

Development Services Committee Agenda

Meeting Number 13

June 24, 2019, 9:30 AM - 3:00 PM

Council Chamber

Please bring this Development Services Committee Agenda to the Council meeting on June 25, 2019.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
 - 3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 10, 2019 (10.0) 6
 1. That the minutes of the Development Services Committee meeting held June 10, 2019, be confirmed.
4. DEPUTATIONS
5. COMMUNICATIONS
6. PETITIONS
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 7.1 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – FEBRUARY 21, 2019, MARCH 21, 2019 AND APRIL 18, 2019 (16.34) 19
 1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held February 21, 2019, March 21, 2019 and April 18, 2019, be received for information purposes.
 - 7.2 THORNHILL SUB-COMMITTEE MINUTES - MAY 1, 2019 AND JUNE 5, 2019 (LANGSTAFF GATEWAY) (10.0) 33
 1. That the minutes of the Thornhill Sub-Committee (Langstaff Gateway) meetings held May 1, 2019 and June 5, 2019, be received for information purposes.

- 7.3 MARKHAM SUB-COMMITTEE MINUTES (CORNELL ROUGE NATIONAL URBAN PARK GATEWAY STUDY) – MARCH 27, 2019 (10.0)** 40
1. That the minutes of the Markham Sub-Committee (Cornell Rouge National Urban Park Gateway Study) meeting held March 27, 2019, be received for information purposes.
- 7.4 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 8, 2019 AND JUNE 12, 2019 (16.11)** 42
1. That the minutes of the Heritage Markham Committee meetings held May 8, 2019 and June 12, 2019, be received for information purposes.
- 7.5 INFORMATION REPORT 2019 SECOND QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)** 67
- R. Tadmore, ext. 6810
1. That the report titled ‘Information Report 2019 Second Quarter Update of the Street and Park Name Reserve List’, be received; and,
 2. That Council approve the revised Street and Park Name Reserve List set out in Appendix ‘A’ attached to this report.
- 7.6 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD OF APRIL 1, 2019 TO JUNE 7, 2019 (10.0)** 82
- T. Roberge, ext. 2142
1. That the report entitled “Report on Incoming Planning Applications for the period of April 1, 2019 to June 7, 2019”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.
- 8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**
- 8.1 NASCENT/SHER (9704 MCCOWAN) INC., OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT AN 8 STOREY MIXED USE APARTMENT BUILDING AND THREE 5 STOREY APARTMENT BUILDINGS AT 9704 MCCOWAN ROAD FILE NOS. OP/ZA 17 174837 (WARD 6) (10.3, 10.5)** 87
- R. Cefaratti, ext. 3675
1. That the memorandum dated June 24, 2019 and titled “Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ ZA 17 174837 (Ward 6)” be received; and,

2. That the communications of Shakeel Walji on behalf of Nascent/Sher (9704 McCowan) Inc. attached as Appendix 'A', be received; and,
3. That the proposed amendment to the 2014 Markham Official Plan, attached as Appendix 'B', be approved; and,
4. 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 'C', be finalized and enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 ELGIN MILLS ROAD MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (WARDS 2, 5 AND 6) (5.7)

106

A. Cachola, ext. 2711

1. That the report entitled "Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)" be received; and,
2. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project ; and,
3. That the budget increase of \$184,300, inclusive of HST impact, to be funded from the Development Charges Reserve; and,
4. That the Development Services Committee update its previous decision in a report entitled "Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study" dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,
5. That the Regional Municipality of York be informed of Council's decision; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

11. NOTICES OF MOTION

12. 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".*

13. ANNOUNCEMENTS

14. CONFIDENTIAL ITEMS

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

14.1 DEVELOPMENT AND POLICY ISSUES

14.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL
MINUTES – JUNE 10, 2019 (10.0) [Section 239 (2) (e)]

14.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD –
MINUTES OF SETTLEMENT (DORSAY) (8.0) [Section 239 (2)
(e)]

15. 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 12

June 10, 2019, 9:30 AM - 3:00 PM

Council Chamber

| | | |
|-----------|---|--|
| Roll Call | Mayor Frank Scarpitti | Councillor Reid McAlpine |
| | Deputy Mayor Don Hamilton | Councillor Karen Rea |
| | Regional Councillor Jack Heath | Councillor Andrew Keyes |
| | Regional Councillor Joe Li | Councillor Amanda Collucci |
| | Regional Councillor Jim Jones | Councillor Khalid Usman |
| | Councillor Keith Irish | Councillor Isa Lee |
| | Councillor Alan Ho | |
| | | |
| Staff | Andy Taylor, Chief Administrative Officer | Biju Karumanchery, Director, Planning & Urban Design |
| | Arvin Prasad, Commissioner Development Services | Ron Blake, Senior Manager, Development |
| | Catherine Conrad, City Solicitor & Acting Director, Human Resources | Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship |
| | Bryan Frois, Chief of Staff | George Duncan, Senior Heritage Planner |
| | Brian Lee, Director Engineering | Alida Tari, Manager, Access & Privacy |
| | | |

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee meeting convened at 9:35 am with Regional Councillor Jim Jones as Chair. Deputy Mayor Don Hamilton Chaired Transportation and Infrastructure Issues. Councillor Alan Ho Chaired Culture and Economic Development Issues.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MAY 27, 2019
(10.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held May 27, 2019, be confirmed.

Carried

**3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES MAY 21,
2019 (10.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held May 21, 2019, be confirmed.

Carried

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

**5.1 RESOLUTION FROM COUNCILLOR KROON, RE: HIGHWAY 48
CORRIDOR (10.0)**

The Committee suggested that staff take into consideration Main Street Markham. There was discussion regarding the informal working group. It was suggested that this be received and referred back to staff, and that staff report back in the fall 2019.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the correspondence dated May 31, 2019 from the Town of Whitchurch-Stouffville titled "Resolution from Councillor Kroon, re: Highway 48 Corridor" be received and referred back to staff.

Carried

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES**7.1 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES - MARCH 4, 2019 (16.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held March 4, 2019, be received for information purposes.

Carried

7.2 PUBLIC ART ADVISORY COMMITTEE MINUTES - OCTOBER 10, 2018 (16.0)

The Committee inquired why the October minutes were being received at this time. It was noted that Committee has not met regularly and that these October minutes were just adopted at the April 2019 meeting.

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the minutes of the Public Art Advisory Committee meeting held October 10, 2018, be received for information purposes.

Carried

7.3 HISTORIC UNIONVILLE COMMUNITY VISION COMMITTEE MINUTES - JANUARY 16, 2019 (NOTES), FEBRUARY 20, 2019, MARCH 27, 2019 AND APRIL 17, 2019 (10.0)

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the minutes of the Historic Unionville Community Vision Committee meeting held January 16, 2019 (Notes), February 20, 2019, March 27, 2019 and April 17, 2019, be received for information purposes.

Carried

7.4 PRELIMINARY REPORT NEST (VS) GP INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT 12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD, AND ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 4 STREET TOWNHOUSES AT 10197 VICTORIA SQUARE BLVD (WARD 2) FILE NOS. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145 (10.5, 10.7, 10.6)

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the report titled “PRELIMINARY REPORT, Nest (Vs) GP Inc., Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit 12 townhouses at 10165 Victoria Square Blvd, and Zoning By-law Amendment and Draft Plan of Subdivision to permit 4 street townhouses at 10197 Victoria Square Blvd (Ward 2), File Nos. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145” be received.

Carried

7.5 PRELIMINARY REPORT, ANGUS GLEN VILLAGE LTD., 4071 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE, WEST OF KENNEDY ROAD, ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL APPLICATIONS TO PERMIT 173 TOWNHOUSES ON THE SUBJECT LANDS FILE NO. ZA/SPC 18 154612 (WARD 6) (10.5, 10.6)

There was brief discussion regarding the timing of the public meeting for this application.

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the report dated June 10, 2019 entitled “PRELIMINARY REPORT, Angus Glen Village Ltd., 4071 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment and Site Plan Control Applications to permit 173 townhouses on the subject lands, File No. ZA/SPC 18 154612”, be received.

Carried

7.6 ARTERIAL AND COLLECTOR ROAD SIDEWALK NETWORK COMPLETION PROGRAM, COMMUNICATIONS PLAN (5.10)

The Committee requested that residents that are impacted be notified.

Moved by Councillor Khalid Usman

Seconded by Councillor Amanda Collucci

1. That the memo dated June 10, 2019 entitled “Arterial and Collector Road Sidewalk Network Completion Program, Communications Plan” be received; and,
2. **That residents that will be impacted be notified.**

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEMOLITION PERMIT APPLICATION AND INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT DAVID HOPPER HOUSE 11251 WOODBINE AVENUE, WARD 2 FILE NO. 19 115460 DP (16.11.3 & 10.13)

George Duncan, Senior Heritage Planner addressed the Committee and explained the purpose of the staff recommendation to refuse the demolition permit for the David Hopper House.

There was discussion regarding the approximate 59 vacant dwellings in Markham that have cultural heritage value or interest, and it was suggested that staff report back with a memo.

Moved by Councillor Karen Rea

Seconded by Councillor Alan Ho

1. That the report dated June 10, 2019 titled “Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, David Hopper House, 11251 Woodbine Avenue, Ward 2, File No. 19 115460 DP, dated June 10, 2019, be received;
2. That the Demolition Permit Application for the vacant dwelling at 11251 Woodbine Avenue be refused on the basis of its cultural heritage value or interest;
3. That staff be directed to follow through with the enforcement of the Property Standards By-law to ensure the building is repaired to stabilize its condition and secure it from further deterioration;

4. That as recommended by Heritage Markham, the David Hopper House at 11251 Woodbine Avenue be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
5. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to ate as per the requirements of the Ontario Heritage Act;
6. 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;
7. 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;
8. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Keith Irish

1. That staff be directed to report back with a memo regarding the approximate 59 vacant dwellings that have cultural heritage or interest.

Carried

8.2 RECOMMENDATION REPORT: RENAME THE SECTION OF MEADOWVIEW AVENUE BETWEEN YONGE STREET AND DONCASTER AVENUE TO DONCASTER AVENUE (10.14)

Councillor Keith Irish addressed the Committee and spoke in support of the staff recommendation relative to the street name change. Councillor Irish requested that rather than holding a Public Meeting, a letter be sent to the impacted residents by registered mail, and that any questions or concerns from residents be directed to staff.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jack Heath

1. That the report entitled "Rename the section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue", dated June 10, 2019, be received; and,

2. That Development Services Committee authorize Staff to initiate the process for renaming the City owned section of Meadowview Avenue between Yonge Street and Doncaster Avenue to Doncaster Avenue; and,
3. That **a letter be sent via registered mail** to the land owners abutting the affected section of Meadowview Avenue about the proposed renaming **and that if the land owners have any questions or concerns to contact staff;** and,
4. That Staff report back to Council **prior to** the proposed street name change; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to these resolutions.

Carried

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 YONGE STREET/HIGHWAY 7 REGIONAL CENTRE TRANSIT PLANNING OPTIMIZATION VALUE ENGINEERING ADVISORY SERVICES (WARD 1) (5.14)

Brian Lee, Director of Engineering summarized the details outlined in the report.

There was discussion regarding the contract staff resources and/or consultant resources engaged for this project. It was suggested that staff set up a meeting with York Region staff, York Region Transit staff, and Metrolinx to discuss and confirm the anticipated roles of the consultant.

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

1. That the report entitled “Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services, Wards 1” be received; and,
2. That the tendering process for consulting engineering services for the Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services (“Value Engineering Advisory Services”) be waived in accordance with Purchasing By-Law 2017-8, Part II, Section 11.1 (h), which states “where it is necessary or in the best interests of the City to acquire non-standard items or Consulting and Professional Services from a preferred supplier or from a supplier who has a proven track record with the City in terms of pricing, quality and service;” and,

3. That the Value Engineering Advisory Services be awarded to NCE Value Engineers Inc. for an amount not exceeding \$25,000 inclusive of HST impact and contingencies and internal charges; and,
4. That a new 2019 Engineering capital project be created, “Yonge Street/Highway 7 Regional Centre Transit Planning Optimization Value Engineering Advisory Services, Wards 1” in the amount of \$25,000 to be funded from the City-Wide Hard Development Charges Reserve; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 URBAN DESIGN & DEVELOPMENT, NEW YORK NY JULY 2019 (10.16)

There was discussion regarding the benefits of obtaining ideas from high density cities that have urban form and integrated subway systems.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jim Jones

1. That the report dated June 10, 2019 entitled “Urban Design & Development, New York NY July 2019” be received; and,
2. That the 6-person Markham delegation to conduct site visits to view urban design & development in New York City be approved, and the City of Markham be represented by the Mayor, the Chair and Deputy Chair of Development Services, the Chief Administrative Officer, the Commissioner of Development Services, and the Director of Planning & Urban Design; and,
3. That the total cost of the delegation to New York, NY not exceed \$10,000.00 and be expensed from within the 2019 Business Travel account 610-9985201; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.2 MARKHAM DELEGATION TO NORDLINGEN GERMANY SEPTEMBER 2019 (10.16)

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Khalid Usman

1. That the report dated June 10, 2019 entitled “Markham Delegation to Nordlingen Germany September 2019” be received; and,
2. That the Markham delegation to attend the Wall Festival in Nordlingen Germany, September 5-8, 2019 be approved and Mayor and City Council be represented by a two-person delegation comprising Regional Councillor Jack Heath and Ward 4 Councillor Karen Rea, and,
3. That the total cost of the delegation to Nordlingen Germany not exceed \$4,900.00 and be expensed from within the 2019 Business Travel account 610-9985201; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.3 MARKHAM FOUNDATION OF THE PERFORMING ARTS (6.2)

Eric Lariviere, Manager, Theatre summarized the details in the report.

There was discussion regarding the benefits of establishing a Foundation.

The Committee briefly discussed the difference between a sponsorship versus a donation.

Moved by Mayor Frank Scarpitti
 Seconded by Councillor Khalid Usman

1. That the report “Markham Foundation for the Performing Arts” be received; and,
2. That Council approve the “Markham Foundation for the Performing Arts Business Case” (Appendix B); and,
3. That staff be authorized to apply for incorporation for a not-for-profit, Municipal Services Corporation which will operate under the corporate name the “Markham Foundation for the Performing Arts”; and,
4. That Council approve the appointment of the City’s Chief Administrative Officer, Treasurer, and Director, Economic, Growth, Culture & Entrepreneurship as the initial directors of the Markham Foundation for the Performing Arts; and,

5. That Staff be authorized to apply to Canada revenue Agency (CRA) to register the Markham Foundation for the Performing Arts as a charity; and,
6. That Staff be authorized to establish a nomination committee composed of Mayor, Ward 2 Councillor Alan Ho, Ward 1 Councillor Keith Irish, and two (2) current members of the Flato Markham Theatre Advisory Board (Aleem Israel, Justin Reid) to identify suitable director candidates for the Board of Directors of the Markham Foundation for the Performing Arts; and,
7. That Council approve the advertising cost of the Board of Directors regular recruitment process to a maximum of \$3,000.00, which will be funded from the approved 2019 Professional Fees account # 560 560 5699; and further,
8. That Staff be authored and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

11.1 DESIGN CHARRETTE FOR MARKHAM ROAD - MOUNT JOY SECONDARY PLAN AREA (10.4)

Note: The notice of this motion was given to Development Services Committee at its meeting held on May 27, 2019.

Councillor Amanda Collucci addressed the Committee and briefly summarized the purpose of the Motion.

The Committee suggested that staff consider the following:

- have the option of 3-D modelling
- establish an interview Committee to assess the RFP submissions with the Chair and Vice Chair of Development Services Committee; and the members of the Markham Subcommittee
- establish a Committee made up of Members of Council to assist with the Charrettes
- Updated transportation study
- ensure the GO station reviews are included

There was discussion regarding potential impacts to existing applications.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

Whereas a number of development applications within the Markham Road - Mount Joy corridor between 16th Avenue and Major Mackenzie Drive are currently under review; and,

Whereas the Official Plan 2014 identifies the Markham Road – Mount Joy Local Corridor as an intensification area, and requires the preparation of a secondary plan for this corridor; and,

Whereas the Study area will extend slightly beyond the boundaries of the Markham Road-Mount Joy Secondary Plan in all directions; and,

Whereas the Stouffville GO line runs through the corridor, with an existing station at Bur Oak Avenue and a potential station at Major Mackenzie Drive; and,

Whereas a Request for Proposals (RFP) is currently being finalized to retain consulting services for a Markham Road – Mount Joy Secondary Plan Study, which will develop a comprehensive development plan and key policy direction for the corridor, addressing land use and urban design, transportation (including transit and active transportation) and municipal servicing; and,

Whereas the results of this Study will form the basis of a new statutory Secondary Plan to be prepared by staff following the Study; and,

Whereas a key component of the Secondary Plan Study is the development of a Demonstration Plan which will identify appropriate land uses (including parks), built form, and the distribution of height and density, among other things; and,

Whereas public engagement is an important component in the development of the Demonstration Plan; and further,

Whereas staff will consider 3-D drawings for the Demonstration Plan for visualization purposes;

Now therefore be it resolved:

1. That the RFP include a provision for a design charrette to develop the Demonstration Plan; and,
2. That the design charrette include residents and other stakeholders; and,
3. That the details of the design charrette, including the appropriate length and specific nature, be confirmed once the successful consulting team is awarded the Study; and,

4. **That the Chair and Vice-Chair of Development Services Committee and members of the Markham Sub-Committee be invited to provide input to the successful consulting team and staff on the details of the design charrette; and further,**
5. That the City of Markham have regard for the protection of the Markham Village Heritage Conservation District which includes Main Street Markham

Carried

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

Bill 108, More Homes, More Choices Act, 2019

Councillor Keith Irish addressed the Committee advising that Bill 108 received the third reading last week.

There was discussion regarding how new applications will be affected by this Bill.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session to discuss the following matters:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

**15.1.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD –
COMMITTEE OF ADJUST APPEAL, 2403502 ONTARIO INC.
(WARD 2) (8.0) [Section 239 (2) (e)]**

16. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton
Seconded by Regional Councillor Jack Heath

1. That the Development Services Committee meeting adjourn at 12:38 p.m.

Carried



**CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE**

**THURSDAY, FEBRUARY 21, 2019
CIVIC CENTRE – CANADA ROOM**

MINUTES

Attendance

Committee:

Peter Miasek, Vice Chair
Bob Evans
Paul Salvo
Anthony Ko
Daniel Yeung
Steve Glassman
Zain Khan
Gerry Shaw

Staff:

Fion Ho, TDM Coordinator, Transportation
David Porretta, Manager, Traffic Engineering
Karen Ho Tom, Committee Clerk

Agencies:

Darryl Young, York Region

Regrets:

David Rawcliffe, Chair
Deputy Mayor, Don Hamilton
Councillor Alan Ho
Elisabeth Tan
Gordon Lawson
Janet Jones
Reena Mistry, YRDSB & YRCSB
Barry Martin, Accessibility Advisory Committee

Regrets:

Loy Cheah, Senior Manager, Transportation

The Cycling and Pedestrian Advisory Committee convened at 7:10 p.m. with Peter Miasek, Vice-Chair presiding as acting Chair.

1. DISCLOSURE OF INTEREST

None disclosed.

2. APPROVAL/MODIFICATIONS TO AGENDA

An update item under 7.2 related to the active travel to school pilot, as well as the “Smart City Pilot” under 8.4 are added to the agenda.

3. REVIEW OF STATUS OF CPAC WORK ITEMS

None.

4. MINUTES OF THE MARKHAM CYCLING & PEDESTRIAN ADVISORY COMMITTEE MEETING HELD ON December 13, 2018

Moved by Bob Evans
Seconded by Gerry Shaw

That the minutes from December 13, 2018 Cycling & Pedestrian Advisory Committee meeting was reviewed and approved.

Carried

5. PERTINENT INFORMATION FROM GUEST SPEAKERS

None.

6. BUSINESS ARISING FROM LAST MEETING

6.1 “Building the Cycling City” Book - Update

As discussed at the last meeting, Staff purchased copies of the “Building the Cycling City” book, and 2 copies are now available to CPAC member who wish to borrow.

6.2 Arterial Roads Widening Subcommittee Update

Steve Glassman, Chair of the Arterial Roads Widening Subcommittee, provided an update and mentioned that several meeting were held since December 2018 between the Subcommittee and City Staff to discuss possible next steps.

The Subcommittee proposed to hire an expert to review alternate views to road widenings and prepare a report on recommendations. In addition, the Subcommittee is seeking approximately \$5000 from the 2019 CPAC budget to complete the work, while asking York Region to commit to the remaining amount.

There were discussions regarding the proposal including its effectiveness and details on what the work would involve. It was suggested that the one-page scope of work be circulated for review and to be further discussed at the next meeting.

7. STANDING ITEMS & ONGOING PROJECTS

7.1 City's Ongoing AT Project Updates

Peter Miasek mentioned the recent discussions at Budget Committee meetings related to the John St. MUP project. It was noted that this is one of the first on-street cycling capital projects proposed in Markham with a \$4.7M budget request in 2019. It was approved by budget committee, but still needs final approval by Council in March.

Staff also provided updates of a number of AT projects including: bike-share feasibility study (phase 2), trail connection feasibility study, sidewalk completion program.

7.2 School Programs & Pilots - Update

Peter provided an update on the active travel to school pilot where Phase 3 is now underway and various school council meetings were held. He highlighted that concerns with safety and traffic are the most common issues amongst different schools. There were discussions to consider more restrictive measures, such as a temporary road closure adjacent to the school during drop-off/pick-up hours, to achieve more effective results.

7.3 Active Transportation Master Plan (ATMP) - Updates

Staff provided an update of the ATMP Study with a revised schedule that outlines key milestones including the three sessions of public/stakeholder consultation.

7.4 Reports to Council

Staff presented an update of the upcoming reports to Council.

7.5 EA Updates

No updates.

7.6 Markham Cycling Day

No updates.

7.7 Cycling Gaps Committee Update

No updates.

8. INFO ITEM/NEW BUSINESS/ANNOUNCEMENTS

8.1 CPAC Information Session - Update

Staff provided an update of the Advisory Committee Information Session held on January 31 where the Chair, Vice-Chair and staff attended in person. It was noted that the CPAC table was well-visited. Staff also provided a status update of the re-appointment and new appointment of CPAC members. The interview process of new members and re-appointment will not occur until April/May. Staff will keep the Committee informed as it progresses.

8.2 2019 CPAC Budget & Business Plan

Staff presented the 2018 CPAC expense breakdown, as well as the 2019 proposed budget for Committee's review. It was suggested that the 2019 Business Plan be scheduled for the April 29 DSC Meeting.

8.3 Improving wayfinding on Rouge Valley Trail

This item is deferred to next meeting.

8.4 Any Other Business

Daniel Yeung discussed the "Smart Cities Pilot" article in Toronto Star where it talks about through the use of technology and data, it would improve sensors and traffic signals.

9. AGENDA ITEMS FOR THE NEXT MEETING

- Arterial Road Widening update
- 2019 Budget and Business Plan
- Improving Wayfinding on Rouge Valley Trail - deferred

10. ADJOURNMENT

The Cycling and Pedestrian Advisory Committee adjourned at 9:05 PM.



**CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE**

**THURSDAY, MARCH 21, 2019
CIVIC CENTRE – CANADA ROOM**

MINUTES

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Bob Evans
Paul Salvo
Anthony Ko
Daniel Yeung
Steve Glassman
Elisabeth Tan
Gordon Lawson

Guests:

Joska Zerzi

Regrets:

Deputy Mayor, Don Hamilton
Councillor Alan Ho
Zain Khan
Gerry Shaw
Janet Jones

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Karen Ho Tom, Committee Clerk

Agencies:

Darryl Young, York Region
Barry Martin, Accessibility Advisory Committee

Regrets:

Reena Mistry, YRDSB & YRCSB

The Cycling and Pedestrian Advisory Committee convened at 7:08 p.m. with David Rawcliffe, presiding as Chair.

1. DISCLOSURE OF INTEREST

None disclosed. Clerk announced that as of March 2019, pursuant to Markham by-laws, all conflicts of interest disclosures must be in writing and forms for such will be available at every meeting if needed.

2. APPROVAL/MODIFICATIONS TO AGENDA

Updates on York Region related matters was added to the agenda under item 8.6 to be presented by Darryl Young.

3. REVIEW OF STATUS OF CPAC WORK ITEMS AND CPAC wiki

No comments.

4. MINUTES OF THE MARKHAM CYCLING & PEDESTRIAN ADVISORY COMMITTEE MEETING HELD ON February 21, 2019

Moved by Peter Miasek
Seconded by Paul Salvo

That the minutes from February 21, 2019 Cycling & Pedestrian Advisory Committee meeting was reviewed and approved.

Carried

5. PERTINENT INFORMATION FROM GUEST SPEAKERS

None.

6. BUSINESS ARISING FROM LAST MEETING

6.1 Arterial Roads Widening Subcommittee discussion

Steve Glassman, Chair of the Arterial Roads Widening Subcommittee, provided a summary of the one-page proposal that was circulated to Members for review. The proposal discusses the hiring of a consultant to review alternative views to road widenings and prepare a report on the recommendations.

The Subcommittee proposed a funding in the amount of \$5000 from the 2019 CPAC budget to fund 50% of the work. It was discussed that CPAC's commitment to fund this proposal should not be conditional on York Region's commitment to the remainder funding of \$5000. Steve Glassman will continue to seek commitment of the additional funding from York Region.

Moved by Bob Evans
Seconded by ElisabethTan

That CPAC approved and is committed to funding \$5000 from 2019 Budget to hire a consultant to fulfill the deliverables as set out in the one-page proposal.

Carried

Moved by Barry Martin
Seconded by Bob Evans

That CPAC invite York Region to speak on arterial road widenings and Vision Zero, and provide information thereon.

Carried

6.2 John Street MUP - update

Peter Miasek provided an update of the budget approval discussions related to the John Street MUP Project. CPAC member requests Staff to provide detailed designs for review prior to construction. Staff provided an update that the signage at the Lake-to-Lake pedestrian/cycling crosswalk traffic lights was installed.

6.3 Improving Wayfinding on Rouge Valley Trail

This item is deferred to next meeting.

7. **STANDING ITEMS & ONGOING PROJECTS**

7.1 City's Ongoing AT Project Updates

Staff presented updates of two AT projects including: MUP pavement markings/crossride design on Markham Road in 2019, and the Active Transportation Website.

Darryl Young from York Region provided an update of the Bike Share (phase 2) project, and mentioned that the bike share industry is changing rapidly since 2017, with more competition from municipalities for such service. The Final Report of Phase 2 is now under review by York Region.

7.2 School Programs & Pilots - Update

Peter provided an update on the active travel to school pilot where Phase 1 (8 schools, 4 tiers) is underway and will soon be launched. Mayor and Councillors will be invited to attend kickoff events. Phase 2 (all 8 schools to highest tier) is conditional on receiving funding from Green Communities Canada. Peter also mentioned future possibility of temporarily road closure during morning drop-off and afternoon pick-up to address safety and traffic concerns of parents.

7.3 Active Transportation Master Plan (ATMP) - Updates

Staff provided an update of the ATMP Study where the first public open house has been confirmed for April 25th and all members are invited.

7.4 Reports to Council

Staff presented dates (until June 10) of upcoming reports to Council.

7.5 EA Updates

None.

7.6 Markham Cycling Day

This event has been set for September 22, 2019 at the Civic Centre. All members are invited to be a part of the Subcommittee to assist with planning of the event.

7.7 Cycling Gaps Committee Update

None.

8. **INFO ITEM/NEW BUSINESS/ANNOUNCEMENTS**

8.1 Jane's Walk

Paul Salvo announced that Jane's Walk will be taking place on May 4th and 5th at two Markham locations. Promotions of the event is underway where posters are distributed in community centres, local newspapers, on City website, YR board, Snappd.

8.2 Road Safety in Markham Report to Council and follow-up

Peter Miasek mentioned that an information memo on road safety in Markham was presented to DSC on March 18. He provided a summary highlighting that a Staff will be developing a road safety audit. A Road Safety Plan Report from York Region has been deferred.

There were discussions about Vision Zero and whether the City should adopt.

Moved by Gordon Lawson

Seconded by Bob Evans

That CPAC to ask City of Markham Council on its position on Vision Zero.

Carried

8.3 2019 CPAC Business Plan to DSC

Peter Miasek reviewed the CPAC 2019 Business plan and mentioned that it will be presented to DSC on April 15 2019.

8.4 Markham Bike Hub with TCAT

Peter presented that TCAT will receive a Federal grant of \$255,000 to implement a bike hub in Milliken Mills area. An advisory committee is setup that would include CPAC

representatives. Steve Glassman and Anthony Ko have agreed to sit on this advisory committee.

8.5 Age-Friendly Streets and Community

This item is deferred to next meeting.

8.6 Any Other Business

Darryl Young was requested to report back on York Region's 2018 results and 2019 plans for the following projects:

- Flexible bollards pilot on Highway 7 bike lane
- Pedestrian and cyclist counters in Markham

Barry Martin requested time to be allocated at the next meeting to discuss matters related accessibility.

9. AGENDA ITEMS FOR THE NEXT MEETING

- Age-Friendly Streets & Community Presentation
- Improving wayfinding on Rouge Valley Trail
- York Region update on Highway 7 bollards and counters
- Accessibility

10. ADJOURNMENT

The Cycling and Pedestrian Advisory Committee adjourned at 9:08 PM.



**CYCLING AND PEDESTRIAN
ADVISORY COMMITTEE**

**THURSDAY, APRIL 18, 2019
CIVIC CENTRE – CANADA ROOM**

MINUTES

Attendance

Committee:

Peter Miasek, Vice Chair
Don Hamilton, Deputy Mayor
Elisabeth Tan
Anthony Ko
Steve Glassman
Gordon Lawson
Gerry Shaw
Janet Jones

Guest:

Cheryl Ficker

Regrets:

David Rawcliffe, Chair
Alan Ho, Ward Councillor
Paul Salvo
Zain Khan
Daniel Yeung

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Karen Ho Tom, Committee Clerk

Agencies:

Barry Martin, Accessibility Advisory Committee
Reena Mistry, YRDSB & YRCSB

Regrets:

Darryl Young, York Region

The Cycling and Pedestrian Advisory Committee convened at 7:10 p.m. with Peter Miasek, Vice-Chair, presiding as Chair.

Clerk's note: *Quorum was met at 7:43pm. Minutes follow the order of Agenda however, due to late establishment of quorum, the chronological content order of the meeting was changed – refer to item 2.*

1. DISCLOSURE OF INTEREST

None disclosed.

2. APPROVAL/MODIFICATIONS TO AGENDA

Due to the lack of quorum, Peter moved Agenda items as follows:

- 6.7 before item 1;
- 8.1 before item 4; and
- 7.2 before item 6.

See Clerk's Note that quorum was established at 7:43pm.

3. REVIEW OF STATUS OF CPAC WORK ITEMS AND CPAC wiki

No comments.

4. MINUTES OF THE MARKHAM CYCLING & PEDESTRIAN ADVISORY COMMITTEE Meeting held on MARCH 21, 2019

Moved by Don Hamilton
Seconded by Elisabeth Tan

That the minutes from March 21, 2019 Cycling & Pedestrian Advisory Committee meeting was reviewed and approved.

Carried

5. PERTINENT INFORMATION FROM GUEST SPEAKERS

None.

6. BUSINESS ARISING FROM LAST MEETING

6.1 Age-Friendly Streets & Community

Deferred to next meeting.

6.2 Improving Wayfinding on Rouge Valley Trail

Peter Miasek mentioned that an email regarding the lack of signage along the Rouge Valley Trail was sent to City staff few weeks ago. Staff reported a signage plan is under development and the signage will be installed once the trail is completed. Staff also mentioned that the bridges, through Milne Park, are expected to be opened by mid-Summer.

Also, Barry Martin suggested various ways where the Trail could be improved such as: tactile map, aromatic planting, designate picnic tablets for wheel-chair users and seniors, rubber mat close to water and etc. It was suggested that Barry to prepare information and put together a motion for Committee to review at the next meeting.

6.3 CPAC Presentation to DSC on April 15

Peter reported that the CPAC 2018 Review and 2019 Business Plan was presented to DSC on April 15. There were discussions about the trails, routes, school programs, e-bikes, protected

bike lanes and more. He felt that there was a general enthusiasm towards CPAC and all the programs the Committee is undertaking.

6.4 Arterial Road Widening Updates

Steve Glassman mentioned that he has approached the Region and there is no further update at this time.

6.5 York Region Updates

Staff reported that 2019 plans for Highway 7 Cycle Track Flexible Post Pilot Project are under review by senior management.

York Region has proposed 9 locations for Bicycle Counters for 2019 in Markham. Members requested that staff obtain results from 2017 and 2018 counters in Markham.

6.6 Accessibility Discussion

Refer to Item 6.2

6.7 Road Safety Plan RFQ – Vision Zero

CPAC discussed the importance to incorporate Vision Zero as part of the Road Safety Audit Study which will be carried out later this year. City staff is developing the Terms of Reference for the work, and CPAC requested that a 2-hour starter workshop be included as part of the scope of work. The intent is to educate and create a vision of road safety in Markham.

There was also discussion that York Region is in agreement with the principle of Vision Zero. It is anticipated that York Region will release the collision data (motorist, pedestrians, cyclists) in June, and the Traveller's Safety Report in Fall.

7. **STANDING ITEMS & ONGOING PROJECTS**

7.1 City's Ongoing AT Project Updates

Staff reported on the status of a few on-going projects including John St. MUP, Green Lane Road Diet Pilot, Sidewalk Completion Program, MUP Pavement Marking & Cross-ride Design on Markham Road.

7.2 School Programs & Pilots - Update

Reena Mistry provided an update on the school pilot program. Since September 2018, the School Boards have been working with 8 designated Markham schools to promote walking and cycling to/from school. Today, the first "kick-off" event was held at one of the elementary schools, with more to come in the next 2 weeks.

Reena also mentioned that the application for the Active Travel to School grant has been approved but the budget is still under review.

7.3 Active Transportation Master Plan (ATMP) - Updates

Staff mentioned that Open House is schedule on April 25th at Civic Centre, all are welcome. Members are also encouraged to complete a public survey at www.yourvoicemarkham.ca.

7.4 Reports to Council

Staff announced two upcoming DSC Reports - Sidewalk Network Completion Program & Green Lane Road Pilot Project – where date is tentatively scheduled for June 10.

7.5 EA Updates

Staff shared public information sessions of 3 upcoming EA Projects, including Highway 404 North Collector Roads, McCowan Road EA and Red Cedar/Cedar Ave.

7.6 Markham Cycling Day

No update.

7.7 Cycling Gaps Committee Update

No update.

8. **INFO ITEM/NEW BUSINESS/ANNOUNCEMENTS**

8.1 CPAC Membership

It was announced that Bob Evans submitted a letter of resignation to the Mayor on March 2nd 2019. The Committee thanked Bob for his time and service.

Staff reported the interviews of candidates are put on hold until an Advisory Committee update report goes before General Committee on April 23rd. The report suggested that CPAC to remain during new term of Council and the interview process is anticipated to proceed after April 23rd.

8.2 TCAT Markham Cycling Hub Project

Steve Glassman and Anthony Ko, the CPAC representatives of this Project, announced that a site visit will be arranged in May. More updates will be provided after that meeting.

8. Any Other Business

Guest, Cheryl Ficker, presented her concerns with the many collisions and near-fatalities at the intersection of Kennedy and Bridle Walk Trail. She witnessed 3 incidents at this

intersection on April 17, 2019, one of which involved school children. Regional staff has been contacted, and they will investigate and respond back.

There was discussion that, in addition to the existing flashing signs and red-light camera, other enhancement could be considered including neon road markings, more signage of red-light camera, PXO, lane narrowing on Kennedy or rumble strips on the lane markings to mitigate these incidents.

9. AGENDA ITEMS FOR THE NEXT MEETING

- Age-Friendly Streets & Community Presentation - deferral
- Accessibility motion proposal including information and resources by Barry
- School programs funding update
- CPAC membership update
- Markham Cycling Hub Project update

10. ADJOURNMENT

The Cycling and Pedestrian Advisory Committee adjourned at 9:06 PM.



MINUTES
THORNHILL SUB-COMMITTEE
May 1, 2019, 9:00 a.m.
Canada Room

Committee Members

Mayor Frank Scarpitti (Ex-Officio)
 Deputy Mayor Don Hamilton (Ex-Officio)
 Regional Councillor Jim Jones
 Councillor Keith Irish
 Councillor Khalid Usman
 Councillor Isa Lee

Council Members

Regional Councillor Joe Li
 Councillor Andrew Keyes

Staff

Andy Taylor, Chief Administrative Officer
 Arvin Prasad, Commissioner, Development Services
 Trinela Cane, Commissioner, Corporate Services
 Brenda Librecz, Commissioner, Community & Fire Services
 Biju Karumanchery, Director, Planning & Urban Design
 Graham Seaman, Director, Sustainability & Asset Management
 Mary Creighton, Director, Recreation Services
 Ron Blake, Senior Manager, Development
 Loy Cheah, Senior Manager, Transportation
 Mark Visser, Senior Manager, Strategy Innovation & Investments
 David Miller, Manager, Development
 Sean Hertel, Project Manager, Langstaff Gateway, Planning and Urban Design
 Ronji Borooah, City Architect, Planning and Urban Design
 Carlson Tsang, Planner II
 Patrick Wong, Planner II
 Debbie Walker, L-Director, Library Strategy & Innovation
 Joseph Palmisano, Manager, Transportation Planning
 Michael DiPasquale, Supervisor, Waste Management
 Celia Fan, System Engineer, Environmental Services
 Robert Marinzal, Technical Coordinator, Roads, Operations
 Joe Lanni, Fire Plan Examiner, Fire & Emergency Services
 Amaris Liu, Fire Plan Examiner, Fire & Emergency Services
 Scott Chapman, Election and Council/Committee Coordinator

Applicants / Consultants

Andrew Ferancik, WND Associates
 Emilio Deo, WND Associates
 Giuseppe Russo, Condor Properties
 Sam Morra, Condor Properties
 Sam Balsamo, Condor Properties
 Henry Burstyn, IBI Group
 Maria Gatzios, Gatzios Planning
 Michael Montgomery, Kylemore Communities
 Frank Spaziani, Kylemore Communities
 Fedor Tshoukrine, Schaeffers Consulting Engineers

1. Call to Order

The Thornhill Sub-Committee convened at 9:05 AM with Regional Councillor Jim Jones in the Chair. The Committee recessed at 10:58 AM and returned at 11:10 AM.

2. Disclosure of Interest

None disclosed.

3. Staff Presentation on Langstaff Gateway Phase 1A Development Zoning By-law Amendment and Draft Plan of Subdivision Applications, including Precinct Plan and Phasing Plan

Carlson Tsang, Planner, West District, delivered a PowerPoint presentation on the Langstaff Gateway, including area context, applicable planning policies, guiding principles, and requirements under the Langstaff Gateway Secondary Plan. Requirements of the Phase 1A precinct plan as well as key benchmarks of the development phasing plan were identified.

4. Presentation by Condor Properties of In-Process Phase 1A Development Applications

- a. West Precinct
- b. File Nos. ZA/SU 18 162178, Ward 1

Andrew Ferancik, WND Associates, consultant for Condor Properties, delivered a PowerPoint presentation on the Condor Properties Draft Plan of Subdivision and Phase 1A Zoning By-law amendment applications within the West Precinct of the Langstaff Gateway. Interim and ultimate site plans, conceptual elevations and building renderings were also discussed.

5. Presentation by Kylemore Communities of Emerging Phase 1 Development Concept

- a. East Precinct

Maria Gatzios, Gatzios Planning, consultants for Kylemore Communities, delivered a PowerPoint presentation on the Kylemore Communities concept proposal for Phase 1A development within the East Precinct of the Langstaff Gateway.

6. Outline of Next Steps in Phase 1 Planning Process by Markham Planning Staff

Carlson Tsang, Planner II, West District, provided an update on outstanding items to be reviewed as part of Condor's Phase 1A precinct and phasing plan submissions, as well as next steps in both the Condor and Kylemore applications.

7. Discussion

The Committee discussed the following relative to the staff and applicant presentations:

THORNHILL SUB-COMMITTEE MINUTES

May 1, 2019

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- Potential for alternative uses of the cemetery lands within the vicinity of the Bayview access to the Langstaff Gateway
- Importance of confirming the location of the fire station to address the current service deficiencies identified in the Thornhill community
- Opportunities for integrating the required fire station into the built form of the mixed-use developments proposed by the applicants
- Importance of phasing development in the Langstaff Gateway in line with the provision of community services, facilities and amenities required to support the community
- Status of the community energy plan and steps currently being taken by Markham District Energy to identify and establish potential heating and cooling facilities
- Importance of future proofing buildings and infrastructure to accommodate potential servicing requirements and to avoid legacy costs for servicing improvements

The Committee discussed the potential of implementing an Automatic Waste Collection System (AVAC) as part of the waste and recycling management plan for the Langstaff Gateway. It was noted that more work is needed to establish a viable AVAC business model, including confirmation of ownership and maintenance responsibilities, revenue sources, and connection fees. Representatives from Condor advised that they are committed to continuing discussions with the City and will continue to take steps to future proof buildings and surrounding infrastructure for future servicing requirements.

There was discussion in relation to the dedication requirements of the urban school site required in Precinct 1 under the Langstaff Gateway Secondary Plan. Representatives from Condor advised that they have been in ongoing consultations with the York Region District School Board regarding a potential school site, and expressed concerns about the acreage requirements currently being requested by the board as presenting an obstacle to the development potential and overall vision for the Langstaff Gateway as provided in the Secondary Plan. The applicants requested that Phase 1A be permitted to move forward prior to establishing an exact location and size for the urban school. The Committee suggested that in order to satisfy the school site dedication requirements of the precinct plan, the applicants be permitted to identify a tentative location for the school through the use of a symbol with appropriate wording to indicate that the exact size, location and configuration will be determined through continued consultation with the school board. It was also suggested that the Mayor meet with representatives of the school boards to discuss concerns and strategies related to the location, size, configuration and funding requirements for urban schools within the Langstaff Gateway.

The Committee recommended that representatives from the York Region District School Board and York Catholic District School Board be invited to future meetings of the Thornhill Sub-Committee on the Langstaff Gateway.

Moved by Councillor Keith Irish
Seconded by Councillor Khalid Usman

That the Precinct Plan for Precinct 1 of the Langstaff Gateway identify a potential urban school site through an asterisk with appropriate supporting wording; and,

That the Mayor meet with the appropriate school board officials to discuss the location and parameters of an urban school site and related issues.

CARRIED

THORNHILL SUB-COMMITTEE MINUTES

May 1, 2019

Page 4

There was discussion in regard to the proposed site plan for the Condor Properties Phase 1A development. Concerns were raised by the applicant regarding the separation distance required by staff between the two proposed towers. There was discussion regarding the potential wind effects at the base of the buildings and the adjacent public park related to the distance separation of the buildings. There was also discussion on the potential requirements to mitigate the effects of wind, and whether these will require a realignment of the Condor Phase 1A block or may be addressed through alternative strategies such as wind barriers and landscaping. The Committee suggested that the applicant work with staff to address the issues raised.

8. Adjournment

The Thornhill Sub-Committee adjourned at 11:58 AM



MINUTES
THORNHILL SUB-COMMITTEE
June 5, 2019, 9:00 a.m.
Council Chamber

Committee Members

Mayor Frank Scarpitti (Ex-Officio)
 Regional Councillor Jim Jones
 Councillor Keith Irish
 Councillor Khalid Usman
 Councillor Isa Lee

Council Members

Regional Councillor Joe Li
 Councillor Andrew Keyes

Staff

Andy Taylor, Chief Administrative Officer
 Arvin Prasad, Commissioner, Development Services
 Brenda Librecz, Commissioner, Community & Fire Services
 Biju Karumanchery, Director, Planning & Urban Design
 Ron Blake, Senior Manager, Development
 David Miller, Manager, Development
 Sean Hertel, Project Manager, Langstaff Gateway, Planning & Urban Design
 Reza Fani, Manager, Development Engineering
 Adam Grant, Deputy Fire Chief
 Scott Chapman, Election and Council/Committee Coordinator

Applicants / Consultants

Sam Morra, Condor Properties
 Giuseppe Russo, Condor Properties
 Davide Pellegrini, Condor Properties
 Andrew Ferancik, WND Associates
 Sharon Stelling, WSP
 Henry Burstyn, IBI Group
 Maria Gatzios, Gatzios Planning
 Michael Montgomery, Kylemore Communities
 Gilbert Luk, York Region District School Board
 Dawn Adams, York Region District School Board
 Tod Dungey, York Region District School Board
 Tom Petchkovsky, York Catholic District School Board
 Christine Hyde, York Catholic District School Board
 Peter Ronson, Markham District Energy
 Fedor Tshoukrine, Schaeffers Consulting Engineers

1. Call to Order

The Thornhill Sub-Committee convened at 9:09 AM without quorum in the Council Chamber with Regional Councillor Jim Jones in the Chair. Quorum was achieved at 9:30 AM.

2. Disclosure of Interest

None disclosed.

3. Approval of the Previous Minutes

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

That the minutes of the Thornhill Sub-Committee meeting held May 1, 2019, be adopted.

CARRIED

4. Urban Schools within Langstaff Gateway

Sean Hertel, Project Manager, Langstaff Gateway, delivered a presentation on the Langstaff Gateway Community. Key requirements under the Langstaff Gateway Secondary Plan as well as outstanding issues in the Condor Phase 1 Precinct Plan were identified, including the location and configuration of urban schools.

Representatives from Condor Properties were in attendance and expressed concerns about the 5-acre site dedication currently being requested by the York Catholic District School Board and the York Region District School Board (School Boards) as presenting an obstacle to the development potential and overall vision for the Langstaff Gateway as provided in the Secondary Plan. School Board representatives were in attendance and proposed an alternative 3.5-acre school site dedication with an agreement from the developer to provide financial contributions for underground parking. It was noted that existing financial and policy constraints require this minimum land allocation to meet the safety and operational requirements of the school.

The Committee discussed potential solutions to the school site dedication requirement, including opportunities for shared park use within the Pomona Creek Park, as well as additional parkland that may be available by covering the Pomona Creek. Concerns were expressed regarding potential safety implications for students with respect to shared parks, impacts on limited greenspace available for use by the public, and the loss of a critical natural feature within the west precinct. There was discussion about the need for greater flexibility from the School Board, and the need for all parties to engage Provincial officials to develop an alternative funding framework and policy tools to facilitate the appropriate construction and configuration of urban schools within highly intensified areas.

The Committee recommended that the Condor applications be permitted to move forward through the use of an asterisk with appropriate wording within the Phase 1 Precinct Plan to denote the conceptual location of the school within the West Precinct with sufficient financial and development requirements described to ensure that future development applications will trigger school site and construction negotiations with the School Boards as a condition of development approvals.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

That staff be directed to meet with the applicants and school board representatives to develop appropriate wording to the Phase 1 Precinct Plan to secure an appropriate urban school site.

CARRIED

5. Municipal Facilities

a. District Energy

b. Fire Station

Sean Hertel, Project Manager, Langstaff Gateway, provided an update on the district energy and fire services plans within the west precinct. Mr. Hertel noted the importance of ensuring the presence of a temporary district heating and cooling plant at first occupancy, and identified interest expressed between Markham District Energy and Markham Fire for co-location with a temporary fire station to help facilitate economies of scale in the early stages of development.

There was discussion on the capital cost investment required by the City to construct the fire station as presenting a potential timing challenge to co-location with the district energy facility. Condor Properties representatives advised that a site located on Ruggles Avenue within the West Precinct under Condor ownership may be an appropriate location for the shared facility. A tour of the site, led by Condor, will be arranged to provide the parties with the opportunity to assess the appropriateness of the potential site.

6. New Business

There was discussion in regard to claims by CN Rail of potential “air rights” over the railway and potential implications of that on planning within the Langstaff Gateway. Staff advised that no concerns with respect to air rights have been communicated to the City by CN to date, and that any potential issues will be identified through continued discussions with the railway.

7. Adjournment

The Thornhill Sub-Committee adjourned at 10:39 AM.



MINUTES
MARKHAM SUB-COMMITTEE
March 27, 2019, 10:00 a.m.
Canada Room

Committee/Ex-Officio Members

Mayor Frank Scarpitti
 Deputy Mayor Don Hamilton
 Regional Councillor Jack Heath
 Councillor Karen Rea
 Councillor Andrew Keyes
 Councillor Amanda Collucci
 Councillor Keith Irish

Staff

Lilli Duoba, Manager, Natural Heritage
 Graham Seaman, Director, Sustainability and Asset Management
 Stephen Chait, Director, Economic Growth, Culture and Entrepreneurship
 Henry Lo, Senior Transportation Engineer, Transportation
 Marg Wouters, Senior Manager, Policy & Research
 Stephen Corr, Senior Planner, Planning & Urban Design
 Abbie Kar, Senior Planner, Urban Design
 Patrick Wong, Planner II, Natural Heritage
 Scott Chapman, Election and Council/Committee Coordinator

Guests

Shonda Wang, SVN Architects and Planners
 Ana Espinosa, SVN Architects and Planners
 Ernest Abraham, Infrastructure Ontario
 Richard Scott, Parks Canada
 Shirley Marsh, York Region Rapid Transit
 Ryan Wong, York Region Transportation
 Frank Palombi, Lindvest Properties
 Christian Lamanna, Madison Group
 David Singer, Madison Group
 Paul Nodwell, Schollen and Company

The Markham Sub-Committee convened at the hour of 10:09 am with Regional Councillor Jack Heath in the Chair.

1. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

**2. STAFF UPDATE ON THE CORNELL ROUGE NATIONAL URBAN PARK
 GATEWEAY STUDY AND PHASE 1 BACKGROUND REPORT**

Lilli Duoba, Manager, Natural Heritage, delivered a background presentation on the Cornell Rouge National Urban Park (RNUP) Gateway Study, identifying the subject lands and the progress of the project to date. Key themes and ideas generated during the Phase 1 charette process as well as refined guiding principles for the design of the Gateway were identified.

3. PRESENTATION AND DISCUSSION BY THE STUDY CONSULTANTS ON THE PHASE 2 DRAFT STREETSCAPE CONCEPT PLANS FOR THE GATEWAY

Shonda Wang of SVN Architects & Planners, consultants for the City of Markham, delivered a presentation on the draft Streetscape Concept Plans for the Gateway area, including preliminary proposals for right of way, landscaping and urban design features to facilitate an effective transition between the Cornell community and the RNUP.

The Committee discussed the following relative to the Gateway Streetscape Concept Plans:

- Addition of dedicated cycling lanes along Reesor Road to ensure separation between cyclists and pedestrians
- Potential need for right of way expansion and road widenings on Reesor Road to support anticipated increases in traffic within the Cornell Centre and Gateway area
- Importance of visual cues such as lighting and appropriate cross section treatments to signal the transition from urban space to a naturalized park
- Need to investigate crossing types implemented in transition areas for other national urban parks in Canada
- Ensuring trail linkages between the RNUP and the Rouge Valley trail
- Concerns about the potential impact of the Gateway development on traffic congestion in the east of Markham
- Need to ensure sufficient space for vehicular parking to promote and support the Gateway and RNUP as a destination for local residents and visitors
- Opportunities for on-street parking to support future mixed-use developments envisioned along Highway 7 between Reesor Road and the Donald Cousens Parkway
- Strategies for managing anticipated increases in vehicular traffic while facilitating safe movement and access for pedestrians and cyclists
- Strategies for providing orientation and assistance to visitors within the RNUP

4. DISCUSSION ON PHASE 3 PUBLIC INFORMATION MEETING AND COMMUNITY ENGAGEMENT

The Committee discussed the importance of consultation and coordination with property owners within and immediately outside the Gateway area to ensure proper integration and interfacing of future developments into the overall design of the Gateway.

5. ADJOURNMENT

The Markham Sub-Committee adjourned at 12:09 pm.

Heritage Markham Committee Meeting
City of Markham
May 8, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Evelin Ellison
Anthony Farr
David Nesbitt
Jennifer Peters-Morales
Councillor Karen Rea

Regrets

Councillor Keith Irish
Councillor Reid McAlpine
Zuzana Zila
Regan Hutcheson, Manager,
Heritage Planning

Staff

George Duncan, Senior Heritage Planner
Peter Wokral, Senior Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:15 PM by asking for any disclosures of interest with respect to items on the agenda.

David Nesbitt disclosed an interest with respect to Item # 4 (15 Union Street, Unionville), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Part One - Administration

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members

Recommendation:

That the May 8, 2019 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the April 10, 2019 Heritage Markham Committee Meeting (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on April 10, 2019 be received and adopted.

CARRIED

3. Heritage Permit Applications, 197 Main Street, Unionville Heritage Conservation District, 216 Main Street, Unionville Heritage Conservation District, Proposed Ground Signs for McKay Art Centre and Varley Art Gallery (16.11)

File Numbers: HE 19 118632

HE 19 118363

Extracts: R. Hutcheson, Manager of Heritage Planning
N. O'Laoghaire, Manager, Art Gallery
G. Duncan, Senior Heritage Planner

[Memorandum](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He reminded the Committee that the Unionville Heritage Conservation District Plan did not include any policy or guidance for public facility signage.

The applicant, Ms. Niamh O'Laoghaire, Manager of the Varley Art Gallery, was in attendance and presented the proposed signage for the Varley Art Gallery and McKay Art

Centre. A ground sign for the Varlet Art Gallery was previously presented in August 2018 to Heritage Markham and revisions were made based on the recommendations from the Committee.

In response to an inquiry, Staff advised that both the Varley Art Gallery and McKay Art Centre were owned by the City of Markham.

There was discussion regarding the standard sign silhouette design adopted for heritage properties such as parks, and whether that should apply to this signage. Staff advised that the referred to signage was typical for parks and street signs but not for public/civic buildings. Staff noted that over-standardization of signage could cause the heritage districts to appear overly commercialized, and that the design of the McKay Art Centre signage suited the quaint heritage character of the house, and the design of the Varley Art Gallery sign suited the post-modern architecture of the building.

Ms. O'Laoghaire presented the revised locations and placement planned for both signs, and provided reasoning for the specified locations. She noted that the composition of the Varley Art Gallery sign would be wood with wooden posts or high density foam made to appear like wood. The background of the sign would be purple with the logo portion of the sign cut out and the full name of the premises written in white lettering below.

The Committee inquired if the colour scheme was final. Ms. O'Laoghaire advised that purple and white were the current colours of the Varley Art Gallery logo, and the sign colours were chosen to reflect the current branding.

Ms. O'Laoghaire advised that the revised McKay Art Centre sign would allow artists to advertise their exhibitions and sales, and allow a hanging sign to be placed below the stationary sign during events. Ms. O'Laoghaire advised that the proposed sign was in the same sight line as other signs on the street, such as the Starbucks.

The Committee inquired about lighting for the signs. Ms. O'Laoghaire advised that there would not be lighting specifically for the signs; the existing street lighting would illuminate the signs.

There was discussion regarding the revised location of the sign at 197 Main Street inhibiting the view of the heritage building for photographs. Ms. O'Laoghaire stated that the sign could not be rotated in its current location due to a low lying wall present adjacent to the sign, so it would have to be moved forward and rotated. A Committee member stated that the new location placed the sign by the footpath entrance to the building which was a better location for directing patrons than the current sign. Another Committee member noted that the proposed rotation of the sign would decrease the profile of the sign when viewed from across the street for photographs.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham supports the new ground sign for the McKay Art Centre, without any objection to the proposed location.

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Councillor K. Rea requested that Ms. O’Laoghaire ensure that the Ward Councillor, Reid McAlpine was aware of the proposed signage and locations and obtain his feedback on the matter.

Recommendation:

That Heritage Markham supports the revised design for the proposed ground sign at the Varley Art Gallery; and,

That Heritage Markham supports the new ground sign for the McKay Art Centre.

CARRIED

- 4. Heritage Permit Applications,
 27 Victoria Avenue, Unionville,
 15 Union Street, Unionville,
 19 Parkway Avenue, Markham Village,
 24 Church Street, Markham Village,
 48 Church Street, Markham Village,
 48 Church Street, Markham Village,
 Delegated Approvals: Heritage Permits (16.11)
 File Numbers: HE 19 117033
 HE 19 117323
 HE 19 117182
 HE 19 117708
 HE 19 117710
 HE 19 118069**

Extracts: R. Hutcheson, Manager of Heritage Planning

Memorandum

David Nesbitt disclosed an interest with respect to Item # 4 (15 Union Street, Unionville), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 5. Building and Sign Permit Applications,
 328 Main Street North, Markham Village,
 175 Main Street North, Markham Village,
 106 Main Street North, Markham Village,
 11 Heritage Corners Lane Markham Heritage Estates,
 Delegated Approvals: Building and Sign Permits (16.11)**

File Numbers: 19 116080 PP

19 117673 SP

19 115659 SP

17 176810 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

That Heritage Markham receive the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 6. Committee of Adjustment Variance Application,
 1 Beech Street North, Markham Village Heritage Conservation District,
 Proposed Basement Second Suite (16.11)**

File Numbers: A/35/19

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

J. Leung, Committee of Adjustment

[Memorandum](#)

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the application seeking approval and legalization of the existing basement second suite located at 1 Beech Street in Markham Village.

CARRIED

**7. Heritage Permit Application,
 Pomona Mills Park & Toogood Pond Park,
 Proposed Shinrin Yoku Interpretive and Directional Signage (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 T. Lewinberg, Public Realm Coordinator

Memorandum

A member of the Committee requested that this item be moved to the regular agenda.

The applicant, Tanya Lewinberg, Public Realm Coordinator, was in attendance and presented the proposed interpretive and directional signage for Pomona and Toogood Pond Parks, highlighting their function as forest therapy guides and significance in featuring work done by the City to promote nature and the benefits of being in a park.

The Committee inquired why the proposed signage was not brought to Heritage Markham for review prior to this meeting. The applicant advised that she was not aware of the need to consult with Heritage Markham for park signage, and that production of the signs was expedited as the signs were funded through a grant.

There was discussion regarding the number of signs and whether they could be reduced. The applicant noted that five (5) of the signs were maps, three (3) were wayfinding, and only five (5) were invitation to view different aspects of the surrounding nature. The location of the signs were discussed, and it was noted that modifications could not be made to the signs as they were already produced and powder coated.

There was discussion as to whether the local Councillors, Reid McAlpine and Keith Irish, were aware of the signs. The applicant advised that Councillor Irish was aware and supportive of the signs. Councillor Rea recommended that Councillors McAlpine and Irish be consulted regarding the signage, to allow review and discussion with the necessary parties prior to the installation of the signs.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham supports the Staff recommendation, provided that Councillors McAlpine and Irish are consulted prior to the installation of the signs.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the approval of the Heritage Permits for the proposed Shinrin-Yoku interpretive and directional signage as they do not negatively impact the heritage character of the either the Thornhill or Unionville Heritage Conservation Districts, **provided that Councillor Reid McAlpine and Councillor Keith Irish are consulted prior to the installation of the signs.**

CARRIED

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8. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Spring 2019.
(Staff has full copy)
 - b) Ontario Historical Society: OHS Bulletin, April 2019. (Staff has full copy)
- CARRIED

**9. Demolition Permit Application,
 14 Wales Avenue, Listed on the Register of Property of Cultural Heritage
 Value or Interest, Mount Joy Community,
 Request for Demolition (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the property was not located in a heritage conservation district, but was on the *Markham Register of Property of Cultural Heritage Value or Interest*. G. Duncan noted that the property would not be subject to a Site Plan Control Application, but would require a demolition permit and building permit.

The applicant's representative, Russ Gregory, was in attendance and advised the Committee that designs had not yet been made for a proposed dwelling as he did not wish to move forward with any details until an opinion concerning demolition was received from Heritage Markham. He noted that he may also assist with the design for 15 Wales Avenue, which was also owned by the applicant.

The Committee advised that, in keeping with their approach to Group 2 rated buildings, demolition of the property could not be supported without any details on the proposed development. The Committee noted their support for a compatible addition, which the applicant's representative has achieved in the past on other local projects, to maintain the character of the street.

Staff advised that the Committee must decide whether to recommend the demolition of the building or that it be designated under the Ontario Heritage Act within 60 days, or have the applicant agree to an extension to allow time to return the Heritage Markham with a design for a replacement dwelling that would suit the neighbourhood context.

The Committee inquired if the applicant would be willing to defer the demolition application for 30 days to permit time for the applicant to work with Staff to find a feasible design with respect to the building. The applicant's representative agreed.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends that a decision be deferred until the applicant's representative has had an opportunity to work with Staff in an attempt to find an agreeable resolution regarding the design for the proposed new dwelling.

Recommendation:

That Heritage Markham defer a recommendation on demolition until the applicant's representative has had an opportunity to work with Staff to find an agreeable resolution regarding the design for the proposed new dwelling.

CARRIED

**10. Zoning By-law Application,
 Plan of Subdivision.
 3575 Elgin Mills Road East, Berczy Glen,
 Barn Complex (16.11)**

File Numbers: ZA 18 235522

SU 18 235522

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Brutto, Project Planner

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He read aloud a letter received from the Frisby family, the previous owners of the property, and noted that Staff had recently taken quality pictures of the barn, which was standard practice for heritage buildings that were scheduled for demolition.

The applicant's representative, Vincent J. Santamaura from the Architectural Firm SRN Architects Inc., was in attendance.

The Committee inquired if V. Santamaura knew where the Frisby family intended to build their new residence with the salvaged lumber from the barn. Mr. Santamaura advised that he did not.

The Committee inquired about options for obtaining financial security to ensure the lumber from the barn was used to build a new residence. Staff advised that in the past, financial security was not held for accessory buildings and that the honour system was used.

The Committee noted their discontentment that the barn was not being preserved and integrated into the future development application.

Councillor Rea proposed an alternate use of the barn where it would be repaired and maintained by Unionville Little Theatre. The applicant's representative indicated that the current subdivision proposal had a very rigid street pattern, which would have to be altered if the barn remained in place.

There was discussion regarding the owner's right to remove the structure, stated in the letter from the Frisby family. It was noted that the condition stated was part of the purchase and sale agreement, a private commitment that did not supersede the City's requirement for approval prior to demolition.

There was discussion on how to preserve barns in good condition and prevent them from being demolished in the future. The Committee noted that all reasonable steps should be taken to preserve and find alternate purposes for the barns. Staff noted that it was a complex problem because in order to preserve the building, it needed to be able to function with an alternate use, however barns were large structures that would require significant alteration to function as modern structures for commercial or residential use,

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and they were large which made them difficult to integrate into new development plans. Staff noted that lot values in the City of Markham were currently very high and losing the use of an area as large as a barn would likely be difficult for developers to support.

There was discussion regarding having a subcommittee meeting to review options for the future as similar situations would arise again.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends Staff to investigate potential options for obtaining financial security to ensure the salvaged lumber from the barn is reused by the Frisby family in the construction of a new residence.

Recommendation:

That Heritage Markham receive the staff memo concerning the barn complex and other outbuildings at 3575 Elgin Mills Road East and supports the proposed salvaging of lumber by the Frisby family for a future new residence; **and**

That Heritage Markham recommends Staff investigate options for the City to obtain a financial security to ensure the salvaged lumber from the barn is reused by the Frisby family in the construction of a new residence.

CARRIED

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**11. Demolition Permit Application,
 11251 Woodbine Avenue, Markham North Planning District,
 David Hopper House (16.11)**

File Numbers: 19 115460 DP

Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the building was unique as it had a side kitchen wing rather than the more typical rear facing one. He outlined the 60 day limit for addressing the demolition request if Heritage Markham wished to support the designation of the building. G. Duncan noted that in the past, other abandoned, derelict buildings had been moved to Markham Heritage Estates, however this building was made of stone and the foundation was an integral part of the structure. He advised that the building could be relocated, but at significant cost.

The applicant's representative, Vincent J. Santamaura from the Architectural Firm SRN Architects Inc., was in attendance and advised the Committee that the owner had the property for 10 years, and prior to that time the floors had been removed. He noted that the owner had received an order to comply from the City, stating that the building was close to being condemned. V. Santamaura presented pictures showing the current state of the building.

The Committee stated that the building did not have any major cracks or faults in the stonework and that the unique feature of having both stone and brick as part of the structure was historically worth preserving. The Committee expressed their disappointment that the building was neglected by the owner and allowed to fall into decay, and noted that other buildings with similar states of vandalism and damage have been restored. The Committee further expressed disappointment with the assessment made by the Architect in the report and the inconsistencies present between the heritage assessment and structural assessment.

The Committee was not in support of permitting demolition due to the state of the building being caused by neglect and lack of maintenance by the owner, and supported the designation of the building under the *Ontario Heritage Act*.

Recommendation:

That Heritage Markham **does not support the demolition of the David Hopper House at 11251 Woodbine Avenue and recommends the designation of the building pursuant to the Ontario Heritage Act; and**

That Heritage Markham recommends the restoration of the building on-site and in a timely manner, and that immediate action be taken to prevent further deterioration of the building.

CARRIED

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Adjournment

The Heritage Markham Committee meeting adjourned at 9:21 PM.

CARRIED

**Heritage Markham Committee Meeting
City of Markham
June 12, 2019
Canada Room, Markham Civic Centre**

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Anthony Farr
Councillor Keith Irish
Councillor Reid McAlpine
Councillor Karen Rea

Regrets

Evelin Ellison
David Nesbitt
Jennifer Peters-Morales
Zuzana Zila
Regan Hutcheson, Manager, Heritage Planning

Staff

George Duncan, Senior Heritage Planner
Peter Wokral, Senior Heritage Planner
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest by any member.

1. Approval of Agenda (16.11)

Heritage Markham Recommends:

That the June 12, 2019 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the May 8, 2019
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on May 8, 2019 be received and adopted.

CARRIED

- 3. Heritage Permit Applications,
 257 Carlton Road, Unionville,
 115-117 Main Street, Markham Village,
 4 Peter Street, Markham Village,
 Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 119539

HE 19 121333

HE 19 121427

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process

CARRIED

- 4. Building Permit Applications,
 7703 Kennedy Road, Hagerman's Corners Community,
 7708 Kennedy Road, Hagerman's Corners Community,
 340 Main Street North, Markham Village Heritage Conservation District,
 33 Joseph Street, Markham Village Heritage Conservation District,
 9950 Markham Road, Markham Museum,
 2 Alexander Hunter Place, Markham Village Estates,
 2 Alexander Hunter Place, Markham Village Estates,
 Delegated Approvals: Heritage Permits (16.11)**

File Numbers: 15 177745 01 NH

19 118672 AL

18 254163 HP

18 120238 HP

19 420495 AL

18 256476 HP

18 254476 01 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

CARRIED

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- 5. Policy,
 Bill 108 - More Homes, More Choices Act, 2019
 Proposed Changes to the Ontario Heritage Act (Schedule 11) (16.11)**
 Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee receive the information on the Bill 108 proposed changes to the *Ontario Heritage Act*, the extract from the Markham Staff report related to concerns associated with the changes to the Act, and the heritage related recommendations forwarded to the Ontario Government as part of Markham's official feedback.

CARRIED

- 6. Awards,
 Architectural Conservancy of Ontario
 Nominations for ACO Heritage Awards 2019 (16.11)**
 Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee is pleased to nominate George Duncan, local Markham author for his publication entitled "Historic Unionville – A Village in the City" for the Architectural Conservancy of Ontario's Stephen A. Otto Award for Scholarship.

CARRIED

- 7. Information,
 Community Heritage Ontario, Board of Directors,
 New Director: Regan Hutcheson (16.11)**
 Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee receive the summary on Regan Hutcheson's election to the new Board of Directors for Community Heritage Ontario as information.

CARRIED

8. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: May 2019 Newsletter (Staff has full copy)

CARRIED

9. Heritage Permit Application

146 Main Street,

Millennium Bandstand Landscaping

Unionville Heritage Conservation District (16.11)

File Number: HE 19 120824

Extracts: R. Hutcheson, Manager of Heritage Planning

D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to alter the landscaping around the plaza/public square at the Millennium Bandstand in Unionville. He advised that the work involves tree planting on the south side property boundary, installation of planter boxes on top of existing masonry screening walls, installation of tree grates and tree rings around existing trees to protect the public and the trees, removing selected areas of soft landscaping to increase the hard surface area of the public square, and installing a flagpole. He further advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the proposed alterations to the landscaping at the Millennium Bandstand in Unionville.

CARRIED

**10. Heritage Permit Application
 Main Street South of Highway 7,
 Traffic Island Landscaping
 Markham Village Heritage Conservation District (16.11)**

File Number: HE 19 120825

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to install a solar powered, double-sided clock on a metal column within the traffic island south of the intersection of Main Street Markham and Highway 7. He advised that the proposed clock is intended to serve as an entry feature into old Markham Village, and that it is recommended that the metal work be black to tie in with the other street furniture in the Markham Village Heritage Conservation District. He further advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the proposed clock feature on Main Street South and recommends that the metalwork be painted black to tie in with other street furniture within the Markham Village Heritage Conservation District.

CARRIED

**11. Heritage Permit Application
 142 Main Street,
 Municipal Laneway Walkway and Bollards,
 Unionville Heritage Conservation District (16.11)**

File Number: HE 19 120826

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to remove the asphalt paving on a municipally-owned laneway that runs along the south property boundary of 142 Main Street, which is a privately-owned commercial property, located within the Unionville Heritage Conservation District. He advised that the asphalt paving will be replaced with granular material and landscaping. Bollards will be installed to prevent vehicles from accessing the laneway, which will become a pedestrian path to the parkland to the west, thus enhancing pedestrian experience in Unionville and creating a connection to the parkland to the west. He further advised that the proposed work will remove the ability of the adjoining commercial properties to have a secondary access to their rear yard parking lot. This project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the alterations to the municipal laneway south of 142 Main Street and recommends that the bollards be painted black to coordinate with other street furniture within the Unionville Heritage Conservation District.

CARRIED

**12. Heritage Permit Application
 98 Main Street North,
 Civic Square Landscaping,
 Markham Village Heritage Conservation District (16.11)**

File Number: HE 19 120827

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to rebuild planter boxes in armour stone in the Civic Square at 98 Main Street, in the Markham Village Heritage Conservation District, replace the coniferous tree that is used for the holiday season lighting, and reconfigure the space to enhance the civic square gathering space. He advised that Heritage staff is recommending that the stone used for the planter box replacements be of similar materials to the stone use in the existing entry feature walls within the Markham Village Heritage Conservation District. He further advised that the drawings provided do not indicate where the existing interpretive panel, which is the introductory panel to the Markham Village Interpretive Plaque Project, will be located. Heritage staff believes it is important that it remains in this central location, maintaining its existing orientation. The Senior Heritage Planner advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That the planter box replacements be faced with stone that matches the stone used in the existing entry feature walls within the Markham Village Heritage Conservation District, for consistency; and,

That the introductory panel to the Markham Village Interpretive Plaque project be shown on the site layout diagram and that it maintain its current orientation.

CARRIED

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13. Demolition Request

**14 Wales Avenue, Mount Joy Community,
 Request for Demolition (16.11)**

File Number: HE 19 120827

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Heritage Planner advised the Committee that the property owner submitted an email communication to Heritage Section staff advising of their intention to demolish the existing dwelling on the property at 14 Wales Avenue in the Mount Joy Community, and to replace it with a new dwelling. He further advised that this matter was considered by Heritage Markham at its May 2019 meeting, when the Committee recommended deferring a recommendation on the demolition of the dwelling until the applicant's representative has had an opportunity to work with Heritage Staff to find an amicable resolution with respect to the design of the proposed new dwelling.

The Senior Heritage Planner advised the Committee that because this dwelling is not located in a heritage conservation district, the property is not subject to a Site Plan Control Application but would require a demolition permit and a building permit. He further advised that at the time of distributing the agenda, no planning or building applications were submitted by the applicant, however on the afternoon of June 12, 2019, Heritage Staff received a proposed design for a new dwelling.

Mr. Russ Gregory, the applicant's representative was in attendance and advised the Committee that the applicant requested him to prepare a plan to indicate their desire to construct a new dwelling on the subject property. He further advised that the drawings he prepared may not be the final design for the proposed new dwelling.

Responding to a question from a Committee member, Mr. Gregory advised the Committee that he has not signed any formal agreement with the applicant for any works on this property.

After some further discussion, the Committee decided not to pursue a recommendation for designation under Part IV of the Ontario Heritage Act and that they would have no further comments on the request to demolish.

Heritage Markham Recommends:

That Heritage Markham has no comment on the request for demolishing the existing dwelling at 14 Wales Avenue.

CARRIED

**14. Site Plan Control Application,
 Committee of Adjustment Variance Application,
 40 Albert Street, Markham Village Heritage Conservation District,
 Proposed Semi-Detached Dwellings and Detached Garage (16.11)**

File Number: SPC 19 121293

A/48/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner
 J. Leung, Committee of Adjustment

Peter Wokral, Senior Heritage Planner reviewed a revised Site Plan Control Application and Committee of Adjustment Variance Application. The original application was to construct a 313.5m² (3,375 ft²) two storey addition to the existing heritage house, with an attached drive-through carport, as well as a 60.9m² (656 ft²) 1½ storey detached garage/accessory building. The current proposal is for a semi-detached dwelling with a one storey 27.2 m² (292 ft²) detached garage at the rear of the lot. The applicant also proposes to reposition the existing house to provide more space for the proposed semi-detached dwelling and to create a new basement. The proposed semi-detached dwelling and detached garage requires the following variances (as per the applicant's submission):

- a) a minimum front yard setback of 3.5m, whereas the By-law requires a minimum front yard setback of 7.5m;
- b) a minimum south side yard setback of 1.22m, whereas the By-law requires a minimum side yard setback of 1.83m;
- c) a minimum property line setback for an accessory building of 0.91m, whereas the Bylaw requires a minimum property line setback of 1.22m;
- d) A minimum driveway setback of 20 inches from the property line, whereas the Bylaw requires a minimum driveway setback of 24 inches from the property line.

Staff also believe that a maximum lot coverage variance of 59% is required whereas the By-law permits a maximum lot coverage of 40% for a semi-detached dwelling.

The Senior Heritage Planner advised the Committee that although Staff has no objection to the development of a semi-detached building on the property, there are concerns with the proposed lot coverage which has increased from the 36.6% originally proposed by the applicants when they planned to construct an addition to the existing single detached dwelling, to the 59% lot coverage proposed for the current semi-detached dwellings. He further advised that staff prefer that the heritage building remains on its original foundation/location, but acknowledge that a new basement is needed and that the Committee has supported minor relocations of heritage homes in heritage conservation districts. Staff also believe that the proposed architectural style of the addition to the existing heritage dwelling and proposed semi-detached dwelling could be more sympathetic to the architectural style of the existing heritage dwelling in terms of its scale, massing, windows and architectural detailing.

Mr. Russ Gregory of the Gregory Design Group, representing the applicant, was in attendance and reviewed the proposal and the variances requested by the applicant.

The Committee expressed concerns with respect to the 59% lot coverage which is in excess of the 40% maximum lot coverage permitted by the By-law for a semi-detached dwelling. As well, the Committee expressed concerns with respect to storm water drainage from the property and the loss of overall green space.

Heritage Markham Recommends:

That Heritage Markham has no objection to the development of a semi-detached dwelling provided that the following revisions are made to the proposed plans:

- That the front yard setback of the proposed new semi-detached building be significantly increased to maintain the prominence of the existing heritage dwelling and the existing greenspace to the south;
- That the new semi-detached dwelling comply with the 6 ft. south side yard setback prescribed by the By-law, as this will help reduce the proposed lot coverage, and preserve the space between adjacent dwellings, which is a character defining aspect of historic neighbourhoods;
- That the roof line of the addition to the heritage dwelling and the new semi-detached dwelling be simplified to reflect the hipped roof of the heritage dwelling;
- That the massing of the proposed addition to the heritage dwelling and proposed new dwelling be simplified and reduced to reflect the massing of the heritage dwelling;
- That the windows of the proposed new dwelling and addition be more reflective of the proportions and pane divisions of the existing heritage dwelling; and
- That brick chimneys be re-introduced to the roof line of the heritage dwelling; and,

That Heritage Markham does not support the proposed variance in the maximum lot coverage in support of the proposed semi-detached dwelling and addition to the existing heritage dwelling at 40 Albert Street, but has no objection to the requested variances to permit:

- a minimum front yard setback of 3.5 m (for the heritage building);
- a minimum property line setback for an accessory building of 0.91 m; and
- a minimum driveway setback of 24" from the property line.

CARRIED

**15. Committee of Adjustment Variance Application,
 11 Princess Street, Markham Village Heritage Conservation District,
 Proposed New Dwelling (16.11)**

File Number: A/53/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 J. Leung, Committee of Adjustment

George Duncan, Senior Heritage Planner reviewed a minor variance application for a proposed new dwelling to be constructed at 11 Princess Street to replace the existing 1956 bungalow.

The requested variances include:

- a) A minimum front yard setback of 5.51 m to the porch, whereas the By-law requires a minimum front yard setback of 7.62 m;
- b) A minimum rear yard setback of 3.88 m to the porch, whereas the By-law requires a minimum rear yard setback of 7.62 m;
- c) A Net Floor Area (NFA) of 50.7%, whereas the By-law permits a maximum NFA of 45%;
- d) A maximum building height of 10.9 m, whereas the By-law permits a maximum building height of 9.8 m; and
- e) A maximum building depth of 16.91 m, whereas the By-law permits a maximum building depth of 16.76 m.

The Senior Heritage Planner advised that Princess Street does not contain any buildings of cultural heritage value or interest. The street is a mix of modestly-scaled older dwellings dating from the late 1940s to the 1960s, intermixed with larger, more recent two storey dwellings. The emerging character of the street is large, custom dwellings in various interpretations of the neo-traditional style. The proposed new dwelling at 11 Princess Street is requesting Net Floor Area of 50.7% (3,590 at square feet), which is a smaller variance as compared to the neighbouring properties at 23 Princess Street (4,701 square feet) and 27 Princess Street (5,100 square feet). It is expected that the Site Plan Control application will be before Heritage Markham at its July 10th meeting, at which time the Committee may wish to comment on the architectural details.

Mr. Russ Gregory of the Gregory Design Group, representing the applicant, was in attendance and reviewed the proposal and the requested variances.

The Committee suggested reducing the number of steps leading to the front entrance of the dwelling, which will reduce the building height to comply with the maximum building height permitted by the By-law. The Committee also discussed the potential effect on stormwater drainage subsequent to the future hard landscaping of the property. Responding to a question from a Committee member, Mr. Gregory advised that the stormwater drains to the street.

Heritage Markham Recommends:

That Heritage Markham has no comment on the requested variances for 11 Princess Street from a heritage perspective, subject to the owner obtaining site plan endorsement for the new dwelling.

CARRIED

**16. Demolition Permit Application,
 10988 Warden Avenue,
 Request for Demolition – Barn Complex
 North Markham Planning District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 D. Brutto, Project Planner

George Duncan, Senior Heritage Planner reviewed a letter submitted by the Region of York indicating its intention to demolish the barn complex on the property at 10988 Warden Avenue. This vacant rural property has been purchased by the Region of York for a proposed future Southeast District Road Maintenance and Snow Management Facility. He advised that the property is listed on the *Markham Register of Property of Cultural Heritage Value or Interest* and is evaluated as a Group 2 Heritage Building. York Region has commissioned a Heritage Impact Assessment, and the analysis of the building using the Ontario Regulation 9/06 to establish if the building is worthy of designation under the Ontario Heritage Act. The Region is at the preliminary stage of preparing to submit the required planning applications to facilitate the proposed development.

The Senior Heritage Planner advised that the Brumwell Barn is one of a group of cultural heritage resources that were researched and evaluated in connection with planning for the Future Urban Area, now called the North Markham Planning District. There is no historic farmhouse remaining on the property, as it was replaced with a modern dwelling decades ago. He further advised that Heritage Section staff have visited the property to assess its condition, and more closely examine its architectural features. As part of the pre-consultation process, the Region was asked to engage a qualified cultural heritage resource consultant to provide a Heritage Impact Assessment. The consultant has concluded that the property does not meet any of the O. Reg. 9/06 criteria to warrant designation under the *Ontario Heritage Act*. In view of the findings of the Heritage Impact Assessment, staff does not support the designation of this property under the Ontario Heritage Act.

Staff recommend that the request for demolition not be opposed, and that the applicant be requested through the Site Plan Control application process to salvage elements such as some of the timber frame and foundation to incorporate these into part of the new office building to be constructed on the property. Additionally, this would be an excellent candidate for a Markham Remembered Plaque, telling the story of the farm and showing an image of the Brumwell Barn.

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Ms. Fang Li, Project Manager from the Property Services Department, York Region; Mr. Peter Pilateris, Manager of Road Operations, York Region and Ms. Christienne Uchiyama, Letourneau Heritage Consulting Inc., were in attendance at the meeting in support of the demolition permit application.

Heritage Markham asked that York Region review their plans in an effort to repurpose the barn, instead of demolishing it. The Committee noted that this is an excellent opportunity to preserve a barn for adaptive re-use and York Region could show leadership in this regard. Ms. Li agreed to take the matter of adaptive re-use of the barn to her team for further consideration.

Heritage Markham Recommends:

That consideration of this matter be deferred to the July 10, 2019 Heritage Markham Committee meeting; and

That the Region of York be requested to withdraw their letter of intent to demolish the Barn and re-examine options for adaptive re-use of the Brumwell Barn.

CARRIED

17 New Business
Attendance at Heritage Markham meetings (16.11)

Graham Dewar, Chair believes that Heritage Markham Committee members should reconsider their commitment and make it a priority to attend meetings that are only scheduled once every month.

18 New Business
Appointment of new members to the Heritage Markham Committee (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the issue of the appointment of new members to the Heritage Markham Committee.

Heritage Markham Recommends

That the Councillors appointed to the Heritage Markham Committee be involved in the process for recruiting new members to the Committee.

CARRIED

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Adjournment

The Heritage Markham Committee meeting adjourned at 9:55 PM.



Report to: Development Services Committee

Meeting Date: June 24, 2019

SUBJECT: Information Report 2019 Second Quarter Update of the Street and Park Name Reserve List

PREPARED BY: Robert Tadmire, Coordinator of Geomatics/GIS Advocate, Ext. 6810

REVIEWED BY: Ron Blake, Senior Development Manager ext. 2600

RECOMMENDATION:

1. That the report titled 'Information Report 2019 Second Quarter Update of the Street and Park Name Reserve List', be received;
2. And that Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report.

PURPOSE:

This report provides a quarterly update of the Street and Park Name Reserve List for the second quarter of 2019.

BACKGROUND:

The Director of Planning and Urban Design has the delegated authority to assign street names from the City's street and park name reserve list to draft plans of subdivision, subject to staff providing the Development Services Committee with a quarterly updated street and park name reserve list indicating newly proposed street and park names, for approval.

OPTIONS/ DISCUSSION:

A revised street and park name reserve list is attached as Appendix 'A' to this report. It includes all previously approved names that are either still available for use, or have been reserved, but not used. Additional names proposed during the second quarter of 2019 are indicated in the "New Additions" column. Certain names have been deleted from the previous list to reflect names taken from the reserve list and applied to new streets or parks through recent plan registrations. The origin of names in the reserve list is indicated in the "Source" column. The general locations of names are identified in the "Ward" column when known.

Below, is a “quick reference” noting the names that were added to the Street and Park Name Reserve List during the second quarter of 2019.

| Name | Source | Reason for Addition |
|---------------|--------------------|----------------------------|
| Magdalen Wong | Councillor Alan Ho | Requested by land owner |
| Erintol | Developer | Requested for development |

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Fire Department and the Region of York review all street names added to the reserve list. The Fire Department reviews all park names added to the reserve list.

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:

Appendix ‘A’ – Revised Street and Park Name Reserve List

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|----------------------|--|---|-----|--------------|---------------|-----------|------|
| Ackerman | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Aisha | reserved for East Team | Requested by Developer | No | 12-May-2017 | | Street | 5 |
| Alan Francis | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Albans | reserved for West Team | Reserved by Developer | No | 23-Mar-2004 | | Street | 4 |
| Albert Firman | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Albert Ley | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Albert Newell | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Albert Shank | available | | Yes | 13-Mar-1998 | | Street | |
| Albert Travis | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Alec Cloke Boulevard | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Alexander Donaldson | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Alexander Raab | available | Request by Mayor for contributions to Markham | No | 16-Aug-2004 | | Street | |
| Alf Hill | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Alfred Bothwright | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Alfred Dukes | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Alfred Pope | reserved for East Team | Veterans List | Yes | 13-Mar-1998 | | Street | 4 |
| Alfredo | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Allah-Rakha Rahman | available | Requested through Culture Services | No | 12-Aug-2013 | | Street | |
| Allegheny | reserved for West Team | Requested by Developer | No | 12-Aug-2011 | | Street | 4 |
| Alyaan | reserved for East Team | Requested by Developer | No | 12-May-2017 | | Street | 5 |
| Amsler | reserved for West Team | Reserved by Developer | No | 27-Nov-2007 | | Street | 6 |
| Anchorway Road | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Andon Court | reserved for Central Team | Requested by Developer | No | 01-Oct-2008 | | Street | 8 |
| Andress Street | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Angus West | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Archibald Hopkins | available | Veterans List | Yes | 13-Mar-1998 | | Street | |
| Aristotle Avenue | reserved for 404-407 ramp extension by Mayor | Requested by Mayor | No | 04-Apr-2014 | | Street | |
| Arthur Glen | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Arthur Latcham Way | reserved for East Team | Requested by Markham Stouffville Hospital | No | 11-Sep-2015 | | Street | 5 |
| Arthur Plaxton | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Arthur White | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Attenborough Drive | reserved for West Team | Requested by Developer | No | 26-Apr-2017 | | Street | 2 |
| Avaleena | reserved for Central Team | Reserved by Developer | No | 27-Nov-2007 | | Street | 3 |
| Baderow Road | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Batticaloa | available | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Baum | reserved for West Team | Requested by Developer | No | 02-Nov-2009 | | Street | 6 |
| Beaufort | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Benjamin Fowlie | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Benjamin Sauder | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Benjamin Wilmot | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Betty Ellen Lane | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Billy Bishop | reserved for Buttonville Airport development | Requested by Councillor Hamilton | Yes | 20-Jan-2012 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|----------------------|--|------------------------------|-----|--------------|---------------|-----------|------|
| Birdsfoot | reserved for South Team | Reserved by Developer | No | 08-Jul-1997 | | Street | |
| Birmingham Drive | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Black Angus | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Blacknose Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Blackoak Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Blackwood | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Blanche | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Blue Hill Road | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Blueberry Hill Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Bousfield Gate | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Boyington Street | reserved for Central Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Brian | reserved for Central Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Briggin Hill | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Brownell Avenue | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Bruce Boyd | reserved for East Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| Brumwell Street | reserved for 19TM05002 ph3 Crown of Markham Inc. | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Buckendahl | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Calcutta | available | Requested by Councillor | No | 25-Nov-2011 | | Street | |
| Canadian Open | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Canmore | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Carl Tipe | available | Veterans List | Yes | 13-Mar-1998 | | Street | |
| Carmine | reserved for East Team | Reserved by Developer | No | 13-Mar-1998 | | Street | 7 |
| Carnegie Mellon | reserved for East Team | Requested by Developer | No | 29-Sep-2016 | | Street | 6 |
| Carneros | reserved for East Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Carole Bell | available | Unknown Source | No | 13-Mar-1998 | | Street | |
| Caseley | reserved for Central Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Castleford | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 5 |
| Castlemill Drive | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Cecil Sinclair | available | | Yes | 13-Mar-1998 | | Street | |
| Celebration Drive | reserved for South Team | Reserved by Developer | No | 31-Mar-2005 | | Street | 8 |
| Chang Le | available | Requested by Councillor Chiu | No | 12-May-2016 | | Street | |
| Channel Street | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Chappellet | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Charles Kellett | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Charleston | Reserved for East Team | Reserved by Developer | No | 05-Dec-1998 | | Street | 5 |
| Chellew | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | 7 |
| Chennai | available | Requested by Councillor | No | 25-Nov-2011 | | Street | |
| Chisholm | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Clare Westcott Drive | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Clairence Burkholder | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Claude Wright | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Clifford Andrews | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|-------------------------------------|-----------------------------|----------------------------------|-----|--------------|---------------|-----------|------|
| Clifford Coathup | available | Veterans List | Yes | 13-Mar-1998 | | Street | |
| Clifford Gate | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Coleluke Lane | reserved for East Team | Requested by Developer | No | 17-Dec-2009 | | Street | 7 |
| Collinson Drive | reserved for West Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 6 |
| Colonel Lapeyre | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Comely Court | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Concanmar Drive | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Constable Styles Avenue | reserved for West Team | Requested by Staff | No | 30-Nov-2015 | | Street | 5 |
| Convergence | reserved for Markham Centre | Reserved by Developer | No | 17-Jan-2006 | | Street | 3 |
| Cora Avenue | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Corev Trail | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Cornell Fields | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Cornfield Road | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Corporate Drive | reserved for South Team | Reserved by Developer | No | 10-Jun-2004 | | Street | 7 |
| Courtyard Drive | reserved for Markham Centre | Reserved by Developer | No | 12-Aug-2005 | | Street | 6 |
| Craig Kielburger | available | Requested by Councillor Shore | No | 15-Mar-2012 | | Street | |
| Creativity | reserved for Markham Centre | Reserved by Developer | No | 17-Jan-2006 | | Street | 3 |
| Creekside | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 5 |
| Creekvalley | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Cropfield Avenue | reserved for East Team | Reserved by Developer | No | 11-Sep-2007 | | Street | 5 |
| Crows Nest Drive | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Dawn Street | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Dearie Drive | reserved for Central Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| Debbi Wilkes | available | Requested by Councillor Hamilton | No | 20-Jan-2012 | | Street | |
| Denarius | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Denholme Drive | reserved for West Team | Requested by Developer | No | 26-Apr-2017 | | Street | 2 |
| Detective Constable Robert Plunkett | available | Requested by resident | No | 07-Nov-2016 | | Park | 7 |
| Devereux Road | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Diamond Leaf Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Diamondwood | reserved for East Team | Requested by Developer | No | 22-Aug-2016 | | Street | 5 |
| Digreen | reserved for East Team | Requested by Developer | No | 15-Jun-2015 | | Street | 5 |
| Disraeli Street | available | Request by Heritage Staff | No | 29-Apr-2003 | | Street | |
| Doctor Mary Hickman Drive | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Doctor Wesley Robinson | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Doten | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | 5 |
| Duke Of Kent Way | reserved for West Team | Reserved by Developer | No | 13-Mar-1998 | | Street | 6 |
| Dunlevy | reserved for South Team | Reserved by Developer | No | 10-Jun-2004 | | Street | 7 |
| Dunsheath | reserved for East Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| Eaglesnest Road | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | |
| East Valley Drive | reserved for Central Team | Reserved by Developer | No | 29-Aug-2006 | | Street | 3 |
| Eastcote | reserved for West Team | Reserved by Developer | No | 23-Mar-2004 | | Street | 4 |
| Eastern Skies Court | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|-----------------------------|--|----------------------------|-----|------------------------------|---------------|-----------|------|
| Edward Booth | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Edward Sanderson | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Eelam | available | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Elgin Hisey | available | | Yes | 13-Mar-1998 | | Street | |
| Elm Green | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Elmer Natrass | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Embankment | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Empress of Australia Avenue | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Erdman Beynon | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Erintol | Reserved for East Team | Requested by Developer | No | 18-Jun-2019 2nd Quarter 2019 | | Street | 7 |
| Ernest Jones | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Ernest Street | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Eugene Breuls | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Evelyn Hughes Street | reserved for 19TM-16004 4031 16th Avenue (Unionville) Inc. | Requested by Mayor | No | 26-May-2016 | | Street | |
| Fairamilia Court | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Fairchild Lane | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Fairgreen Gate | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Fairtree Gate | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Faithful Way | reserved for South Team | Veterans List | Yes | 27-Aug-2004 | | Street | 8 |
| Falloway | reserved for South Team | Reserved by Developer | No | 10-Jun-2004 | | Street | 7 |
| Farrington Drive | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Farrow Drive | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Ferndown | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Fernhill | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Finsbury Park | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Floyd Ford | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Forest Bay Way | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Forest Meadow Lane | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | |
| Fortess Drive | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Frank Collins | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Fred LaBlanc | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Fred Poole | reserved for West Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Freeman Williams | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Freshwater Road | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Frisinger | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Frontage Street | reserved for Central Team | Requested by Central Team | No | 05-Sep-2013 | | Street | 3 |
| Gable Hurst Way | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Ganzhou | available | Requested by Councillor Li | No | 18-Nov-2013 | | Street | |
| Gardon Avenue | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Garnet Vanzant | available | Veterans List | Yes | 13-Mar-1998 | | Street | |
| Gary | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Gaythorne Hardy | available | Veterans List | Yes | 27-Aug-2004 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|--------------------|-----------------------------|--|-----|--------------|---------------|-----------|------|
| Gehman | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| George Crossley | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Ghandi Avenue | available | Requested by Councillor Kanapathi | No | 20-Jan-2012 | | Street | |
| Giannone Street | reserved for West Team | | No | 01-Mar-2004 | | Street | 6 |
| Gilbert Wright | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Glen Eagle Drive | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Glencastle | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Glenwood Street | reserved for East Team | Reserved by Developer | No | 11-Sep-2007 | | Street | 5 |
| Godfrey Willis | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Gohn | reserved for East Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Golf Terrace Gates | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Gooseberry Road | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Gordon Gunn | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Gordon Ogden | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Gordon Underwood | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Greencastle | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Greenton Street | reserved for East Team | Reserved by Developer | No | 11-Sep-2007 | | Street | 5 |
| Guardhouse Court | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Gypsy | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Harbour Court | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Harold Coakwell | reserved for South Team | Reserved by Developer | No | 03-Nov-2004 | | Street | 7 |
| Harold Humphrey | available | Requested by resident through Mayor's office | No | 18-Sep-2008 | | Street | |
| Harold Mackie | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Harvard | reserved for East Team | Requested by Developer | No | 29-Sep-2016 | | Street | 6 |
| Harvey Bunker | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Harvey Latimer | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Haute Street | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Herbert Baron | reserved for South Team | Reserved by Developer | No | 23-Jul-2001 | | Street | |
| Herbert Luesby | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Herbert Thomas | reserved for East Team | Reserved by Developer | No | 22-Sep-2003 | | Street | 5 |
| Herman Gilroy | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Heston | reserved for West Team | Reserved by Developer | No | 23-Mar-2004 | | Street | 4 |
| Hethery Norris | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Highworth Road | reserved for West Team | Requested by Developer | No | 26-Apr-2017 | | Street | 2 |
| Hillsvieview Drive | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Hobor | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Hollycroft Drive | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Hyderabad | reserved for East Team | Requested by Councillor | No | 25-Nov-2011 | | Street | |
| Inn Trail | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Innovation | reserved for Markham Centre | Reserved by Developer | No | 17-Jan-2006 | | Street | 3 |
| Iqbal Avenue | Reserved for East Team | Requested by Councillor Usman | No | 08-Apr-2019 | | Street | 7 |
| Irwin Selleck | available | Veterans List | Yes | 27-Aug-2004 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|---------------------|------------------------------|---|-----|--------------|---------------|-----------|------|
| Island Glen | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Island Green | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Jack Carson | available | Request by Mayor for contributions to Markham Veterans List | No | 10-Apr-2007 | | Street | |
| Jack German | available | | Yes | 27-Aug-2004 | | Street | |
| Jackson Eli Way | reserved for East Team | Requested by Developer | No | 22-Apr-2013 | | Street | 7 |
| Jacob Heise | reserved for West Team | Requested by relative of former resident | No | 29-Oct-2008 | | Street | |
| James Farr | reserved for East Team | | Yes | 13-Mar-1998 | | Street | |
| Jason-Robert Road | reserved for East Team | Requested by Developer | No | 22-Aug-2016 | | Street | 5 |
| Jayne | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Jean Gordon | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Jenkins Farm Road | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Jenny Street | reserved for West Team | Reserved by Developer | No | 10-Jan-2007 | | Street | 6 |
| Jerusalem | reserved for West Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Jessica Antonella | available | Unknown Source | No | 13-Mar-1998 | | Street | |
| Jiangmen | available | Requested by Councillor Li | No | 18-Nov-2013 | | Street | |
| Jinnah Avenue | Reserved for East Team | Requested by Councillor Usman | No | 08-Apr-2019 | | Street | 7 |
| Jocov Avenue | reserved for West Team | Reserved by Developer | No | 10-Jan-2007 | | Street | 6 |
| Joelco | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Johann | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| John Anthony | reserved for Central Team | Requested by Developer | No | 01-Mar-2016 | | Street | 2 |
| John Canning Road | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| John Ferrara | reserved for Central Team | Requested by Staff | No | 15-Jun-2017 | | Park | 8 |
| John Rolph | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Jolivia | reserved for East Team | Reserved by Developer | No | 06-Jul-2006 | | Street | 7 |
| Jonas Ramer | available | Request by Heritage Staff | No | 21-Mar-2003 | | Street | |
| Josslyn Street | reserved for South Team | Reserved by Developer | No | 21-Jun-2004 | | Street | 7 |
| Kai Ping Avenue | available | Requested by Councillor Ho | No | 30-Jan-2018 | | Street | 2 |
| Kamil Sadiq | available | Request by Mayor Seniors service award | No | 24-Jul-2007 | | Street | |
| Kathleen McKay Lane | reserved for Unionville Lane | Requested by Mayor to honour art donations | No | 11-Aug-2008 | | Street | 3 |
| Kentgrove Street | reserved for South Team | Reserved by Developer | No | 21-Jun-2004 | | Street | 7 |
| Killbear | reserved for East Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Kingscrossing | reserved for South Team | Reserved by Developer | No | 10-Jun-2004 | | Street | 7 |
| Kirkyton | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Koch Road | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Kohn | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Konyen | reserved for West Team | Reserved by Developer | No | 25-Sep-2007 | | Street | 6 |
| Kraemer | reserved for West Team | Requested by Developer | No | 12-Aug-2011 | | Street | 4 |
| Kylemore | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Labrador Street | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Lali Vij | available | Requested by resident | No | 12-Apr-2011 | | Street | |
| Lathrop | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Leaside Drive | reserved for Central Team | Requested by Developer | No | 29-Nov-2010 | | Street | 3 |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|----------------------|--|------------------------------------|-----|------------------------------|---------------|-----------|------|
| LeeAnne Way | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Lepp | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Leslie Richards | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Lewisview Way | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Liam Lane | reserved for East Team | Requested by Developer | No | 22-May-2018 | | Street | 7 |
| Lillidale Road | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Lillybeth Court | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Loconda | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 4 |
| Logano | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 5 |
| Longacres | reserved for Central Team | Requested by Developer | No | 22-Jan-2014 | | Street | 3 |
| Longridge | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Lord Stanley Way | reserved for Central Team | Requested by Developer | No | 12-May-2017 | | Street | 3 |
| Lorne Glen | reserved for West Team | Veterans List | Yes | 27-Aug-2004 | | Street | 4 |
| Lount's | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Lowry Crescent | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 5 |
| Madawaska | reserved for East Team | Reserved by Developer | No | 05-Dec-1998 | | Street | 7 |
| Magdalen Wong | Reserved for West Team | Requested by Councilor Ho | No | 12-Apr-2019 2nd Quarter 2019 | | Street | 2 |
| Mallavi | available | Requested by Councilor | No | 01-Sep-2011 | | Street | |
| Malpeque Way | reserved for East Team | Reserved by Developer | No | 12-Apr-2001 | | Street | 5 |
| Maple Wood Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Maplelain Farm | reserved for South Team | Reserved by Developer | No | 03-Nov-2004 | | Street | 7 |
| Marconi Road | reserved for Central Team | Requested by Mayor | No | 01-Apr-2014 | | Street | |
| Markham Live | reserved for Central Team | Requested by Staff | No | 17-Oct-2011 | | Street | 3 |
| Markham Uptown Drive | reserved for Central Team | Requested by Staff | No | 16-Mar-2011 | | Street | 3 |
| Markham Veteran's | available | Requested by Veterans' Association | No | 07-Oct-2013 | | Street | |
| Marquis Avenue | reserved for 19TM05002 ph3 Crown of Markham Inc. | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Mason Way | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Matunin | available | Requested by Councilor Hamilton | No | 10-Nov-2015 | | Street | |
| Maxfield Street | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Maximillian | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Mayor Roman Drive | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Maytime Lane | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| McElwain | reserved for East Team | Reserved by Developer | No | 29-Sep-2005 | | Street | 5 |
| McGriskin Farm Road | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| McGriskin Road | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Mchenry Place | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Mears | reserved for East Team | Reserved by Developer | No | 29-Sep-2005 | | Street | 5 |
| Meizhou | available | Requested by Councilor Li | No | 18-Nov-2013 | | Street | |
| Merrymount Drive | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Mikayla | reserved for East Team | Requested by Developer | No | 19-Sep-2017 | | Street | 5 |
| Miko | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Mile Road Court | available | Unknown Source | No | 08-Jul-1997 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|-----------------------|---|--|-----|--------------|---------------|-----------|------|
| Milnesplace | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Mindanao | available | Requested by Councillor Chiu | No | 03-Feb-2010 | | Street | |
| Minnie | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Mission Cap | reserved for Central Team | Requested by Developer | No | 07-Jun-2017 | | Street | 3 |
| Mona Mathews | available | Request by Resident | No | 17-Jan-2006 | | Street | |
| Monarch Road | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Moon Glow Court | reserved for South Team | Reserved by Developer | No | 05-Dec-1998 | | Street | 7 |
| Moraine Mews Avenue | reserved for Central Team | Reserved by Developer | No | 29-Aug-2006 | | Street | 3 |
| Morningside Drive | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Moses White | available | Region of York Report | No | 05-Dec-1998 | | Street | |
| Mourant Mews | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Mullai | reserved for East Team | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Mumbai Drive | reserved for street along Aaniin Community Centre | Requested by Council | No | 22-Jul-2011 | | Street | |
| Mumford Crescent | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Muriel Williams | available | Requested by Councillor Heath | No | 20-Jan-2012 | | Street | |
| Murray Wellman | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Nairn | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Nanak | reserved for East Team | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Nanhai | reserved for Central Team | Requested by Councillor Chiu | No | 27-Nov-2012 | | Street | 8 |
| Nanjing Avenue | available | Requested by Councillor Ho | No | 21-Apr-2016 | | Street | |
| Nannyberry Crescent | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Nassau Street | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Nigh | reserved for East Team | Region of York Report | No | 05-Dec-1998 | | Street | |
| Nightingale Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Noerdingen | available | Request by Mayor to honour Markham's Twin City | No | 21-Sep-1998 | | Street | |
| Norman Bethune Avenue | reserved for Hwy 404 flyover | Requested by Councillor Hamilton | No | 20-Jan-2012 | | Street | |
| Norman Maxwell Street | reserved for South Team | Veterans List | Yes | 27-Aug-2004 | | Street | 8 |
| North Angus | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| North Berwick | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| North Links | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Northglen | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Norton Downs | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Oakland Road | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Old Course | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Oriental Crescent | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Orlando Avenue | reserved for West Team | Requested by Engineering Dept. | No | 25-May-2017 | | Street | 2 |
| Orville Caruthers | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Oscar Steeper | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Palace | reserved for Central Team | Reserved by Developer | No | 25-Aug-2008 | | Street | 8 |
| Palmdale Avenue | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Paradigm | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Parkgate Road | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|--------------------------------|-----------------------------|--|-----|--------------|---------------|-----------|------|
| Paul Martin Sr Boulevard | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Paul Weed | available | Unknown Source | No | 01-Feb-901 | | Street | |
| Pearl | reserved for Central Team | Reserved by Developer | No | 25-Aug-2008 | | Street | 8 |
| Percheron Court | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Percy Rye | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Periwinkle Street | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Peter Ramer Street | available | Requested by Heritage Planning | No | 29-May-2009 | | Street | |
| Petly Court | reserved for Central Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| Pevensey | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Pfeiffer | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Philipp Eckardt | reserved for West Team | Requested by Developer | No | 12-Aug-2011 | | Street | 4 |
| Phillipsen | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Pierre Elliott Trudeau | reserved for East Team | Request by Mayor in honour of Prime Minister | No | 23-Feb-2001 | | Street | 5 |
| Pimlico | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Pinestone Drive | reserved for East Team | Reserved by Developer | No | 20-May-2004 | | Street | 5 |
| Pinner | reserved for West Team | Reserved by Developer | No | 23-Mar-2004 | | Street | 4 |
| Pope John Paul II Square North | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Pope John Paul II Square South | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Pope John Paul II Square West | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Port Down | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Port Vale | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Portstewart | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Prince Charles | reserved for West Team | Reserved by Developer | No | 12-Apr-2001 | | Street | 4 |
| Princess Of Wales | reserved for South Team | Reserved by Developer | No | 16-Sep-1997 | | Street | |
| Professional | reserved for South Team | Reserved by Developer | No | 10-Jun-2004 | | Street | 7 |
| Queen Emma Drive | reserved for West Team | Requested by Developer | No | 25-May-2017 | | Street | 2 |
| Quigg Drive | reserved for Central Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Quiplow | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Rabin | reserved for South Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 7 |
| Ralph Hicks | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Ralph Madill | available | Veterans List | Yes | 13-Mar-1998 | | Street | |
| Ralph Westland | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Rampart Boulevard | reserved for East Team | Requested by Developer | No | 16-Feb-2011 | | Street | 5 |
| Ramsey Road | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Raymond Schell | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Read's Corners Boulevard | reserved by West Team | Request by Staff for future by-passed Woodbine | No | 18-Dec-2006 | | Street | 5 |
| Reesorton | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Regence Street | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Reno Street | reserved for East Team | Requested by Developer | No | 16-Feb-2011 | | Street | 5 |
| Research Road | reserved for Markham Centre | Request by Staff for Markham Centre | No | 13-Feb-2006 | | Street | 3 |
| Restoule | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Richard Pedrick | available | | Yes | 13-Mar-1998 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|--------------------------|---------------------------|--|-----|--------------|---------------|-----------|------|
| Rigfoot Farm Road | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Roberge Road | available | Unknown Source | No | 06-Apr-2004 | | Street | |
| Robert Baker Drive | reserved for West Team | Veterans List | Yes | 27-Aug-2004 | | Street | 4 |
| Robert Dunkes | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Robert Eaton | reserved for East Team | | Yes | 13-Mar-1998 | | Street | |
| Romandale | reserved for West Team | Unknown Source | No | 13-Mar-1998 | | Street | 6 |
| Rombauer | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Ron Moran | available | Requested by daughter of former Councillor | No | 18-Dec-2009 | | Street | |
| Roselake Terrace | reserved for East Team | Requested by Developer | No | 16-Feb-2011 | | Street | 5 |
| Rouge Terrace | reserved for East Team | Requested by Developer | No | 08-May-2014 | | Street | 7 |
| Rouge Valley Drive East | reserved for Central Team | Reserved by Developer | No | 29-Aug-2006 | | Street | 3 |
| Rover House | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Roy Avenue | reserved for West Team | Reserved by Developer | No | 10-Jan-2007 | | Street | 6 |
| Roy Mustard | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Royal Aberdeen | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Royal Dornach | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Royal Portcawl | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Ruskov Lane | reserved for West Team | Requested by Developer | No | 20-Jan-2012 | | Street | 6 |
| Rustridge | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 7 |
| Ruth Gordon | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Saddle | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Saddledown | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Saigen | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Salma | reserved for East Team | Requested by Developer | No | 12-May-2017 | | Street | 5 |
| Sampaguita | available | Requested by Councillor Chiu | No | 03-Feb-2010 | | Street | |
| Sauder | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Schmidt | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Scotthelen | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Shefford Road | reserved for West Team | Requested by Developer | No | 26-Apr-2017 | | Street | 2 |
| Shen Zhen Avenue | available | Requested by Councillor Ho | No | 20-Feb-2018 | | Street | 2 |
| Sheridan | reserved for Central Team | Requested by Central Team | No | 15-Jul-2013 | | Street | 3 |
| Shiverham | reserved for East Team | Unknown Source | No | 08-Jul-1997 | | Street | |
| Shunde Street | reserved for West Team | Requested by Councillor Ho | No | 28-Oct-2013 | | Street | |
| Silverberry Road | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Simcoe Promenade | reserved for Central Team | Requested by Staff | No | 15-Feb-2017 | | Street | 3 |
| Sir Isaac Brock | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Sissons | reserved for East Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| Skibow Castle | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Smith Farm Road | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Smithwood Road | reserved for East Team | Requested by Developer | No | 16-Feb-2011 | | Street | 5 |
| Snider Farm Road | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Snider Heights Boulevard | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|---------------------------|---------------------------|----------------------------|-----|--------------|---------------|-----------|------|
| South Angus | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Southglen | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Spartan | reserved for East Team | Reserved by Developer | No | 06-Jul-2006 | | Street | 7 |
| Spring Mountain Trail | reserved for West Team | Reserved by Developer | No | 12-Nov-2002 | | Street | 6 |
| St. James Palace Road | available | Unknown Source | No | 12-Apr-2001 | | Street | |
| Starlane Avenue | reserved for South Team | Reserved by Developer | No | 13-Mar-1998 | | Street | 7 |
| Startrail Crescent | reserved for South Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 7 |
| State Street | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Stauffer | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Stephen B Roman Boulevard | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Stepwood Road | reserved for East Team | Reserved by Developer | No | 11-Sep-2007 | | Street | 5 |
| Stoeber | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Stollery | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Stratburn Way | reserved for West Team | Requested by Developer | No | 25-Mar-2019 | | Street | 6 |
| Sweetgrass Road | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Swinley Forest | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Swiss Cottage | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Tara Green | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Tatra Lane | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Tees Side | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Thomas Catterall | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Thomas Clayton | reserved for West Team | Veterans List | Yes | 27-Aug-2004 | | Street | 6 |
| Thomas Griffiths | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Thomas Hope | available | | Yes | 13-Mar-1998 | | Street | |
| Thomas Lynch | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Thomas Wakeling | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Thoroughbred Drive | reserved for West Team | Reserved by Developer | No | 13-Mar-1998 | | Street | 4 |
| Tianhe Road | available | Requested by Councillor Ho | No | 27-Apr-2017 | | Street | |
| Tobias | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 7 |
| Todman Lane | reserved for East Team | Veterans List | Yes | 27-Aug-2004 | | Street | 4 |
| Tommy Thompson Avenue | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Tomor Drive | available | Unknown Source | No | 13-Mar-1998 | | Street | |
| Trans | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Traulsen | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Traynor | reserved for East Team | Reserved by Developer | No | 06-Jul-2006 | | Street | 7 |
| Tulocay | available | Region of York Report | No | 14-Sep-1999 | | Street | |
| Universal | reserved for Central Team | Requested by Developer | No | 07-Jun-2017 | | Street | 3 |
| University | reserved for Central Team | Requested by Developer | No | 07-Jun-2017 | | Street | 3 |
| Urmey | reserved for East Team | Reserved by Developer | No | 14-Sep-1999 | | Street | 4 |
| Vancise | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Vandaam Street | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Vanderbergh | available | Region of York Report | No | 14-Sep-1999 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|---------------------------|-----------------------------------|--|-----|--------------|---------------|-----------|------|
| Vanderheyden | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Vanni | reserved for Councillor Kanapathi | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Ventura Drive | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Vice Chancellor Road | available | Unknown Source | No | 08-Jul-1997 | | Street | |
| Victor Herbert Lane | reserved for West Team | Reserved by Developer | No | 21-Nov-2005 | | Street | 6 |
| Victor Hopwood | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| Victoria Chase | reserved for West Team | Requested by Developer | No | 02-Nov-2009 | | Street | 6 |
| Victoria Square Boulevard | reserved for West Team | Request by Staff for future by-passed Woodbine | No | 19-Feb-2007 | | Street | 6 |
| Victoria Square By-Pass | reserved for West Team | Request by Staff for future by-passed Woodbine | No | 29-Mar-2007 | | Street | 6 |
| Visayas | available | Requested by Councillor Chiu | No | 03-Feb-2010 | | Street | |
| Vysoka Street | reserved for West Team | Reserved by Developer | No | 01-Mar-2004 | | Street | 6 |
| Wahba Way | reserved for East Team | Requested by Developer | No | 17-Dec-2009 | | Street | 7 |
| Wallen McBride | available | | Yes | 13-Mar-1998 | | Street | |
| Walleye Drive | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Walton Heath | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Warmouth Avenue | reserved for East Team | Requested by Developer | No | 08-Aug-2012 | | Street | 5 |
| Warrington Drive | reserved for West Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 4 |
| Water Rock | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Waters Edge Boulevard | reserved for East Team | Reserved by Developer | No | 08-Sep-2004 | | Street | 5 |
| West Angus | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| West Valley Drive | reserved for Central Team | Reserved by Developer | No | 29-Aug-2006 | | Street | 3 |
| West Village | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Western Gables | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Westmeath | reserved for East Team | Region of York Report | No | 14-Sep-1999 | | Street | |
| Whitechapel Road | reserved for West Team | Requested by Developer | No | 26-Apr-2017 | | Street | 2 |
| Wilhelm | reserved for West Team | Requested by Developer | No | 02-Nov-2009 | | Street | 6 |
| William Bradley | available | Requested by Councillor Horchik to honour resident | No | 19-Sep-2008 | | Street | |
| William Keough | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| William Lickorish | available | Veterans List | Yes | 27-Aug-2004 | | Street | |
| William Lyon | reserved for East Team | Unknown Source | No | 13-Mar-1998 | | Street | |
| William Meleta | available | Requested by Councillor Hamilton | No | 14-Nov-2018 | | Street | 3 |
| William Shearn | reserved for West Team | Requested by Resident | No | 11-Nov-2015 | | Street | 6 |
| William Thomas | reserved for East Team | Reserved by Developer | No | 22-Sep-2003 | | Street | |
| Wimbledon | reserved for East Team | Reserved by Developer | No | 08-Jul-1997 | | Street | 7 |
| Woodbine By-Pass | reserved for West Team | Request by Staff for Woodbine by-pass road | No | 29-Mar-2007 | | Street | 6 |
| Woodbrook | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Woodhole Spa | reserved for West Team | Reserved by Developer | No | 28-Sep-2007 | | Street | 6 |
| Woods Alley | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Woodstock | reserved for West Team | Reserved by Developer | No | 17-Sep-2007 | | Street | 6 |
| Wulff Road | reserved for East Team | Requested by Developer | No | 02-May-2011 | | Street | 5 |
| Wycombe | reserved for West Team | Reserved by Developer | No | 23-Mar-2004 | | Street | 4 |
| Xiamen (Amoy) | available | Requested by Councillor Chiu | No | 12-Mar-2015 | | Street | |

| strname | status | Source | Vet | reserve date | New Additions | Name Type | Ward |
|--------------|------------------------|-------------------------|-----|--------------|---------------|-----------|------|
| Yarl | reserved for East Team | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Yellow Brick | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |
| Yogapuram | available | Requested by Councillor | No | 01-Sep-2011 | | Street | |
| Youngbranch | reserved for East Team | Requested by Developer | No | 04-Jun-2003 | | Street | 5 |



Report to: Development Services Committee

Meeting Date: June 24, 2019

SUBJECT: Report on Incoming Planning Applications for the period of April 1, 2019 to June 7, 2019

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That the report entitled “Report on Incoming Planning Applications for the period of April 1, 2019 to June 7, 2019”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

EXECUTIVE SUMMARY:

Not applicable

FINANCIAL CONSIDERATIONS:

Not applicable

PURPOSE:

The purpose of the report is to provide Committee with a brief summary of all incoming planning applications and advise of the approval route that each application is expected to proceed through.

BACKGROUND:

This report is reporting on a total of;

- 6-Zoning By-Law Amendment applications
- 0 -Official Plan Amendment applications
- 4 -Site Plan Control applications
- 2 -Draft Plan of Subdivision applications
- 2 -Draft Plan of Condominium applications

As of 2019, these reports on incoming planning applications will be provided to DSC on a quarterly basis.

OPTIONS/ DISCUSSION:

The chart below outlines each application type, the property location (ward, district and address), a very brief description of the proposal/request and the approval route, for all development related planning applications received through the period of November 17, 2018 to March 31, 2019. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

Notes: AMANDA file names have changes as follows:

PLAN – Zoning By-law Amendment Application, SC – Site Plan Approval, Application, OP – Official Plan Amendment Application

CU – Application for Approval of Draft Plan of Condominium

SPC- SU – Application for Draft Plan Approval, Revision to Draft Approval Plan or Extension of Draft Approval

| | Application Type & File # | Ward & District Team | Description of Development Proposed | Approval Route |
|----|--------------------------------------|---------------------------------|---|-----------------------|
| 1. | PLAN19 119540 | 2, West | FLATO Developments Inc <ul style="list-style-type: none"> • 2695 Elgin Mills Road E • South side of Elgin Mills, East of Hwy 404 • Application for a Major Zoning By-law Amendment to facilitate development of a 3-storey office building and 5-storey hotel with attached convention centre totaling 9,230 square metres. | Council/Committee |
| 2. | PLAN19 123553 | 4, Heritage | Kianik Home Development Inc. <ul style="list-style-type: none"> • 347 Main Street N Markham • Located on the South side of 16th Ave., East side of Main Street Markham • Applications for an Official Plan amendment (Minor) and Zoning By-law amendment (Major) to facilitate the development of nineteen three-storey infill townhouse dwelling units oriented along Main Street North and Deer Park Lane. | Council/Committee |
| 3. | SPC19 117372 | 7, East | Forest Bay Homes Ltd. <ul style="list-style-type: none"> • Kirkham Drive • Located East side of Markham Road, North of Steeles Ave. • Site Plan Control Application to facilitate development of 92 freehold semi-detached units fronting on a common element condominium road. | Staff |
| 4. | SPC19 117383 | 3, Heritage | Kevin Tong & Maggie Cheung <ul style="list-style-type: none"> • 143 Main Street, Unionville | Staff |

| | Application Type & File # | Ward & District Team | Description of Development Proposed | Approval Route |
|----|--------------------------------------|---------------------------------|---|-----------------------|
| | | | <ul style="list-style-type: none"> • Located north of Highway 7 East and west of Kennedy Road. • Site Plan Control application to facilitate construction of a new 39 square metre, second floor addition | |
| 5. | SPC19 120484 | 4, East | Shertaji Property Management Inc. <ul style="list-style-type: none"> • 3 Ovida Boulevard • Located on the South Side of Hwy 7, West of Hwy 48 • Site Plan Control application to facilitate conversion of the current medical office to a daycare centre. | Staff |
| 6. | SPC19 109880 | 2, West | Redbourne Investments Inc. <ul style="list-style-type: none"> • 60 Columbia Way • Located east of Highway 404 and north of Highway 7. • Site Plan Control application to facilitate a new driveway from Norman Bethune Avenue to the existing roundabout on site. | Staff |
| 7. | SPC19 121293 | 4, Heritage | Rick & Allyson Gubb <ul style="list-style-type: none"> • 40 Albert Street • Located north of Highway 7 E and east of Main Street Markham North. • Site Plan Control application to facilitate the construction of a new semi-detached dwelling | Staff |
| 8. | SPC19 121554 | 1, West | 1275095 ONTARIO LIMITED <ul style="list-style-type: none"> • 7 Harlech Court • Located East of Bayview Ave., North of Green Lane • Site Plan Control application to facilitate a 40m monopole | Council/Committee |

| | Application Type & File # | Ward & District Team | Description of Development Proposed | Approval Route |
|-----|--------------------------------------|---------------------------------|--|-----------------------|
| | | | tower with equipment cabinet at base | |
| 9. | SPC19 122591 | 4, Heritage | Cui Zhu Liang <ul style="list-style-type: none"> • 11 Princess Street • Located North of 407, West side of main Street Markham • Site Plan Control application to facilitate the construction of a new single detached dwelling. | Staff |
| 10. | CNDO19 117340 | 3, Central | 2426483 Ontario Limited c/o KLM Planning Partners Inc. <ul style="list-style-type: none"> • 254 Buchanan Drive • Located North of Hwy 7, West of Village Parkway • Draft Plan of Condominium Application for a mid-rise apartment building. | Staff |
| 11. | CNDO19 117185 | 3, Central | 2426483 Ontario Limited c/o KLM Planning Partners Inc. <ul style="list-style-type: none"> • 1 James Connolly Way • Located North of Hwy 7, West of Village Parkway • Draft Plan of Condominium Application. For a common element condominium consisting of 60 residential townhouse dwellings. | Staff |
| 12. | CNDO19 117228 | 3, Central | 2426483 Ontario Limited c/o KLM Planning Partners Inc. <ul style="list-style-type: none"> • 288 Buchanan Drive • Located North of Hwy 7, West of Village Parkway • Draft Plan of Condominium Application for a common element condominium consisting of 12 residential townhouse dwellings. | Staff |

FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

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

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

ATTACHMENTS:

Not applicable



M E M O R A N D U M

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner, Development Services

Prepared by: Rick Cefaratti, Planner II, Planning and Urban Design Department

Date: June 24, 2019

Re: Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ZA 17 174837 (Ward 6)

RECOMMENDATION:

1. THAT the memorandum dated June 24, 2019 and titled “Nascent/Sher (9704 McCowan) Inc., Official Plan and Zoning By-law Amendment Applications to permit an 8 storey mixed use apartment building and three 5 storey apartment buildings at 9704 McCowan Road File Nos. OP/ ZA 17 174837 (Ward 6)” be received;
2. THAT the communications of Shakeel Walji on behalf of Nascent/Sher (9704 McCowan) Inc. attached as Appendix ‘A’, be received;
3. THAT the proposed amendment to the 2014 Markham Official Plan, attached as Appendix ‘B’, be approved;
4. 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 ‘C’, be finalized and enacted without further notice;
5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Development Services Committee (DSC) received a Recommendation Report on April 29, 2019, recommending approval of a proposed mixed use residential development consisting of an 8 storey mixed use apartment building fronting on to McCowan Road and three 5 storey apartments at the rear of the subject property. At the meeting, Ben Quan of QX4 Investments spoke on behalf of the property owner of the adjacent daycare (Radiant Way Montessori School) to the north. Mr. Quan indicated that his client was concerned with the impacts of the construction of the proposed development on his daycare. He requested that the Official Plan and Zoning By-law Amendment

applications not be referred to Council for approval until such time that the applicant and owner of Radiant Way Montessori School had reached a mutually satisfactory resolution to outstanding concerns.

On April 29, 2019, DSC recommended that Council approve the Official Plan and Zoning Amendment applications, conditional on an agreement between the applicant and the neighbouring property owner to the north being reached that would mitigate the potential impacts to Radiant Way Montessori during the construction period of the proposed development. The applicant has now provided confirmation that the two property owners have reached an agreement on this issue, and on matters relating to providing municipal service connections to the Montessori school property (see Appendix 'A'). The applicant is concerned that any further delays to the proposed amendments to the Official Plan and Zoning By-law (see Appendix 'B' and Appendix 'C') will jeopardize the viability of the proposal. Consequently, the applicant has requested that all the implementing documents be referred to the Council meeting on June 25, 2019, for approval.

CONCLUSION

Planning staff recommend that the Official Plan and the Zoning By-law amendment documents be referred to the next Council meeting for approval.

Rick Cefaratti, M.C.I.P., R.P.P.
 Planner II
 Planning & Urban Design Department
CITY OF MARKHAM
 101 Town Centre Boulevard
 Markham, Ontario L3R 9W3

June 12, 2019

RE: Settlement between 9704 McCowan Rd and 9718 McCowan Rd

The DSC Meeting held on April 29th, 2019, 9704 McCowan Rd received approval for the Rezoning Application (ZA-17 174837), Official Plan Amendment (OP-17 174837) and Site Plan in principle. The approval by the DSC committee was based on reaching a settlement with the neighbour to the north, 9718 McCowan Rd, Markham, known as Radiant Way Montessori.

Here is the list of items that have been agreed upon by 9704 McCowan Rd, Markham to satisfy 9718 McCowan Rd, owners Behram and Anahita Farooqh, Radiant Way Montessori:

CONDITIONS THAT CONFIRM AN AGREEMENT BETWEEN THE PARTIES INVOLVED.

- 1) During the redevelopment, services found on the municipal easement abutting the property known as 9704 McCowan Rd at the north west corner, will be brought forward, approximately to the middle of the northern property line for 9718 McCowan Rd to utilize as deemed necessary by 9718 McCowan Rd. Services are defined as Storm connection, Sanitary connection and Domestic water connection.
- 2) A private access easement will be granted that permits 9718 McCowan to come onto 9704 McCowan Rd lands to repair, maintain their service connections, noted as (1).
- 3) At the request of 9718 McCowan Rd, the domestic water line will be increased to 150 mm diameter from 100 mm.
- 4) A sanitary connection will be made during the redevelopment of 9704 McCowan Rd. for the offices of 9718 McCowan Rd. The existing septic tank would also be decommissioned prior to making the connection.
- 5) Prior to demolition and construction, a temporary fast fence structure, will be erected on 9704 McCowan Rd property defined as 8ft high for the entire length of the 9718 McCowan Rd property. The fence structure will also have a privacy screen attached to the structure to minimize dust transfer and act as a screen for parents and children. Upon completion of the underground portion of the work, and the start of the above ground work, the fast fence system would be removed and replaced by the permanent fence along the property line, as per City by-laws.
- 6) Power washing of the asphalt paving at 9718 McCowan Rd, the building located thereon, as well as the side facing south, every four weeks during the construction phase of the redevelopment. The privacy screen on the temporary fast fence will also be washed as needed.
- 7) Forthwith upon demand by 9718 McCowan Rd, acting reasonably, clean up any debris, marks or construction waste that falls onto their property. Repair any damage that results from the redevelopment of the 9704 McCowan Rd.

- 8) On the lands known as 9704 McCowan Rd, an inter-connection driveway is accommodated for 9718 McCowan Rd and would be made available with the redevelopment of their property.
- 9) For pedestrian safety, an encroachment agreement would be in place, that permits scaffolding over the sidewalk to be extended approximately 3 metres north of 9704 McCowan Rd onto 9718 McCowan, as per City by-laws.
- 10) No crane swing agreement will be provided for the redevelopment of 9704 McCowan Rd by 9718 McCowan Rd.
- 11) Prior to entering into a tieback agreement, 9718 McCowan Rd requires 9704 McCowan Rd to grant a right of access by way of an easement on our lands, as noted on (8), as per City by-laws and York Region.
- 12) Once the redevelopment is completed, the condominium corporation will grant an easement in favour of the occupants of 9718 McCowan Rd to enter on to and seek shelter in an event of an emergency situation.
- 13) 9718 McCowan Rd acknowledges that in order to develop 9704 McCowan Rd, the City of Markham and/or the Regional Municipality of York may require a possible alteration in the existing curb cut in order to all access for emergency and waste removal vehicles onto the property. Any changed curb cut will have a radius of approximately 9 meters, a portion of which will be in front of the 9718 McCowan Rd lands.
- 14) 9704 McCowan Rd is required to incur legal, planning costs and expenses for 9718 McCowan Rd as a result of the development. Upon execution of the agreement, 9704 McCowan Rd will pay, pursuant to invoices, all legal costs for 9718 McCowan Rd.
- 15) 9704 McCowan Rd shall take out and keep in full force and in effect at all times during the term, comprehensive general liability insurance naming 9718 McCowan Rd as an insured party with limits in an amount of not less than \$2,000,000 per occurrence, on an occurrence basis, with the usual provisions for cross-liability and severability of interests and including coverage for personal injury liability, bodily injury liability, contractual liability, death and damage to property, including loss of use thereof.

All items listed reflect the settlement of demands by 9718 McCowan Rd. The owners will then sign a letter of support and therefore will not object to the redevelopment of 9704 McCowan Rd.

I hope this is to the satisfaction of the City of Markham. If you wish to discuss any of these points, feel free to call me at anytime.

Sincerely,
Shakeel Walji, P.Eng
Partner. Creative.
Nascent Sher (9704 McCowan) Inc.

cc: Dave Miller, City of Markham
Ronald Blake, City of Markham
Biju Krumanchery, City of Markham
Arvin Prasad, City of Markham
Mohammed Rawra, Nascent Sher (9704 McCowan) Inc

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

Nascent/Sher (9704 McCowan) Inc.

June 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 XX day of May, 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 25th DAY OF JUNE, 2019.

Kimberley Kitteringham
CITY CLERK

Frank Scarpitti
MAYOR

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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 (1.06 acre) subject lands municipally known as 9704 McCowan Road as shown on Figure 9.3.15. The property is located on the west side of McCowan Road, north of Bur Oak Avenue. The subject lands are located within the Berczy Village/Wismer Commons/Greensborough/Swan Lake District.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to provide for a maximum density of 3.0 FSI over the subject lands 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 three (3) five (5) storey apartment buildings at the rear of the property that will provide an appropriate transition to adjacent developments.

The maximum site density of 3.0 FSI is appropriate in this location and is comparable to adjacent development. The increased site density represents good planning as the subject property is located on an arterial road with access to the transportation network and public transit. The property is sufficient in size to accommodate infill development.

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 Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.3.1 to add a reference to a new Section 9.3.15 in Figure 9.3.1 as follows:

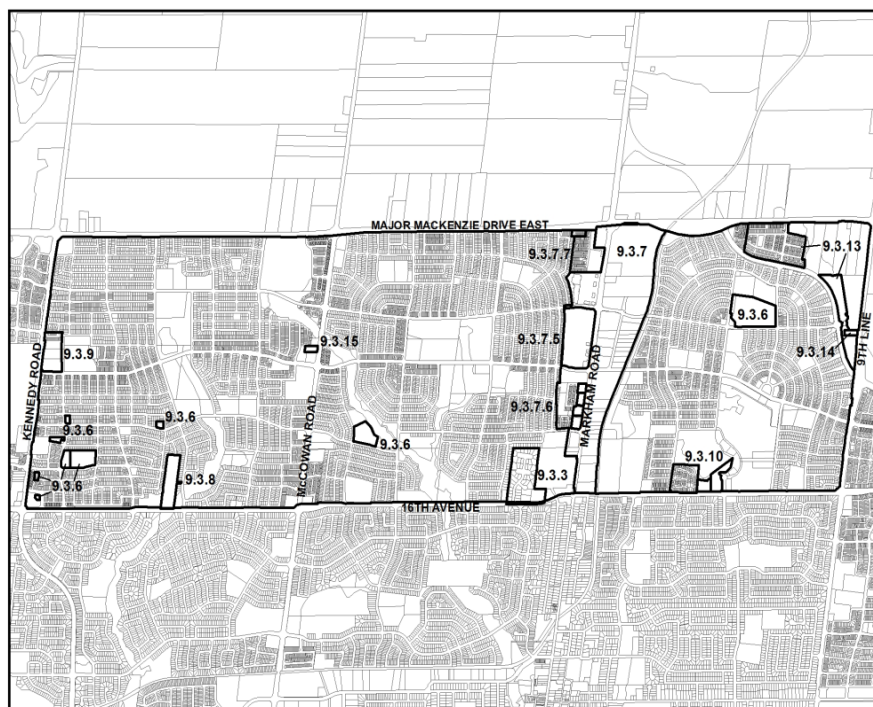


Figure 9.3.1

- b) Adding a new subsection 9.3.15 and Figure 9.3.15 as follows:

“9704 McCowan Road

- a) The total *floor space index* for all buildings shall not exceed 3.0 FSI.



Figure 9.3.15”

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.

This Amendment to the City of Markham’s Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

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.



ZBA - 9704 McCowan Road.docx

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> – 16 metres, 5 storeys |
| i) | Maximum <i>Height</i> within 45 metres of the centerline of McCowan Road – 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 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 304-87 and 177-96, as amended

**9704 McCowan Road
CON 6 PT LOT 18 RS64R6311 PART 1
(Proposed Mixed Used Mid-Rise Development)**

Lands Affected

The proposed by-law amendment applies to 0.43 hectares (1.06 acres) of land 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 Agricultural One Zone (A1).

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**

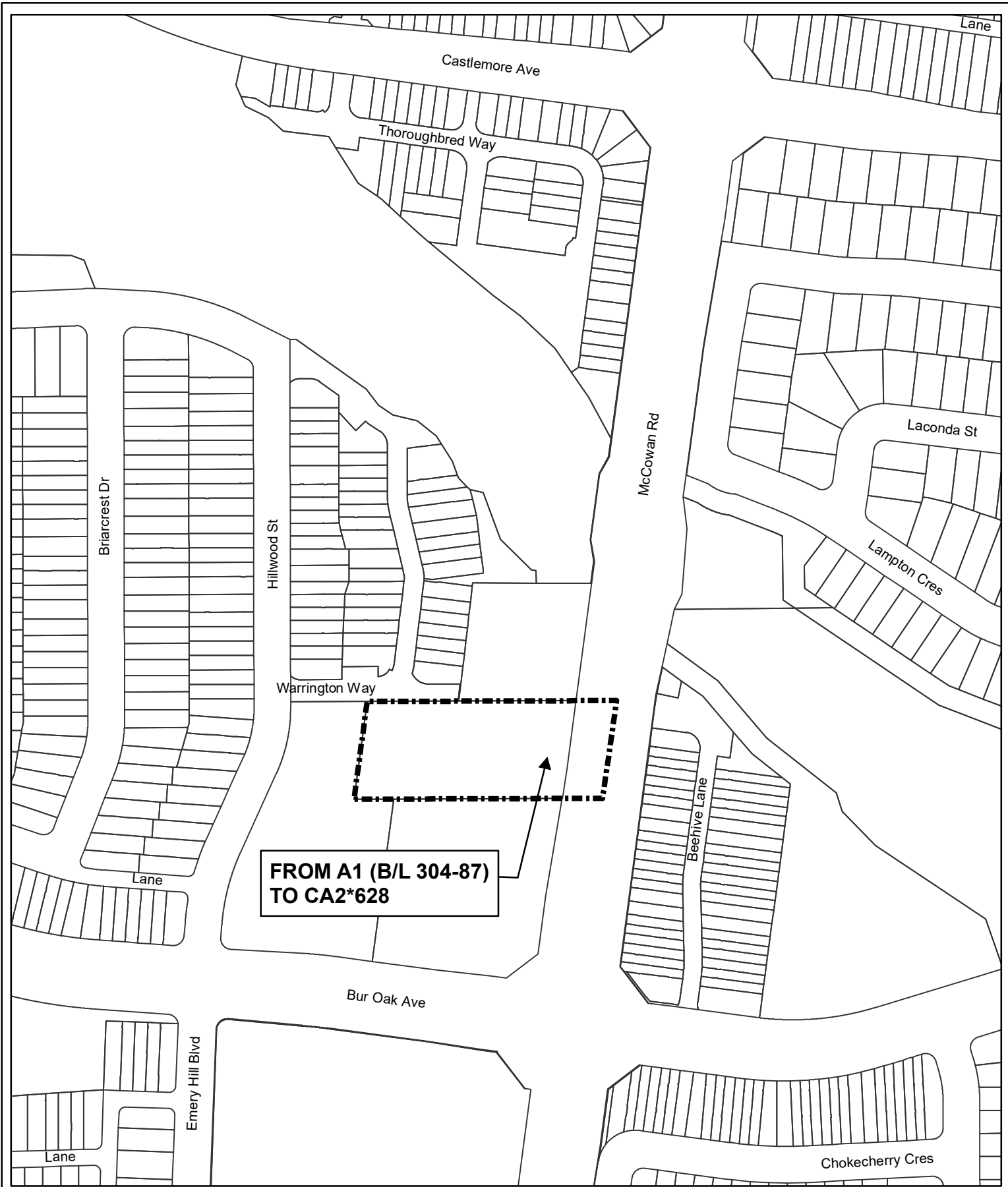
to:

**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 3 five (5) storey residential apartment buildings on the subject lands.

Note Regarding Further Planning Applications on this Property

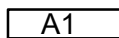

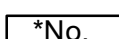
The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



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

-  A1 Agricultural One
-  CA2 Community Amenity Two
-  *No. 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



Report to: Development Services Committee

Meeting Date: June 24, 2019

SUBJECT: Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)

PREPARED BY: Alain Cachola, P. Eng., Senior Manager, Infrastructure and Capital Works, Ext. 2711

RECOMMENDATION:

1. That the report entitled “Elgin Mills Road Municipal Class Environmental Assessment (Wards 2, 5 and 6)” be received; and,
2. That Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000, inclusive of HST impact, and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment project ; and,
3. That the budget increase of \$184,300, inclusive of HST impact, to be funded from the Development Charges Reserve; and,
4. That the Development Services Committee update its previous decision in a report entitled “Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study” dated May 14, 2018, to complete the Elgin Mills Class EA , detailed design and construction of a portion or all of Elgin Mills Road, from Victoria Square Boulevard to 1000m east of Kennedy Road, before transferring the road to the Regional Municipality of York; and,
5. That the Regional Municipality of York be informed of Council’s decision; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This purpose of this report is to obtain Council approval to:

- Revise Capital Account 19033 (Elgin Mills Road Environmental Condition Study) to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment;
- That the budget increase of \$184,300, for Elgin Mills Municipal Class Environmental Assessment be funded from the Development Charges Reserve; and
- Seek Council’s concurrence to allow staff to complete the Elgin Mills Class EA, Detailed Design, and construction of a portion, or all of, Elgin Mills Road before transferring the road to the Regional Municipality of York.

BACKGROUND:

With the anticipated development in the North District (formerly known as Future Urban Area or FUA), it is expected that certain regional and municipal roads and intersections are required to be built or widened in order to accommodate the development.

The following are the arterial roads and intersections identified for improvements as part of the North District development, the current road jurisdiction, and the anticipated completion date.

Roads

- Elgin Mills Road – Victoria Square to 1,000 metres East of Kennedy Road (Markham – 2024 to 2027)
- Warden Avenue – Major Mackenzie Drive to 19th Avenue (York - 2027)
- Kennedy Road – Major Mackenzie Drive to Elgin Mills Road (York - 2028)
- 19th Avenue – Woodbine Avenue to Warden Avenue (Markham - TBD)

Intersection

- Victoria Square Boulevard (former Woodbine Avenue) and Elgin Mills Avenue
- Warden Avenue and Elgin Mills Road
- Kennedy Road and Elgin Mills Road
- Woodbine Avenue and 19th Avenue

In addition to the improvements listed above, the City has also commenced the EA for Victoria Square Boulevard, from Woodbine Avenue (South) to Woodbine Avenue (North). This collector road is a link to the transportation network for the North District as it connects to two of the minor collector roads that extends into the North District (Stony Hill Boulevard and Vine Cliff Boulevard).

OPTIONS/ DISCUSSION:

The North District landowners approached the City of Markham and the Regional Municipality of York to request both municipalities to accelerate the transportation network to support the new development.

Elgin Mills Road (Victoria Square to 1000m East of Kennedy Road)

Elgin Mills Road, from Victoria Square to 1,000 metres east of Kennedy Road, has been identified through the Conceptual Master Plan for the Future Urban Area (DSC Report October 17, 2017) and the FUA Transportation, Water and Wastewater Master Plan Class Environmental Assessment Study (Phases 1 and 2) (DSC Report November, 19, 2018) to be a major east-west arterial road that will have a regional transportation function and will need to be widened to a four lane urban cross-section. This road is currently under the City of Markham jurisdiction as a major collector, and has been earmarked to be uploaded to the Regional Municipality of York in the May 14, 2018 Development Services Committee Meeting (“Municipal Road Transfer – Elgin Mills Road Transfer and Donald Cousens Parkway Extension Transportation Planning Study”). A 2019 Capital Account (Account 19033 – Elgin Mills Road Environmental Condition Study)

was created to complete the corridor and environmental condition assessment of Elgin Mills Road as required under the Regional Municipality of York's Regional Road Assumption Policy Update (2014) prior to the jurisdictional transfer. This section of Elgin Mills Road is included in the City of Markham's 2017 Development Charges Background Study and is identified to be constructed between 2024 and 2027 to an arterial road standard.

Staff has reviewed the request to accelerate the Environmental Assessment of Elgin Mills Road, from Victoria Square Boulevard to Kennedy Road with Regional staff. Regional staff agrees that Elgin Mills Road will function as an arterial road with significant inter-municipal traffic and therefore it is reasonable to be included in the Regional road network. However, there is less certainty on when this road can be widened under the current Regional fiscal constraint. It was jointly decided by Markham and Region's staff that the timing of the road improvement can be assured if the widening is undertaken by Markham. Therefore, staff recommends that funding be made available to commence this work before the end of the year. There is cost savings because the Elgin Mills Road Environmental Condition Study will not be required for the EA section prior to the jurisdictional transfer.

Staff also recommends that the proposed transfer of Elgin Mills Road as identified in the May 14, 2018 DSC report, be postponed to allow the City to complete the Environmental Assessment, Detailed Design, and construction of a portion, or all of, Elgin Mills Road. A separate report will be provided to Council once the Environmental Assessment is completed and an update on the next steps (i.e. detailed design, property acquisition and construction).

Elgin Mills Road (Woodbine By-pass to Victoria Square Boulevard)

This section of Elgin Mills Road is within the Regional Municipality of York's jurisdiction. Improvements has been made on this section of Elgin Mill Road, but were focused mainly at the intersections (i.e. Woodbine By-pass and Prince Regent Street). This section is required to be widened to the 4 lane arterial road.

Staff recommends that this section of Elgin Mills Road be included in the proposed Elgin Mills Class EA. Markham staff will continue to review this section of Elgin Mills Road with York Region staff to confirm the Region's schedule for constructing this section of Elgin Mills Road.

Tentative Schedule

The following are tentative dates for the EA, detailed design and construction for Elgin Mills Road:

- Environmental Assessment (Q4 2019 to Q2 2021)
- Detailed Design (Q2 2021 to Q2 2022)
- Construction (Q2 2022 to Q2 2025, construction phasing to be determined)

Note that the EA and detailed design will be completed for the entire section of Elgin Mills Road from Victoria Square Boulevard to 1000m E of Kennedy Road. However, the construction will be phased, based on which section of Elgin Mills Road is required to support development.

FINANCIAL CONSIDERATIONS

Staff recommend that Capital Account 19033 (Elgin Mills Road Environmental Condition Study) be revised to increase the budget to \$567,000 and the account be renamed Elgin Mills Road Municipal Class Environmental Assessment.

The 2017 Development Charge Background Study includes the illumination, sidewalk, intersection, roads, watermain and properties for Elgin Mills Road at an estimate of \$44,408,357.06.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed work for Elgin Mills Road will be required to accommodate the proposed development of the North District. The North District expansion will accommodate a portion of Markham's growth to 2031 as identified in the Markham Official Plan 2014 and York Region Official Plan 2010.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance Department was consulted and their comments have been addressed in this report.

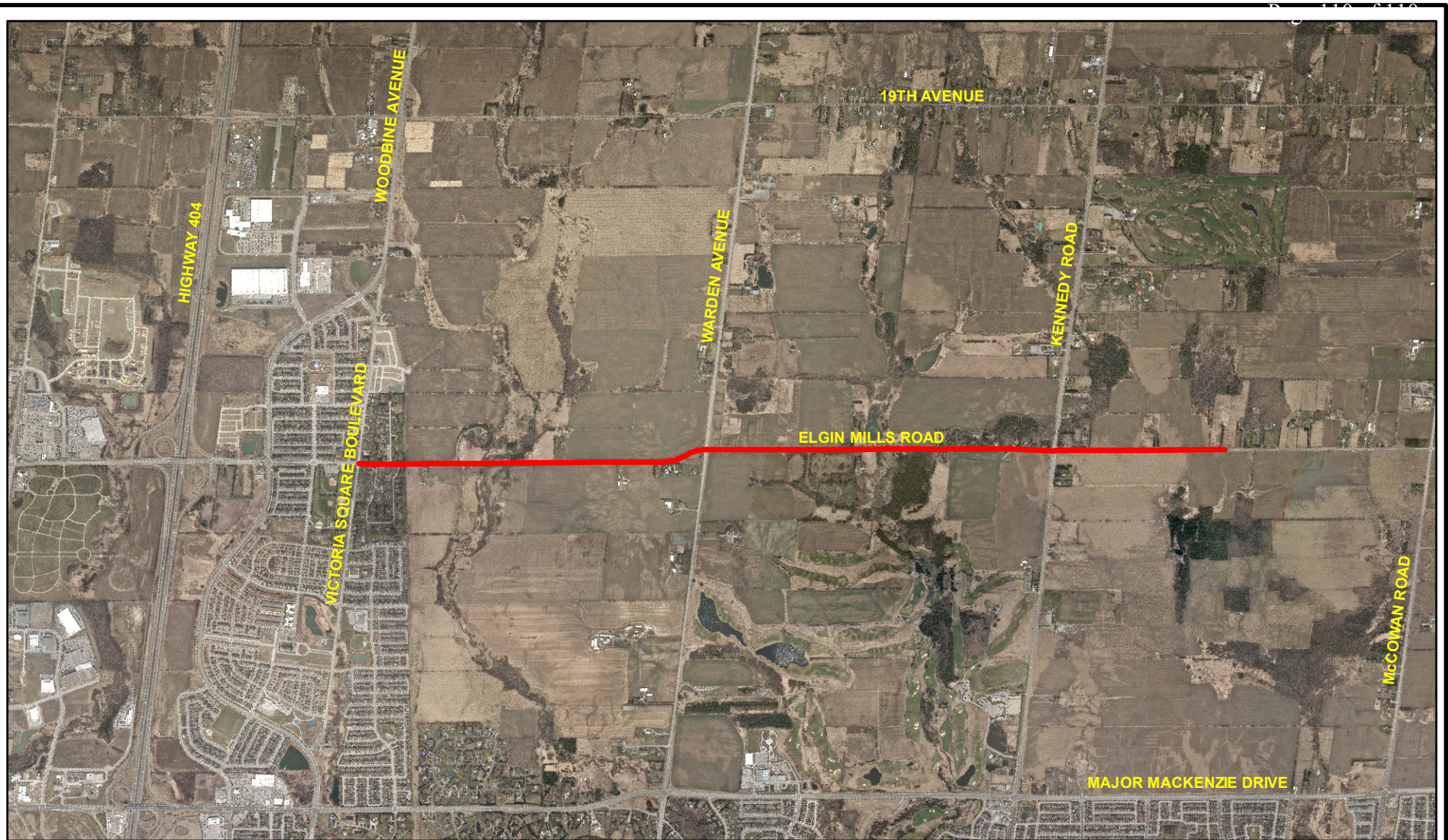
RECOMMENDED BY:

Brian Lee, P.Eng.
Director of Engineering


Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Figure 1 – Map of Elgin Mills Road



ELGIN MILLS EA

 Victoria Square Boulevard to 1000m east of Kennedy Road

