through the site plan approval process.

The Owner will be required to submit an application for consent to the Committee of Adjustment to permit an easement for servicing purposes, in favour of the 9718 McCowan Road, to ensure this arrangement is established in perpetuity.

Developer's Group Agreement

The owner will be required to enter into a Cost Sharing Agreement with the Berczy Village Developers' Group to ensure the equitable distribution of costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, road improvements, internal and external services, and stormwater management facilities for the area. Staff recommend that, prior to issuance of any building permits, the owner provides the City with documentation from the Trustee confirming they have satisfied all of their obligations to the Group.

Parkland Dedication

The site plan shows a private open space area identified as a 'central courtyard' (Figure 4). Due to its size, and the fact that it is not publicly accessible, this open space area is not eligible for parkland credit. As no land will be conveyed to the City for parkland, the applicant will be required to fulfill their parkland dedication requirements through a cash-in-lieu of parkland contribution.

Compensation for Tree Removal Required

As a result of the proposed development, there are a number of mature trees that are proposed to be removed. Compensation for tree removal will be determined and provided at the development agreement stage. The Owner has agreed in principle to provide compensation for tree removal on these lands by including tree planting in the adjacent valley lands. Compensation for tree removal will be determined prior to final site plan approval.

Section 37

The applicant will be required to provide Section 37 benefits, including a Public Art contribution, in accordance with the City policies and Section 37 of the Planning Act. The requirement for a contribution will be identified in the Zoning By-law Amendment and provided with the execution of the site plan agreement.

Draft Plan of Condominium Comments

The owner will be required to submit a Draft Plan of Condominium application to establish the individual apartment dwelling units and commercial units. The authority to approve the Draft Plan of Condominium is delegated to the Director of Planning and Urban Design.

CONCLUSION:

The proposed mixed use mid-rise apartment development is appropriate and Staff recommends adoption of the Official Plan Amendment (Appendix 'A'), approval of the Zoning By-law Amendment application (Appendix 'B'), and endorsement in principle of the associated Site Plan application, subject to the conditions outlined in Appendix 'C'.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications were reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various City departments and external agencies and no objections to the proposal have been raised.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning & Urban Design

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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Conceptual Site Plan

Figure 5 – North and South Elevations
Mid-Rise

Figure 6 – East and West Elevations
Mid-Rise

Figure 7 – North and South Elevations,
North and West
Apartment Blocks

Figure 8 – North and South Elevations,
South and West
Apartment Blocks

Figure 9 – East and West Elevations,
North and South
Apartment Blocks

Figure 10 – East and West Elevations,
West
Apartment Block

APPENDICES:

Appendix 'A' – Draft OPA

Appendix 'B' – Draft ZBA

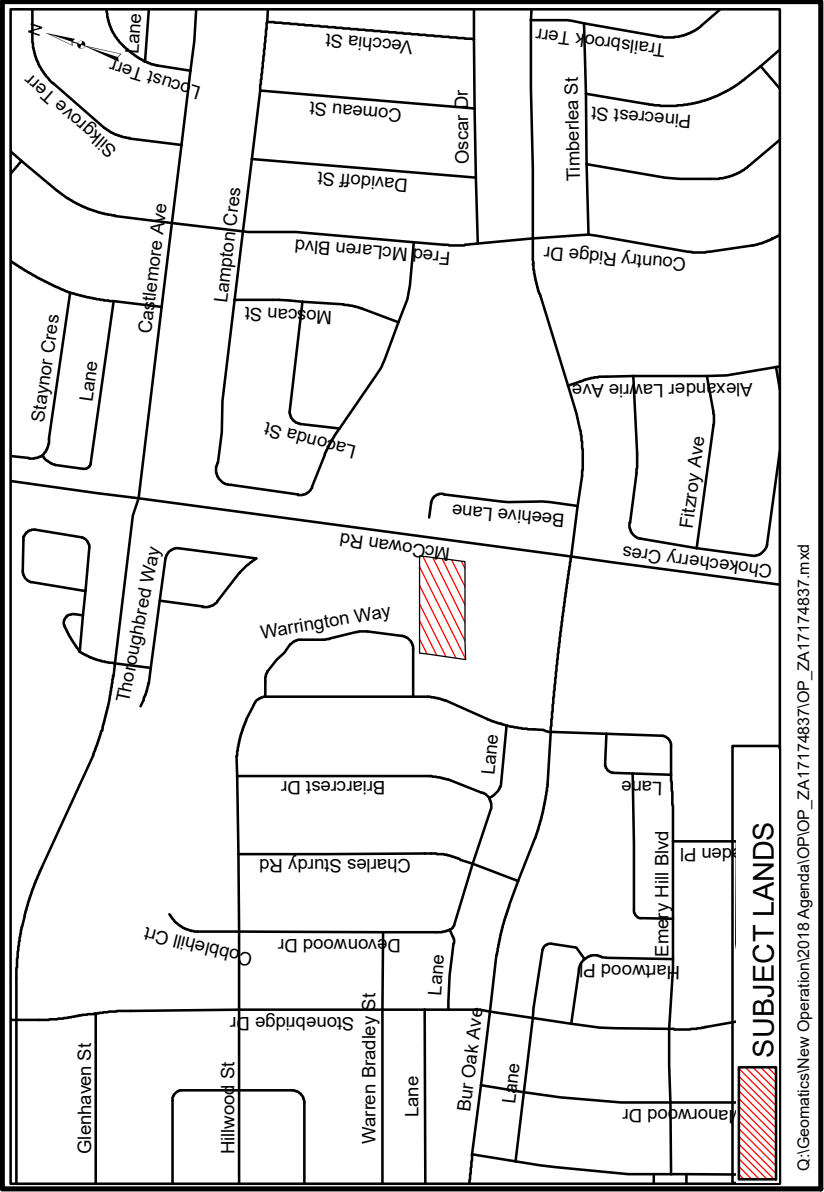
Appendix 'C' – Site Plan Conditions

APPLICANT:

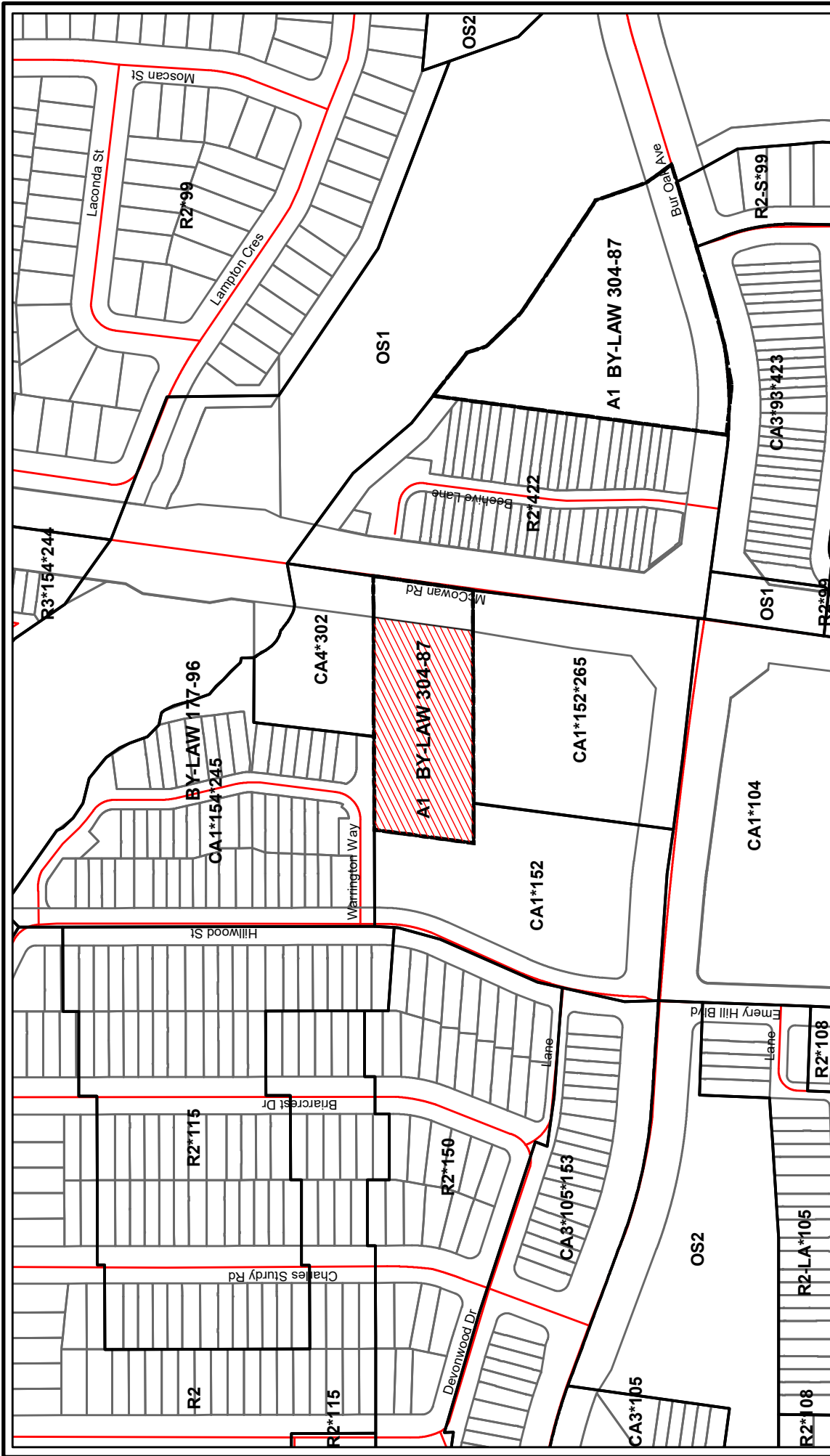
The Planning Partnership
C/O Bruce Hall
1255 Bay Street Unit 500
Toronto, ON M5R 2A9
Tel: (416) 975-1556
Email: bhall@planpart.ca

OWNER:

Nascent/Sher (9704) McCowan Inc.
C/O Shakeel Walji
60 Renfrew Drive
Markham, ON L3R 0E1
Tel: (416) 865-0862
Email: shakeel@shercorp.ca



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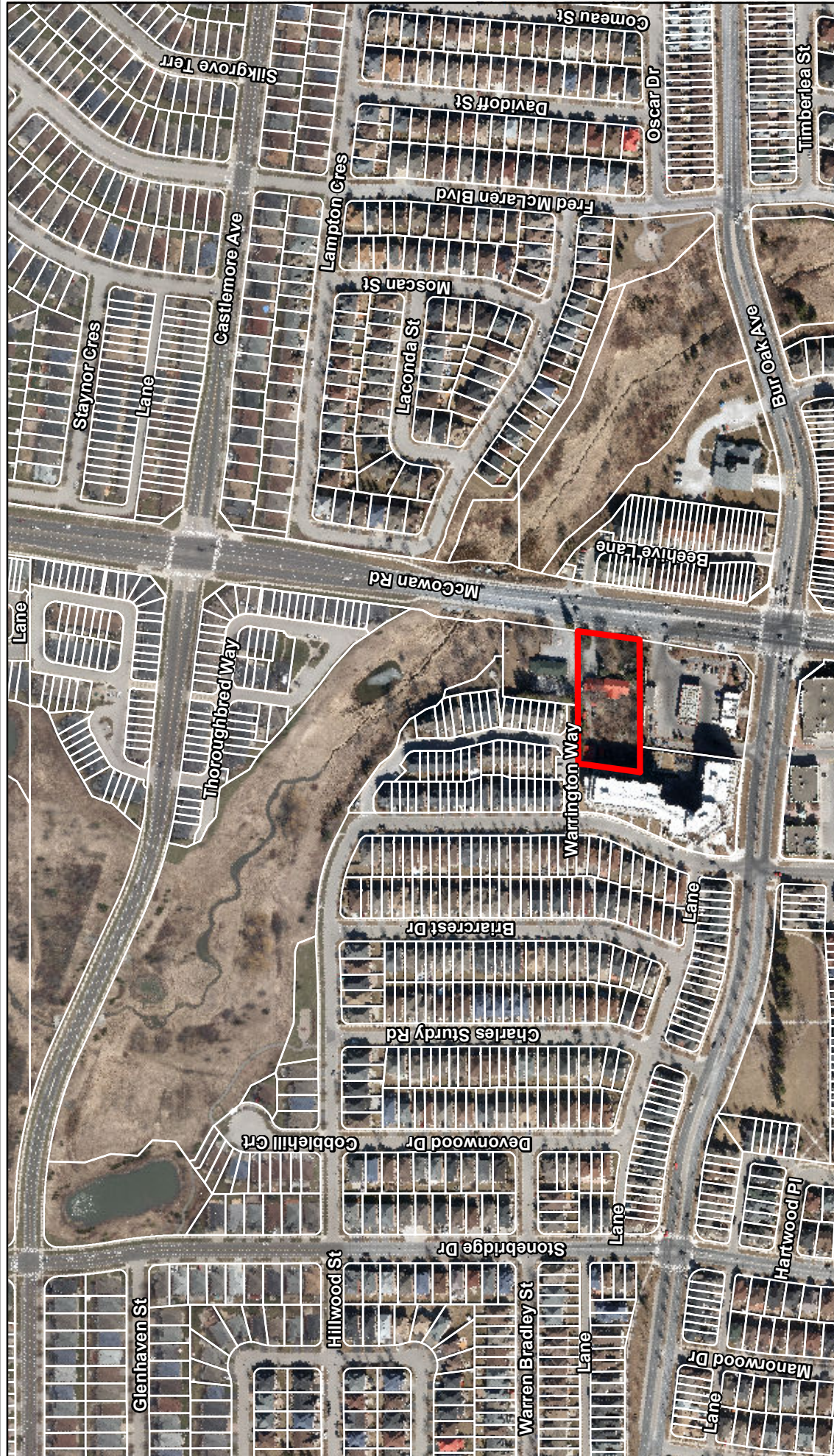
AREA CONTEXT / ZONING

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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 SUBJECT LANDS



AIR PHOTO (2018)

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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 SUBJECT LANDS



SITE PLAN

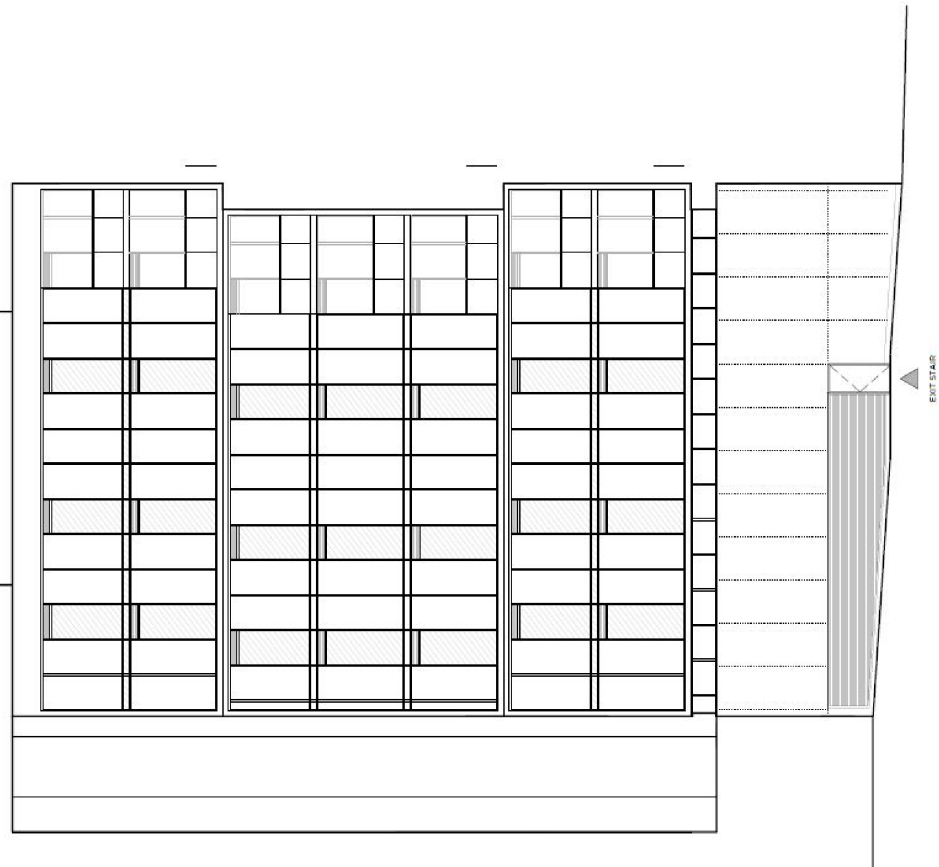
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9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

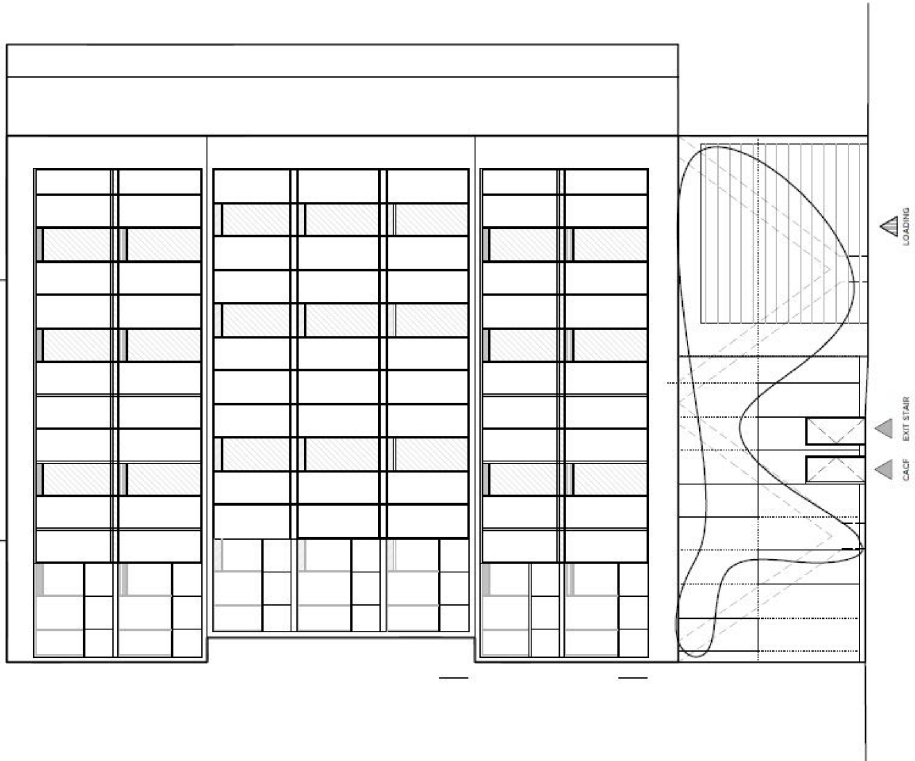
SUBJECT LANDS



SOUTH



NORTH



ELEVATIONS - MIDRISE

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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Drawn By: LW

Checked By: RC

Date: 24/05/2018

FIGURE No. 5

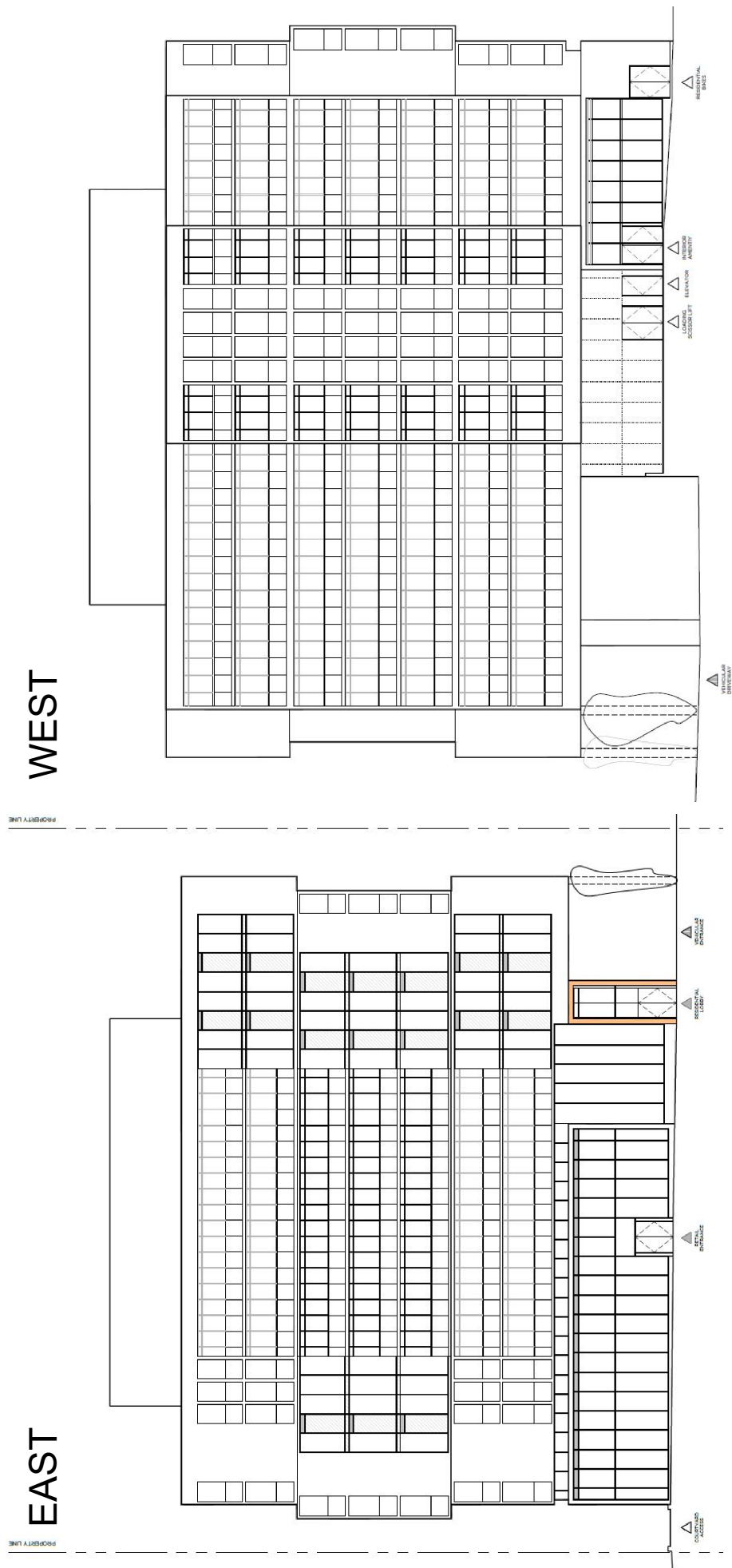
ELEVATIONS - MIDRISE

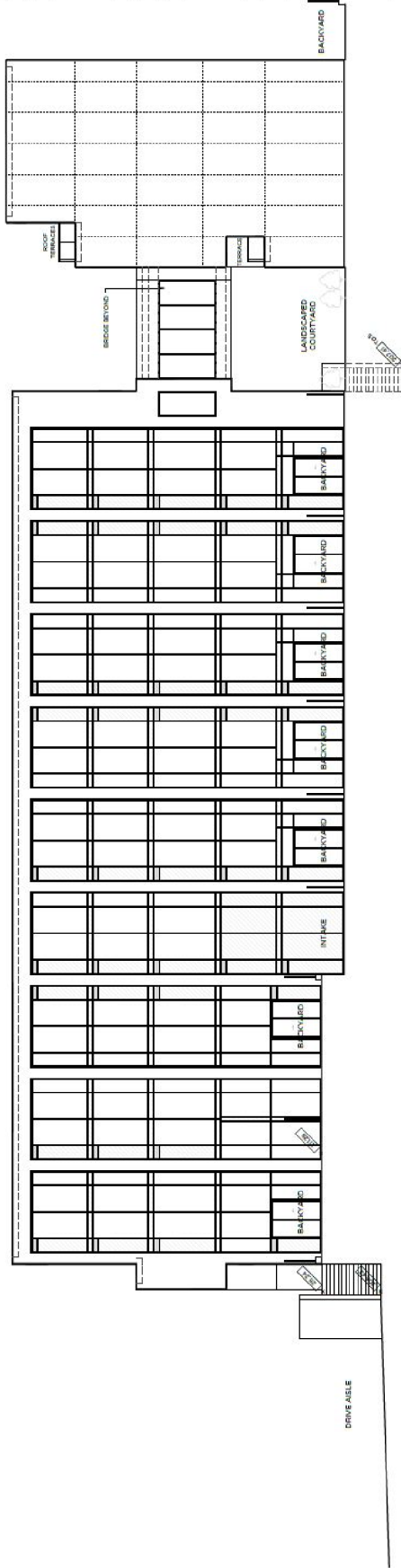
APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

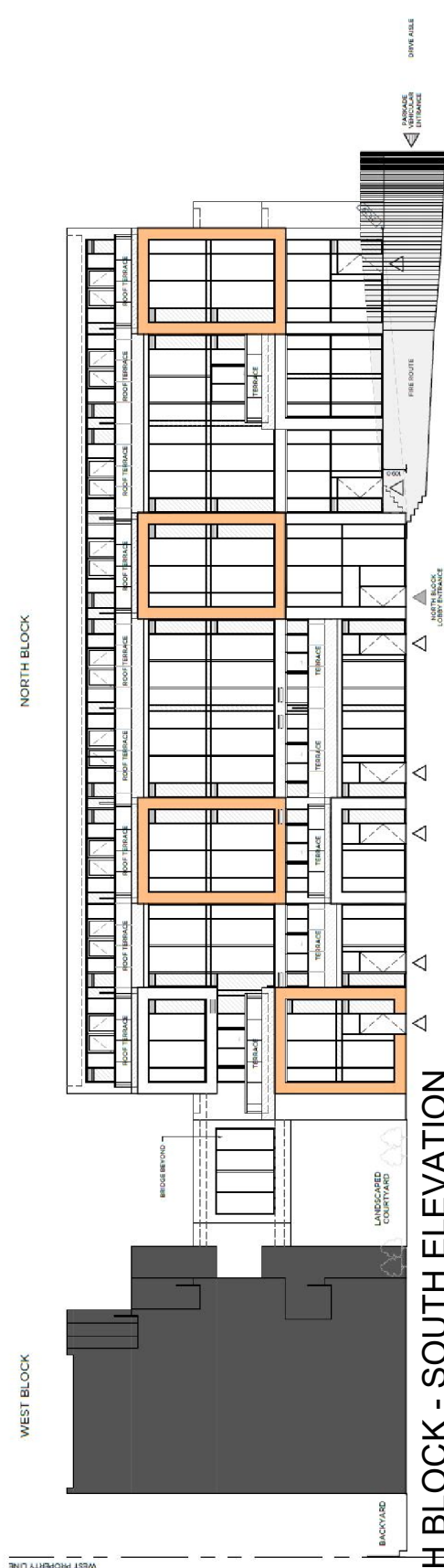
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VIARKHAM DEVELOPMENT SERVICES COMMISSION





NORTH BLOCK - SOUTH ELEVATION



ELEVATIONS - FIVE STOREY APARTMENT

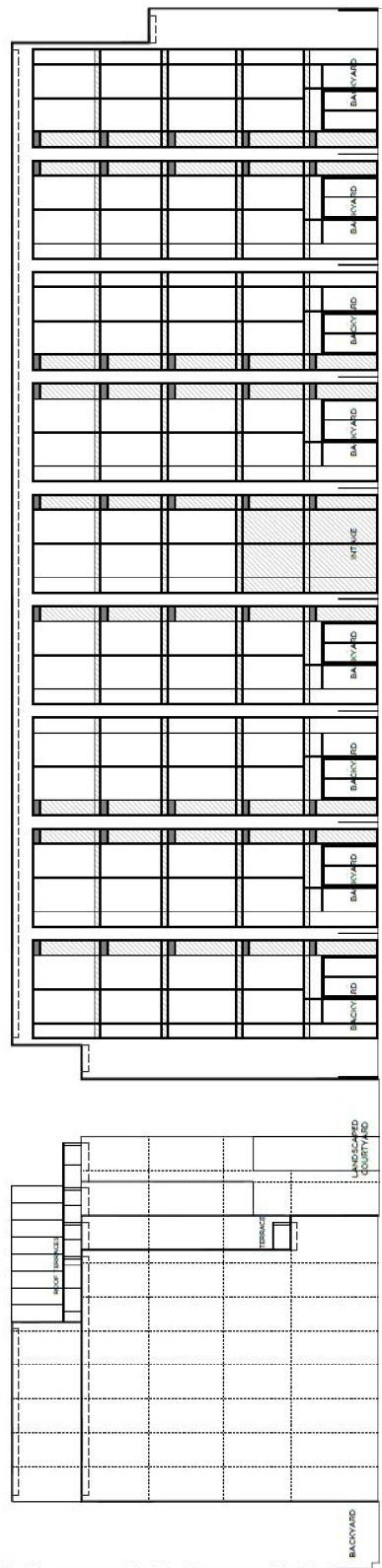
APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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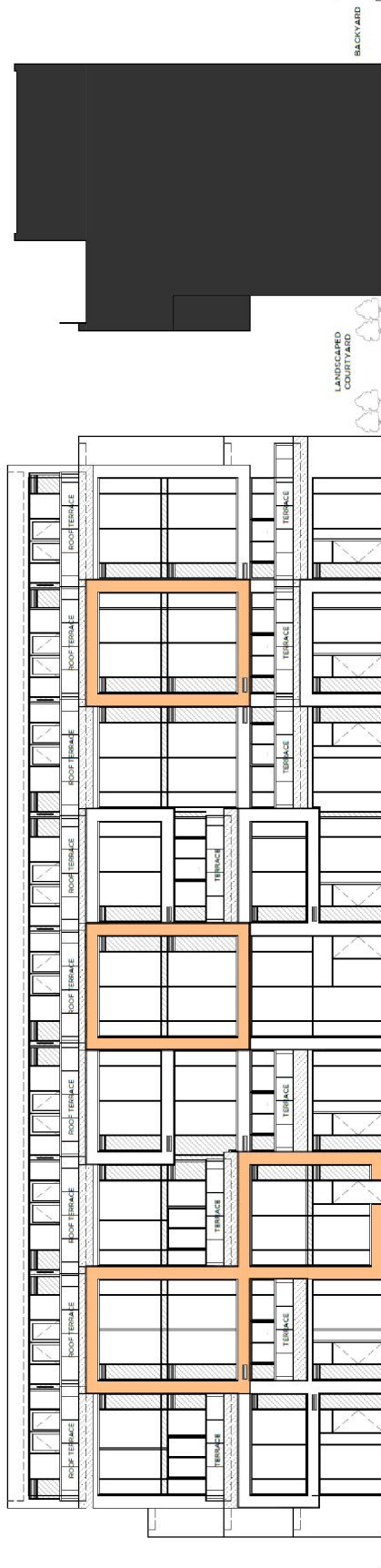
SOUTH & WEST BLOCKS - SOUTH ELEVATION

SOUTH BLOCK



SOUTH BLOCK

WEST BLOCK



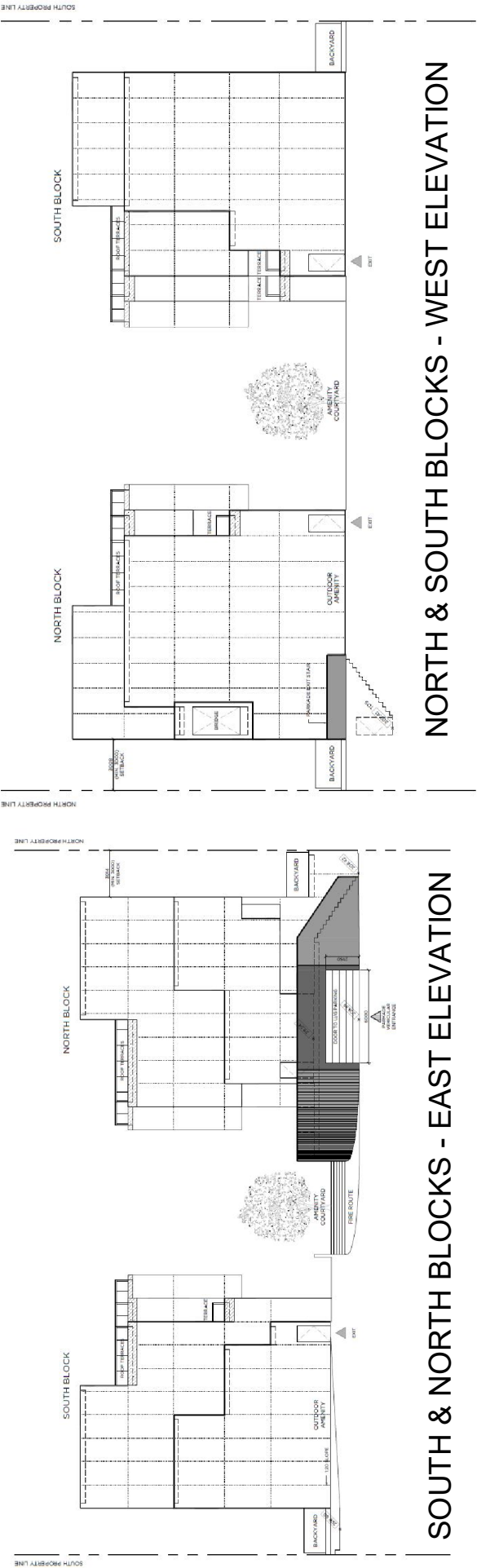
SOUTH BLOCK - NORTH ELEVATION

ELEVATIONS - FIVE STOREY APARTMENT

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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ELEVATIONS - FIVE STOREY APARTMENT

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

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MARKHAM DEVELOPMENT SERVICES COMMISSION

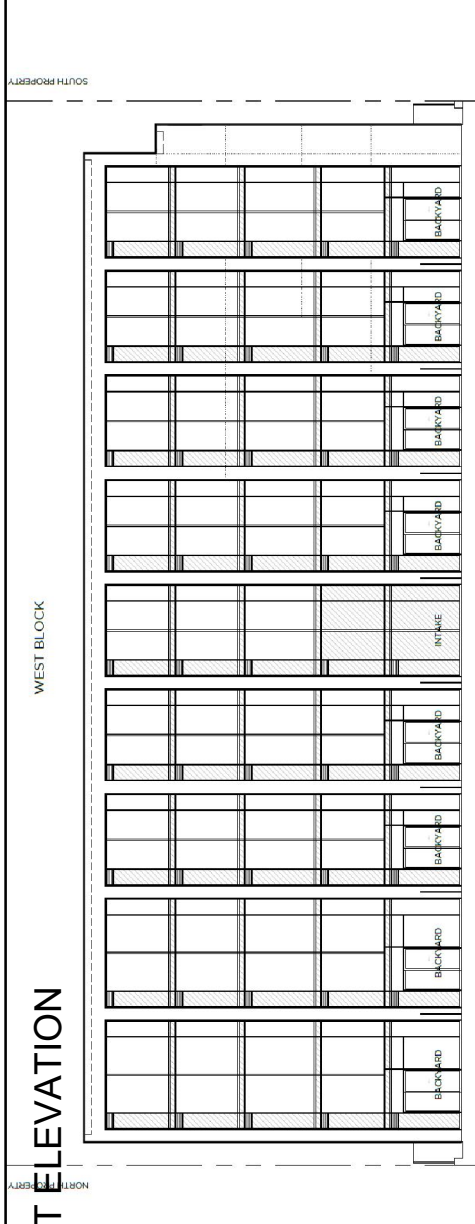
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Checked By: RC

Date: 11/04/2019

FIGURE No. 9

WEST BLOCK - WEST ELEVATION



WEST BLOCK



WEST BLOCK - EAST ELEVATION

ELEVATIONS - FIVE STOREY APARTMENT

APPLICANT: NASCENT/SHER INC.
9704 MCCOWAN RD

FILE No. OP/ZA 17174837 (RC)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Date: 11/04/2019

Checked By: RC

Drawn By: LW

FIGURE No.10

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

Nascent/Sher (9704 McCowan) Inc.

April 2019

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. _____ - ____ in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 30th day of April , 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

THE CORPORATION OF THE CITY OF MARKHAM

BY-LAW NO. _____

Being a by-law to adopt Amendment No. XXX to the City of Markham Official Plan 2014, as amended.

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM, IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 30th DAY OF APRIL, 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

CONTENTS

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3. PURPOSE.....6

4. BASIS6

PART II - THE OFFICIAL PLAN AMENDMENT

1. THE OFFICIAL PLAN AMENDMENT.....8

2. IMPLEMENTATION AND INTERPRETATION.....9

DRAFT

DRAFT

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XXX)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment.

2.0 LOCATION

This Amendment applies to the 0.43 hectare (1.08 acre) subject lands municipally known as 9704 McCowan Road. The property is located on the west side of MacCowan Road, north of Bur Oak Avenue. The subject lands are located within the Berczy Village/Wismer Commons/Greensborough/Swan Lake District, City of Markham, Regional Municipality of York.

3.0 PURPOSE

The purpose of this Amendment is to provide for a maximum density of 3.0 FSI to facilitate a mixed use mid-rise development including an eight (8) storey apartment building with ground floor commercial uses along McCowan Road, and three five (5) storey apartment buildings to the rear.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

This amendment will provide for a mixed use mid rise development on the subject lands that is compatible with adjacent development. It will facilitate the development of an eight (8) storey building that will establish a strong urban edge along McCowan Road together with ground floor commercial uses to enhance the pedestrian environment on McCowan road in this location. This amendment will also allow for the development of five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to neighbouring developments.

DRAFT

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 Section 9.3 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 by removing and replacing Figure 9.3.1 with a new Figure 9.3.1 as follows:

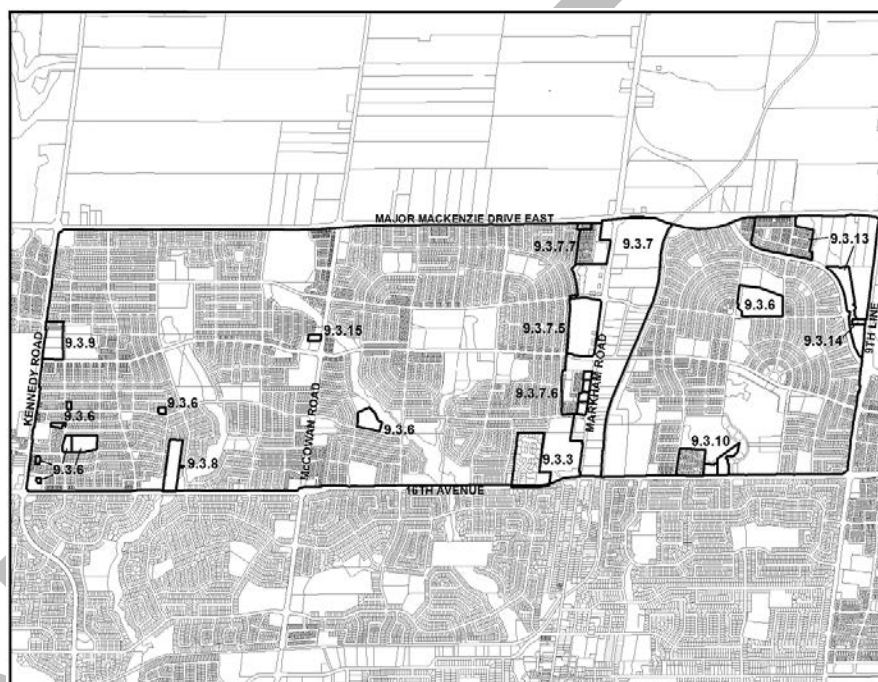


Figure 9.3.1”

1.2 Section 9.3 of the Markham Official Plan 2014, as amended, is hereby amended by:

- a) Adding a new Figure 9.3.15 as follows:

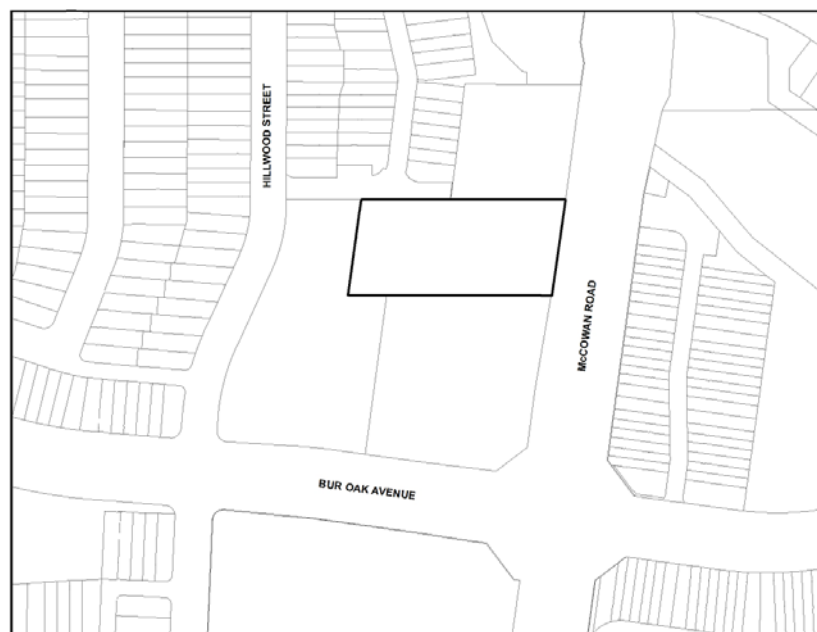


Figure 9.3.15”

1.3 Section 9.3. of the Official Plan is hereby amended by adding a new Section 9.3.15 as follows:

“ The following site density provision shall apply to the ‘Mixed Use Mid Rise’ lands shown in on Figure 9.3.15:

9704 McCowan Road

- a) The maximum *floor space index* for the ‘Mixed Use Mid Rise’ lands shown in Figure 9.3.15 is 3.0 FSI.

2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.



BY-LAW 2019-_____

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated area of By-law 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of the Corporation of the City of Markham hereby enacts as follows:

- 1. That By-law 304-87, as amended, is hereby further amended as follows:
 - 1.1 By deleting the lands shown on Schedule ‘A’ attached hereto from the designated area of By-law 304-87, as amended.
- 2. By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands as shown on Schedule “A” attached hereto.
 - 2.2 By rezoning the lands outlined on Schedule ‘A’ attached hereto from:
from:
Agriculture One Zone (A1)
under By-law 304-87
to:
Community Amenity Two*628 (CA2*628) Zone
under By-law 177-96
 - 2.3 By adding the following subsection to Section 7 - EXCEPTIONS

Exception 7.628	Nascent/Sher (9704 McCowan) Inc. 9704 McCowan Road	Parent Zone CA2
File ZA 17 174837		Amending By- law 2019-XX
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2019-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.628.1 Special Definitions		
The following special definition shall apply:		
a)	“Dwelling, Apartment” means a <i>dwelling unit</i> in a <i>building</i> containing three or more <i>dwelling units</i> , some of which share a common external access to the outside through a common vestibule and a common corridor system, and others which may have independent entrances to the front or rear of the <i>building</i> .	
7.628.2 Special Zone Standards		
The following specific Zone Standards shall apply:		

a)	Notwithstanding any further division or partition of the land subject to this Section, all lands zoned with Exception *628 shall be deemed one lot for the purposes of this By-law.
b)	For the purposes of this By-law, the <i>lot line</i> abutting McCowan Road shall be deemed to be the <i>front lot line</i> .
c)	Minimum <i>lot frontage</i> – 45 metres
d)	Minimum <i>front yard</i> – 0.5 metres
e)	Minimum <i>rear yard</i> – 3.0 metres
f)	Minimum north <i>side yard</i> – 1.0 metres
g)	Minimum south <i>side yard</i> – 1.0 metres
h)	Maximum <i>Height</i> – 32 metres, 8 storeys
i)	Minimum <i>landscaped open space</i> – 35 %
j)	The minimum <i>yard</i> requirements shall not apply to any portion of a building including a parking garage located entirely below grade.

3. SECTION 37 AGREEMENT

A contribution by the Owner to the City of \$ XXXX per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

Read a first, second and third time and passed on _____,
2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-_____

A By-law to amend By-laws 3004-87 and 177-96, as amended

9704 McCowan Road

CON 6 PT LOT 18 RS64R6311 PART 1

(Proposed Mixed Use Rise Apartment Development)

Lands Affected

The proposed by-law amendment applies to 0.43 hectares (1.06 acres) of land located on the west side of McCowan Road north of Bur Oak Avenue, and municipally known as 9704 McCowan Road.

Existing Zoning

By-law 304-87, as amended, currently zones the subject lands as Agriculture One Zone (A1) By-law 304-87.

Purpose and Effect

The purpose and effect of this By-law is to delete the property from the designated area of By-law 304-87, amend By-law 177-96 to incorporate lands into the designated area of By-law 177-96, and to rezone the subject property as follows:

from:

**Agriculture One Zone (A1)
under By-law 304-87**

to:

**Community Amenity Two*628 (CA2*628) Zone
under By-law 177-96**

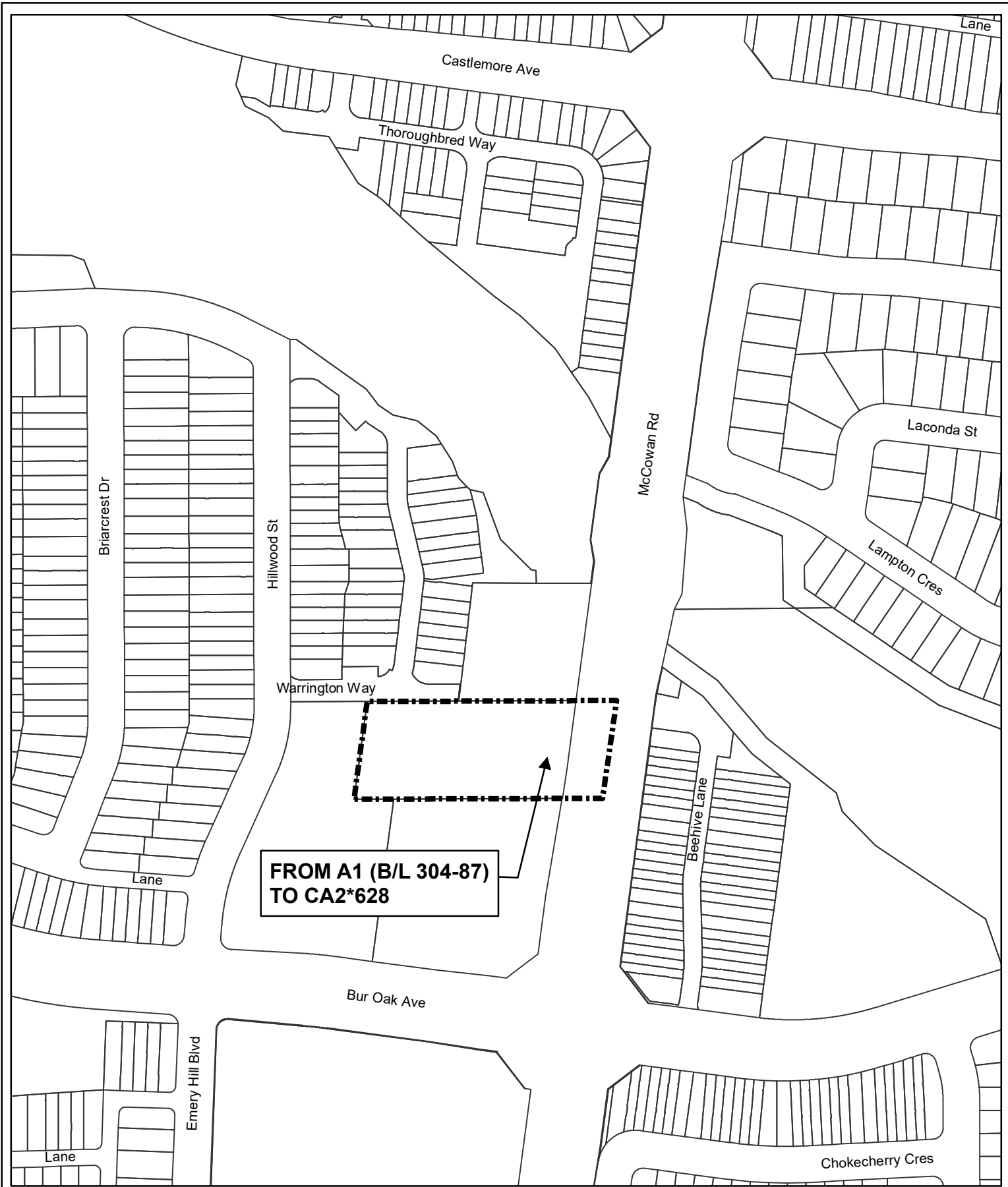
In order to permit the development of an eight (8) storey mixed use apartment building and three five (5) storey residential apartment buildings on the subject lands.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.

AMANDA File No.: ZA 17 174837

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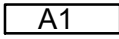
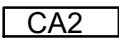
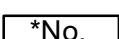


SCHEDULE "A" TO BY-LAW

AMENDING BY-LAWS 304-87 AND 177-96 DATED



 BOUNDARY OF AREA COVERED BY THIS SCHEDULE
TO BE DELETED FROM 304-87 AND ADDED TO 177-96

-  Agricultural One
-  Community Amenity Two
-  Exception Section Number

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of the zoning by -law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

APPENDIX 'C'

**SITE PLAN CONDITIONS
 NASCENT/SHER (9704 McCOWAN) INC.
 9704 McCowan Road
 SC 18 174837**

Recommended Conditions of Site Plan Approval

Prior to endorsement of the site plan and elevation drawings to commence preparation of the site plan agreement, the Owner shall submit:

1. written confirmation from the Regional Municipality of York that their pre-approval conditions have been satisfied including, but not limited to, a road widening along the entire frontage of the site adjacent to McCowan Road, of sufficient width to provide 20.5 metres from the centerline of construction of McCowan Road, and a 5.0 m by 5.0 m daylight easement at the south corner of the access location. The Director of Planning and Urban Design will not endorse final site plan and elevation drawings to commence preparation of the site plan agreement until this written confirmation has been received.
2. appraisal report of the land value of the subject property for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.

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

1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design.
2. the final plans shall incorporate appropriate design features to ensure bird-friendly buildings.
3. 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.
4. To submit to the Director of Engineering, for review and approval, a detailed photometric analysis prior to the execution of the site plan agreement or the release of any letter of credit secured for this development. The Owner shall implement all the recommendations and requirements as provided in the analysis to the satisfaction of the Director of Engineering or his/her designate.

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), and financial obligations related to a Cost Sharing Agreement with the Berczy Village Developers' Group to ensure the equitable distribution of costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, road improvements, internal and external services, and stormwater management facilities for the area.

APPENDIX 'C'

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 Owner agrees to implement Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design.
4. That the Owner pursue Sustainable Design Features and continues to work with Staff to determine whether any additional sustainability features can be identified and incorporated into the proposed development, to the satisfaction of the Director of Planning & Urban Design; or designate.
5. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the General Manager of Operations and the Director of Engineering.
6. Provisions to ensure implementation of the recommendations of all approved technical reports.
7. Provisions for satisfying all requirements of City departments and public agencies.
8. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services.
9. That the Owner agrees to provide a private servicing easement in favour of the abutting property to the north (9718 McCowan Road) for the extension of water service, and appropriate storm and sanitary services.
10. That the owner agree to provide and protect for a future vehicular, pedestrian and cycling interconnection with the land immediately to the north (9718 McCowan Road), if required, should this land redevelop in the future, and that this provision is demonstrated on the site plan.
11. York Region is currently undertaking a Class Environmental Assessment (EA) Study along McCowan Road to accommodate the current and future transportation needs, which may result in a future Transitway to be implemented along this corridor. The Owner therefore acknowledges and agrees not to object to the following:
 - Upon implementation of the Transitway, the proposed full-moves access will be restricted to right-in/right-out movements only access.
12. That prior to receiving final site plan approval, and prior to the issuance of any building permits, the City receives written correspondence from York Region that all requirements and conditions provided in their comments on the Site Plan Application dated February 20, 2019 (received by Development Services on March 7, 2019) have been addressed to their satisfaction.



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: York Region Municipal Comprehensive Review (MCR)
Status Update

PREPARED BY: John Yeh, MCIP, RPP, Manager, Policy, Policy and Research
– ext.7922

REVIEWED BY: Marg Wouters, MCIP, RPP, Senior Manager, Policy and
Research – ext.2909

RECOMMENDATION:

- 1) That the staff report entitled, “York Regional Municipal Comprehensive Review Status Update” dated April 29, 2019, be received;
- 2) That a community information meeting be scheduled in June 2019 to obtain public input on York Region’s draft Major Transit Station Areas to inform the City’s comments to York Region;
- 3) That landowners with employment land conversion requests be invited to delegate at a future Development Services Committee meeting with sufficient information to address York Region’s proposed conversion criteria, attached as Appendix ‘C’ to this report;
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

In 2013, the Province released Amendment 2 to the Provincial Growth Plan 2006, which provided updated population and employment forecasts to 2041 planning horizon. These forecasts are to be reflected in the York Region Official Plan through a comprehensive planning process referred to as a Municipal Comprehensive Review (MCR).

The Region initiated an MCR in 2014, but the work was put on hold in 2015 when the Province initiated the 10-year review of the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. Among the work completed as part of the 2014 MCR work was the development of a draft Preferred Growth Scenario based on a 45% residential intensification target area to distribute 2041 population and employment growth to the nine local municipalities. The Draft Preferred Growth Scenario was considered by Regional Council in 2015, but was referred back to Regional staff and never approved.

The new Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan came into effect in July 2017. York Region staff is proceeding with the Regional MCR based on these 2017 Provincial Plans. On January 15, 2019, the Province released Proposed

Amendment 1 to the 2017 Growth Plan that proposed changes to employment planning, settlement area boundary expansions, intensification and density targets and MTSAs. Any changes resulting from the final Amendment 1 will be incorporated in the MCR.

The following are current York Region MCR subject areas which are primarily based on the 2017 Growth Plan and Greenbelt Plan:

- Growth Forecasts and Land Budget
- Intensification Strategy
- Employment Strategy
- Housing Strategy
- Natural Heritage, Watersheds, and Agriculture
- Align Infrastructure with Growth
- Fiscal Impact Analysis

To date, Markham staff have worked closely with York Region staff to provide input on the following components that make up the Regional MCR work:

- Intensification Strategy, in particular density targets and boundaries for major transit station areas (MTSAs) within the city;
- Employment conversion criteria;
- Housing strategy, in particular York Region's draft rental housing incentives guideline and community improvement plan.

York Region is now seeking comments on draft employment conversion criteria and draft MTSA boundary delineations and density targets as outlined in their March 7, 2019 report "Proposed Employment Area Conversion Criteria", and April 11, 2019 report "Planning for Intensification Background Report", respectively. The April 11, 2019 York Region report identified 70 proposed MTSAs to be delineated in the Regional Official Plan, 23 of which are located in Markham (see Appendices 'A' and 'B'). York Region staff worked closely with local municipal staff to develop a common methodology to identify, delineate, and set density targets for MTSAs Region-wide. Staff are generally satisfied with the draft MTSAs but will continue discussions with York Region prior to finalizing the MTSAs, particularly regarding boundary delineations and density targets, and support for an MTSA around the proposed Royal Orchard Station on the future Yonge subway extension.

As the MTSA delineations and densities are required to be established in the Regional Official Plan (as well as the Markham Official Plan), and as these policies will not be appealable, it is recommended that prior to providing formal comments on the draft MTSAs to York Region, consultation with the public and other stakeholders occur through a community information meeting in June 2019.

York Region's March 7, 2019 report proposes 14 criteria to assess requests for conversion of employment conversion to other uses (see Appendix 'C') and identifies requests for conversion of employment received to date (see Appendix 'D'). Six of the employment conversion requests totaling 29 hectares are within the City of Markham. An additional conversion request was received in Markham after the release of the report. Markham staff is generally satisfied with the criteria though it is still to be determined how the criteria will be applied. To allow for Markham Council input on the criteria and conversion applications

it is recommended that landowners be invited to delegate at a future Development Services Committee meeting with sufficient information to address the conversion requests.

Markham staff will continue to work closely with Regional staff on these and other components of the Regional MCR work program and report to Council as required.

PURPOSE:

The purpose of this staff report is to provide a status update on York Region's Municipal Comprehensive Review (MCR) that plans for growth to the year 2041, to identify particular areas where Markham input is required, and to provide initial comments on employment land conversion submissions and draft MTSAs.

BACKGROUND:**York Region has re-commenced their 2041 MCR in conformity with the 2017 Growth Plan**

In 2013, the Province released Amendment 2 to the Provincial Growth Plan 2006, which provided updated population and employment forecasts to 2041 planning horizon. These forecasts are to be reflected in the York Region Official Plan through a comprehensive planning process referred to as a Municipal Comprehensive Review (MCR).

The Region initiated an MCR in 2014, but the work was put on hold in 2015 when the Province initiated a 10-year coordinated review of the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. Among the work completed as part of the 2014 MCR work was the development of a draft Preferred Growth Scenario based on a 45% residential intensification target area to distribute 2041 population and employment growth to the nine local municipalities. The Draft Preferred Growth scenario was considered by Regional Council in 2015, but was referred back to Regional staff and never approved.

On July 1, 2017, the new Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan came into effect. Regional staff updated their MCR work program to reflect the new Plans. Key changes that affect the MCR are summarized as follows:

- Updated minimum residential intensification and designated greenfield area density targets
- Planning for MTSAs on priority transit corridors
- Additional upper-tier responsibilities for employment area protection
- Updated implementation direction for upper-tier municipal housing strategy
- Comprehensive approach to addressing climate change
- Integrated approach to watershed planning, natural heritage and agricultural protection
- Upper-tier municipalities to lead an MCR process for all required components

Any changes resulting from the recent Proposed Amendment 1 to the 2017 Growth Plan will need to be addressed

On January 15, 2019, the Province released Amendment 1 to the 2017 Growth Plan that proposed changes to employment planning, settlement area boundary expansions, intensification and density targets and MTSAs.

The key changes affecting York Region's MCR in Proposed Amendment 1 are related to the region-wide residential intensification target, designated greenfield density target, and employment policies, including removal of the prime employment area designation. Markham Council provided comments on Proposed Amendment 1 in February 2019.

York Region will need to consider potential impacts to the MCR work program and timing resulting from the final Amendment 1 to the 2017 Growth Plan which is expected later this spring. The MCR subject areas will likely not change should proposed changes to the Growth Plan take effect. Any changes to minimum residential intensification rates and density targets would have to be factored into the land budget and allocation of forecasts to the local municipalities.

Details of the Regional MCR work program and Markham staff recommendations on how the City will provide input to Regional decisions are provided below.

OPTIONS/ DISCUSSION:**The Region has provided an updated work plan for the MCR**

York Region staff identified a number of strategies and background studies as MCR requirements to conform to the 2017 Growth Plan. Markham staff has been providing and will continue to provide draft input on various aspects of the MCR work program.

The MCR is expected to be completed with Regional Council adoption of a Regional Official Plan Amendment in Q4 2020. Once the Regional Official Plan is in effect, the City of Markham will undertake a conformity exercise to implement new Regional Official Plan policies, through an update to the Markham Official Plan.

The 2017 Growth Plan permits only single-tier and regional municipalities to initiate an MCR process. The following components of the MCR work plan must be implemented in an integrated manner and not independently.

1. Updated Growth Forecasts and Land Budget

York Region will be preparing updated local municipal population, housing and employment forecasts to 2041 based on updated demographic data, updated housing and employment land supply data. York Region will also be updating its land budget work based on a Provincial land needs assessment methodology. The updated land budget will include regional and local municipal intensification and designated greenfield area density targets that are based on the following from the 2017 Growth Plan:

-
- Residential development intensification target occurring annually within the delineated built-up area is phased in from a minimum 50% region-wide, then 60% by and after 2031;
 - Designated greenfield areas in effect as of July 1, 2017 will have a minimum density target of 60 residents and jobs per hectare upon completion of the Regional MCR and 80 residents and jobs per hectare for any required settlement boundary expansion lands to 2041.

2. Intensification Strategy including MTSAs

York Region will update their intensification strategy as part of its MCR program and work with local municipalities to direct growth to strategic growth areas that will be identified and delineated in its Official Plan. Strategic Growth Areas are identified intensification areas including Regional Centres, MTSAs, and other intensification areas.

MTSAs are lands in and around stations and stops along existing and future higher order transit corridors. The 2017 Growth Plan requires York region to delineate and designate MTSAs along priority transit corridors, and strategic growth areas in the Regional Official Plan.

Markham staff has been working with York Region staff to identify, delineate and set population and employment density targets for MTSAs within Markham. MTSAs and minimum density targets for Regional Centres will form a part of the Region's Intensification Strategy. Markham staff provided input on York Region's April 11, 2019 report on "Planning for Intensification Background Report" which identifies 70 draft MTSAs across the Region. This report is discussed in further detail below.

3. Employment Strategy includes several components to support the employment forecast update

York Region's Official Plan currently designates urban areas but must now specifically designate employment areas, through a Regional MCR, including any potential prime employment areas. The prime employment area designation is intended for lands which are to be protected over the long-term for land extensive uses or have low employment densities and are adjacent to or near goods movement facilities.

The 2017 Growth Plan also states that requests for employment land conversions can only be considered as part of a Regional MCR. All conversion requests are being dealt with by the Region with input from local municipalities.

An employment strategy is being undertaken to support the Region's employment forecast and policy update as part of the MCR. The strategy will include the above noted items, a vacant employment land inventory, profile of employment areas, density target of employment areas, and identification of intensification opportunities of employment areas.

Markham staff provided input on York Region March 7, 2019 report on "Proposed Employment Area Conversion Criteria" which proposes criteria with which to assess employment area conversions. This report is discussed in further detail below.

4. Protecting and enhancing the Natural Heritage System, Watersheds, and Agriculture System

Provincial mapping for the natural heritage system and agricultural system and policy requirements, including updated Land Evaluation Area Review work will inform the protection and enhancement of the agricultural and natural heritage systems in York Region.

5. Coordinating infrastructure investment with growth

The 2017 Growth Plan provides increased direction to coordinate infrastructure investment with growth in an integrated manner by incorporating the evaluation of long range land use planning and financial planning. The updated growth forecasts will be coordinated with Water and Wastewater and Transportation Master Plans to inform updates of those plans and the development charges by-law.

6. Fiscal Impact Assessment to quantify the cost of growth

A fiscal impact assessment will determine life cycle costs associated with the growth forecast and will evaluate long-term capital expenditures and revenues, operating costs, tax levy impacts, reserve fund, and debt requirements.

7. Housing Strategy to identify housing options to meet current and future needs

The 2017 Growth Plan provides new policy direction on implementation including identification of land use planning and financial tools to implement the housing strategy. A regional housing strategy will identify a range and mix of housing options to meet projected needs of current and future residents. The strategy will also include targets for affordable ownership and rental housing.

A local municipal housing working group, led by York Regional staff and comprised of local municipal staff including Markham staff, was formed to develop a housing incentives framework to encourage affordable housing which will contribute to the regional housing strategy.

8. Addressing Climate Change mitigation and adaption

Climate change policies from the 2017 Growth Plan and Greenbelt Plan are now required in official plans to identify actions that will reduce greenhouse gas emissions and adaptation goals. A local municipal climate change working group comprised of regional and local municipal staff have been established to assess municipal climate change requirements in conformity with the Growth Plan.

9. Promoting better health outcomes in land use planning

In 2017 the Built Environment and Health Action Plan was completed to enhance the health and wellbeing of York residents to develop policies and implement practices that promote better health outcomes. One of the actions is to develop regional and local municipal official plan policies to support the use of tools for a health supportive design review of development plans and applications. Though not an MCR requirement this work is important to address positive health outcomes from land use planning practices.

10. Consultation Plan involving a variety of engagement techniques

Comprehensive consultation on the Regional MCR will be undertaken and has been in process since 2018. York Region has expressed interest in coordinating consultation with local municipal consultation to the extent possible.

Local staff has been meeting one-on-one with Regional staff and through the local municipal working group throughout the MCR process and will continue as the MCR progresses.

York Region is seeking comments on 70 proposed MTSA's as outlined in their April 11, 2019 "Planning for Intensification Background Report"

As mentioned, the 2017 Growth Plan requires that MTSA's be delineated in the Regional Official Plan. Of 70 draft MTSA's identified Region-wide, 23 are located in Markham. Sixteen of the 23 Markham MTSA's are located along priority transit corridors. The 7 remaining MTSA's in Markham are proposed based on their location on a Regional corridor, anticipated intensification, and potential to be an MTSA as part of a potential future priority transit corridor. Nine of the MTSA's in Markham are shared with other municipalities including Vaughan, Richmond Hill, and Toronto. Appendices 'A' and 'B' in this report depict all 23 of Markham's MTSA's as well as each MTSA's draft delineated boundary and density target.

Given the importance of planning for MTSA's to support higher order transit, MTSA policies including their identification and permitted densities and heights of buildings and structures are not appealable to the Local Planning Appeal Tribunal as per the *Planning Act*. The 2017 Growth Plan prohibits land uses and built form that would negatively affect the achievement of the density targets. The MTSA's delineated in the York Region Official Plan will ultimately be reflected in Markham's Official Plan.

York Region's proposed delineation of the MTSA's are based on guiding principles such as adhering to the regional and municipal urban structure, providing for a range and mix of land uses, and connecting adjacent MTSA's where possible. Draft minimum density targets for MTSA's were determined from applicable required 2017 Growth Plan minimum density targets and existing and potential densities at build-out. All of the proposed density targets meet or exceed the Growth Plan density target requirements for MTSA's on priority transit corridors, which are as follows:

- 160 residents and jobs per hectare for areas with Light Rail Transit (LRT)/Bus Rapid Transit (BRT),
- 150 residents and jobs per hectare for areas with GO Transit rail, and
- 200 residents and jobs per hectare for areas with subways.

Markham staff are generally satisfied with York Region's approach to identify, delineate, and set density targets for MTSA's in Markham. Staff will continue discussion with York Region staff regarding confirmation of:

- Boundary delineation (e.g. extent of including existing lower density developments);

-
- The application of consistent minimum density targets;
 - Support for an MTSA around the proposed Royal Orchard Station on the future Yonge subway extension, as well as a Denison GO Station to replace the 14th Avenue GO station as a future station along the Stouffville GO line;
 - The potential for an additional MTSA based on a proposed GO Station near Major Mackenzie Drive and Markham Road (currently under study).

As the MTSA delineations and densities are required to be established in the Regional Official Plan (as well as the Markham Official Plan), and as these policies will not be appealable, it is recommended that prior to providing formal comments on the draft MTSA to York Region, consultation with the public and other stakeholders occur through a community information meeting in June 2019.

York Region is also seeking comments on proposed criteria to be used to assess employment area conversion requests as outlined in their March 7, 2019 report “Proposed Employment Area Conversion Criteria”

The Region has developed criteria by which to assess employment conversion requests. The criteria, which were developed by York Region staff in consultation with the local municipalities including Markham, are attached as Appendix ‘C’. The criteria include 2017 Growth Plan requirements (e.g. maintaining sufficient employment lands to accommodate employment growth), protection of employment areas near 400 series highways, not permitting conversion for employment areas that have not been developed (e.g. ROPA 3 FUA employment block), and a range of site sizes, in particular large parcels. Markham staff are generally satisfied with the criteria though it is still to be determined how the criteria will be applied.

Six employment area conversion requests totaling 29 hectares within the City of Markham were submitted to York Region as of February 5, 2019. Since then, at least one additional conversion request in Markham has been received. The location and nature of each request is noted in Appendix ‘D’. York Region has provided a deadline of May 1, 2019 to submit employment area conversion requests so draft Regional and local growth forecasts and a land budget can be prepared for later in 2019. Requests received after May 1, 2019 may be considered for the final version of the forecasts and land budget in 2020.

A number of the employment conversion requests require additional information from applicants before an assessment of the merits of the request against the conversion criteria can be made (e.g. amount of land to be converted, specific use to be converted).

In order to allow for Markham Council input on the criteria and conversion applications it is recommended that landowners be invited to delegate at a future Development Services Committee meeting with sufficient information to address the conversion criteria.

NEXT STEPS:

Markham staff has been and will continue to provide input on the various Regional MCR work program background documents and strategies. As York Region releases staff reports and documents related to the MCR, staff will report to Development Services Committee

and consultation will be held as required, particularly for policy areas that were previously addressed only in local municipal official plans, but are now required to be addressed in the Regional Official Plan. As mentioned, the 2017 Growth Plan now requires York Region to plan for MTSAs, assess employment area conversion requests, and designate employment areas.

Staff will also report back on the implications on the MCR work program of the final Amendment 1 to the 2017 Growth Plan, once it is released.

As indicated previously, it is recommended that a community information meeting be scheduled in June 2019 to obtain input on the proposed identification, delineation, and density targets for MTSAs. In addition, to provide for Council input on requests to convert employment lands to non-employment uses, it is recommended applicants be invited to delegate at a future Development Services Committee meeting.

FINANCIAL CONSIDERATIONS

All work undertaken as input to the Regional MCR will be funded by approved Capital Budgets with current staff complement.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Conformity with the new Provincial Plans in collaboration with York Region support the City's current efforts to manage growth and provide protection of natural features and agricultural lands, both key elements of the Safe and Sustainable Community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

All relevant city departments will be consulted as appropriate.

RECOMMENDED BY:

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A': Markham Major Transit Station Areas

Appendix 'B': Individual Markham Draft MTSAs

Appendix 'C': York Region Employment Conversion Criteria

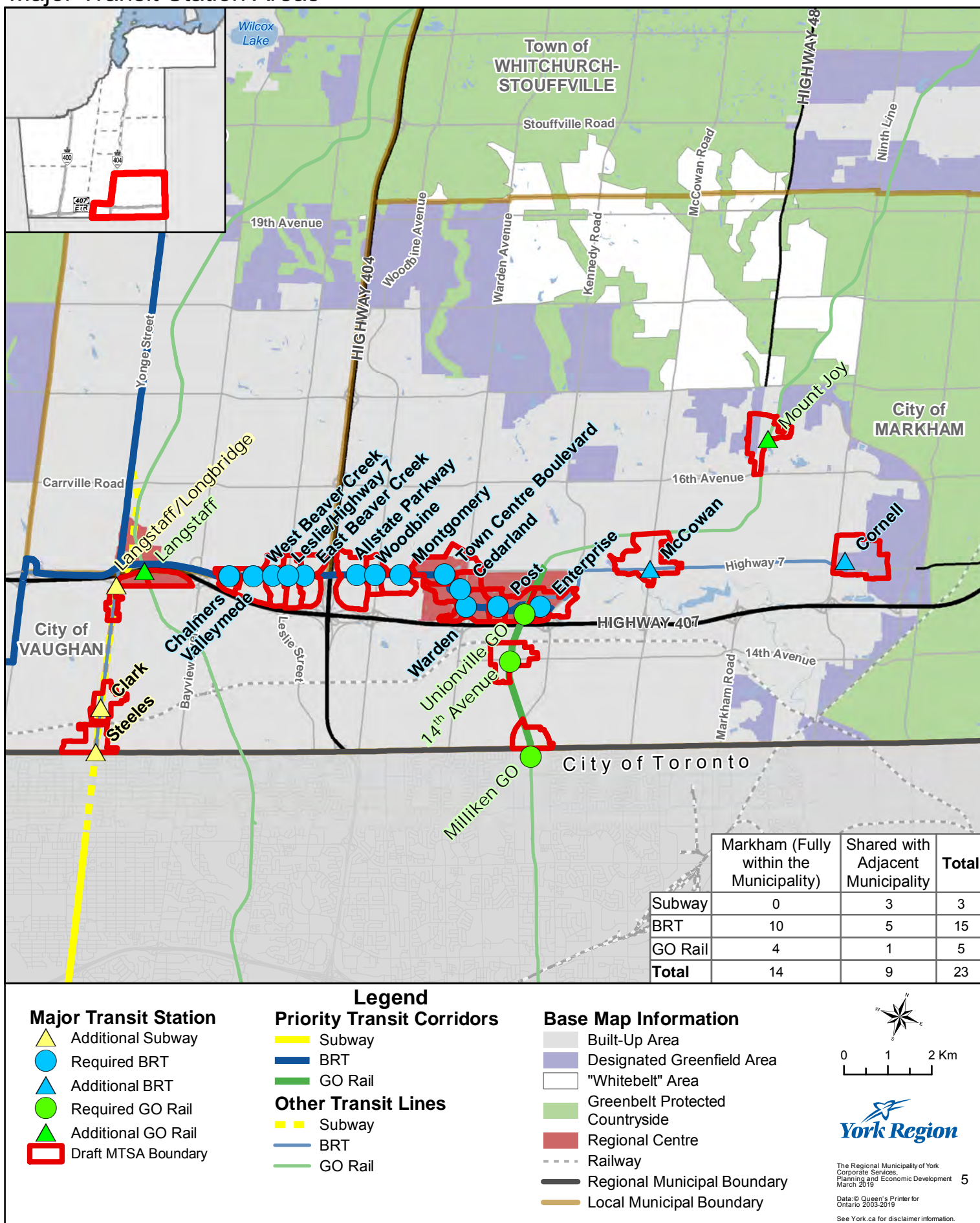
Appendix 'D': Summary of Employment Conversion Requests in Markham


File Path: Q:\Development\Planning\MISC\MI572 - 2041 MCR\York MCR 2017 Prov.
Plans\MCR Update April 29 2019 DSC

Markham

(Attachment 2 to April 11, 2019 York Region Report "Planning for Intensification Background Report")

Major Transit Station Areas



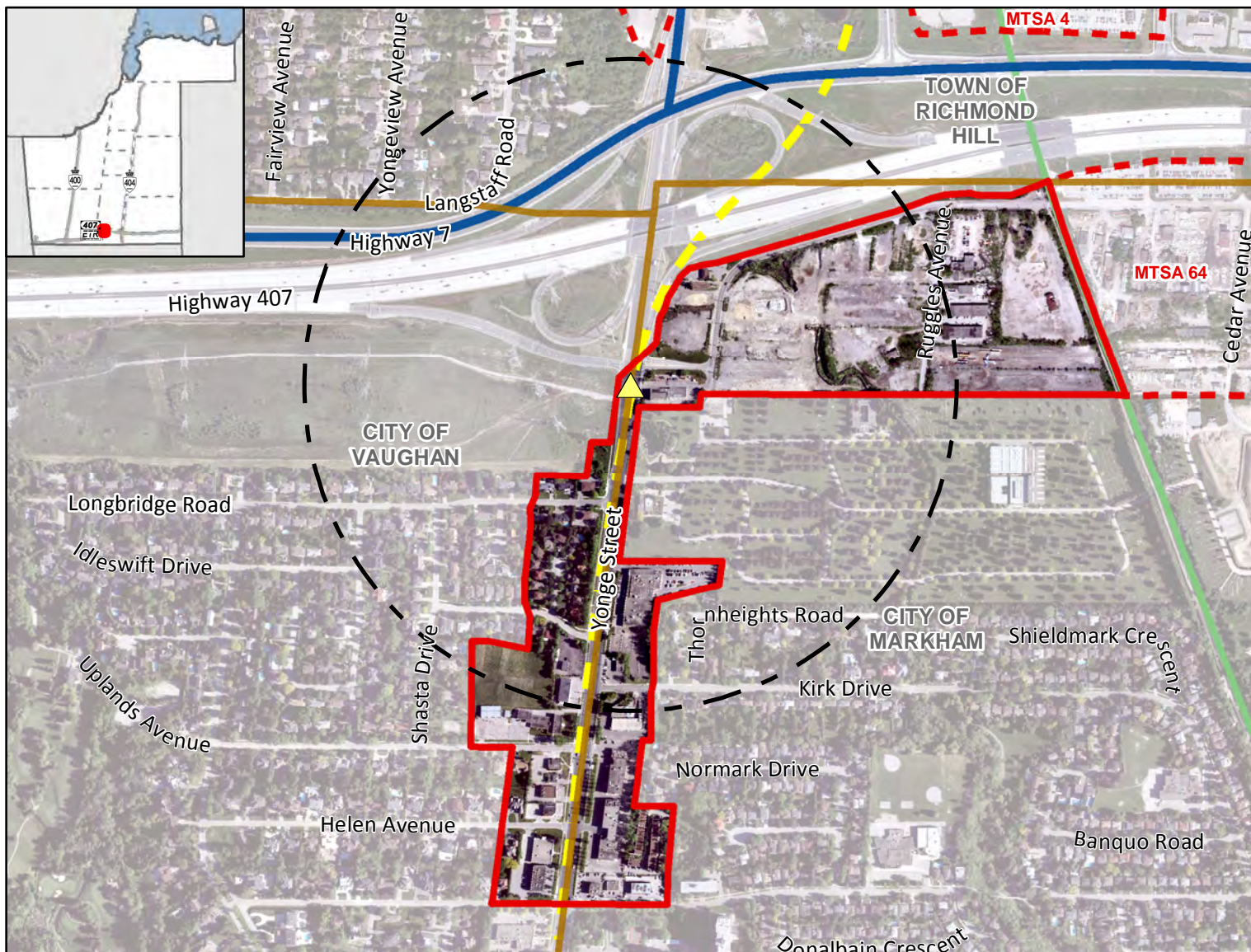
	Markham (Fully within the Municipality)	Shared with Adjacent Municipality	Total
Subway	0	3	3
BRT	10	5	15
GO Rail	4	1	5
Total	14	9	23

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Langstaff/Longbridge Subway Station

On Yonge Subway Extension Corridor

Near Longbridge Road and Yonge Street, Vaughan/Markham



Legend

Major Transit Station

▲ Additional Subway

■ 500m Radius

□ Draft MTSA Boundary

□ Adjacent Draft MTSA Boundary

Priority Transit Corridors

■ BRT

Other Transit Lines

■ Subway

Base Map Information

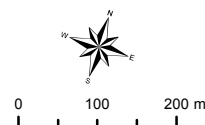
■ Local Municipal Boundary

**Langstaff/
Longbridge
Subway Station**
Gross Area:
 33.31 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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 March 2019

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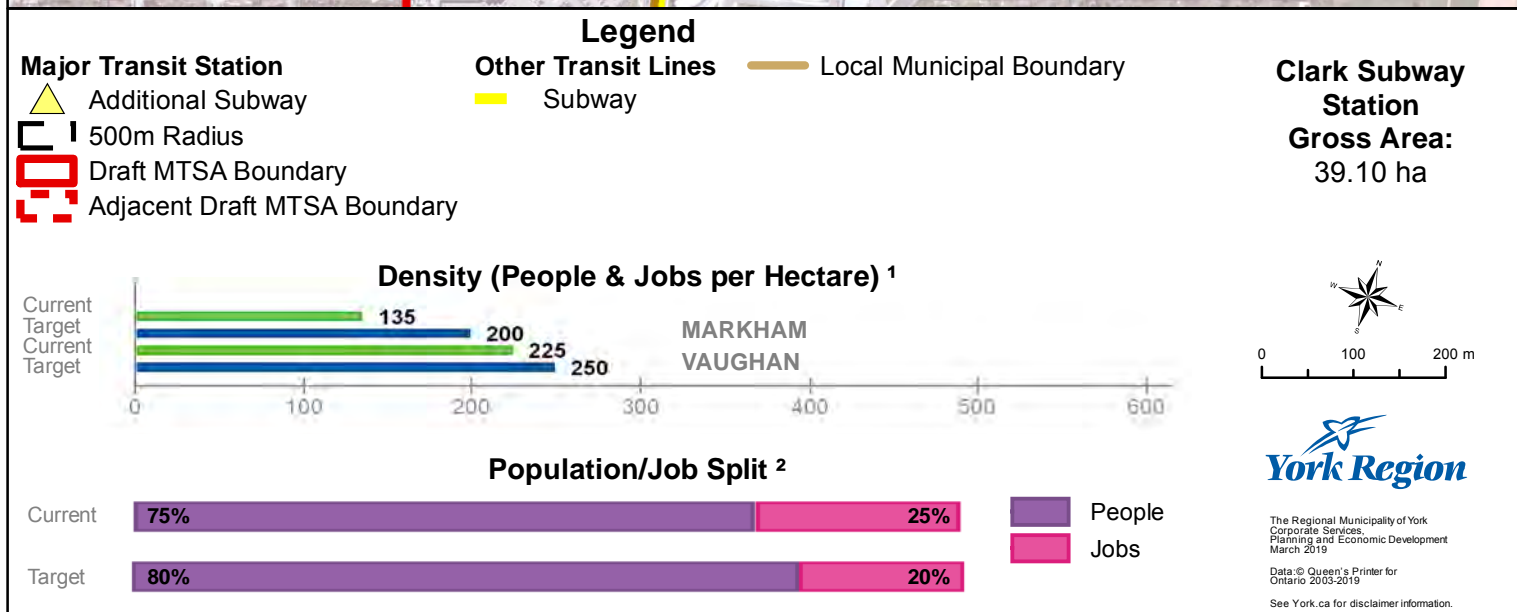
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Clark Subway Station

On Yonge Subway Extension Corridor

Near Clark Avenue and Yonge Street, Vaughan/Markham



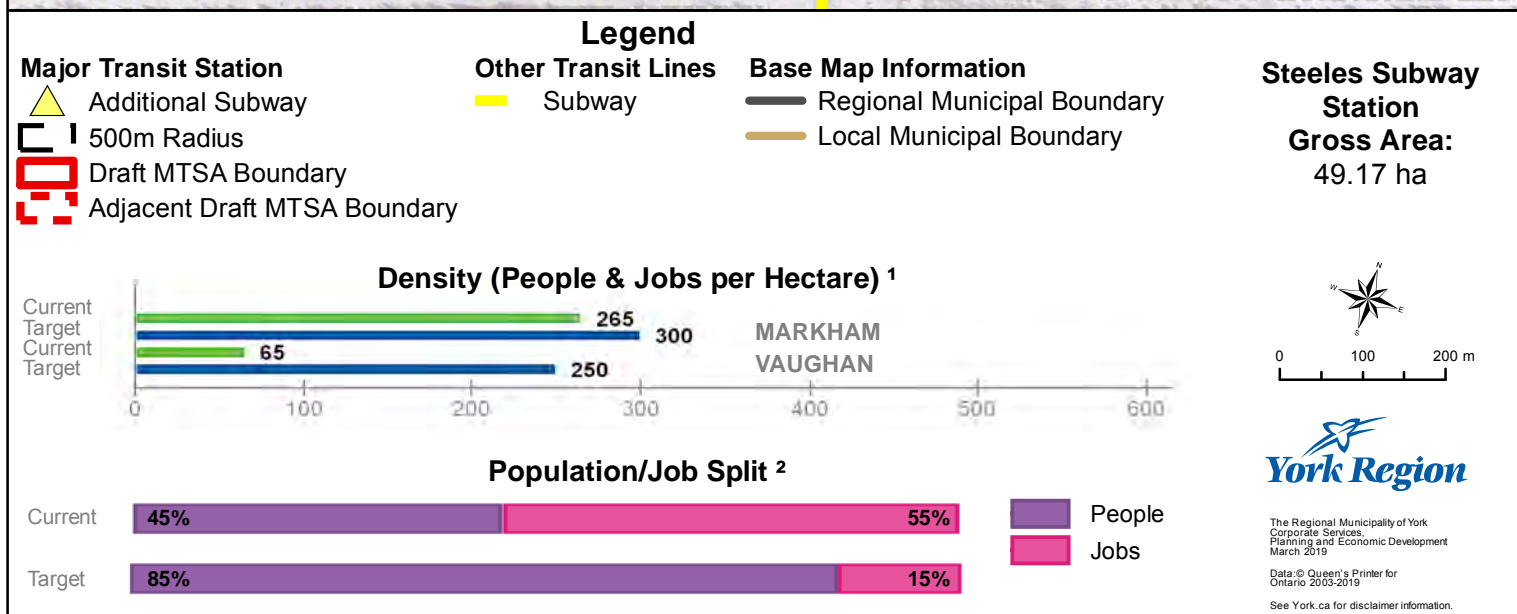
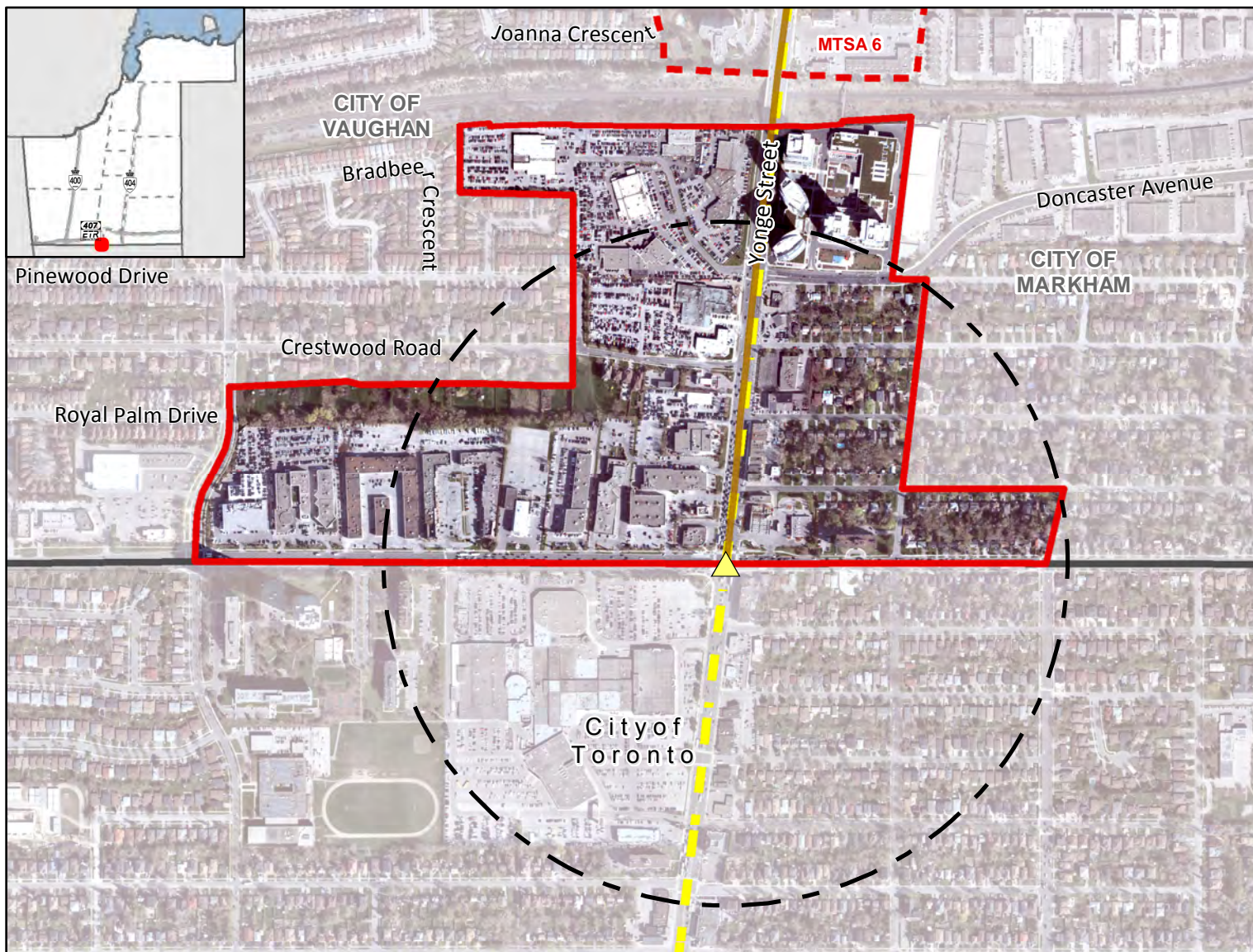
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Steeles Subway Station

On Yonge Subway Extension Corridor

Near Steeles Avenue and Yonge Street, Vaughan/Markham



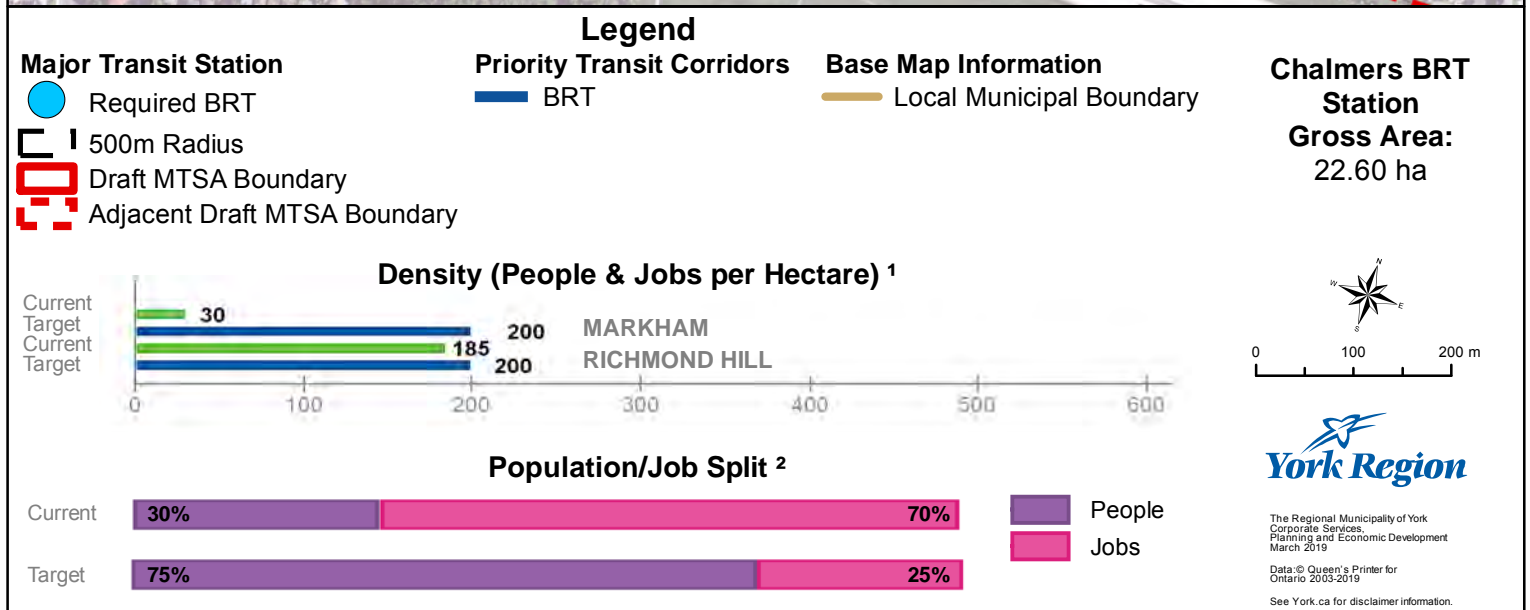
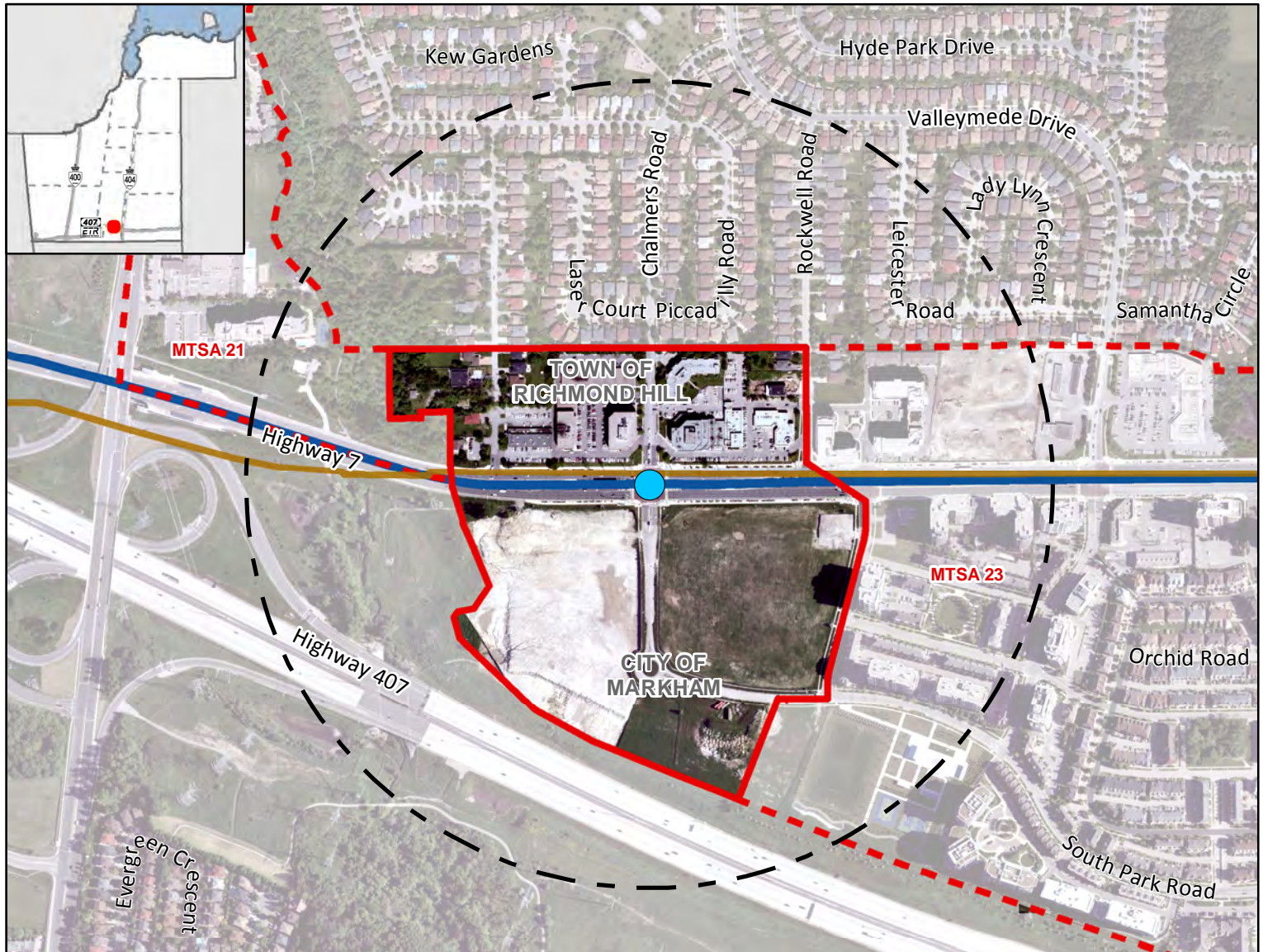
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Chalmers BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Chalmers Road/South Park Road, Markham/Richmond Hill



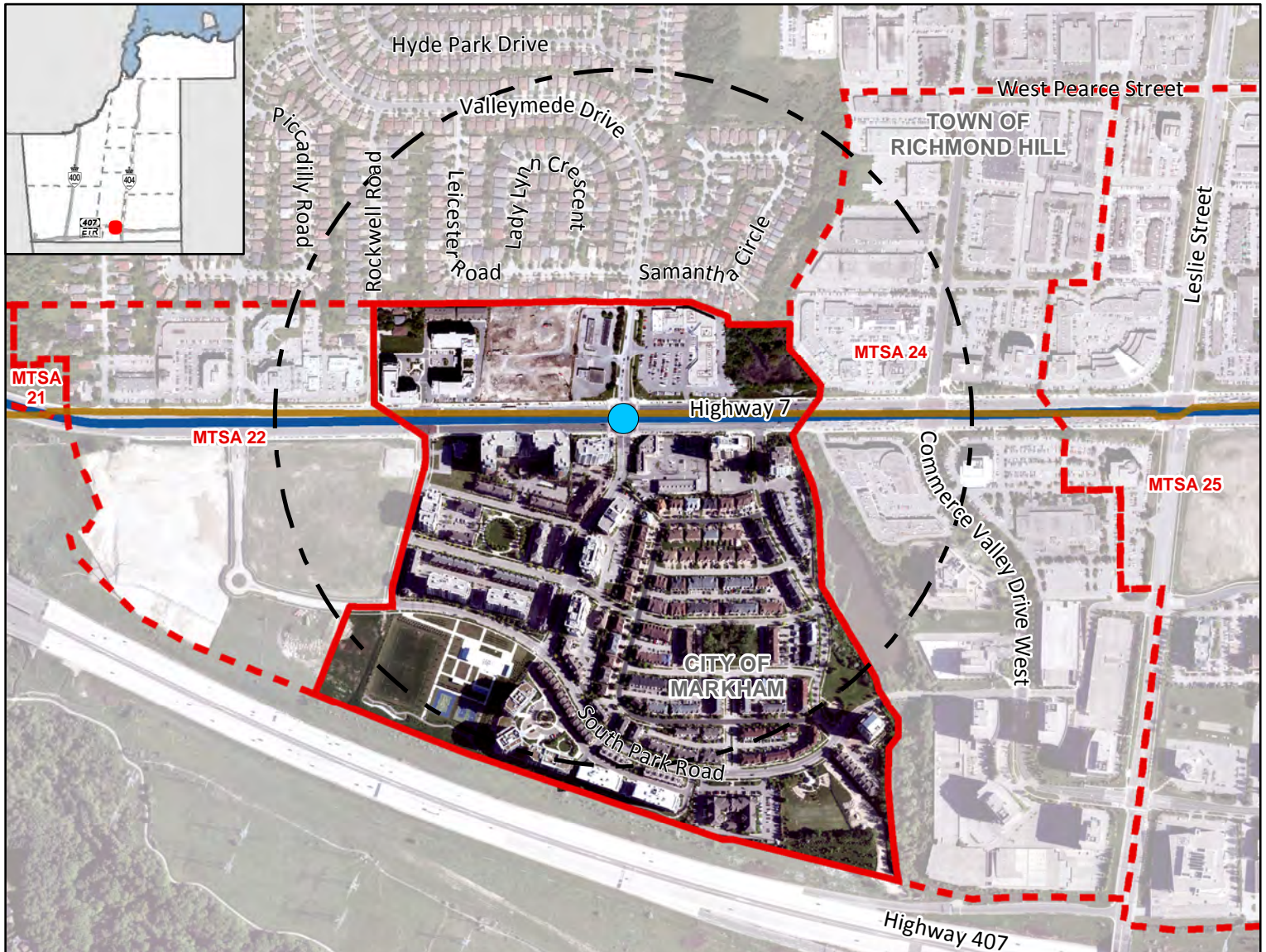
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Valleymede BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Valleymede Drive/Times Avenue, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

Base Map Information

— Local Municipal Boundary

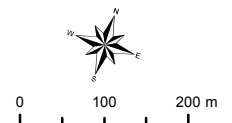
Valleymede BRT Station

Gross Area:
47.07 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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 March 2019

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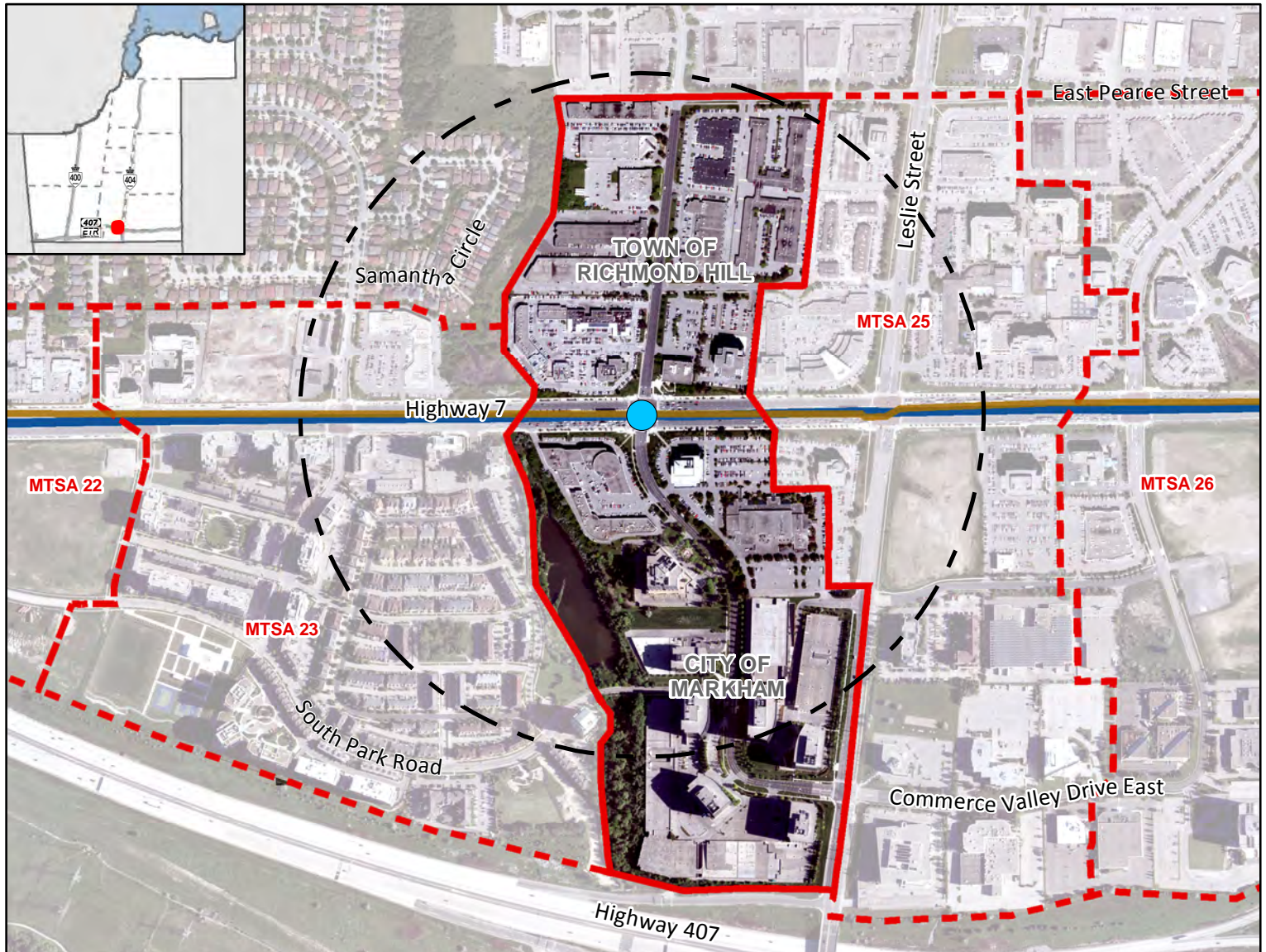
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

West Beaver Creek BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at West Beaver Creek Rd/Commerce Valley Dr W, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

Base Map Information

— Local Municipal Boundary

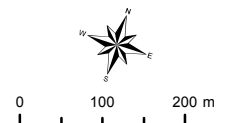
West Beaver Creek BRT Station

Gross Area:
44.36 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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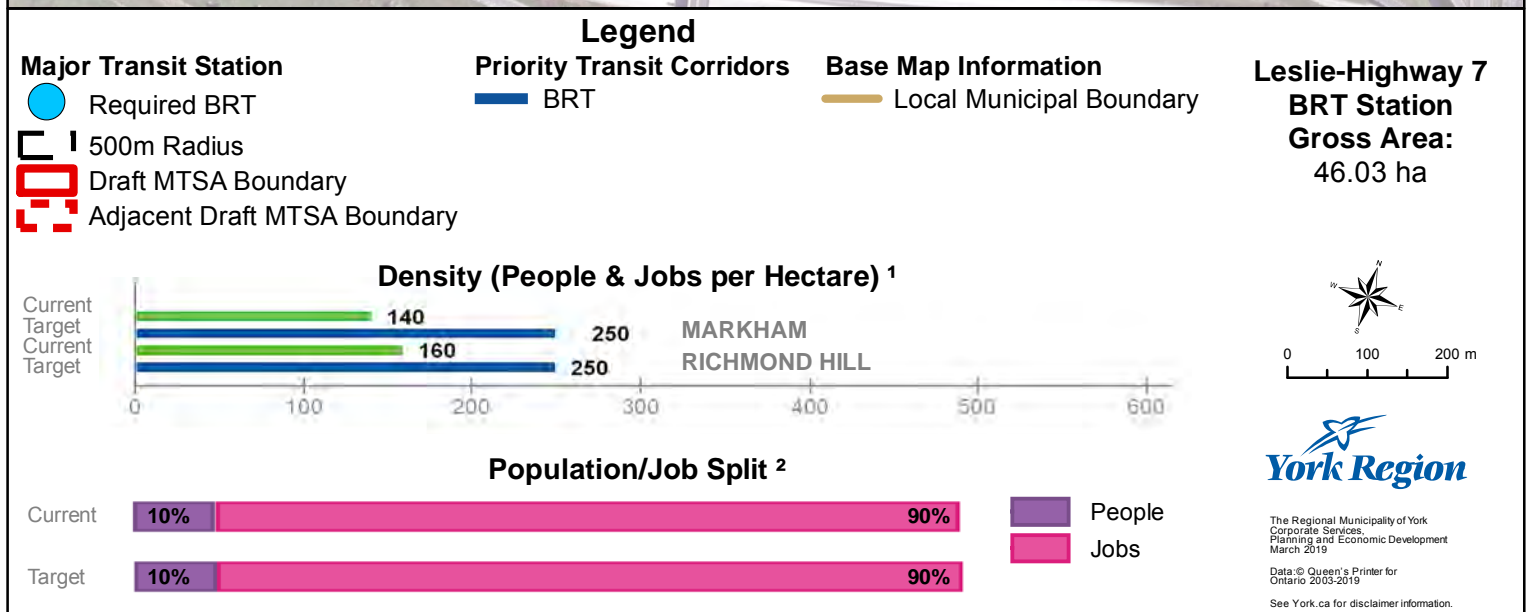
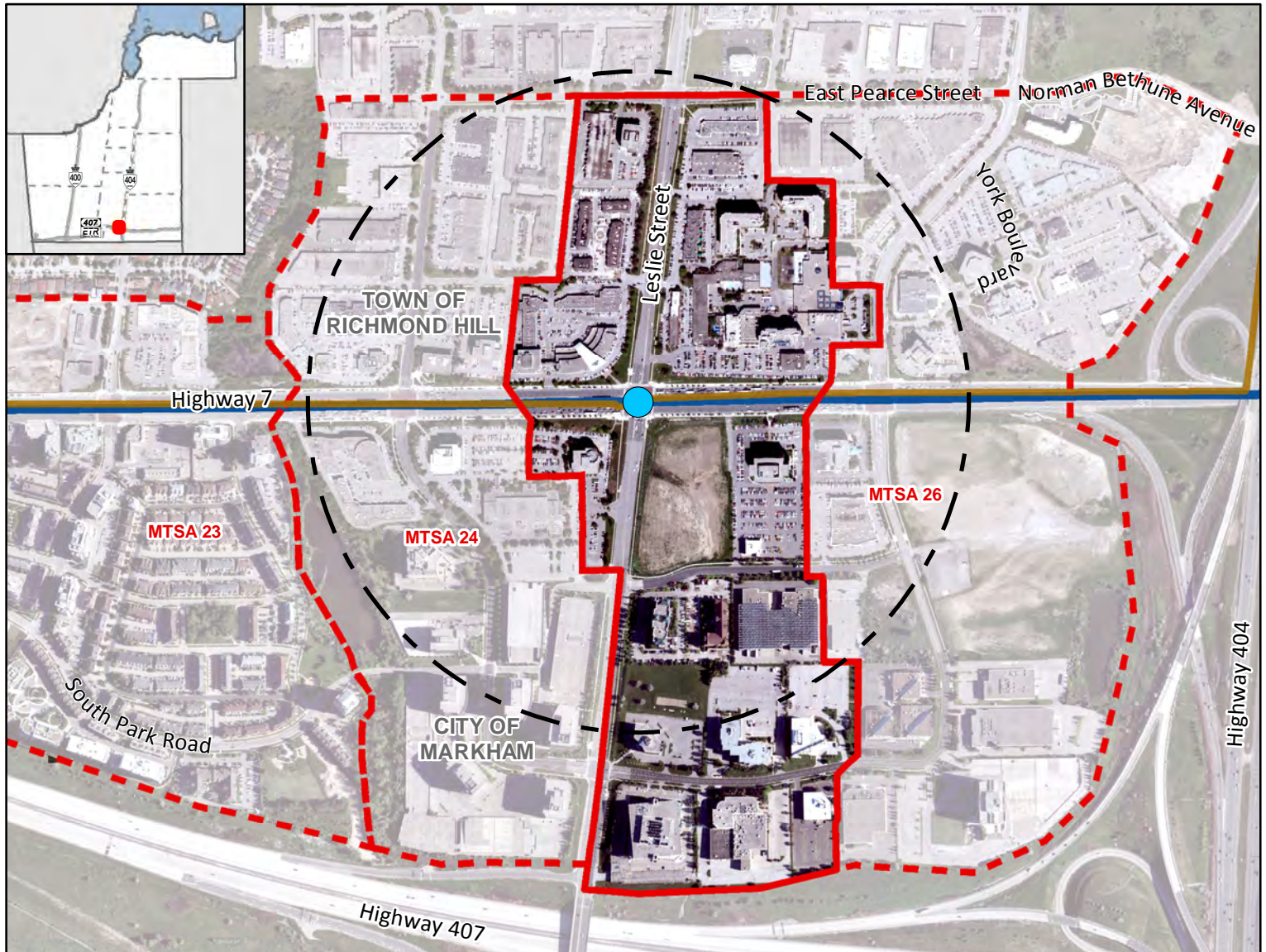
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Leslie-Highway 7 BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Leslie Street, Markham/Richmond Hill



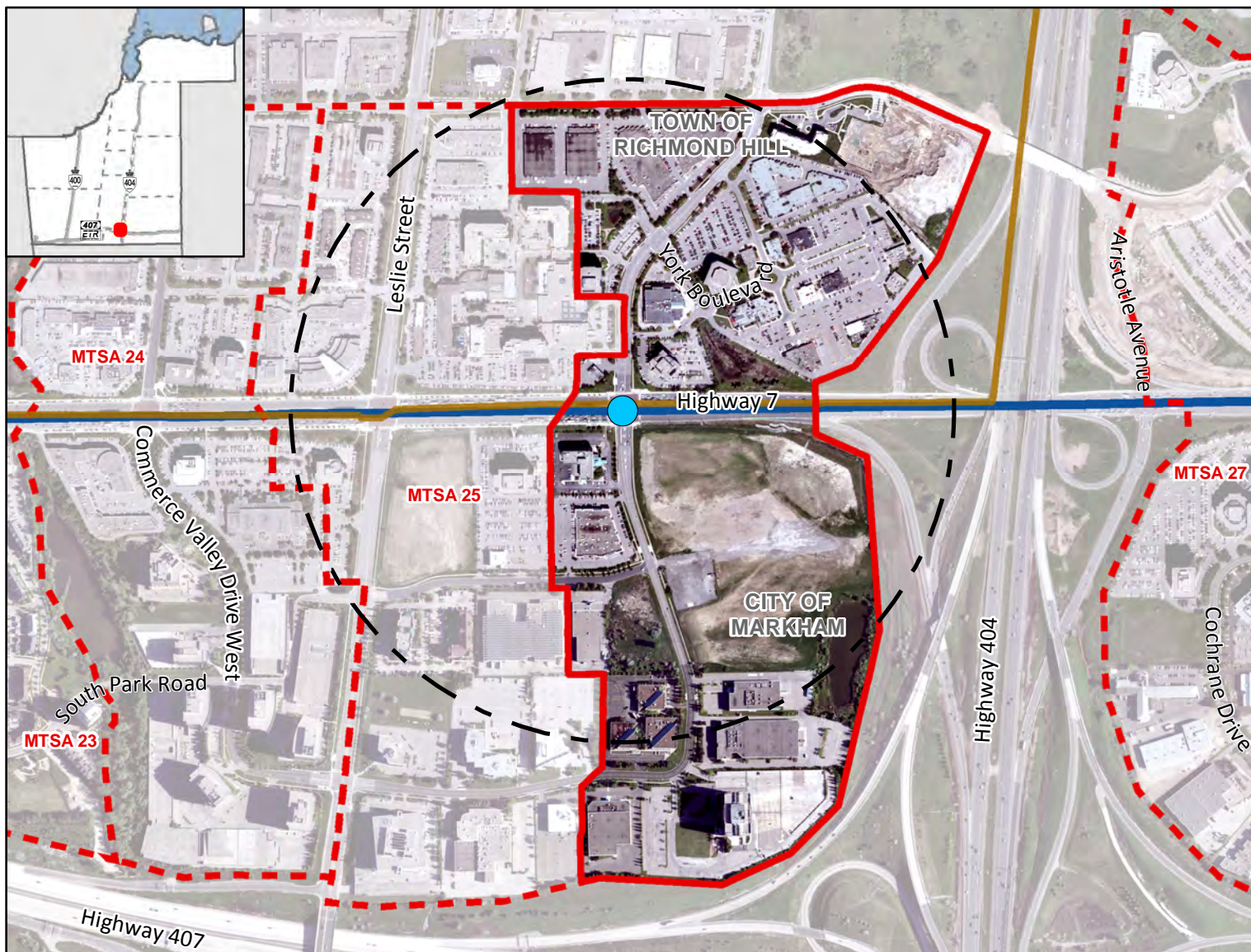
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

East Beaver Creek BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at East Beaver Creek Rd/Commerce Valley Dr E, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

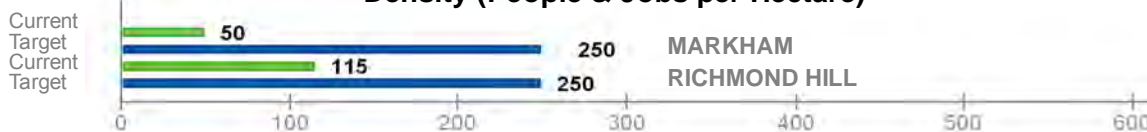
— BRT

Base Map Information

— Local Municipal Boundary

**East Beaver
Creek BRT
Station**
Gross Area:
54.61 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



York Region

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March 2019

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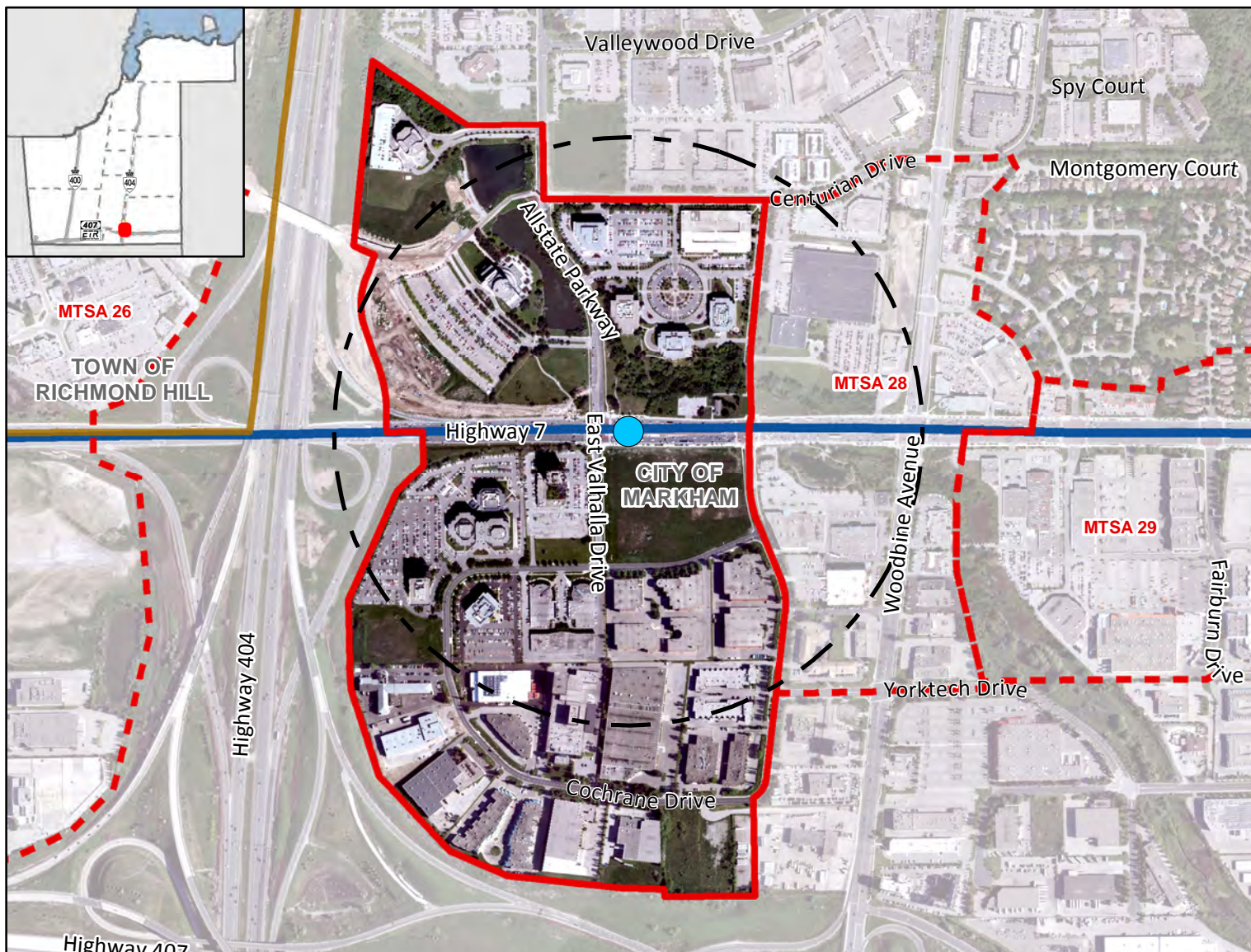
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Allstate Parkway BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Allstate Parkway/East Valhalla Drive, Markham



Legend

Major Transit Station

● Required BRT

□ 500m Radius

▭ Draft MTSA Boundary

▭ Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

Base Map Information

— Local Municipal Boundary

Allstate Parkway

BRT Station

Gross Area:

80.42 ha

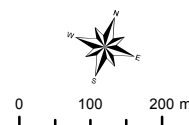
Density (People & Jobs per Hectare) ¹



Population/Job Split ²



People
Jobs



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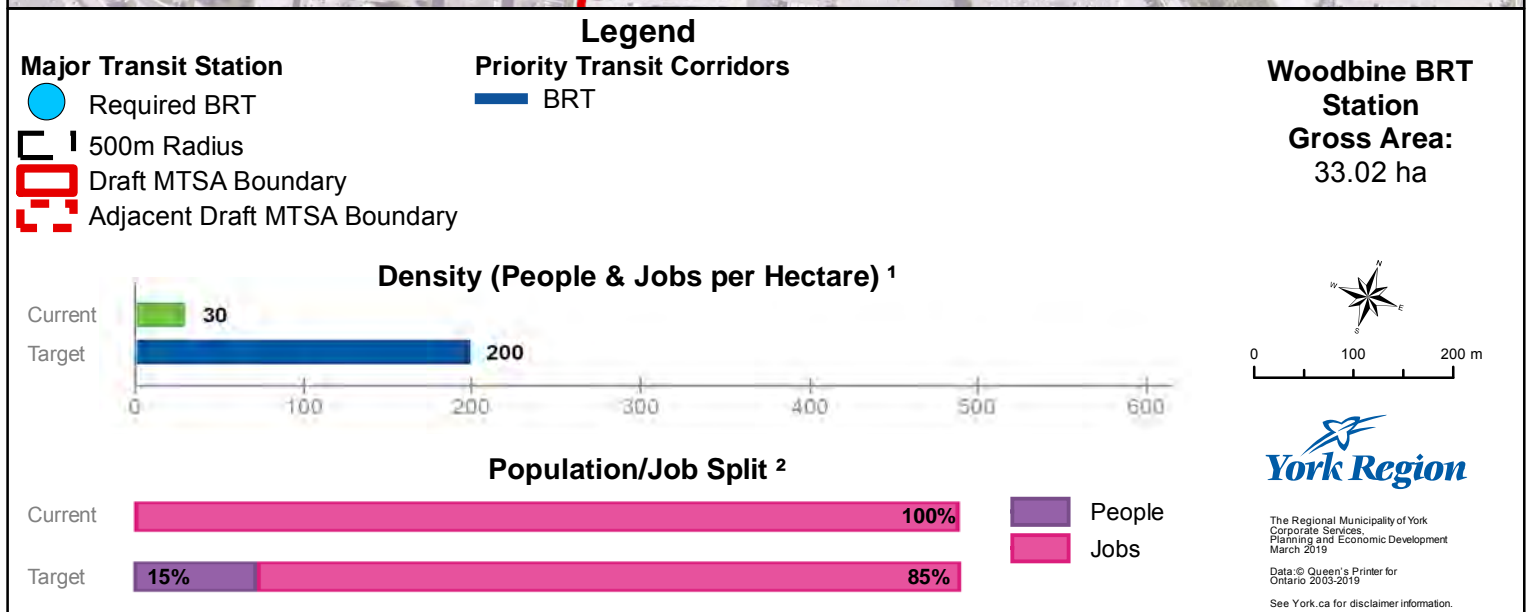
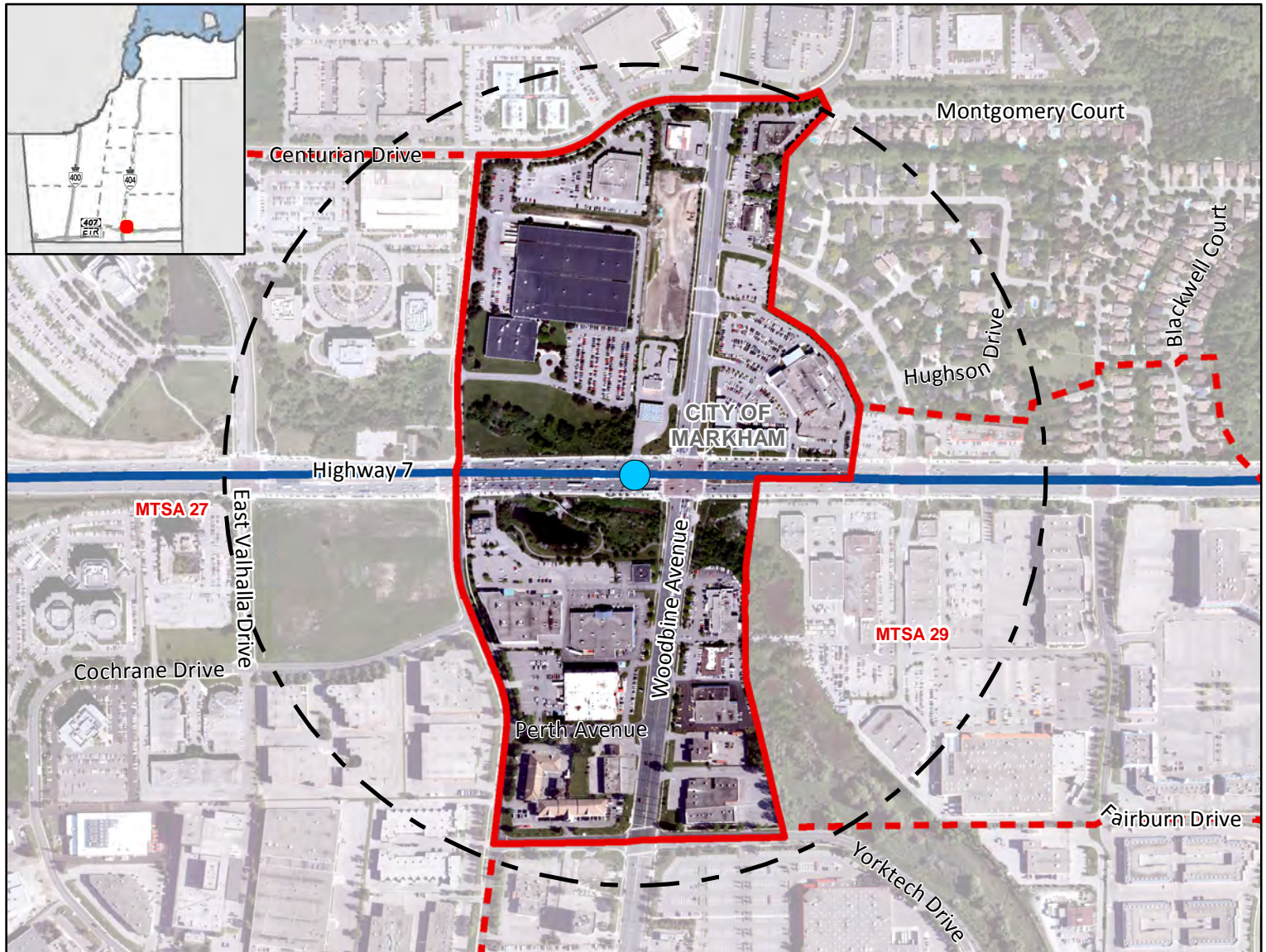
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Woodbine BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Woodbine Avenue, Markham



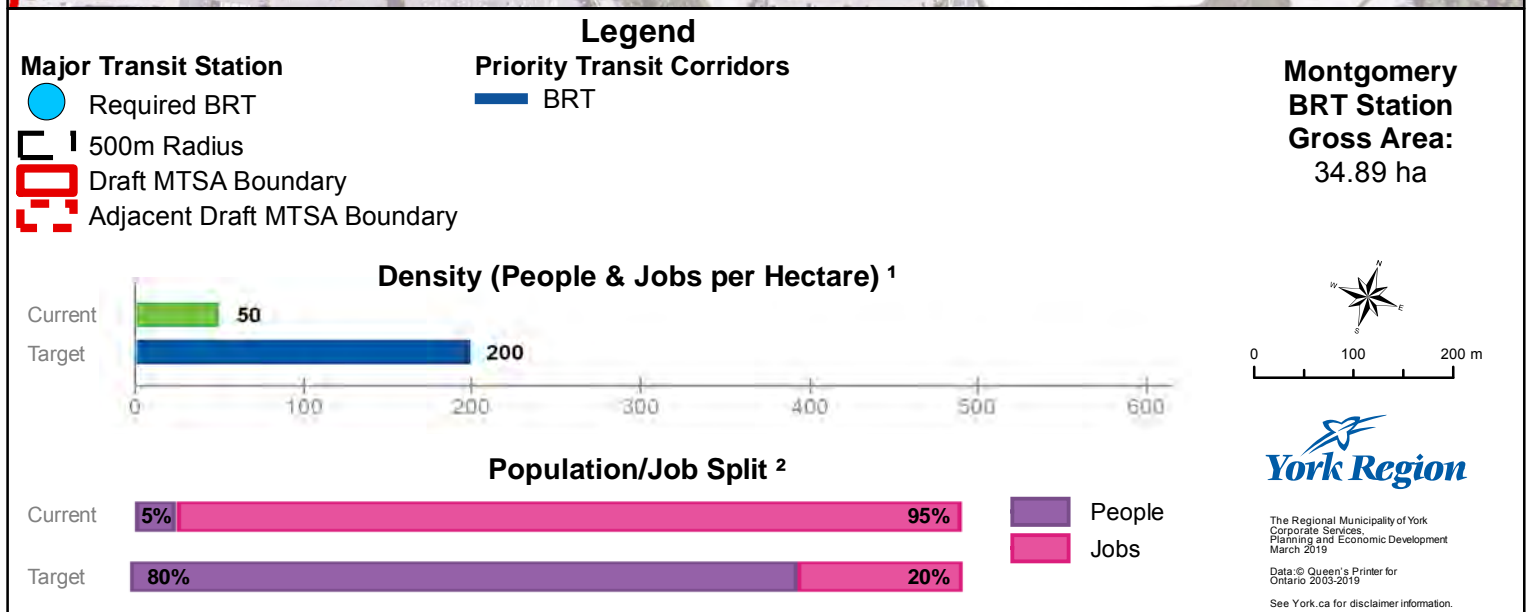
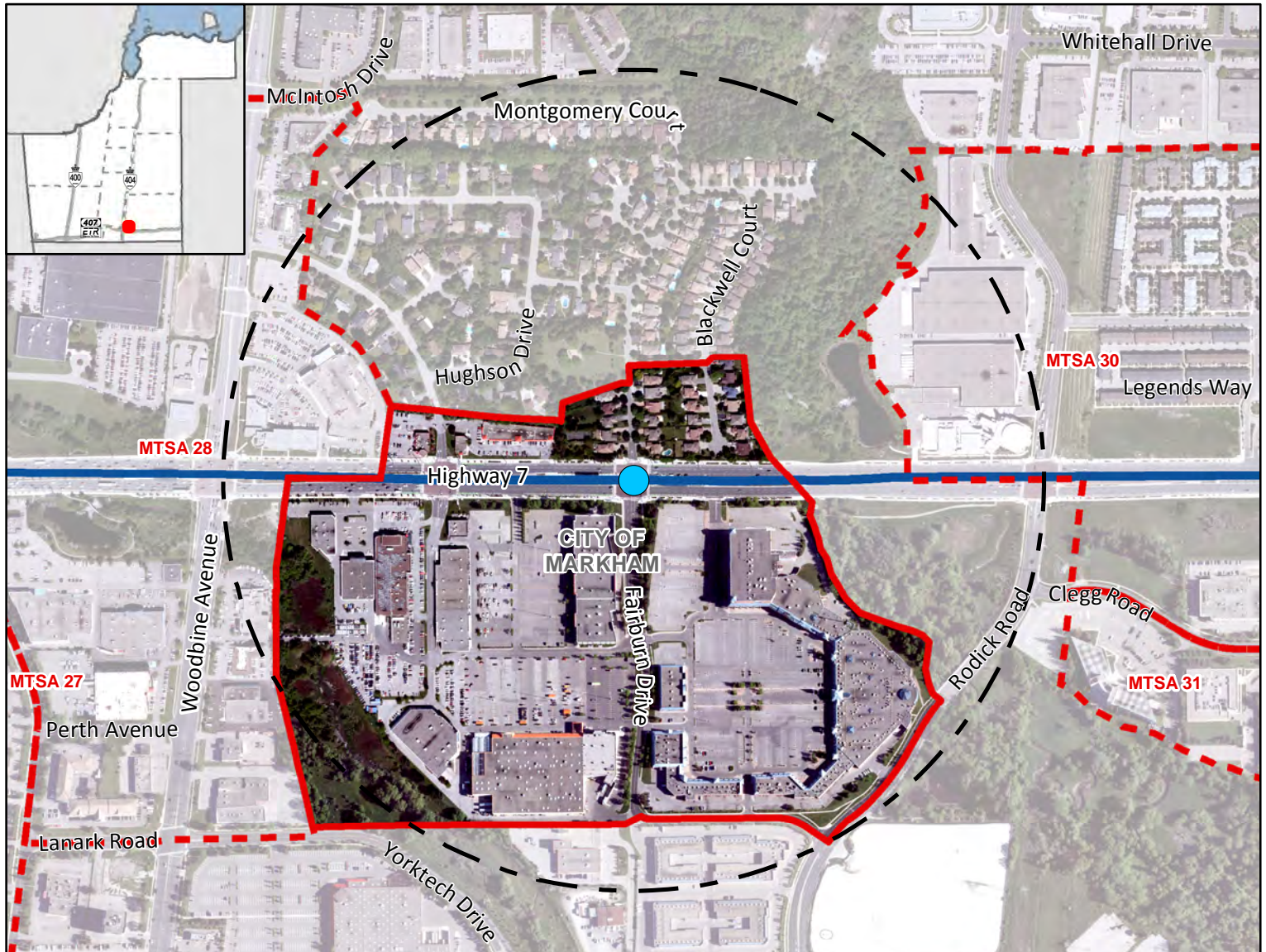
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Montgomery BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Montgomery Court/Fairburn Drive, Markham



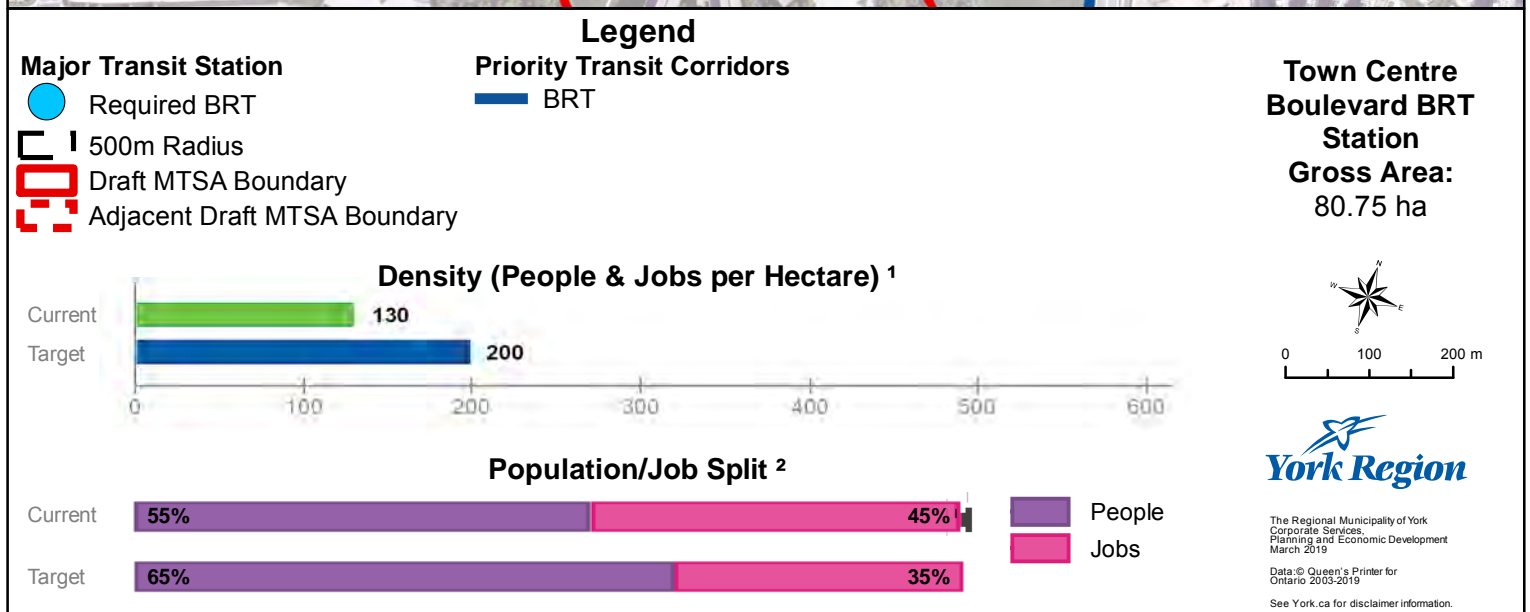
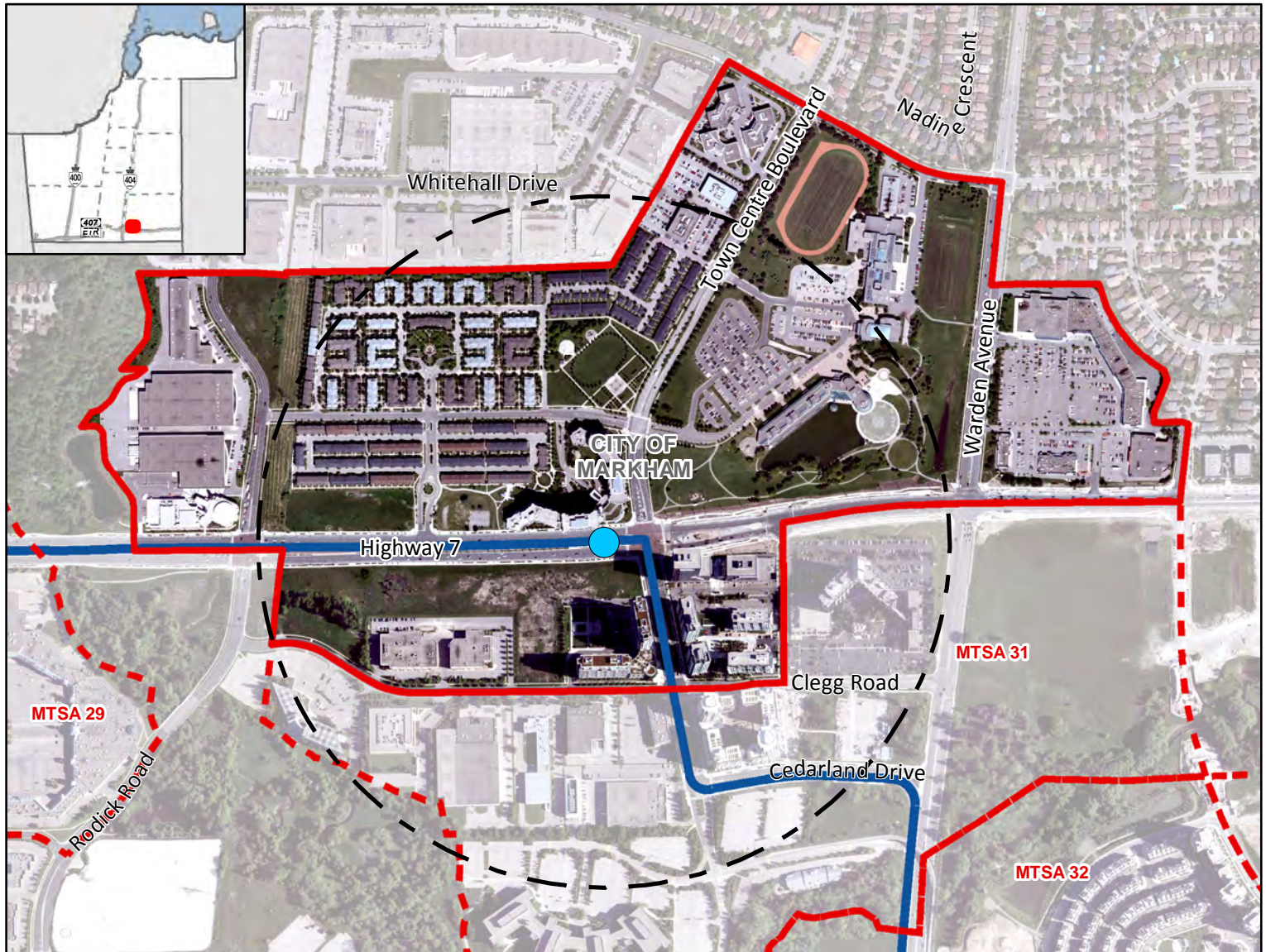
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Town Centre Boulevard BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Town Centre Boulevard, Markham



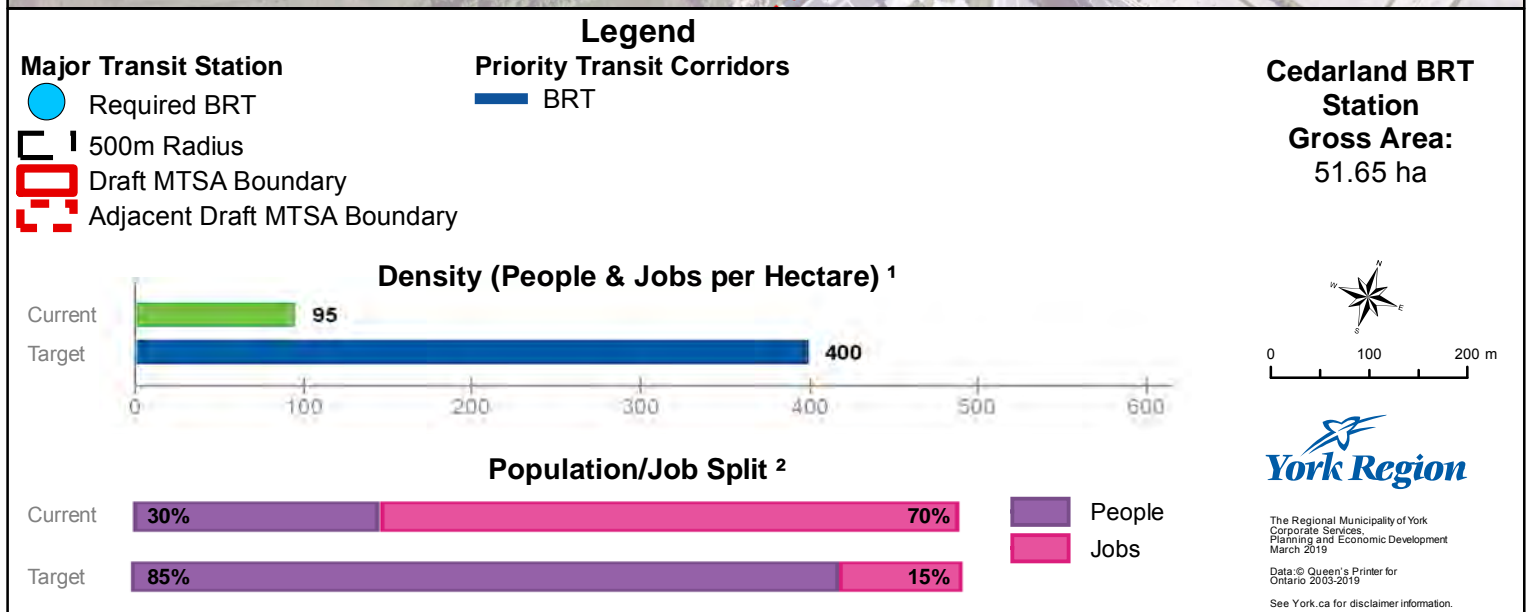
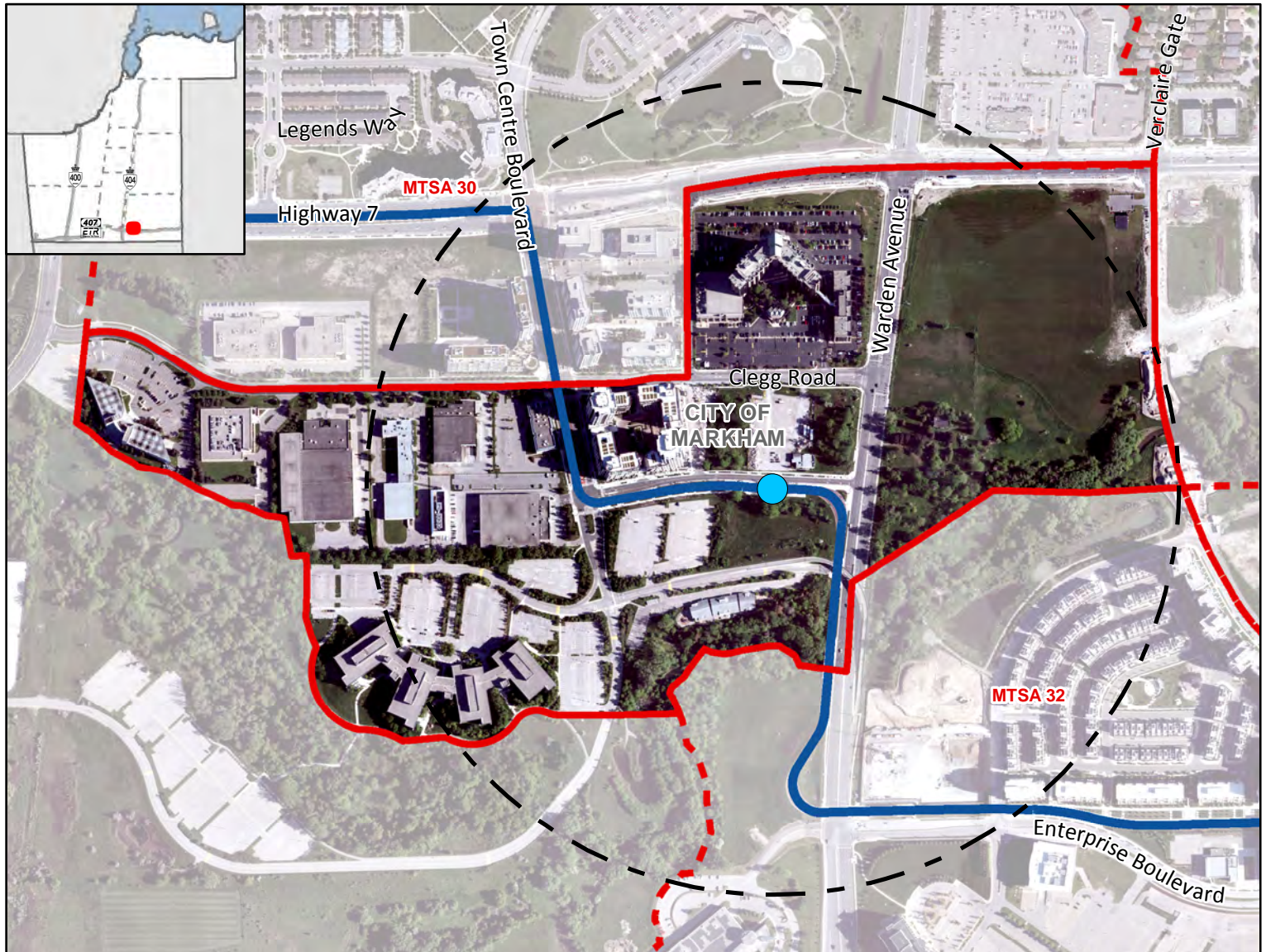
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Cedarland BRT Station

On Highway 7 BRT Corridor

Along Cedarland Drive at Warden Avenue, Markham



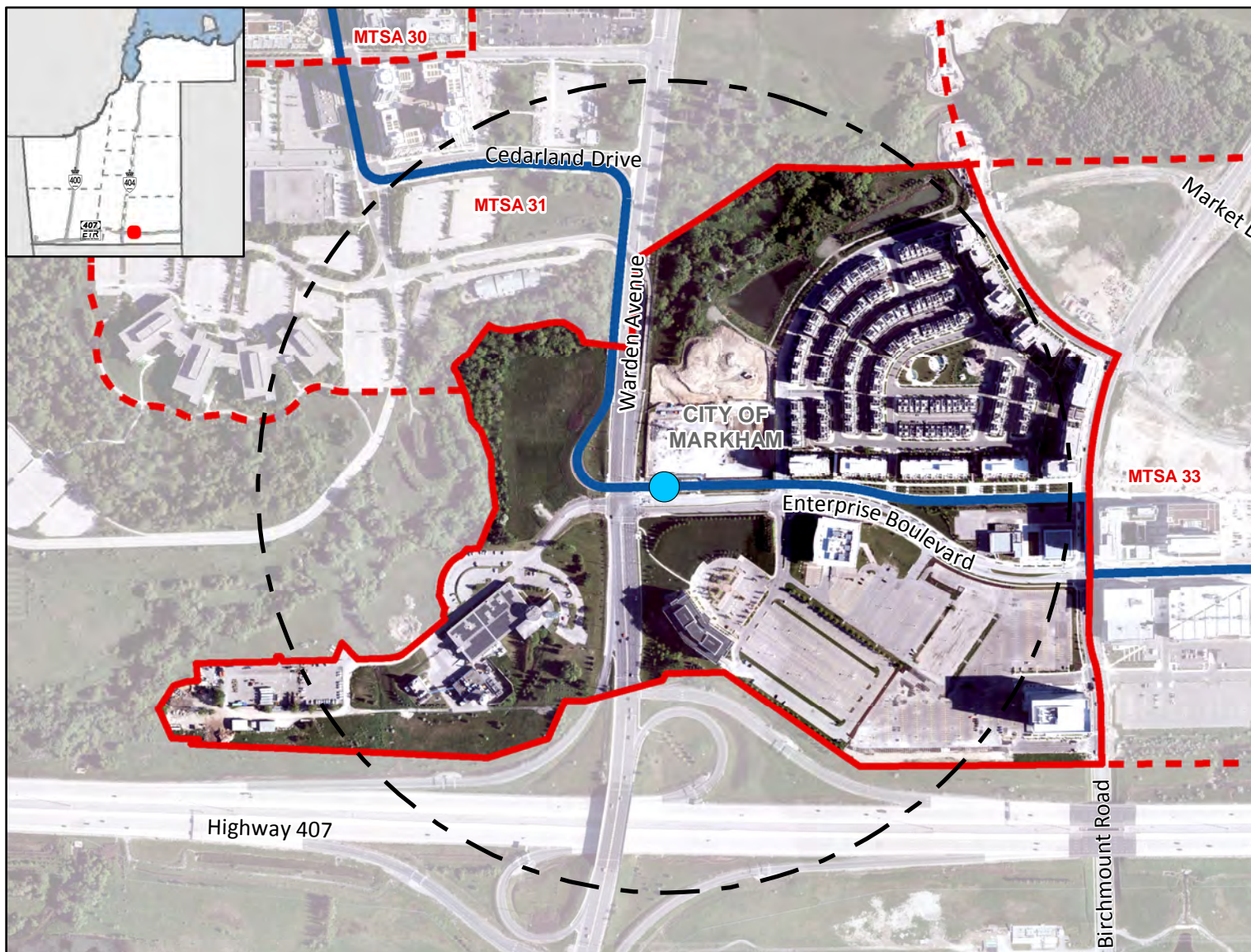
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Warden BRT Station

On Highway 7 BRT Corridor

Along dedicated BRT road, near Enterprise Boulevard and Warden Avenue, Markham



Legend

Major Transit Station

● Required BRT

□ 500m Radius

□ Draft MTSA Boundary

□ Adjacent Draft MTSA Boundary

Priority Transit Corridors

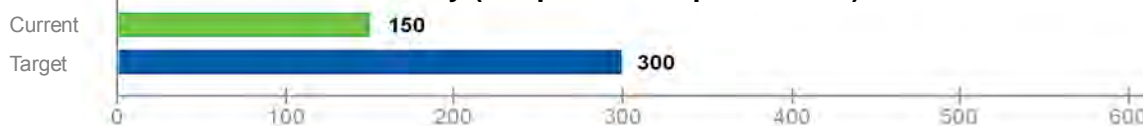
— BRT

Warden BRT Station

Gross Area:

50.52 ha

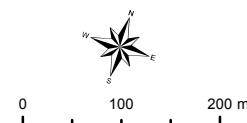
Density (People & Jobs per Hectare) ¹



Population/Job Split ²



People
Jobs



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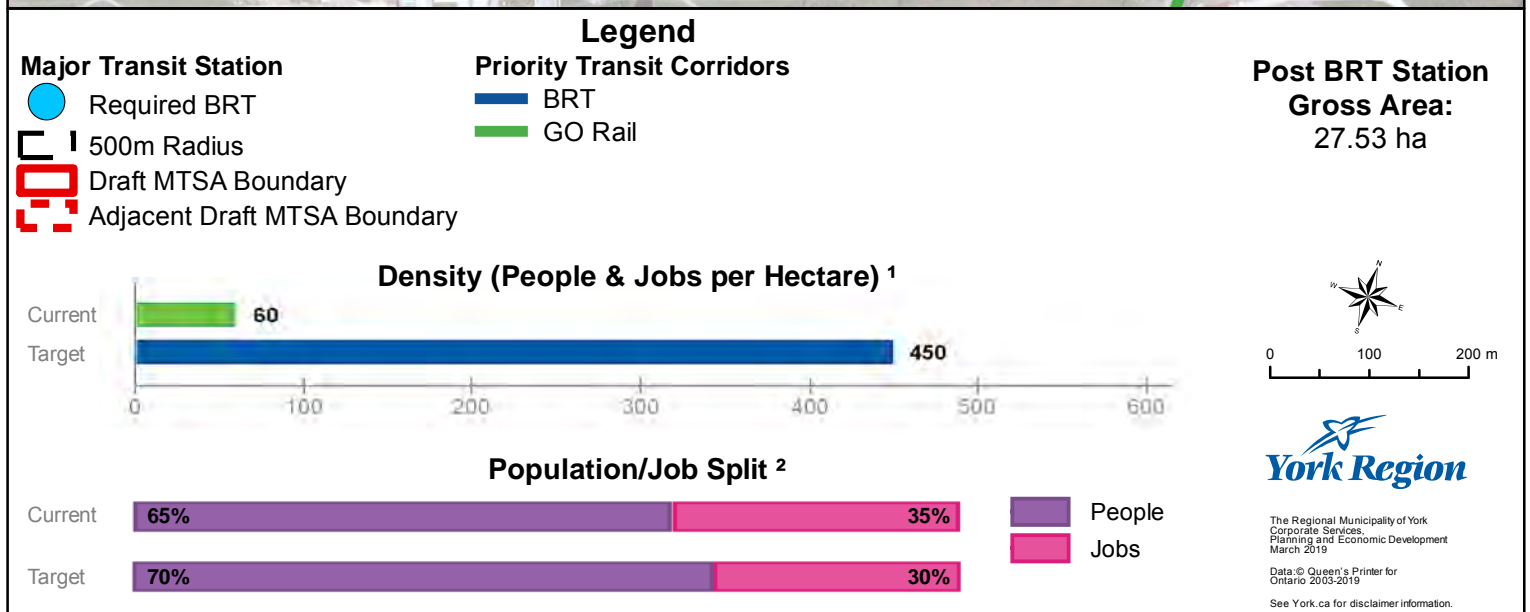
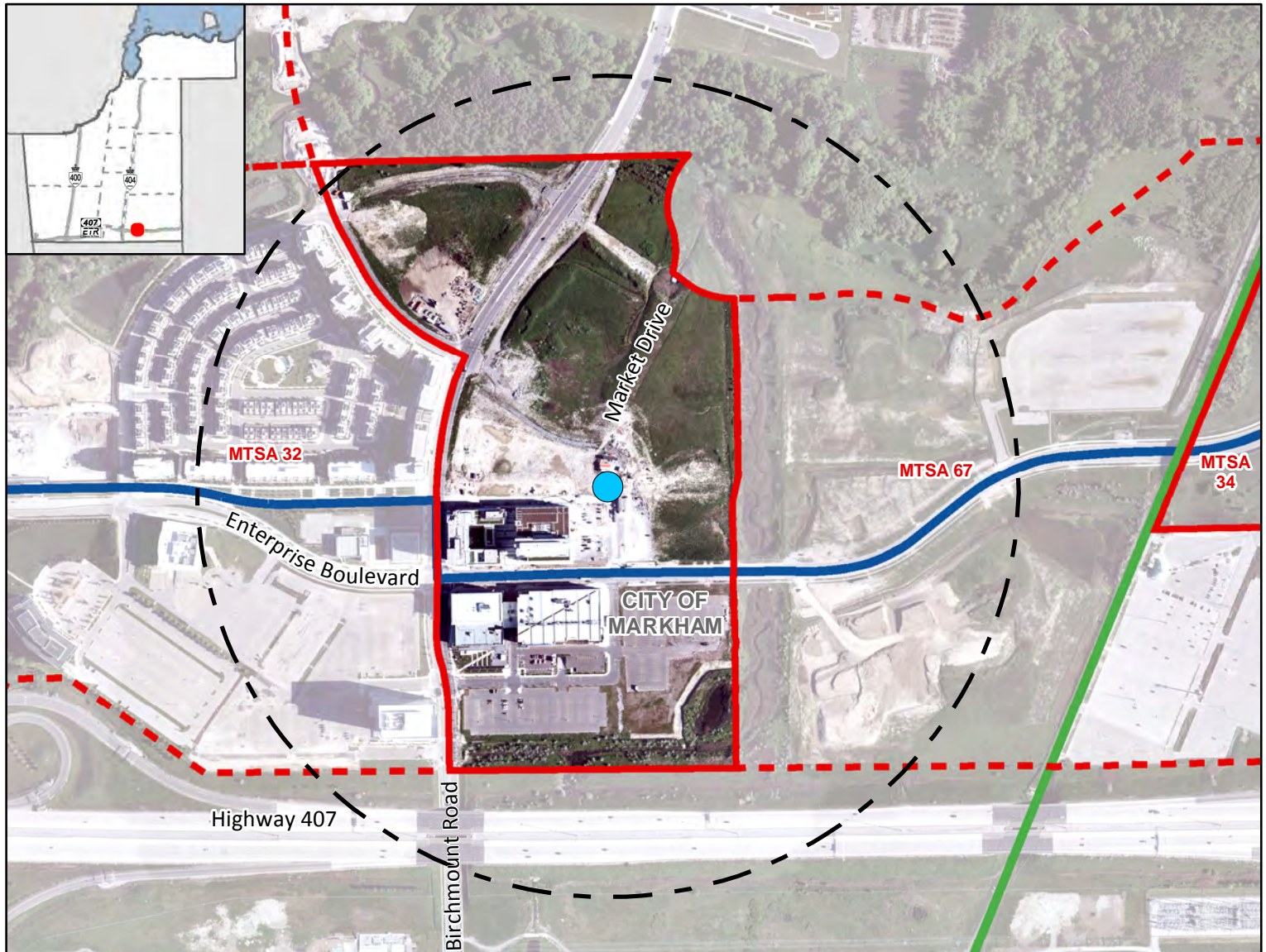
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Post BRT Station

On Highway 7 BRT Corridor

Along dedicated BRT road, north of Enterprise Boulevard and Post Road, Markham



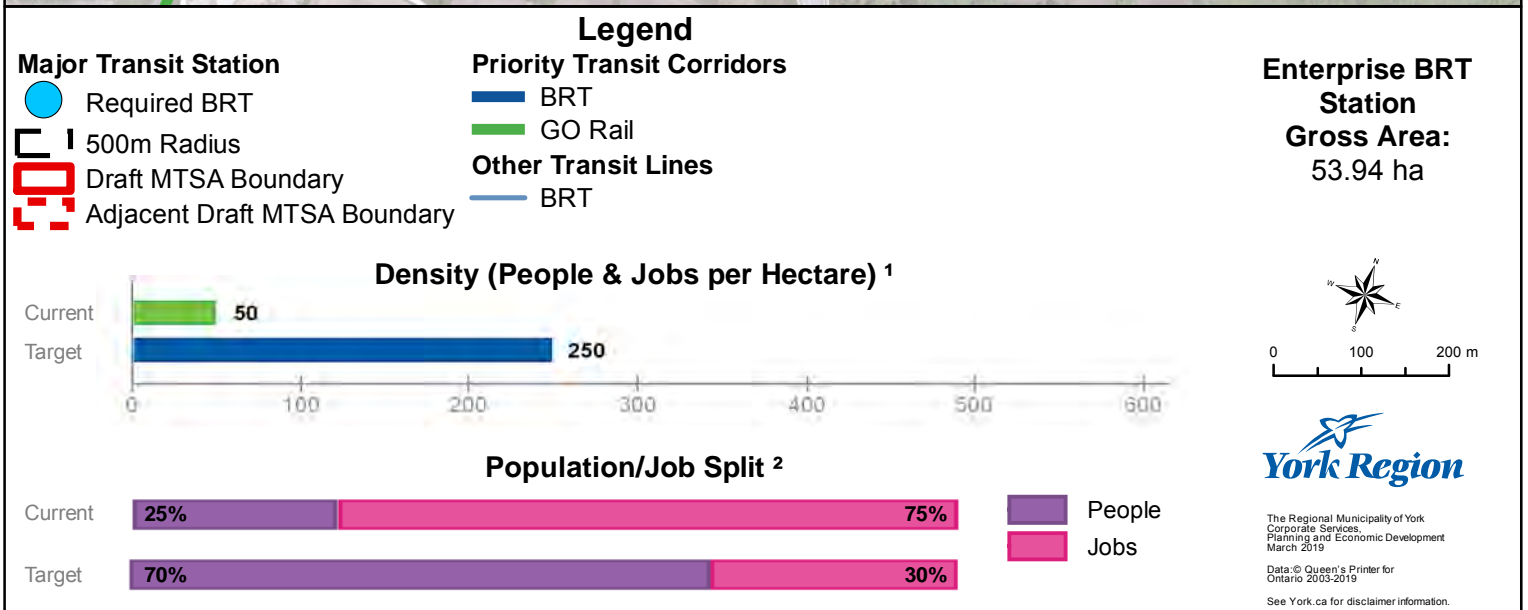
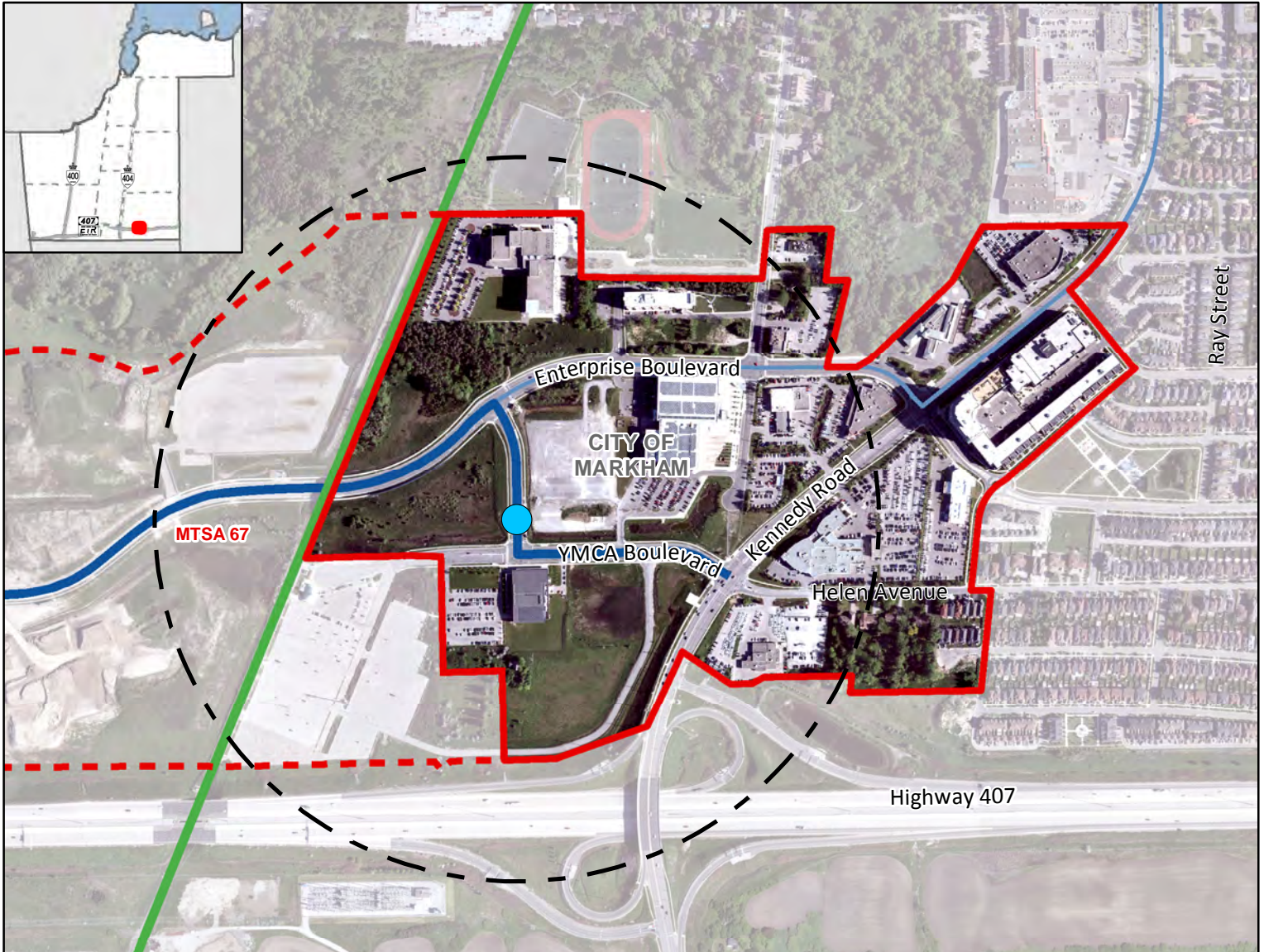
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Enterprise BRT Station

On Highway 7 BRT Corridor

Along Ravis Road at YMCA Boulevard, Markham



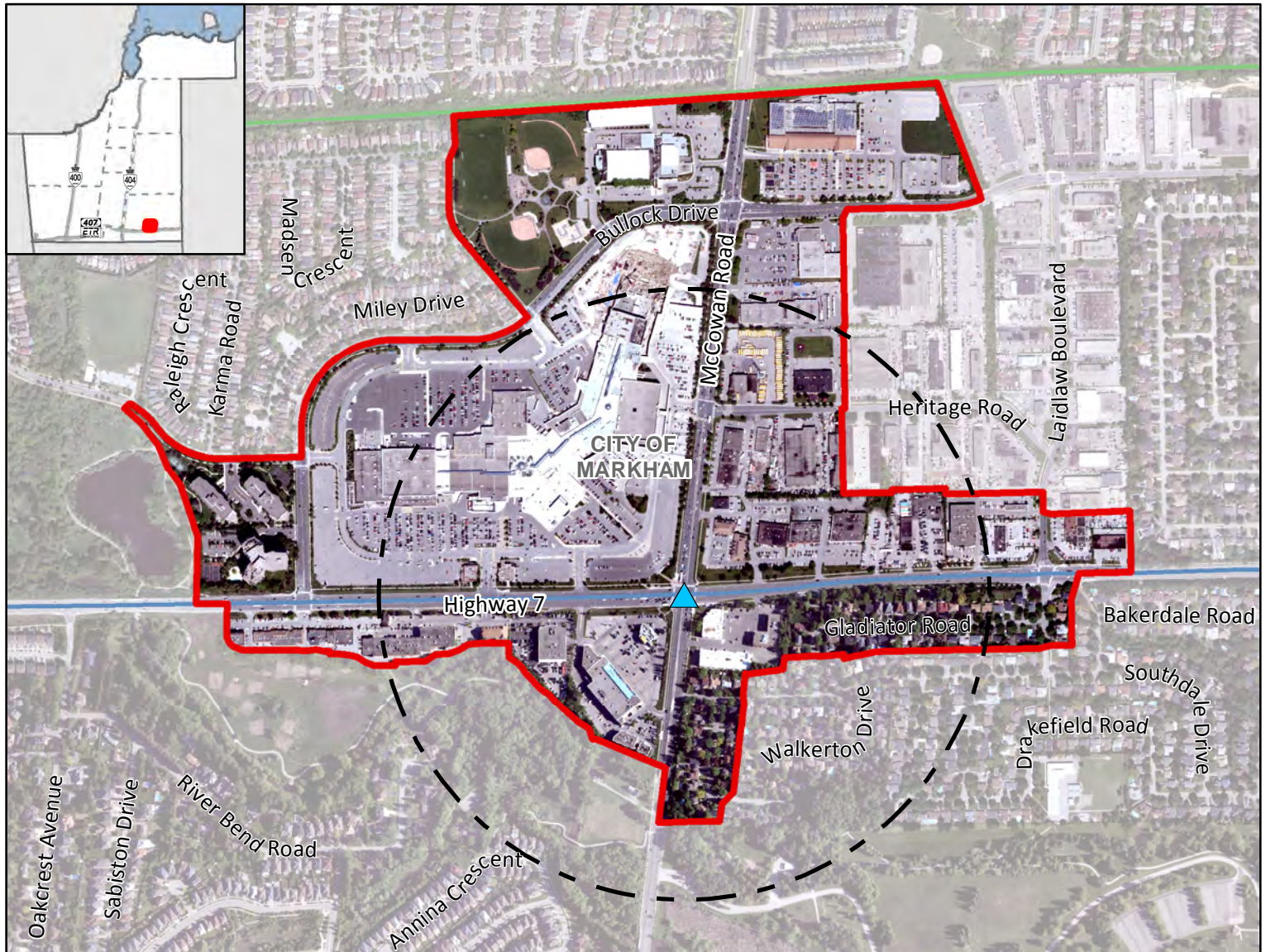
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

McCowan BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at McCowan Road, Markham



Legend

Major Transit Station
 ▲ Additional BRT
 □ 500m Radius
 □ Draft MTSA Boundary

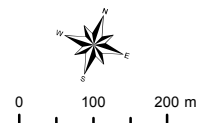
Other Transit Lines
 — BRT
 — GO Rail

McCowan BRT Station
Gross Area:
 95.09 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Cornell BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Bur Oak Avenue, Markham



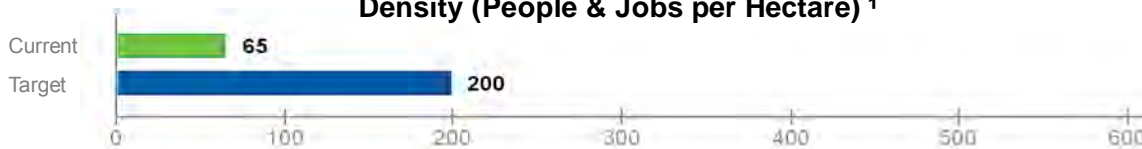
Legend

- Major Transit Station**
 ▲ Additional BRT
 500m Radius
 Draft MTSA Boundary

- Other Transit Lines**
 BRT

Cornell BRT Station
Gross Area:
 100.45 ha

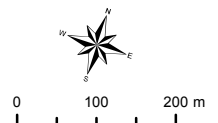
Density (People & Jobs per Hectare) ¹



Population/Job Split ²



People
 Jobs



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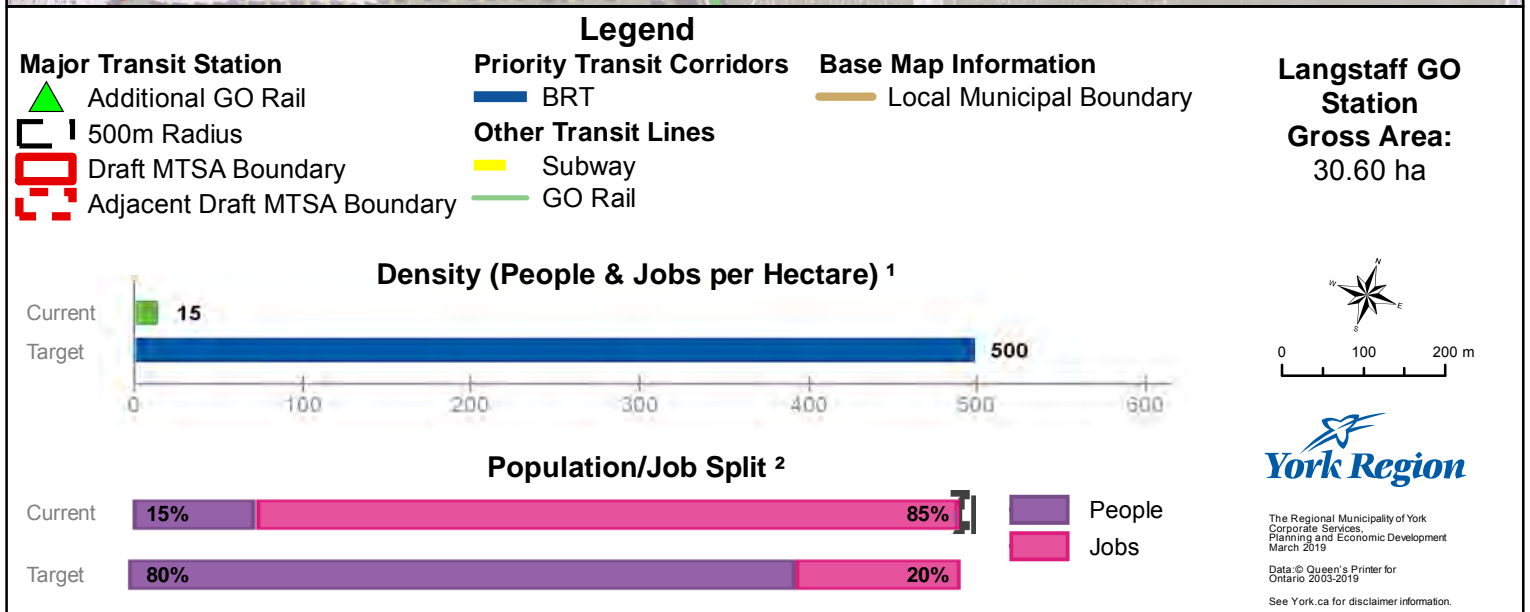
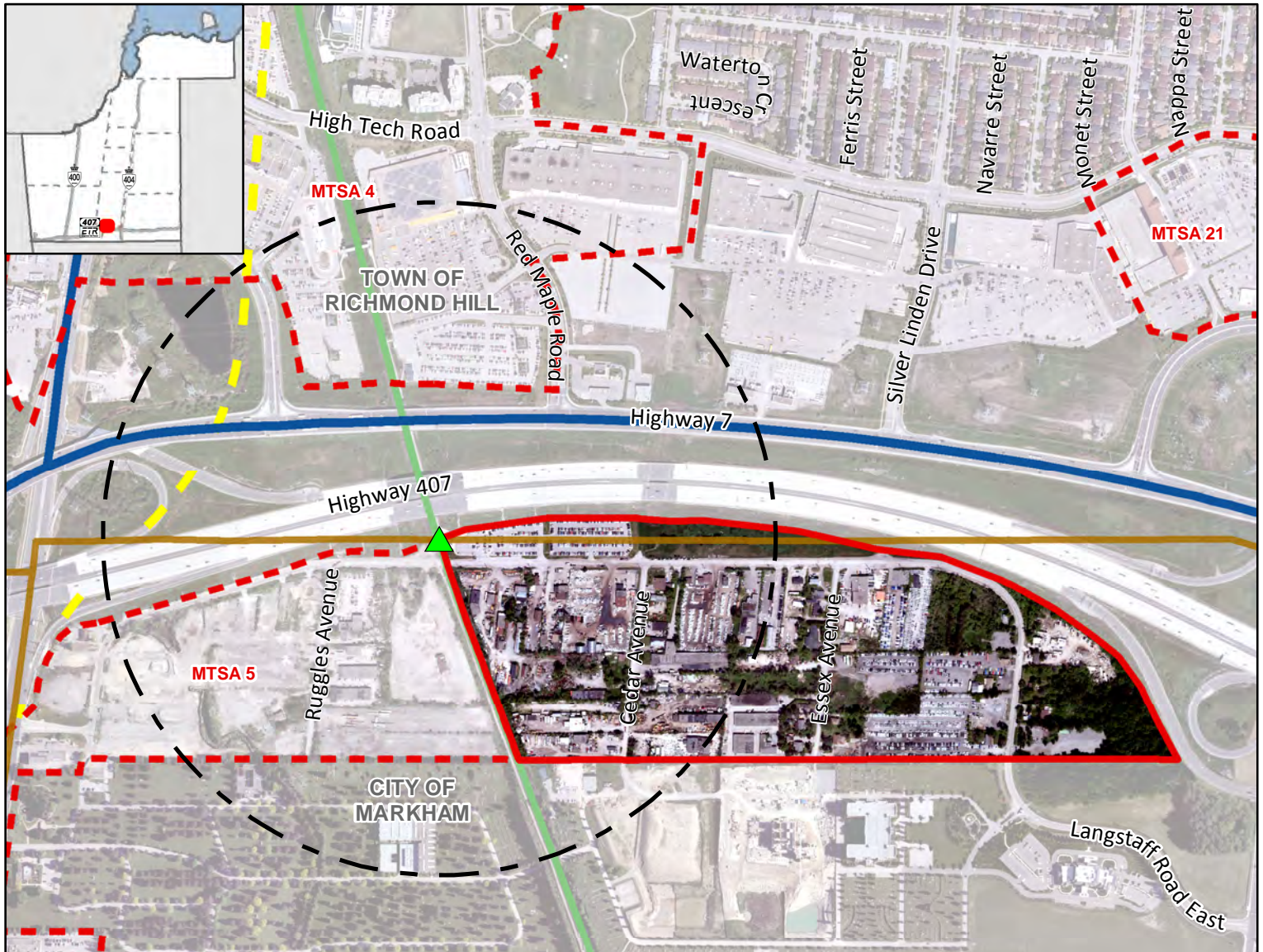
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Langstaff GO Station

On Richmond Hill GO Line Corridor

Near Langstaff Road and Cedar Avenue, Markham



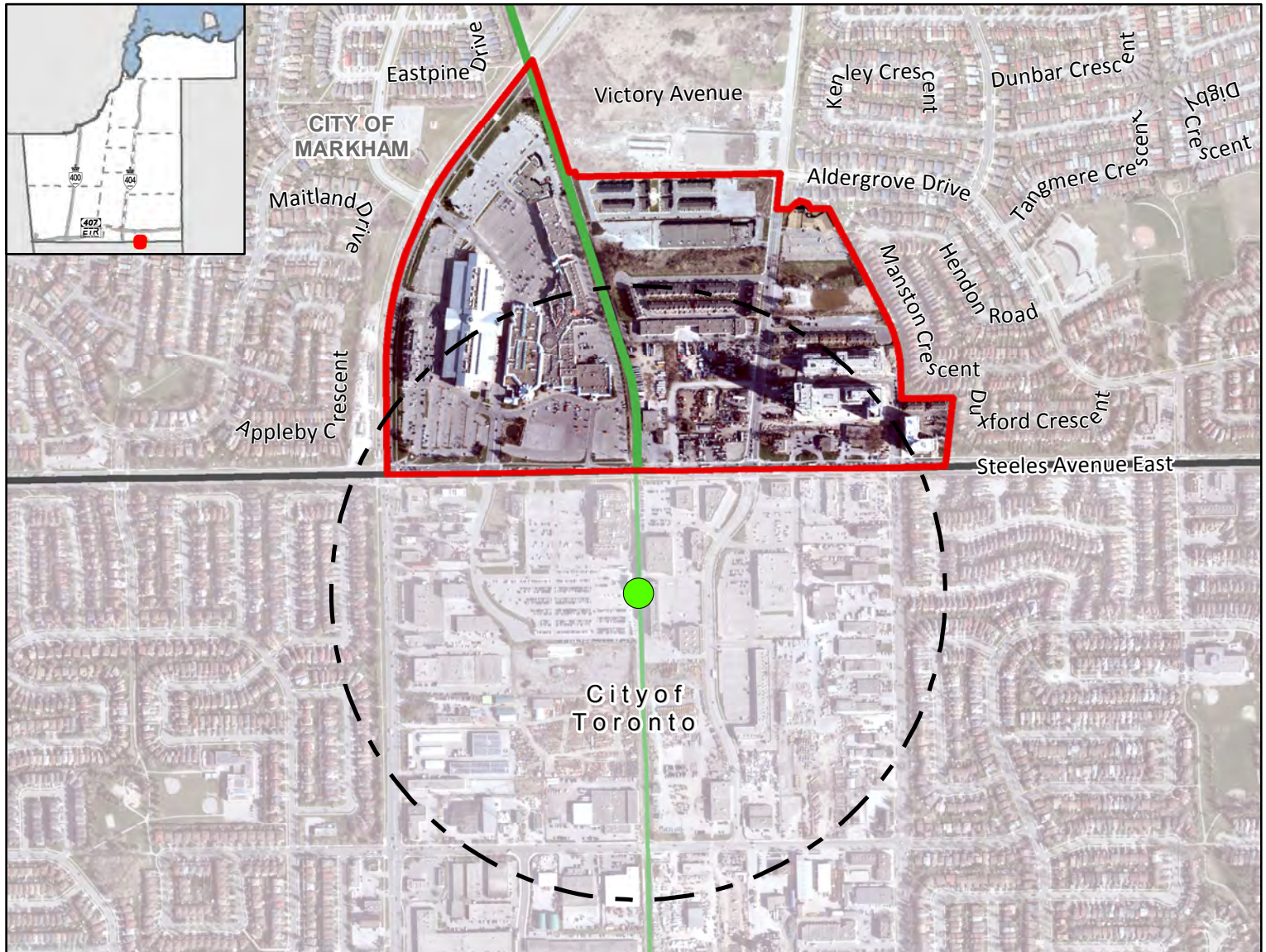
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Milliken GO Station

On Stouffville GO Line Corridor

Near Steeles Avenue and Kennedy Road, Markham/Toronto



Legend

Major Transit Station

● Required GO Rail

□ 500m Radius

□ Draft MTSA Boundary

Priority Transit Corridors

— GO Rail

— Other Transit Lines

— GO Rail

Base Map Information

— Regional Municipal Boundary

Milliken GO Station

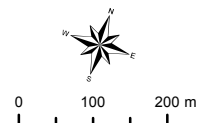
Gross Area:

39.88 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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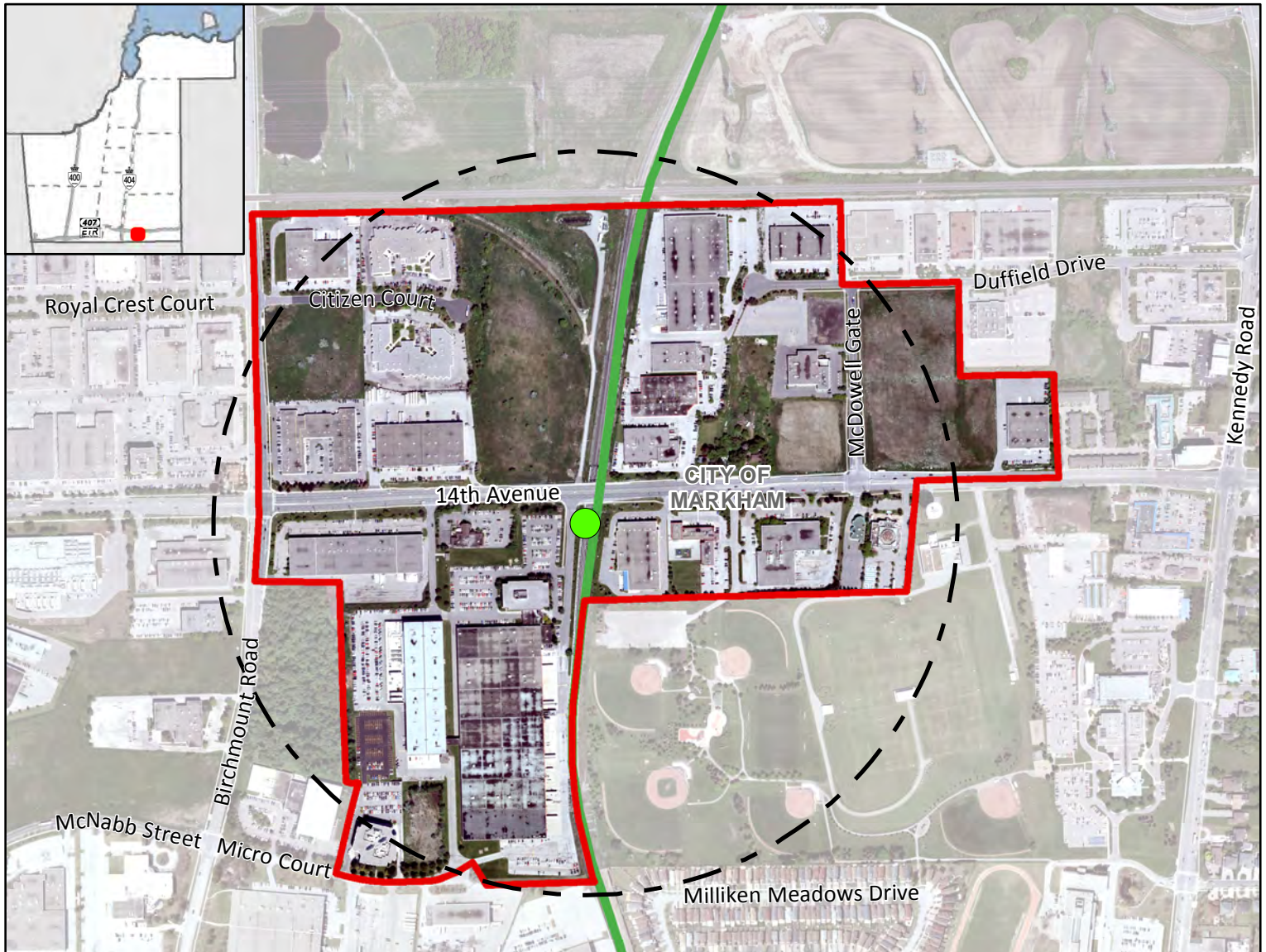
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

14th Avenue GO Station

On Stouffville GO Line Corridor

Near 14 Avenue & Birchmount Road, Markham



Legend

- Major Transit Station**
- Required GO Rail
 - 500m Radius
 - Draft MTSA Boundary

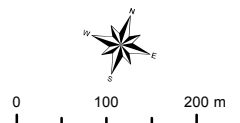
- Priority Transit Corridors**
- GO Rail

14th Avenue GO Station
Gross Area:
 60.30 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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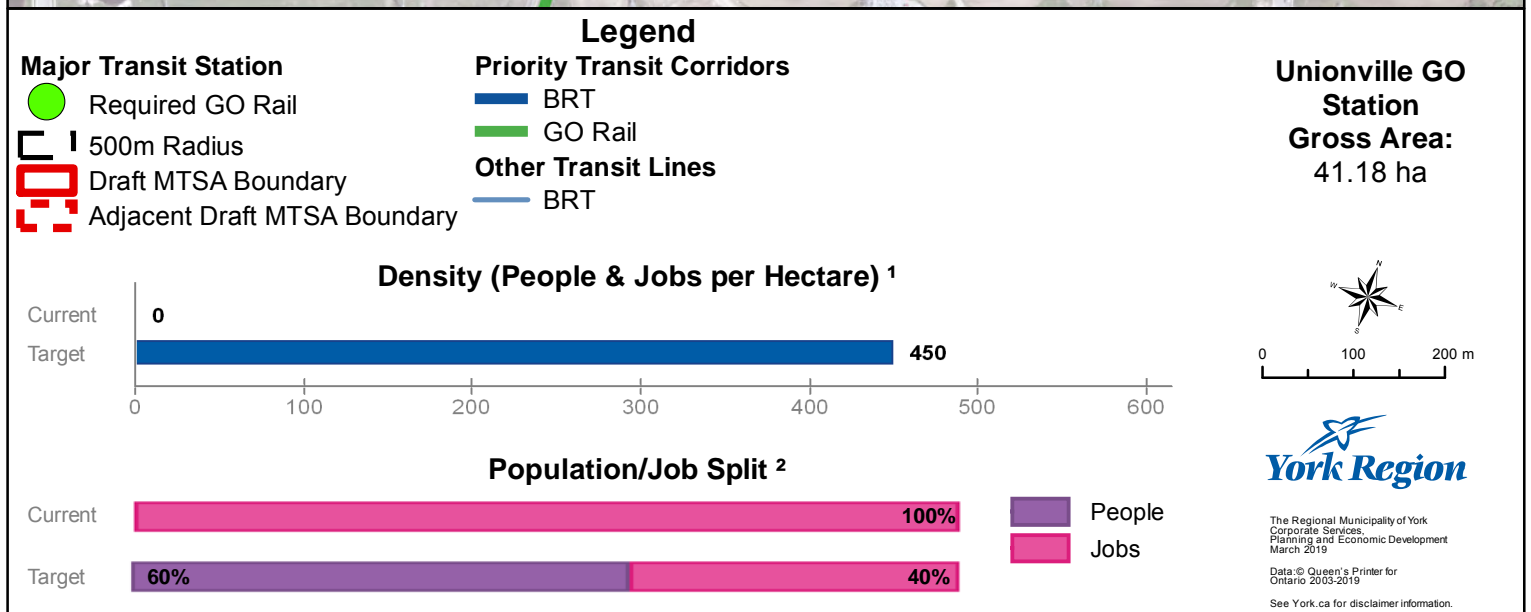
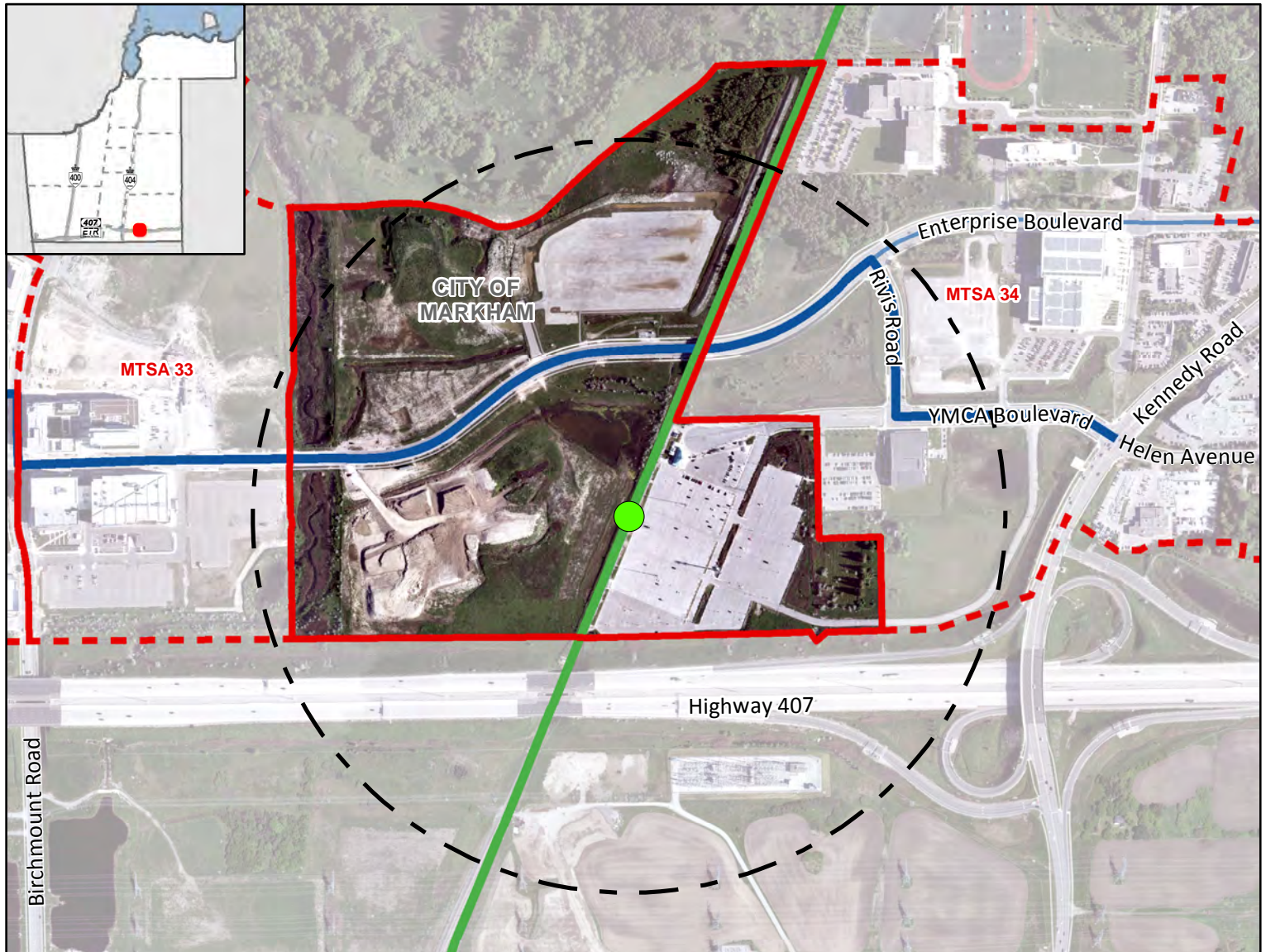
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Unionville GO Station

On Stouffville GO Line Corridor

Near Enterprise Boulevard at Ravis Road, Markham



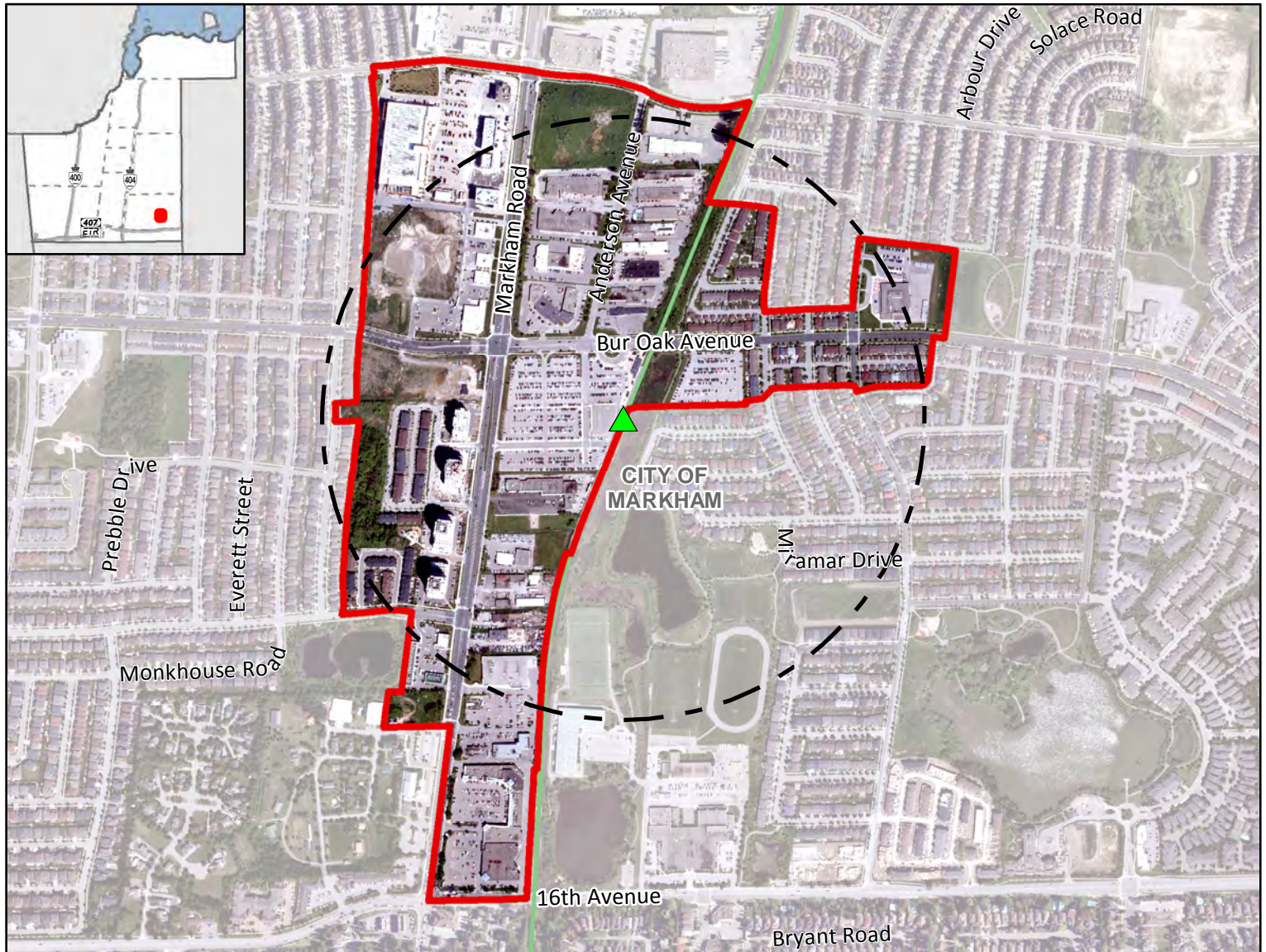
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Mount Joy GO Station

On Stouffville GO Line Corridor

Near Bur Oak Avenue and Markham Road, Markham



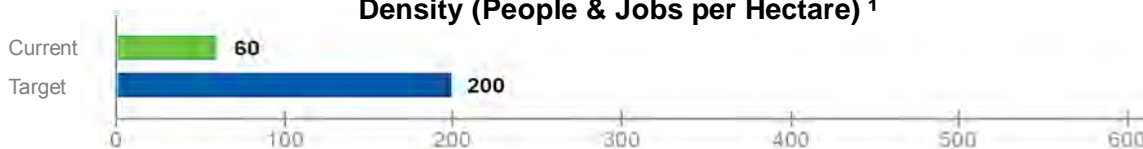
Legend

- Major Transit Station**
 ▲ Additional GO Rail
 □ 500m Radius
 □ Draft MTSA Boundary

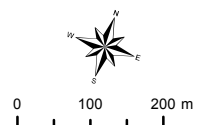
- Other Transit Lines**
 — GO Rail

Mount Joy GO Station
Gross Area:
 62.78 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

**REVISED Attachment 4
to York Region March 7, 2019
Report "Proposed Employment
Area Conversion Criteria"****Proposed Employment Area Conversion Criteria**

Employment Area conversion requests will be assessed using criteria. The provincial Growth Plan employment area conversion criteria have been incorporated into the Region's proposed criteria as listed below. Table 1 provides more detailed information of each criteria and their importance in being considered when evaluating a conversion request.

The conversion of lands within employment areas to non-employment uses may be permitted only through a Municipal Comprehensive Review where it is demonstrated that:

Growth Plan Criteria

1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated (Growth Plan 2.2.5.9 b).
2. The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan (modified Growth Plan 2.2.5.9.c).
3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan (modified Growth Plan 2.2.5.9 d).
4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation) (modified Growth Plan 2.2.5.9 e).
5. There is a need for the conversion (Growth Plan 2.2.5.9 a).

York Region Criteria

6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).
7. The conversion will not be considered if the entire perimeter of the site is surrounded by lands designated for employment uses.

8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow for a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.
9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:
 - a) Hindering the operation or expansion of existing or future businesses
 - b) Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term
 - c) Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities
 - d) Providing appropriate buffering of employment uses from non-employment uses.
10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts.
11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions.
12. The proposed site is not adjacent to 400-series highways, or is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors
13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.
14. Cross-jurisdictional issues have been addressed.

Appendix 'D': Summary of Employment Conversion Requests in Markham

EMPLOYMENT CONVERSION REQUESTS IN MARKHAM – 2041 Regional MCR

No.	Owner	Address	Location	Area (ha)	Nature of Request (York Region)	Notes (Markham staff)
1.	2432194 Ontario Ltd, 2536871 Ontario Ltd (Liberty), Cornell Rouge Development Corp and Varlese Brothers Ltd	7386 & 7482 Hwy 7, 8600 & 8636 Reesor Rd, 8662-8724 Reesor Rd	Cornell Centre - north of Hwy 7 between Donald Cousens Parkway and Reesor Rd in Cornell Centre	18.4	Redesignation of employment lands to support mixed use development comprising medium and high density residential, retail, office and a hotel	The lands are currently designated 'Business Park Area' and 'Business Corridor Area – Automotive Service Centre' in the Cornell Secondary Plan 2008.
2.	Norfinch Construction	7845 Hwy 7	Cornell Centre - southwest corner of Hwy 7 and Reesor Rd, Cornell Centre	0.75	Redesignation of employment lands to 'Mixed Use Mid Rise'	The lands are currently designated 'Business Park Area' in the Cornell Secondary Plan 2008. Note: this request was submitted after release of the March 7, 2019 York Region staff report "York Region Proposed Employment Area Conversion Criteria"
	Subtotal – Cornell Centre			19.2 ha (47.3 ac)		
3.	Neamsby Investments	5821, 5845, 5865, 5875, 5933 14 th Avenue	Armadales – south side of 14 th Ave east Aaniin community centre	4.8	Redesignation of a portion of the lands from employment to residential	These lands were associated with the Neamsby Investments employment conversion application (OP 13-108448) in 2013, which resulted in the conversion of 22 ha (54 ac) of employment lands immediately to the south to low-rise residential uses (OPA 222 to the 1987 Official Plan and OPA 2 to the 2014 Official Plan).
4.	Meadow Park Investments Inc	77 Anderson Avenue	Markham Rd/Mount Joy - north side of Bur Oak Ave between Markham Rd and GO Rail line	0.5	Redesignation from 'Service Employment' to 'Mixed Use High Rise'	The lands are within the Markham Rd - Mount Joy Secondary Plan study area.
5.	Belfield Investments Inc	8050 Woodbine Ave	South Don Mills - southwest corner of Woodbine Ave/Hwy 407	3.3	To relax the current employment designation and achieve site-specific policy recognition. The property qualifies as a Major Transit Station Area.	The property is primarily designated 'Business Park Employment' with a 'Service Employment' designation along the Woodbine Ave frontage.
6.	1628740 Ontario Inc (Tucciarone)	2730 Elgin Mills Rd	North side of Elgin Mills Rd between Hwy 404 and Woodbine Ave	1.0	Redesignation from 'Service Employment' to 'Residential Low Rise'	The subject lands are immediately to the south of low-rise residential lands that were converted from employment lands in 2013 through the Council adoption of OPA 12 to the 2014 Official Plan (conversion application OP 13-116651 by Holborn Properties).
	TOTAL			33.6 ha (82.9 ac)		
7.	Primont (Cornell 2) Inc	Part of Lot 11, Concession 9	Cornell Centre – northwest corner of Hwy 7/ Donald Cousens Parkway	1.0	Redesignation from employment uses to permit residential use, in addition to retail, office and employment uses already permitted within the 'Business Park Area – Avenue 7 Corridor' designation in the Cornell Secondary Plan 2008.	These lands were approved for conversion by Markham Council in 2013 through conversion applications OP 13-128394 by Auriga Developments Inc and OP 13-137282 by Cornell Rouge Development Corporation. Markham Council adopted OPA 252 for the lands in both of these applications in June 2018, however a Regional decision on OPA 252 remains outstanding. No further direction/decision is required by Markham Council.

Appendix 'D': Summary of Employment Conversion Requests in Markham



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, South of Elgin Mills Road East (Ward 2)

File: OP 17-128178

PREPARED BY: Stephen Kitagawa M.C.I.P., R.P.P.
Senior Planner, North District

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

RECOMMENDATION:

- 1) That the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be received;
- 2) That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as outlined in Appendix ‘A’ of the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be adopted;
- 3) That the proposed modification to the Council adopted Berczy Glen Secondary Plan, as recommended in the report entitled “RECOMMENDATION REPORT, Berczy Glen Landowners Group, Proposed Modification to the Berczy Glen Secondary Plan Area – East of the Hydro Corridor, south of Elgin Mills Road East” dated April 29, 2019, be forwarded to the Region of York for consideration in the approval of the Berczy Glen Secondary Plan;
- 4) 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 recommend a modification to the Council adopted Berczy Glen Secondary Plan prior to Regional approval of the Secondary Plan. The modification arises from matters requested by the Berczy Glen Landowners Group.

BACKGROUND:

The Berczy Glen Secondary Plan was adopted by Council on November 27, 2018 and is currently being considered by the Region of York for approval. Following adoption, the Berczy Glen Landowners Group requested a modification to the Berczy Glen Secondary Plan. Modifications to the secondary plan can be considered by the Region prior to Regional approval of the plan, which is anticipated in June 2019.

This report identifies the requested modification to the Berczy Glen Secondary Plan as discussed below.

OPTIONS/ DISCUSSION:

The recommended policy modification to the Council adopted secondary plan is provided in Appendix 'A'.

Modification to provide for back-to-back townhouses in the Residential Low Rise designation

Mattamy Homes has ownership of two properties in the Berczy Glen Secondary Plan (See Figure 1) and has requested a modification to provide for back-to-back townhouses in the 'Residential Low Rise' designation. Back-to-back townhouses are provided for in the 'Residential Mid Rise' designation in the City of Markham 2014 Official Plan, however, the back-to-back built form is specifically excluded from lands designated 'Residential Low Rise' (see Section 8.2.3.3a of the 2014 Official Plan).

A shared theme of Provincial, Regional and City policies is a clear direction for more efficient use of land. One aspect of the efficient use of land is also better use of infrastructure. The Growth Plan establishes a minimum density target for greenfield areas and provides direction that development in such areas "supports the achievement of complete communities." An objective of the Secondary Plan is to provide an adequate mix of housing choices to accommodate the needs of Berczy Glen residents and workers in a manner consistent with the 2014 Official Plan.

Back-to-back townhouses have direct access to grade and are similar to traditional townhouses with the garage along the front. The units in a back-to-back townhouse model share walls on the side and the back. Back-to-back townhouses do not have a rear yard amenity space. The amenity space is usually a rooftop terrace or a balcony facing the street. As with standard townhouses with garages facing the street, the lot widths should be large enough to ensure the accommodation of on-street parking, street trees, and private amenity space. The pairing of garages and driveways is preferred to maximize available planting area and street parking along the frontage.

Back-to-back townhouses are excluded from the 'Residential Low Rise' designation in the 2014 Official Plan because this house form is more intense than other ground oriented

house forms, even though from the street front, their appearance is similar to standard front loaded townhouses. However, the Official Plan allows for variations in land use designations through Secondary Plans.

Staff have reviewed the request for the back-to-back townhouses and determined that back-to-back townhouses would be appropriate as a discretionary use in the 'Residential Low Rise' designation of the Berczy Glen Secondary Plan, subject to development criteria. The criteria are designed to ensure that back-to-back townhouses are: sited in appropriate locations, comparable in character to standard street townhouses, and limited in number to ensure the overall density range established in the 'Residential Low Rise' designation is maintained. More specifically, in considering an application for back-to-back townhouses on lands designated 'Residential Low Rise', staff recommend that the following criteria be included in the policy (See Appendix 'A'):

- i. appropriate site location in terms of proximity to transit;
- ii. appropriate lot widths to ensure the provision of on-street parking, street trees, and private amenity space;
- iii. the proposed back-to-back townhouses front onto a public road;
- iv. the density of the proposal is consistent with the density range established in the 'Residential Low Rise' designation of 25 to 45 units per net hectare.

Staff are also recommending that the back-to-back townhouses be a discretionary use that would only be permitted through a zoning by-law amendment application.

As a more compact built form, locating back-to-back townhouses closer to transit, will help support transit ridership by locating more residents within a convenient walk to transit, making access to the system more attractive to the potential transit user.

The criteria relating to appropriate lot widths and the requirement for lots fronting on a public road are intended to ensure that lot frontages will be sufficient to promote a built form that is compatible with other house forms in the 'Residential Low Rise' designation, without compromising space for on-street parking, street trees, and private outdoor amenity space.

The community structure set out in the secondary plan promotes low density residential internal to the block with the higher density building types located in proximity to higher order transit corridors. Back-to-back townhouses present a street frontage that is compatible with other ground-oriented housing, but do so in a more intensive built form. In order to maintain the character and land use pattern in the 'Residential Low Rise' designation, the back-to-back townhouses will be permitted internal to the block, provided the overall density does not exceeds the density range established in this designation (25-45 uph). This will limit the number of back-to-back townhouse blocks that can be developed in the low rise area.

The criteria discussed above will help ensure that the character of the Residential Low Rise area is maintained.

NEXT STEPS:

The modification will be forwarded to the Region of York to be incorporated into the Berczy Glen Secondary Plan prior to approval.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Berczy Glen Secondary Plan and the proposed modification identified in this report align with the Building Markham's Future Together through "Growth Management", "Transportation/Transit", and "Environment."

BUSINESS UNITS CONSULTED AND AFFECTED:

The recommendations of this report have been discussed with Planning and Urban Design Departments, and their comments have been incorporated.

RECOMMENDED BY:

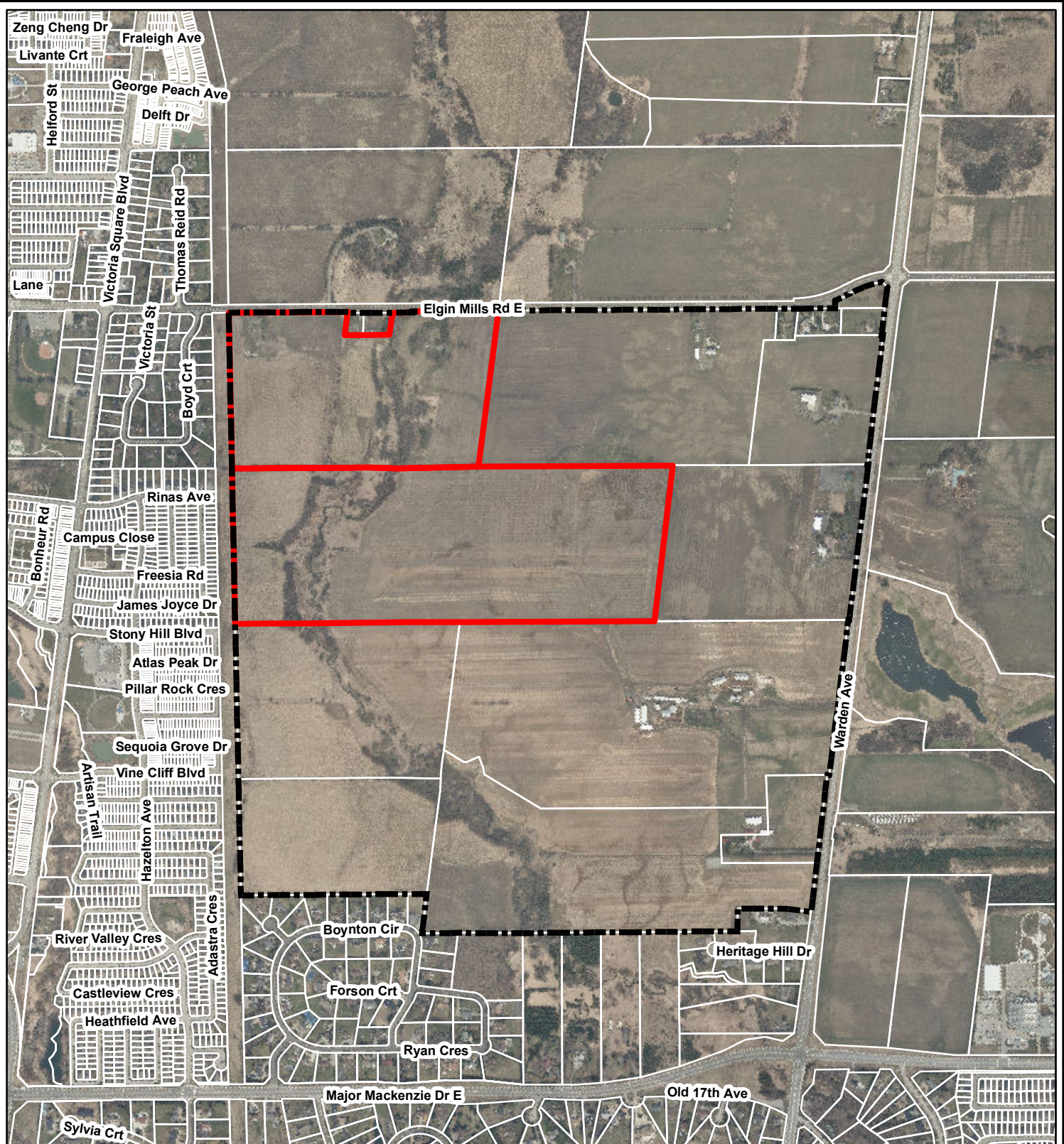
Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design

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

ATTACHMENTS:

Figure 1 – Air Photo 2018

Appendix 'A' – Proposed Modification to the Council Adopted Berczy Glen Secondary Plan.



AIR PHOTO (2018)



Mattamy Lands



Berczy Glen Secondary Plan Area

FILE No. OP 7128178 (SK)

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Date: 05/04/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

FIGURE No.1

APPENDIX 'A'
PROPOSED MODIFICATION TO THE COUNCIL ADOPTED BERCZY GLEN SECONDARY PLAN
NOVEMBER 27, 2018

(deletions are shown as strikethrough; new text is underlined)

Building Types

8.2.1.3 To provide for only the following building types on lands designated 'Residential Low Rise':

- a) detached dwelling, semi-detached dwelling, townhouse ~~excluding back to back townhouse~~, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where an individual lot has frontage on a public park which fronts a public street;
- b) *coach house* located above a garage on a laneway; ~~and~~
- c) buildings associated with *day care centres, places of worship* and *public schools*; and
- d) back to back townhouses, subject to review of an application for *development approval*. In considering an application for back to back townhouses on lands designated 'Residential Low Rise', Council shall ensure that development adheres to the criteria outlined below:
 - i. appropriate site location in terms of proximity to transit;
 - ii. appropriate lot widths to ensure the provision of on-street parking, street trees, and private amenity space;
 - iii. the proposed built form fronts on to a public road;
 - iv. the density of the proposal is consistent with the density range established in Section 8.2.1.4 of this Secondary Plan.



Report to: Development Services Committee

Meeting Date: April 29, 2019

SUBJECT: **RECOMMENDATION REPORT**
2522584 Ontario Inc.
Proposed Zoning By-law Amendment to permit eight (8)
townhouse dwellings on the east side of Marydale Avenue,
west of Markham R

PREPARED BY: Luis Juarez, ext. 2910
 Planner I, Central District

REVIEWED BY: Sally Campbell, MCIP, RPP, ext. 2645
 Manager, East District

RECOMMENDATION:

- 1) That the report titled “RECOMMENDATION REPORT, 2522584 Ontario Inc., Proposed Zoning By-law Amendment to permit eight (8) townhouse dwellings on the east side of Marydale Avenue, west of Markham Road and south of Denison Street (Ward 7) File No. ZA 18 229047”, be received;
- 2) That the Zoning By-law Amendment application submitted by 2522584 Ontario Inc., to amend Zoning By-law 177-96, as amended, be approved and that the draft By-law attached as Appendix ‘A’ be finalized and enacted without further notice;
- 3) That Council assign servicing allocation for up to 8 townhouse dwellings; and,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend approval of a zoning by-law amendment submitted by 2522584 Ontario Inc., to permit 8 three storey freehold townhouse dwellings fronting onto existing Marydale Avenue.

BACKGROUND:

Subject Property and Area Context

The 0.17 ha (0.425 ac) vacant subject property is located on the east side of Marydale Avenue, and is west of Markham Road and south of Denison Street (See Figures 1 – 2, 4). The property shown on the siting plan (See Figure 3) has a frontage of approximately 53.7 m (176.2 ft) and depth of approximately 32.4 m (106.2 ft).

Surrounding Uses:

-
- An existing commercial shopping centre to the north at 7190-7200 Markham Road is currently the subject of zoning by-law amendment and site plan control applications to permit 258 stacked townhouses and 11 dual purpose units. These applications are before the LPAT (File No. ZA/SC 17 109850).
 - An existing one-storey medical office building within a retrofitted dwelling abuts the subject lands to the east at 7160 Markham Road. A site plan application was endorsed in October 2018 (File SC 10 126959) to permit a 3-storey medical office building on this property.
 - Existing single detached two storey dwellings exist to the south and west of the subject lands along Marydale Avenue and Erla Court.

PROPOSAL

The applicant proposes to rezone the subject property to Community Amenity One (CA1) under By-law 177-96, as amended to permit a residential development comprised of 8 freehold townhouse dwellings with unit widths of 6.2 m (20 ft). The proposed conceptual site plan is shown in Figure 3. The eight proposed lots front onto and are accessed via Marydale Avenue. Each dwelling will have a private garage to accommodate 2 vehicles parked in tandem, as well as a private driveway for one vehicle, for a total of 3 parking spaces per dwelling.

The elevations feature brick and stone veneer, some stucco detailing and horizontal siding (see Figure 6). Each townhouse unit, except units 7 and 8, will be three storeys in height and complies with the maximum height requirement of 12 m (39 ft) within the CA1 zone category of By-law 177-96, as amended. While units 7 and 8 will have three storeys, the draft zoning by-law (Appendix 'A') caps the maximum building height for these units at 11 m (36 ft). This was included in the draft by-law to address comments made at the January 22, 2019 Statutory Public Meeting by residents and members of Development Services Committee to consider an appropriate transition to existing homes to the south. This is further addressed in the Options/Discussion section of this report.

Application Process and Next Steps:

- The applications were submitted on September 24, 2018 and deemed complete by Staff on October 01, 2018;
- Following the Preliminary Report to DSC on December 11, 2018, the Statutory Public Meeting was held on January 22, 2019;
- Four deputations were made by residents at the Public Meeting citing concerns over a lack of proper notice regarding the application, building height, and building setback compatibility. Comments made through the Public Consultation process are detailed further in the Options/Discussion subsection of this report;
- If the zoning by-law amendment application is approved, a holding provision will be applied requiring the proponent to enter into a Development Agreement with the City prior to the removal of the holding provision. This is discussed in more detail at the end of the report.

POLICY FRAMEWORK, OFFICIAL PLAN AND ZONING

Provincial Policy Statement, 2014 (PPS, 2014) and Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan, 2017) provide overall direction

The PPS, 2014 provides direction on matters of Provincial interest including land use planning and development. The PPS, 2014 provides the direction for the efficient use of land and development patterns, which supports sustainability by promoting strong, livable, healthy and resilient communities; protecting the environment and public health and encouraging safety and economic growth.

The Growth Plan, 2017 provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan, 2017 is building compact, vibrant and complete communities, developing a strong competitive economy, protecting natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form. Given the infill nature of the proposed development, staff are of the opinion the proposed zoning by-law amendment application conforms to the Provincial Growth Plan policies.

While policies within both Provincial Plans include direction to support a range of housing typologies, (unit sizes, shared housing, secondary suites and rental housing), one of the key concerns raised through Public Consultation was ensuring that the proposed development has a built form consistent with surrounding existing housing. Staff have regard for the potential for this project to provide secondary dwelling units in the basement, however as the proposed townhouse units have not been specifically designed to accommodate secondary suites, this provision will not be provided as of right in the zoning by-law amendment. This will not prevent homeowners from applying to the Committee of Adjustment at a future date to apply for an accessory unit, subject to the review of plans to demonstrate that the secondary suite is appropriate for the unit. The proposed development generally meets the intent of the Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe (2017).

Region of York Official Plan, 2010 (the "ROP")

The subject property is designated 'Urban Area' in the ROP, which permits residential, commercial, industrial and institutional uses. The proposed land use conforms to the Regional Official Plan.

2014 Official Plan as partially approved on November 24, 2017 and further updated on April 9, 2018 (the "2014 Official Plan")

The subject property is designated 'Mixed Use Mid Rise' in the 2014 Official Plan which provides for townhouses including back to back and stacked units, small multiplex buildings containing 3-6 units, and apartment buildings with a minimum building height of 3 storeys and a maximum building height of 6 storeys. Lands designated 'Mixed Use Mid Rise' are to also comply with the Mixed Use Development Criteria policies of the 2014 Official Plan, to ensure that new development is compatible to existing development. These policies include, but are not limited to the following:

- Ensuring an appropriate and consistent building scale and mass to provide for continuity in built form on the same street;
- directing height and density away from low rise designations;

-
- Providing landscape buffers for sites adjacent to residential uses.

‘Local Corridor – Markham Road Armadale’ site specific policies in the 2014 Official Plan provide for transit-supportive densities that are also applicable to the subject site. The proposed townhomes comply with the ‘Mixed Use Mid Rise’ designation in the 2014 Official Plan.

Current and Proposed Zoning

The subject property is zoned Special Commercial One (SC1) by By-law 90-81, as amended by By-law 87-87. The current zoning for this site has been in place since March 10, 1987 and permits a range of commercial uses, including retail, service uses, businesses and professional offices and restaurants. The submitted zoning by-law amendment application is required to permit the proposed townhouse development by rezoning the property and placing it in a Community Amenity One (CA1) zone category in By-law 177-96, as amended. The widths of the proposed townhouse units (6.2 m) complies with the requirements for townhouse units in the CA1 zone of By-law 177-96. Approval of the zoning amendment by-law will implement site specific exceptions to the CA1 zone standards to:

- permit a maximum floor space index (FSI) of 1.5;
- restrict permitted uses to only townhouse dwellings, home occupations, home child cares and accessory dwelling units; and restrict building height and side yard setbacks adjacent to existing single detached dwellings to the south; and to
- restrict the maximum permitted building height for Units 7 and 8 to 11 m and increase the minimum interior side yard setback from 1.2 m to 2.0 m for Unit 8, to address resident and DSC comments made at the January 22, 2019 Statutory Public meeting regarding the relationship of the proposed townhouses to existing homes to the south.

OPTIONS/ DISCUSSION:

Concerns expressed at the Statutory Public Meeting

Development Services Committee suggested that the north end unit be designed to improve the interface with the adjacent proposed pedestrian walkway, and that the south end unit be modified to consider privacy concerns. Committee also suggested that snow storage and landscape buffers be considered in the design of the proposed development.

Some residents and members of Committee expressed concern about the 3-storey design of the southerly end unit from a compatibility perspective, requesting that a 2-storey design be considered.

End unit design, landscape buffers, and snow storage is accommodated

The applicant has upgraded the north end unit elevation to include a two-storey stone veneer façade feature fronting the walkway, and by reducing the length of the side yard privacy fence allowing good visual surveillance from living room windows. Further, the windows in the south end unit elevation have been reduced in number and size to reduce overlook to the south, including a frosted window treatment and high-level windows on the third storey (See Figure 5).

The applicant is proposing two new boulevard trees in addition to protecting the two existing boulevard trees along the frontage. Three evergreen trees are proposed along the south property line to provide all-season screening between the proposed rear yards and one of the existing adjacent residential dwellings to the south. Existing mature deciduous trees on the other adjacent property to the south does not allow for further tree plantings along the south lot line. Each unit contains an approximate 13.4 m² front yard which can be used for snow storage. A 1.8 m (6 ft) high privacy fence is proposed along the rear property line to screen the proposed development from the proposed medical office to the east (See Figure 4).

Proposed development is compatible

The proposed development is compatible with the existing residential dwellings in the vicinity and provides an appropriate built form presence along Marydale Avenue. There is approximately 10.5 m between the most southerly proposed townhouse unit and the existing residential units to the south, which is comparable to the relationship between other end units to corner units in the vicinity.

The proposed development has a height that is permitted in a residential low-rise designation and meets the 2014 Official Plan criteria for Mixed Use Mid Rise development. It has been determined that reducing the height to 2 storeys would require an official plan amendment because the 'Mixed Use Mid Rise' designation requires a minimum of 3 storeys. However, restricting the actual building height of units 7 and 8 means that 3 storeys can still be designed, but within 11 metres, thereby providing an appropriate transition in building height adjacent to the neighbouring detached homes to the south which are approximately 8 m in height. The applicant has indicated they do not want to submit an Official Plan amendment to permit lower building heights than what is permitted in the 2014 Official Plan. Staff are of the opinion the proposed building heights are compatible with surrounding existing homes.

Region of York

In a letter dated October 11, 2018 the Region of York indicated no objection to the proposed zoning by-law amendment application.

Municipal Servicing is available

There is sufficient servicing allocation available from Council's current allocation reserve to accommodate the proposed development. It should be noted however that the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner.

The proponent is working with the Engineering and Water Works departments to finalize the servicing configuration for the subject lands. Final approval of the servicing configuration is an aspect of the technical submission to the Engineering Department that will proceed following zoning by-law approval, including final acceptance of the Functional Servicing Report.

A Development Agreement is Required

As mentioned earlier in the report, a holding provision will be placed on the subject property through the implementing zoning by-law. The holding provision shall only be lifted when the applicant has entered into a development agreement with the City. The development agreement will commit the developer to construct in accordance with City Standards and Specifications, including civil engineering works, service connections and landscape details, as well as the payment of fees and levies, including cash in lieu of parkland, public art contribution and other development securities. Individual townhouse lots will be created through Part Lot Control Exemption once the holding provision is removed.

FINANCIAL CONSIDERATIONS

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications have been reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

These applications have been circulated to various departments and external agencies and their comments have been addressed.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Site Plan

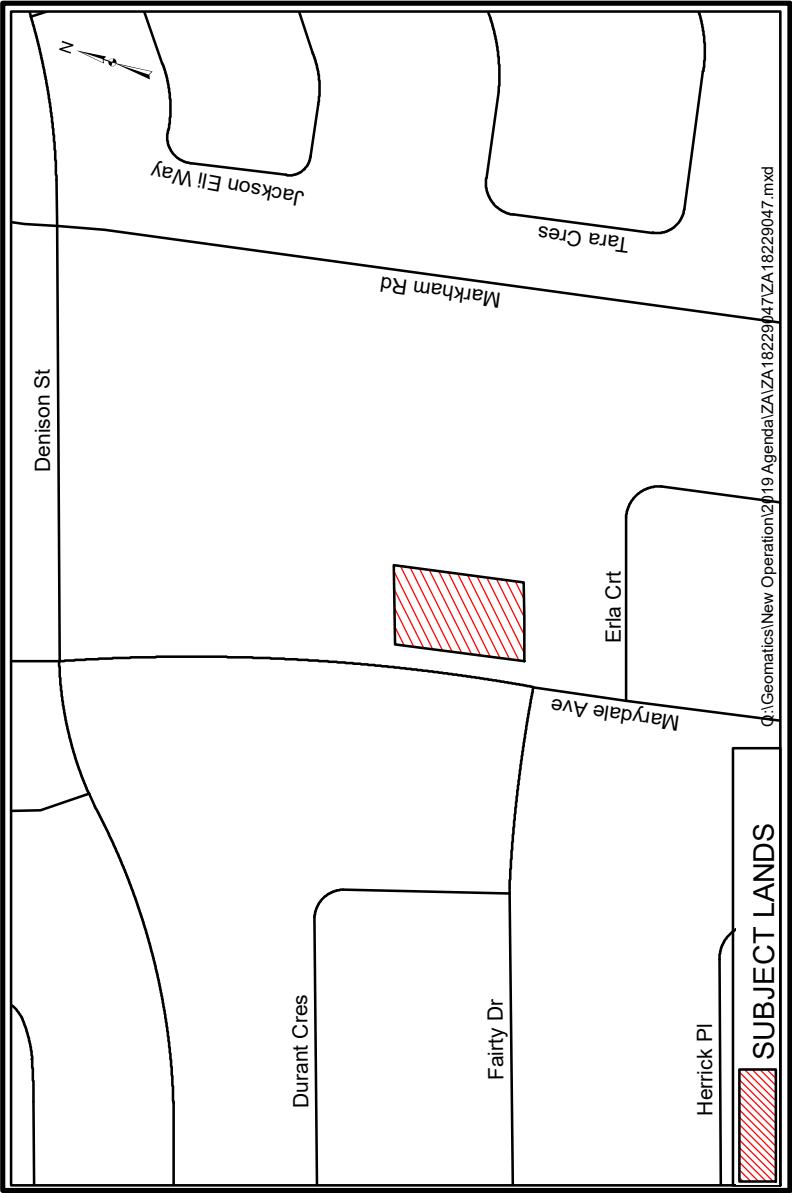
Figure 4 – Aerial Photo

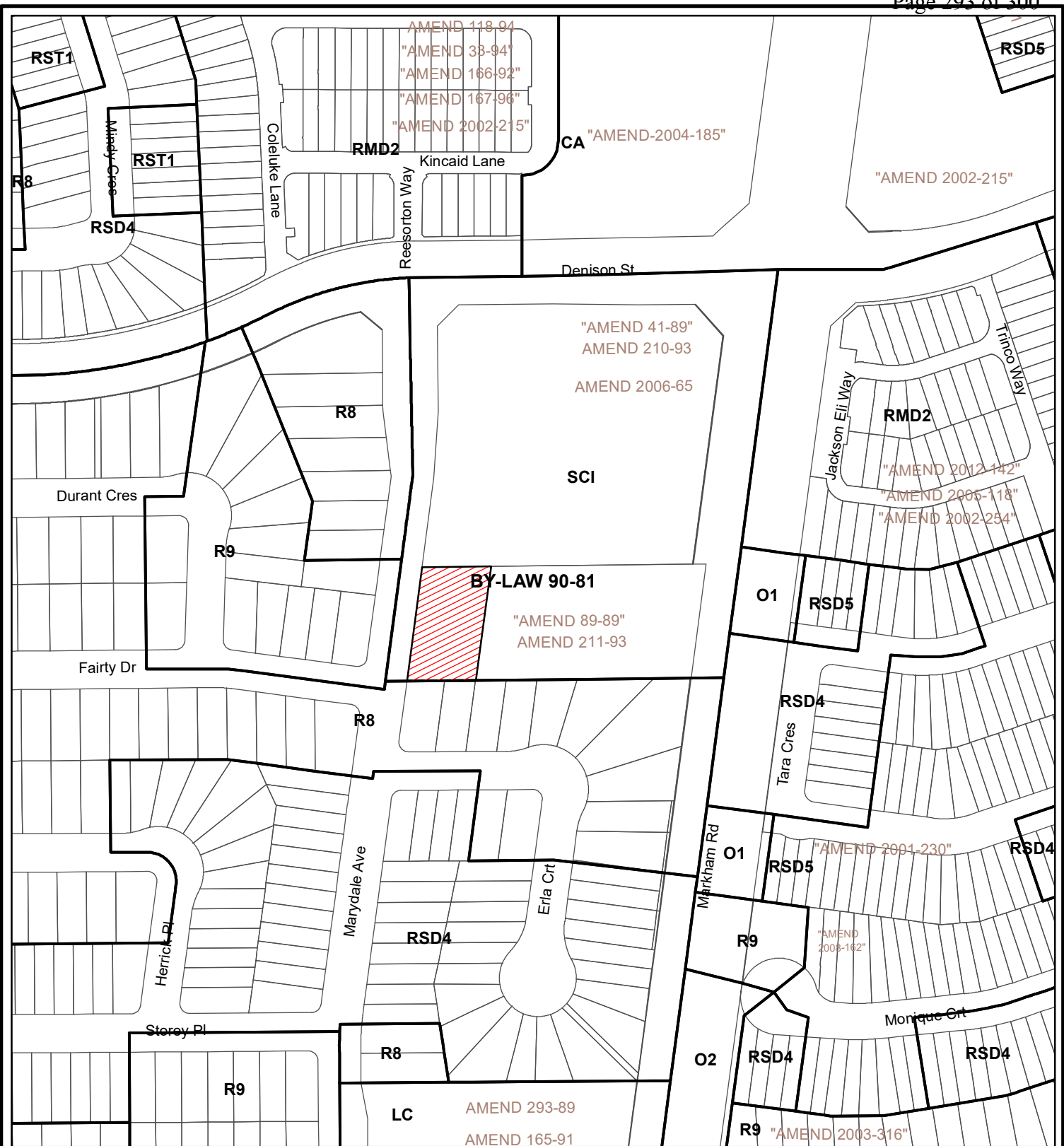
Figure 5 – Conceptual Elevations

Figure 6 – Conceptual Renderings

Appendix 'A' – Zoning By-law Amendment

File path: Amanda\File 18 229047\Documents\Recommendation Report





AREA CONTEXT / ZONING

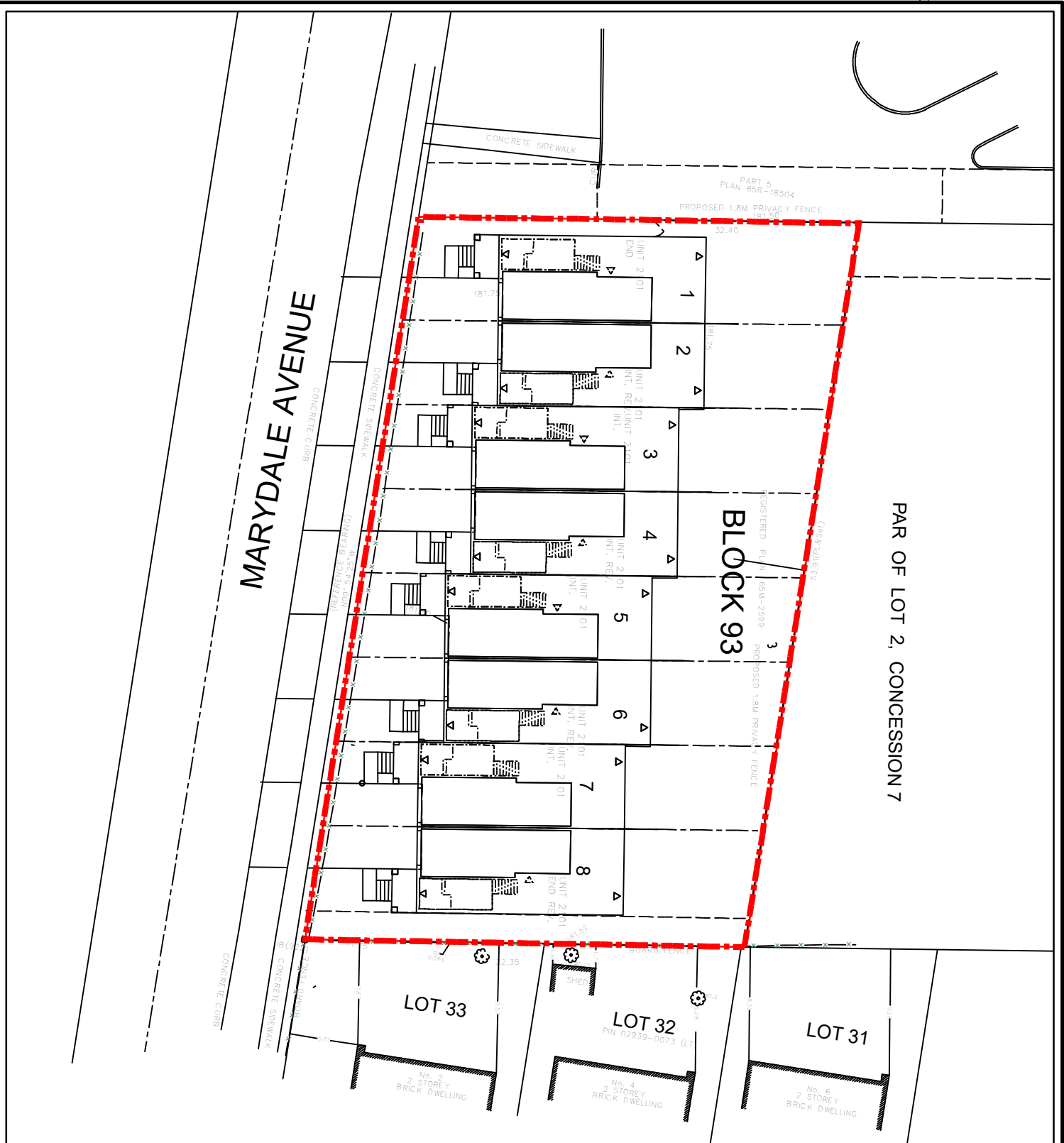
APPLICANT: 2522584 Ontario Inc.
Reg. Plan 65M-2599, Blk. 93 (Marydale Ave)

FILE No. ZA 18229047 (LJ)

 SUBJECT LANDS

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Date: 20/03/2019



REVISED SITE PLAN

APPLICANT: 2522584 Ontario Inc.
Reg. Plan 65M-2599, Blk. 93 (Marydale Ave)

FILE No. ZA 18229047 (LJ)

 Subject Lands

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Date: 20/03/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: LJ

FIGURE No. 3



AERIAL PHOTO (2018)

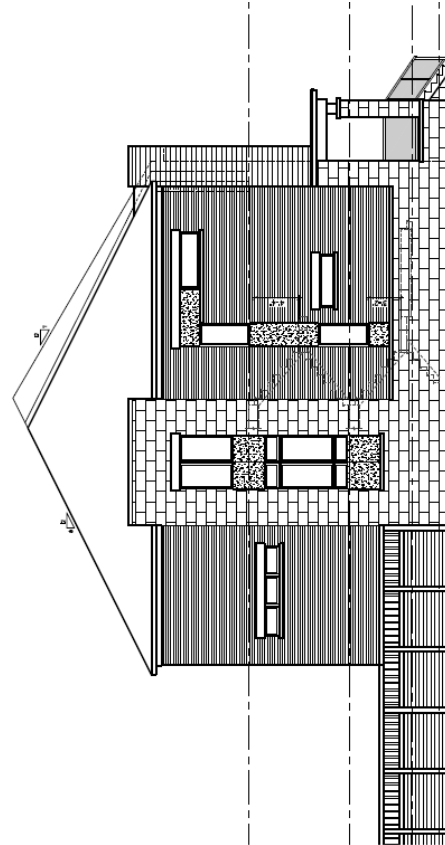
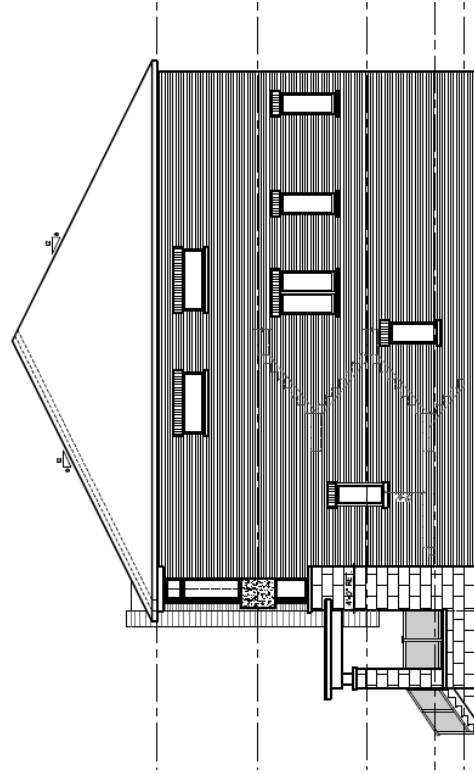
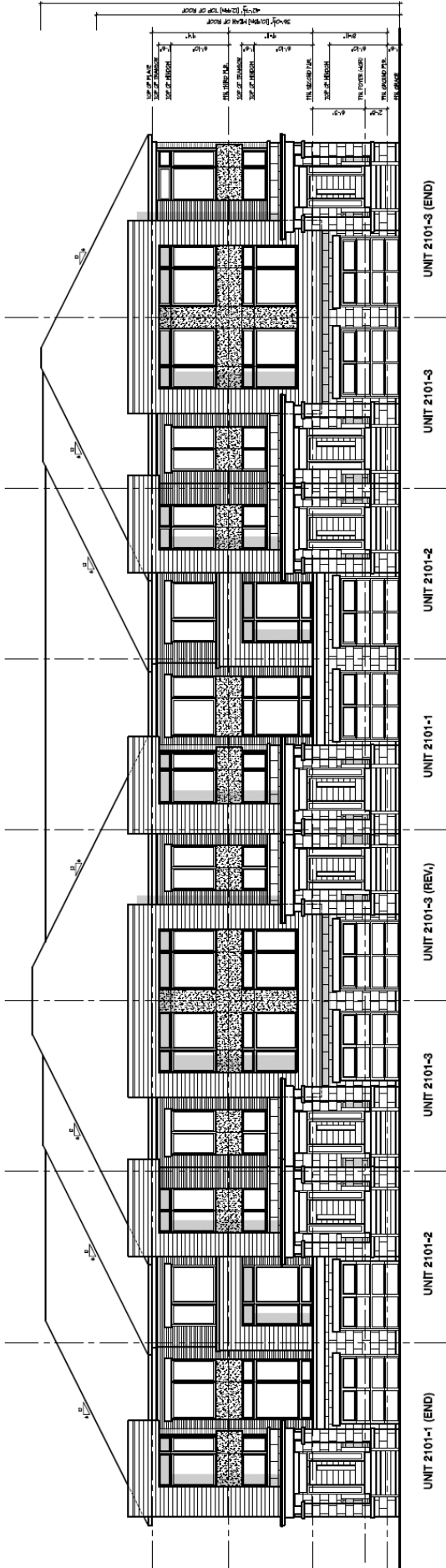
APPLICANT: 2522584 Ontario Inc.
Reg. Plan 65M-2599, Blk. 93 (Marydale Ave)

FILE No. ZA 18229047 (LJ)

 SUBJECT LANDS

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Date: 20/03/2019



REVISED ELEVATIONS

APPLICANT: 2522584 Ontario Inc.
Reg. Plan 65M-2599, Blk. 93 (Marydale Ave)

FILE No. ZA 18229047 (LJ)

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UPGRADED LEFT SIDE ELEVATION - LOT 1



RIGHT SIDE ELEVATION - LOT 8

CONCEPTUAL RENDERINGS

APPLICANT: 2522584 Ontario Inc.
Reg. Plan 65M-2599, Blk. 93 (Marydale Ave)

FILE No. ZA 18229047 (LJ)

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BY-LAW 2019-_____

A By-law to amend By-law 90-81, as amended
(to delete lands from the designated areas of By-laws 90-81)

and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

The Council of The Corporation of the City of Markham hereby enacts as follows:

1. That By-law 90-81, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 90-81, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:

2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule “A” attached hereto.

2.2 By zoning the lands outlined on Schedule “A” attached hereto:

from:

Special Commercial One (SC1) Zone

to:

Community Amenity One (CA1) Zone
3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.627	2522584 Ontario Inc. Registered Plan 65M-2599, Block 93 (Marydale Avenue)	Parent Zone CA1
File ZA 18 229047		Amending By-law 2019-XXX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *627 on the schedules to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.627.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
7.627.2 Special Zone Standards		
The following special zone standards shall apply:		
a)	Maximum Floor Space Index requirements of Table B7 shall not apply	
b)	Special Provision 3 of Table B7 shall not apply	
c)	Minimum interior side yard of an end unit abutting the southerly lot line – 2 metres	
d)	Maximum height of a portion of a building within 8 metres of the southerly lot line – 11 metres	

2. SECTION 37 CONTRIBUTION

- 2.1 A contribution by the Owner to the City of \$11,400.00 per residential unit in 2019 dollars, based on the total number of units, to be indexed to the Ontario rate of inflation as per the consumer price index (CPI), in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

3. HOLDING PROVISION

- 3.1 For the purpose of this By-law, a Holding (H) provision is hereby established on lands zoned Community Amenity One (CA1) as identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.
- 3.2 No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.
- 3.3 A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule "A" shall not be passed until the following conditions have been met:
- a) Execution by the City of Markham of a Development Agreement between the Owner and the City of Markham

Read a first, second and third time and passed on _____, 2019.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2019-____
A By-law to amend By-law 177-96, as amended

2522584 Ontario Inc.
PLAN 65M2599 BLK 93
Marydale Avenue
ZA 18 229047

Lands Affected

The proposed by-law amendment applies to a parcel of land with an approximate area of 0.17 hectares (0.425 acres), which is located north of Denison Street and west of Markham Road in the Armadale Community.

Existing Zoning

The subject lands are zoned Special Commercial One (SC1) Zone under By-law 90-81, as amended.

Purpose and Effect

The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

from:
Special Commercial One (SC1) Zone

to:
Community Amenity One (CA1) Zone;

in order to permit a residential development on the lands.

Note Regarding Further Planning Applications on this Property

The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.