



# Development Services Committee Agenda

Meeting Number 16  
October 15, 2019, 9:30 AM - 3:00 PM  
Council Chamber

Please bring this Development Services Committee Agenda to the Council meeting on October 29, 2019.

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	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 23, 2019 (10.0)	11
1. That the minutes of the Development Services Committee meeting held September 23, 2019, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 HISTORIC UNIONVILLE COMMUNITY VISION COMMITTEE MINUTES – MAY 15, 2019 AND JUNE 19, 2019 (10.0)	19
1. That the minutes of the Historic Unionville Community Vision Committee meeting held May 15, 2019 and June 19, 2019, be received for information purposes.	
7.2 MAIN STREET MARKHAM COMMITTEE MINUTES – JUNE 19, 2019 (16.0)	44
1. That the minutes of the Main Street Markham Committee meeting held June 19, 2019, be received for information purposes.	
7.3 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD	50

**OF JUNE 10, 2019 TO SEPTEMBER 15, 2019 (10.0)**

N. Orsi, ext. 8100

1. That the report entitled “Report on Incoming Planning Applications for the period of June 10, 2019 to September 15, 2019, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution

**7.4 INFORMATION REPORT 2019 THIRD QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)**

57

R. Tadmore, ext. 6810

1. That the report titled ‘Information Report 2019 Third 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.

**7.5 RECOMMENDATION REPORT DEMOLITION PERMIT APPLICATION 11 PRINCESS STREET MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT, WARD 4 (16.11, 10.13)**

76

G. Duncan, ext. 2296

1. That the report titled “Recommendation Report, Demolition Permit Application, 11 Princess Street, Markham Village Heritage Conservation District, Ward 4, File No. 19 133557”, dated October 15, 2019, be received;
2. That Council endorse the demolition of the existing 1950s dwelling;
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**7.6 RECOMMENDATION REPORT AMENDMENT TO THE THORNHILL HERITAGE CONSERVATION DISTRICT PLAN – ROBERT JARROT HOUSE STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST 15 COLBORNE STREET THORNHILL HERITAGE CONSERVATION DISTRICT, WARD 1 (16.11)**

80

G. Duncan, ext. 2296

1. That the report titled “Recommendation Report, Amendment to the Thornhill Heritage Conservation District Plan – Robert Jarrot House Statement of Cultural Heritage Value or Interest, 15 Colborne Street, Thornhill Heritage Conservation District, Ward 1”, dated October 15, 2019, be received; and,

2. That as recommended by Heritage Markham, the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Building Inventory of the Thornhill Heritage Conservation District Plan (2007) be amended as per Appendix 'C' to include the exterior of the 1963/1975 addition designed by B Napier Simpson Jr. as a heritage attribute based on its design/physical value and its historical/associative value; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

## **7.7 APPLICATION FOR SITE PLAN APPROVAL FOR A BELL MOBILITY TELECOMMUNICATION TOWER AND EQUIPMENT COMPOUND AT 10 BUR OAK AVENUE, FILE NO. SC 14 129195 (WARD 6) (10.6)**

88

R. Cefaratti, ext. 3675

1. That the memorandum dated October 15, 2019, entitled "Application for Site Plan Approval for a Bell Mobility Telecommunication Tower and equipment compound at 10 Bur Oak Avenue, File No. SC 14 129195 (Ward 6)", be received; and,
2. That the Site Plan application be endorsed, subject to the conditions of Site Plan Approval as identified in Appendix 'A' to this report; and,
3. That Industry Canada be advised in writing of this conditional endorsement (concurrence), and that this conditional endorsement is with respect to this location only; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution;

## **8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

### **8.1 CITY OF MARKHAM COMMENTS ON THE PROVINCIAL POLICY STATEMENT REVIEW (10.0)**

97

L. Duoba, ext. 7925

1. That the staff report entitled "City of Markham Comments on the Provincial Policy Statement Review, dated October 15, 2019, be received; and,
2. That this staff report and recommendations be forwarded to the Ministry of Municipal Affairs and Housing and York Region as the City of Markham's comments on the proposed changes to the Provincial Policy Statement as part of the Provincial Policy Review; and,
3. That the Ministry of Municipal Affairs and Housing be advised of the following specific recommendations:
  - i. That current Provincial Policy Statement 2014 policy 4.9 which identifies that the PPS policies represent minimum standards,

remain as policy in the Interpretation and Implementation section under Part V: Policies;

- ii. That the references to ‘market-based’ and ‘market demand’ in proposed policies 1.1.1, 1.1.3.8, 1.4.3 and 1.7 be deleted, or alternately that a reference to both market-based and non market-based be included to ensure planning authorities continue to plan for an inclusive, broad and responsive approach to addressing housing needs, which would include but not prioritize market-based approaches to housing;
- iii. That the employment policies be revised as follows:
  - a. That the proposed additional references to ‘mixed uses’ and ‘consideration of housing policy’ be deleted from proposed policy 1.3.1;
  - b. That the prohibition of residential and institutional uses in proposed policy 1.3.2.3 apply to all employment areas, rather than only to those planned for industrial and manufacturing uses; and,
  - c. That the reference in proposed policy 1.3.2.3 to include appropriate transition within employment areas be revised to provide for appropriate transition between employment areas and non-employment areas, to be consistent with the Growth Plan;
- iv. That the Province provide guidance and clarification for municipalities with respect to the required method and level of engagement with Indigenous communities;
- v. That the Province provide municipalities with an opportunity to review any future modifications to ‘Hazard Lands’ policies resulting from the ongoing current review prior to incorporation in the Provincial Policy Statement;
- vi. That proposed policy 4.7 regarding streamlining of development approvals be removed, and instead the Province be advised that the intent of proposed policy 4.7 regarding streamlining development approvals would be more appropriately directed to the review and update of regulations, guidelines, standards and internal and external staffing levels to achieve the outcome of fast tracking applications;
- vii. That if proposed policy 4.7 regarding streamlining of development approvals remains, the Province provide criteria and guidance on identification of ‘priority’ applications for consideration of fast tracking;
- viii. That the Province review the process for approval of private communal water and wastewater services to require that private operators establish fiscally responsible life cycle and financial reserve practices, to ensure that these systems are designed to meet municipal design standards and to allow municipalities to recover all costs of taking over these services in the event of a



default;

- ix. That the Province consider stronger policy wording in building strong healthy communities that requires land use planning to seek solutions to minimize and/or reduce climate change impacts; and,
4. Further that staff be authorized and directed to do all things necessary to give effect to this resolution.

**8.2 RECOMMENDATION REPORT HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND FOR DRAFT PLAN OF SUBDIVISION AND SITE PLAN APPROVAL TO PERMIT A COMMON ELEMENT CONDOMINIUM TOWNHOUSE DEVELOPMENT COMPRISED**

112

**OF 147 TOWNHOUSES INCLUDING 121 BACK-TO-BACK TOWNHOUSES ON THE EAST SIDE OF DONALD COUSENS PARKWAY, SOUTH OF MAJOR MACKENZIE DRIVE, WEST OF NINTH LINE, NORTH OF CASTLEMORE AVENUE (CONCESSION 8, PART OF LOT 19) (WARD 5) FILE NOS: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123 (10.3, 10.5, 10.7 & 10.6)**

S. Muradali, ext. 2008

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1. That the staff report titled “RECOMMENDATION REPORT, Humbold Greensborough Valley Holdings Limited, Applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision and Site Plan Approval to permit a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue (Concession 8, Part of Lot 19) (Ward 5), File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123”, be received; and,
2. That the record of the Public Meeting held on June 11th, 2018 regarding the applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision 19TM-95082, be received; and,
3. That Council approve the Official Plan Amendment application (OP 18 129244) submitted by Humbold Greensborough Valley Holdings Limited to redesignate the subject land from “Residential Low Rise” to “Residential Mid Rise” in the 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018), as amended, attached in draft as Appendix ‘A’ be finalized and adopted

without further notice; and,

4. That Council approve the Zoning By-law Amendment application (ZA 10 132122) submitted by Humboldt Greensborough Valley Holdings Limited to amend Zoning By-laws 304-87 and 177-96, as amended, attached in draft as Appendix 'B' be finalized and enacted without further notice; and,
5. That Council approve the application for Draft Plan of Subdivision 19TM- 95082 (SU 11 118324) submitted by Humboldt Greensborough Valley Holdings Limited subject to the condition attached in draft as Appendix 'C'; and,
6. That Council endorse in principle the Site Plan application (SC 10 132123) submitted by Humboldt Greensborough Valley Holdings Limited for a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses, subject to the conditions attached as Appendix 'D'; and,
7. That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, not to be issued prior to execution of a site plan agreement; and,
8. That Council assign servicing allocation for a maximum of 147 townhouses; and,
9. That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix 'B', in accordance with Section 45 (1.4) of the Planning Act; and further,
10. 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 HWY 404 MID-BLOCK CROSSING COST SHARING WITH YORK REGION (NORTH OF 16TH AVENUE, NORTH OF MAJOR MACKENZIE DRIVE AND NORTH OF ELGIN MILLS ROAD) (5.10)**

170

A. Cachola, ext. 2711

1. That the report entitled "Hwy 404 Mid-Block Crossing Cost Sharing with York Region (North of 16<sup>th</sup> Avenue, North of Major Mackenzie Drive and North of Elgin Mills Road); and,
2. That staff be authorized to issue a Purchase Order to the Regional Municipality of York, in the amount of \$1,223,540.22, inclusive of

HST impact, for the City of Markham's share of the cost for the following projects:

- a. Mid-block Crossing North of 16th Avenue (EA and detailed design)
- b. Mid-block Crossing North of Major Mackenzie Drive (EA)
- c. Mid-block Crossing North of Elgin Mills Road (EA); and,
3. That the amount of \$1,223,540.22, inclusive of HST impact, be funded from Capital Project #18048 (Regional Mid-block Crossing EA and Design) which currently has an available funding of \$1,366,900; and,
4. That the remaining funds of \$143,359.78 be returned to the original funding source upon the completion of the N of 16th Avenue detailed design; and,
5. That Staff be directed to prepare a Tri-Party Agreement for the construction of the Hwy 404 Mid-Block Crossing (North of 16<sup>th</sup> Avenue.); and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**9.2 HIGHWAY 404 MID-BLOCK CROSSING, NORTH OF 16TH AVENUE AND CACHET WOODS COURT EXTENSION – PROJECT UPDATE AND PROPERTY ACQUISITION (WARD 2) (5.10)**

195

M. Ilic, ext. 2136

1. That the report titled “Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition (Ward 2)”, be received; and
2. That staff be authorized to issue a purchase order to the Regional Municipality of York (“York Region”) in the amount of \$7,123,121.06 inclusive of HST impact, for Markham's share of the cost for the property acquired to date; and
  1. That the Engineering Department Capital Administration fee in the amount of \$142,462.42, be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
3. That the purchase order and capital administration fees be funded from Capital Project #19035 (Hwy 404 Midblock Crossing, North of 16<sup>th</sup> Avenue & Cachet Woods), which currently has an available funding of \$11,984,300.00; and
4. That the remaining funds of \$4,718,716.52 be kept in the account to cover the cost of the remaining properties to be acquired for the project; and
5. That Staff continue to work with York Region to finalize the detailed design, and acquisition of additional lands by York Region, and report back on the possible accelerated schedule of the construction of the

section of road and the bridge over Rouge River, between Markland Street and Cachet Woods Court Extension in advance of the Mid-block Crossing over Highway 404; and

6. That the Mayor and Clerk be authorized to execute an agreement with the City of Richmond Hill and York Region for the design of the Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension and property acquisition required for the project, provided the form of such agreement is satisfactory to the Director of Engineering and the City Solicitor; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **9.3 YORK REGION ROADS CAPITAL ACCELERATION PLAN (CITY-WIDE) (5.10)**

202

L. Cheah, ext. 4838

1. That the report entitled “York Region Roads Capital Acceleration Plan (City-wide)” be received; and
2. That York Region be requested to re-prioritize the proposed roads capital acceleration projects in Markham by delaying the Highway 404 Mid-Block Crossing North of Major Mackenzie Drive project while accelerating the widening of 16th Avenue further east of Warden Avenue; and further
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

## **10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES**

### **10.1 CANADA INDIA BUSINESS FORUM, NEW DELHI AND MUMBAI, NOVEMBER 19 AND 21, 2019 (10.16)**

207

C. Kakaflikas, ext. 6590

1. That the Report dated October 15, 2019 entitled “Canada India Business Forum, New Delhi and Mumbai, November 19 & 21, 2019 ” be received, and
2. That the City of Markham be represented at the Canada India Business Forum by Christina Kakaflikas, Manager, Economic Development, and
3. That the total cost of the City’s participation in the Forum, not exceeding \$6,500.00 will be expensed from within Economic Development’s 2019 operating budget (acc. #610-9985811- International Investment Attraction Program), and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11. MOTIONS

12. NOTICES OF MOTION

13. 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".*

14. ANNOUNCEMENTS

15. 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:

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - SEPTEMBER 23, 2019 (10.0) [Section 239 (2) (c)]

15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD - ANDRIN INVESTMENTS LIMITED, 5440 16TH AVENUE (WARD 4) (8.0) [Section 239 (2) (e)]

16. ADJOURNMENT

**Information Page**

**Development Services Committee Members:** All Members of Council

**Development and Policy Issues**

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

**Transportation and Infrastructure Issues**

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

**Culture and Economic Development Issues**

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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

Alternate formats for this document are available upon request.

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

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

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

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



## Development Services Committee Minutes

**Meeting Number 15**

**September 23, 2019, 9:30 AM - 3:00 PM**

**Council Chamber**

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li (arrived at 9:57 AM)</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p>	<p>Councillor Alan Ho (left at 2:22 PM)</p> <p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci (arrived at 10:02 AM)</p> <p>Councillor Isa Lee</p>
Regrets	Councillor Khalid Usman	
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Bryan Frois, Chief of Staff</p> <p>Brian Lee, Director, Engineering</p> <p>Biju Karumanchery, Director, Planning &amp; Urban Design</p>	<p>Ron Blake, Senior Manager, Development</p> <p>Stephen Chait, Director, Economic Growth, Culture &amp; Entrepreneurship</p> <p>Marg Wouters, Senior Manager, Policy &amp; Research</p> <p>Francesco Santaguida, Assistant City Solicitor</p> <p>Scott Chapman, Election &amp; Council/Committee Coordinator</p>

**Alternate formats for this document are available upon request**

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### 1. CALL TO ORDER

Development Services Committee convened at the hour of 9:33 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 11:53 AM and reconvened at 1:02 PM.

**2. DISCLOSURE OF PECUNIARY INTEREST**

None disclosed.

**3. APPROVAL OF PREVIOUS MINUTES****3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – SEPTEMBER 9, 2019 (10.0)**

Moved by Councillor Keith Irish

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held September 9, 2019, be confirmed.

**Carried**

**4. DEPUTATIONS**

Deputations were made for the following item:

#8.1 City of Markham's Comments on York Region's Draft Employment Framework

Refer to the individual item for the deputation details.

**5. COMMUNICATIONS**

Communications were received for the following item:

#8.1 City of Markham Comments on York Region's Draft Employment Framework

**6. PETITIONS**

There were no petitions.

**7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES****7.1 PRELIMINARY REPORT 1938540 ONTARIO LTD., UNIONVILLE MONTESSORI SCHOOL, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT A PRIVATE SCHOOL AND DAY NURSERY TO OPERATE WITHIN THE EXISTING PORTABLE AT 9286 KENNEDY ROAD, FILE NO. PLAN 19 256209 (WARD 6) (10.5)**

Moved by Councillor Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report dated September 23, 2019 entitled "PRELIMINARY REPORT, 1938540 Ontario Ltd., Unionville Montessori School, Temporary



Use Zoning By-law Amendment Application to permit a private school and day nursery within the existing portable at 9286 Kennedy Road, File No. PLAN 19 256209 (Ward 6)” be received;

**Carried**

**7.2 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT TWO SEMI-DETACHED AND ONE SINGLE DETACHED DWELLING AT 12 & 16 DEER PARK LANE ON THE WEST SIDE OF ELIZABETH STREET (WARD 4) FILE NO. ZA 19 128208 (10.5)**

Moved by Councillor Reid McAlpine  
Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to permit two semi-detached and one single detached dwelling at 12 & 16 Deer Park Lane on the west side of Elizabeth Street (Ward 4) File No. ZA 19 128208” be received.

**Carried**

**7.3 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO FACILITATE A FUTURE LAND SEVERANCE AND PERMIT ONE SINGLE DETACHED DWELLING WITH SITE-SPECIFIC ZONE EXCEPTIONS AT 7739 9TH LINE, ON THE SOUTH SIDE OF 14TH AVENUE**

**(WARD 7). FILE NO. ZA 19 126535 (10.5)**

Moved by Councillor Reid McAlpine  
Seconded by Mayor Frank Scarpitti

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site-specific zone exceptions at 7739 9th Line, on the south side of 14th Avenue. (Ward 7). File No. ZA 19 126535” be received.

**Carried**

**8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**

## **8.1 CITY OF MARKHAM COMMENTS ON YORK REGION'S DRAFT EMPLOYMENT FRAMEWORK – 2041 REGIONAL MUNICIPAL COMPREHENSIVE REVIEW (10.0)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee and introduced the staff report. Mr. Prasad provided members of Committee with an overview of the York Region 2041 Municipal Comprehensive Review (MCR) and the development of a Regional employment strategy.

Marg Wouters, Senior Manager, Policy & Research, addressed the Committee and delivered a presentation outlining the information contained in the staff report. Recommendations proposed by staff relative to ten requests for conversion of existing employment lands within the City of Markham were identified.

Christine Cote, SmartCentres, representing Markham Woodmills Developments Inc., addressed the Committee in regard to recommendation 4.a. of the staff report. Ms. Cote spoke in opposition to staff's recommendation that Council not support conversion of the subject property, stating concerns with the single point of access to the property as constraining the applicant's ability to secure tenants for employment uses. Ms. Cote requested that, should Committee endorse staff's recommendation to not support conversion of the subject property, that staff be directed to work with the applicant to request additional access points to the property from York Region via Elgin Mills Road. Staff clarified that any decision to provide access to the subject property from Elgin Mills Road will require approval from both York Region as well as the Ministry of Transportation. Staff also indicated that any road access from Elgin Mills Road would require extensive grade separation due to the close proximity of the frontage of the subject property to the Highway 404 on-ramp.

Sandra Wiles, representative for 1628740 Ontario Inc., addressed the Committee in regard to recommendation 2.b. of the staff report. Ms. Wiles spoke in support of staff's recommendation that Council support the conversion of the properties located at 2718 and 2730 Elgin Mills Road, noting the compromised viability of employment uses on the subject properties resulting from the lack of direct access to the lands from Elgin Mills Road. Ms. Wiles also stated concerns with the potential impact to the subject properties from an additional access being constructed via Elgin Mills Road to service the neighbouring property owned by Markham Woodmills Developments Inc.

Don Given, Malone Given Parsons, consultant for Condor Properties Ltd, addressed the Committee in regard to recommendation 4.b. of the staff report. Mr. Given spoke in opposition to staff's recommendation that Council not support partial conversion of the property located at 2920 16th Avenue, stating concerns

with the viability of employment uses on the subject property resulting from the residential use permissions of surrounding properties. Mr. Given requested that the Committee endorse the conversion of the subject property to a mixed-use designation to allow for the construction of a commercial-residential block with employment uses. Staff identified the potential impact on the viability of surrounding employment lands resulting from conversion of the subject property.

Louis Tinker, Bousfields Inc., consultant for The Wemat Group, addressed the Committee in regard to recommendation 4.c. of the staff report. Mr. Tinker spoke in opposition of the staff recommendation that Council not support conversion of the lands at the southwest corner of Highway 7 and Highway 404, and requested that Committee defer consideration of the conversion request to allow the applicant to address the concerns raised by staff relative to the applicant's concept plan proposal. Staff indicated concerns relative to potential pressures on surrounding employment lands resulting from the introduction of sensitive residential uses on the subject property.

Patrick Kerney, Belfield Investments, addressed the Committee in regard to recommendation 4.d. of the staff report. Mr. Kerney spoke in opposition to staff's recommendation that Council not support the conversion of the property located at 8050 Woodbine Avenue, noting the proximity of the property to a future Highway 407 transitway station. Mr. Kerney identified the need to support high-density development around the future major transit station area, as well as opportunities to support the construction of the station through greater land value capture resulting from a mixed-use re-designation. Mr. Kerney also noted the importance of having mixed-use amenity spaces to the viability of any future employment uses on the subject property.

Peter Smith, Bousfields Inc, representing Cornell Rouge Development Corporation, Varlese Brothers et al, addressed the Committee in regard to recommendation 3.c. of the staff report. Mr. Smith spoke in support of staff's recommendation to defer consideration of the request for conversion of the subject lands to a secondary plan study, and requested that Committee support continued discussion on this matter relative to the overall vision of the future Cornell Rouge National Urban Park Gateway.

The Committee discussed the following relative to the staff presentation:

- Current employment density and office usage rates in Markham
- Potential net loss of employment opportunities resulting from conversion of existing employment lands to mixed-use

- Need to assess how many of the jobs that were committed to be delivered as part of the employment land conversion approvals in 2013 have been delivered to date
- Impact of public transit investments on usage rates of office employment lands located along major transit corridors in Markham
- Need to protect existing employment lands while supporting opportunities and conditions needed to attract and retain employers and employees
- Opportunities and challenges associated with creating additional access points to the property owned by Markham Woodmills Developments Inc. from Elgin Mills Road
- Prioritizing purpose-built rental, affordable housing, and seniors housing as a condition of any conversions of lands in existing employment areas
- Need to ensure compatibility of properties located within the Cornell Rouge National Urban Park Gateway with the overall vision of the area

There was discussion regarding York Region's projected timelines in finalizing the growth scenarios and land needs assessment for the Region's 2041 Employment Strategy. Members of Committee identified the need to evaluate each of the requests for conversion individually prior to submission of Council's comments to York Region. The Committee consented to refer the consideration of staff's recommendations regarding the ten employment land conversion requests to a sub-committee of Development Services Committee for a future recommendation to Development Services Committee.

Moved by Regional Councillor Jack Heath  
Seconded by Councillor Amanda Collucci

1. That the report and presentation entitled "City of Markham Comments on York Region's Draft Employment Framework – 2041 Regional Municipal Comprehensive Review" dated September 23, 2019, be received; and,
2. **That the deputations of Christine Cote, Sandra Wiles, Don Given, Louis Tinker, Patrick Kerney, and Peter Smith be received; and,**
3. **That the communications submitted by Sandra Wiles and Rosemarie L. Humphries be received; and,**
4. **That Council's consideration of the requests for the conversion of the employment lands identified in the staff report be deferred; and,**

5. **That a sub-committee of Development Services Committee be appointed to review the staff recommendations and report back to Development Services Committee in a timely fashion; and further,**
6. **That the members of the sub-committee be appointed at the September 24, 2019 Council meeting.**

**Carried**

## **9. MOTIONS**

There were no motions.

## **10. NOTICES OF MOTION**

There were no motions.

## **11. NEW/OTHER BUSINESS**

There was no new/other business.

## **12. ANNOUNCEMENTS**

There were no announcements.

## **13. CONFIDENTIAL ITEMS**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

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**

### **13.1 DEVELOPMENT AND POLICY ISSUES**

#### **13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - SEPTEMBER 9, 2019 (10.0) [Section 239 (2) (e) (e)]**

Development Services Committee confirmed the September 9, 2019 confidential minutes.

### **13.2 CULTURE AND ECONOMIC ISSUES**

#### **13.2.1 A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE CITY OR LOCAL BOARD - PROPERTY MATTER – WARD 2 (8.0) [Section 239 (2) (c)]**

Development Services Committee consented to refer this matter to the October 7, 2019 General Committee meeting for consideration.

**14. ADJOURNMENT**

Moved by Councillor Isa Lee

Seconded by Councillor Amanda Collucci

That Development Services Committee adjourn at 3:09 PM.

**Carried**



## **Historic Unionville Community Vision Committee**

**May 15, 2019 Minutes**

**City of Markham**

**Location: Canada Room**

### **Attendance**

#### **Members:**

Harry Eaglesham, Community Rep, Vice Chair

Jim Jones, Regional Councillor

Don Hamilton, Deputy Mayor

Wes Rowe, UVA

Tony Lamanna, UBIA

Stanley Wu, MVC

Reid McAlpine, Ward 3 Councillor

Kimberley Kwan, UHS

Joseph Cimer, Community Rep

Bill Bilkas, Community Rep

Josze Zerczi, URA

Alex Sepe, Committee Clerk

Mary Creighton, Director of Recreation Services

Niamh O'Laoghaire, Manager, Varley Art Gallery

Guest:

Peter Miasek

#### **Regrets:**

Rob Kadlovski, UBIA, Chair

Sylvia Morris, UBIA

Ken Davis, Heritage Markham

Mark Warden, Unionville Curling Club

Scott Harper, Community Rep

#### **Staff:**

Regan Hutcheson, Manager of Heritage Planning

**The meeting of the Historic Unionville Community Vision Committee convened at 7:10 pm with Harry Eaglesham presiding as Chair.**

### **1. Disclosure of Pecuniary Interest**

None disclosed

### **2. Confirmation of Agenda**

That the following items were proposed as new business items for the May 15<sup>th</sup> meeting:

- 1) Regan Hutcheson added the Capital Budget 2020.
- 2) Kimberley Kwan requested an update on the School Gateway Project.

Historic Unionville Community Vision Committee Meeting Minutes  
May 15, 2019

- 3) Harry Eaglesham asked for an update on the Secondary Plan.

Moved by: Joseph Cimer  
Seconded: Kimberley Kwan

That the Agenda be amended with the addition of the identified items.

Carried.

### **3. Adoption of the amended Minutes of the April 17<sup>th</sup> and March 27<sup>th</sup>, 2019 meeting of the Historic Unionville Community Vision Committee**

Moved By: Wes Rowe  
Seconded By: Joseph Cimer

That the Minutes of the Historic Unionville Community Vision Committee meeting held on April 17<sup>th</sup> be adopted as distributed.

Carried.

### **4. Business Arising from the Minutes**

#### **a) Update on Selection of Provincial Grant Funding Projects for Unionville**

- Councillor McAlpine provided an update on the three proposed projects:
  - Unionville Bandstand - construction and extension of the hard surface area to the north of the bandstand. Will include the removal of one tree and the installation of a flag pole. This project is projected to be completed in fall 2019.
  - Gate Project between Parkview Public School lands and the City owned lane. It was reported that the project is underway.
  - Landscape improvements and removal of driveway access south of 142 Main St just north of the bridge providing a Main Street connection into the park.
- Regan Hutcheson informed the committee that any project proposed to be funded under the Provincial Grant will require Council approval.

#### **b) Crosby Arena Area Concept Review**

- Mary Creighton asked that this item be deferred to the June 2017 meeting.
- She noted that staff was consulting other departments about this space and will also be meeting with the Curling Club before the next meeting. It was suggested that this needs to be considered holistically (transportation issues, fire access issues, etc.)

#### **c) Main Street/Hwy 7 Gateway Improvements**

- Mary Creighton stated that ~~program~~ the Director of Operations, Morgan Jones will attend the June meeting to discuss the gateway. It was noted that we need to wait for the Gateway Master Plan to be completed. The Committee identified other areas that have gateway features (Greektown in Toronto, Newmarket's Main Street).
- Councillor McAlpine encouraged the committee to go to YourVoice Markham to provide feedback on the Gateway Master Plan.

#### **Crosby Arena Historic Plaques – Potential Relocation**

- Mary Creighton informed the committee that the plaques at Crosby Arena will be relocated internally within the arena.



## Historic Unionville Community Vision Committee Meeting Minutes

May 15, 2019

- Committee members requested that the Crosby Washroom Façade be added to Parked Items, with an update to be provided soon. Mary Creighton noted that there has been delays due to manufacturing issues.

**5. New Business/ Other Matters**a) Status of Historic Unionville Community Vision Committee

- Councillor McAlpine informed the committee that Markham Council is currently consolidating committees throughout the City. The Historic Unionville Community Vision Committee will now be classified as a meeting of the Unionville Subcommittee.
- As of now Harry and Rob will continue to Chair the committee.
- Harry Eaglesham asked if the terms of reference will change for the committee?
  - The Committee Clerk will check in with the Clerks Department and relay information back to the committee.
 Regan Hutcheson noted that staff is still seeking clarity on how Vision Committee items will get on the Unionville Sub-Committee agenda, if community re-appointments to the Vision Committee will occur and if the Vision Committee is considered a sub-committee of the Unionville Sub-Committee.
- Councillor McAlpine encouraged the committee to make an annual deputation to City Council, outlining the work completed by the committee.

b) Transit Infrastructure Improvements on Highway 7

- Regan Hutcheson provided information on a plan to install a larger bus shelter along Highway 7 (northeast corner). This project will result in the temporary removal and relocation of Unionville Heritage Conservation District Entry Sign. The new shelter is proposed to be complementary to the heritage area.
- Don Hamilton highlighted that City of Markham staff will store the sign at the City's yard, and this will allow staff to do maintenance work on the sign.

c) Unionville Festival Update

- Councillor McAlpine said this is the 50<sup>th</sup> anniversary of the festival, and it will last four days (Thursday to Sunday).
- Peter Miasek asked if there will be a festival next year?
  - Councillor McAlpine indicated there appears to be volunteer and organizational fatigue, but that he will advocate for a festival next year, perhaps smaller in scale.

d) Farmers Market Update for 2019 & Art Gallery Update

- Kimberley Kwan informed the committee that the Farmers Market begins June 9, opening at 9am and closing at 2pm. She noted that these are new climate-friendly hours. The parking lot will be used for parking with vendors inside the Stiver Mill and outside on the limestone screen area. New vendors are expected.
- Tony Lamanna asked if the barn from Main Street will-be moved to the Stiver Mill site?
  - Don Hamilton said the barn will not be moved due to its size.

## Historic Unionville Community Vision Committee Meeting Minutes

May 15, 2019

- Niamh O’Laoghaire from the Varley Art Gallery informed the committee that a total of three new exhibits have opened, including a photography and conceptual show which will continue until Labour Day.
- The art gallery will be involved in the Unionville festival, conducting different workshops and shows. Summer camps will also be available at the Varley Art Gallery after July 1.
- Reid McAlpine stated that George LeDonne donated \$ 5,000 to the Unionville Highschool Art School to design a wrap for the construction hoarding at 206 Main Street.

e) Planning Applications

- Regan Hutcheson gave update on the following development applications
  - 197 Main Street: Application for a sign at McKay Art Centre. New sign location, traditional style.
  - 216 Main Street: Application for ground sign for Varley Art Gallery. Located in courtyard addressing intersection, modern but complementary.
  - 27 Victoria Avenue: Rear yard privacy fence.
  - 15 Union Street: Exterior painting of porches.
- Toogood Pond Park: Interpretive and Directional signage in park (10 panels) as part of a forest therapy trail. Shrinrin-Yoku ‘taking in the forest atmosphere’ or ‘forest bathing’ is the concept.

f) Capital Budget 2020

- Regan Hutcheson, informed the Committee that staff has been asked to identify potential capital budget projects for 2020. Regan indicated that that committee members may wish to propose potential projects at the June meeting.
- The Committee asked about the Streetscape Master Plan project. Funding at this point is for the master plan, next phase is detailed design but it is currently unfunded.
- Bill Bilkas questioned if the project cost for the Markham Main Street project could be used to provide an approximate cost estimate for the Unionville Main Street project?
  - Regan Hutcheson noted that the Markham Main Street Project is different in scope than the Unionville project, in addition, the Markham project was funded through a gas tax.
- Peter Miasek stated that the Main Street Unionville project should be a line item in the next capital budget.
- Tony Lamanna stated that he would like Main Street to look ‘worn in’, meaning he does not want the new portions of Main Street to look different than the existing built form.
- Councillor McAlpine mentioned that the proponent of the potential redevelopment of the west side of Main Street is willing to provide feedback on the streetscape concepts.

g) School Gate Update

- Kimberley Kwan asked for an update. Regan Hutcheson indicated that work is proceeding with the intention to have gate completed by June.
- Wes Rowe questioned if the City of Markham owns the property within the schoolyard where the gateway is?

Historic Unionville Community Vision Committee Meeting Minutes  
May 15, 2019

Regan Hutcheson informed that the City only owns the property east of the gate feature and the gate will be on City property.

h) Update on the Unionville Secondary Plan

- Regan Hutcheson informed the Committee that a draft has been prepared, it is being reviewed internally and once work is completed on the secondary plan it will be presented to Council and released for public consultation.

## 6. Adjournment

Moved by: Kimberley Kwan

Seconded by: Wes Rowe

The Historic Unionville Community Vision Committee adjourn at 8:30 pm.

Carried.

## 7. Next Meeting

The next meeting will be at the call of the Chair or held on Wednesday June 19<sup>th</sup>, 2019.

### PARKED ITEMS

- Section 37 Funding
- Metrolinx Train Service Implications
- Capital Budget 2020 Input
- Paid Parking
- Curling Club Parking Structure
- By-law Enforcement Issues
- Unionville Heritage Centre Secondary Plan
- School Board Consultation (Gate at Parkview PS)
- ESSO Site (Highway 7 and Main St)
- Crosby Washroom Façade
- Highway 7 Gateway

## Historic Unionville Community Vision Committee Terms of Reference

### Mandate

To provide advice and assistance to Council on the implementation of the Main Street Unionville Community Vision Plan (2014) and on related local matters affecting the Historic Unionville area by providing a community perspective.

### Composition

The Committee shall be comprised of no less than seven (7) members and no more than fifteen (15) members in total including:

- Representatives of the public from the Unionville community; and

## Historic Unionville Community Vision Committee Meeting Minutes

May 15, 2019

- Three representatives to be appointed by the Unionville Business Improvement Area (BIA) Board; and
- One representative to be appointed by each of the following organizations to represent the organization on this Committee:
  - Unionville Villagers Association Representative (1)
  - Unionville Historical Society Representative (1)
  - Unionville Ratepayers Association Representative (1)
  - Unionville Village Conservancy Representative (1)
  - Heritage Markham Committee (1); and
- Local Councillor (Ward 3); and
- One additional Member of Markham Council

**Duties and Function:**

- To assist with the implementation of the Main Street Unionville Community Vision Plan, as endorsed by Council;
- To monitor, update and recommend revisions to the Community Vision Plan and other related document, as necessary, to ensure these plans and documents reflect the community's desired objectives;
- To recommend to Council a plan or a series of plans, projects and/or activities that would enable the Community Vision Plan to be achieved;
- To provide input on issues, projects, policy documents and studies, and advise on local matters affecting the Historic Unionville area by providing a community perspective;
- To recommend to Council improvements to the Historic Unionville area that complement and support the Community Vision Plan;
- To encourage interested parties to make improvements to the Historic Unionville area that complements and supports the Community Vision Plan.

**Area of Interest**

The Committee's primary area of interest to undertake its duties and functions is within the boundaries of the Unionville Heritage Conservation District. However, on occasion there may be policies/programs or development on adjacent or nearby properties that may also impact the Committee's area of interest.

**Chair of Committee**

The Chair and Vice-Chair will be determined by the Committee.

**Sub-Committees**

Sub-committees may be formed, if necessary, for specific matters of interest. Sub-committees will report to the Historic Unionville Community Vision Committee.

**Reporting**

To report through the Development Services Committee through its minutes and staff reports as necessary, and through the assigned Council representatives.

Historic Unionville Community Vision Committee Meeting Minutes  
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**Remuneration**

None

**Frequency of Meetings**

Meetings will be monthly or at the call of the Chair, in the evening.

**Staff Resources**

Staff from the Planning and Urban Design Department (Heritage Section) and Clerks Department



## **Historic Unionville Community Vision Committee June 19, 2019 Minutes**

**City of Markham**

**Location: Canada Room**

### **Attendance**

#### **Members:**

Reid McAlpine, Ward 3 Councillor  
Jim Jones, Regional Councillor  
Don Hamilton, Deputy Mayor, Regional Councillor (7:45pm)  
Rob Kadlovski, UBIA, Chair  
Harry Eaglesham, Community Rep, Vice Chair  
Scott Harper, Community Rep  
Wes Rowe, UVA  
Tony Lamanna, UBIA  
Sylvia Morris, UBIA  
Kimberley Kwan, UHS  
Gene Genin (for URA Jozsef Zerczi)

#### **Staff:**

Regan Hutcheson, Manager of Heritage Planning  
Alex Sepe, Committee Clerk  
Morgan Jones, Director of Operations

#### **Regrets:**

Stanley Wu, MVC  
Ken Davis, Heritage Markham  
Mark Warden, Unionville Curling Club  
Jozsef Zerczi (URA)  
Joseph Cimer, Community Rep  
Bill Bilkas, Community Rep

**The meeting of the Historic Unionville Community Vision Committee convened at 7:15 pm with Rob Kadlovski presiding as Chair.**

### **1. Disclosure of Pecuniary Interest**

None disclosed

### **2. Confirmation of Agenda**

Moved by: Harry Eaglesham.  
Seconded: Sylvia Morris.

That the Agenda be adopted as distributed.

Carried.

### **3. Adoption of the Minutes of the May 15<sup>th</sup>, 2019 meeting of the Historic Unionville Community Vision Committee**

## Historic Unionville Community Vision Committee Meeting Minutes

June 19, 2019

Moved By: Councillor Reid McAlpine

Seconded By: Tony Lamanna

That the Minutes of the Historic Unionville Community Vision Committee meeting held on May 15<sup>th</sup> be adopted as distributed.

Carried.

**4. Business Arising from the Minutes****a) Crosby Arena Area Concept Review**

- The Director of Operations, Morgan Jones was in attendance to discuss and provided a presentation (attached).
- Director Jones' presentation was in response to a request for potential changes to the Crosby Arena site as well as part of the privately owned Unionville Curling Club property. Mr. Bill Bilkas had suggested the City explore improvements for Crosby Arena to minimize driveways, create meaningful public space, and improve safety and connectivity, including:
  - Creation of memorial pedestrian plaza;
  - One-way traffic loop using both properties;
  - Restoration of Crosby's façade.
- The Director noted that the City is working with LedgeMark Developments (the owner of 206 Main St) to fund a pathway that will connect Main Street to Crosby Park on the south side of the Arena. Pathway improvements are also being introduced in Crosby Park this summer.
- He also noted a playground is scheduled to be constructed at Crosby Park in collaboration with Parkview School.
- It was mentioned that improved access through the new gate at Parkview Public School will allow vehicles from Fonthill Blvd to access parking west of Main Street during special events when Main Street is closed to traffic. There is a memorandum of understanding underway with the York Region District School Board.
- The Director pointed out that there is a lease agreement with the Unionville Curling Club that allows access to parking for community uses (which originated in 2012) is set to expire in 2023. There is a possibility for a lease extension.
- There was a request to explore the feasibility of a round-about at Main Street and Carlton Road. The transportation engineering team is reviewing previous traffic studies to determine if improvements to the intersection are possible.
- Councillor McAlpine questioned if the traffic loop in front of the Arena is required?
  - Director Jones indicated that it may be a good idea to examine traffic volume in the area and determine how cars navigate through the space of the arena area.
  - He also noted that much of the north driveway entrance to the Arena is on the Curling Club property and that the south driveway entrance was the only entrance completely on City property. The City could potentially be landlocked if the south driveway was closed.
  - One member advised that when kids come to play hockey at Crosby Arena they are dropped off in the back of the rink due to the location of the change rooms, whereas, the front loop is used to drop off figure skaters.

## Historic Unionville Community Vision Committee Meeting Minutes

June 19, 2019

- One member expressed satisfaction with the status quo and felt the removal of the driveway would not provide any additional parking opportunities.
- One member asked if Crosby Arena would lose parking spots between the arena and the Curling Club.
  - Director Jones said that the City would have to analyze the width on the parcel to ensure there is adequate space for parking.
- A member noted that that one of the concept plan from Bilkas showing a connection with the property to the south would require the removal of the front section of Crosby Arena.
  - Director Jones said that such a plan would be very expensive, and that there are also issues regarding the removal of space for the arena
- The Director advised that there are no long term plans for the Arena site at this time.

**b) Main Street/Highway 7 Gateway Improvements**

- The Director of Operations, Morgan Jones was in attendance to discuss and provide a presentation (attached)
- The Director advised that the Gateway Master Plan study was undertaken by the City of Markham to establish a hierarchy of gateway locations (i.e. entrances to the City, Highway entrances, special areas, Main Streets). The prioritized location for gateway developments will be used by the City to justify potential projects. However, the City and Council have not committed to spending any funds on gateway projects at this time.
- The Master Plan was initiated in mid 2018, the study is expected to be brought to council in the fourth quarter of 2019 for endorsement.
- A member questioned if it is too early for artistic renderings for potential gateway ideas.
- Director Jones informed the committee that the Public Realm Coordinator (Tanya Lewinberg) could come to a future meeting to review concepts.

**c) Status of the Committee**

- Councillor Reid McAlpine indicated that he and Regan Hutcheson, Manager of Heritage Planning, will meet with the Clerks Department in the coming weeks to discuss the future format of the Historic Unionville Community Vision Committee.

**d) Capital Budget 2020**

- Regan Hutcheson, Manager of Heritage Planning announced that he was informed that the Engineering Department will put in a request to receive funding in 2020 to fund the detailed design and streetscape work for Main Street.

**5. New Business/ Other Matters****a) General Streetscape Issues**

- A BIA representative noted that the BIA group did a walk of Main Street to look for potential hazards and general maintenance improvements that could be made. He questioned if the City has inspected Main Street for maintenance needs and



## Historic Unionville Community Vision Committee Meeting Minutes

June 19, 2019

how the streetscape could be improved prior to the new streetscape being implemented

- Director Jones said that City staff are required to patrol all municipal streets to make temporary repairs and continuously monitor streets for repair.
- The Director advised that staff undertake an annual walk to address any concerns regarding Main Street sidewalks, lighting and boulevard issues. His staff undertake grinding and filling where necessary.
- He also encouraged people to log an Active Citizen Request (ACR) with the City if there are any specific issues throughout the year.
- Director Jones responded to an enquiry regarding the stairwell to the lower parking level indicating that there was a submission for capital funding in 2020 to replace the current infrastructure.

**b) Main Street Unionville Streetscape Master Plan**

- Internal staff discussions continue regarding the preferred pavement width. A narrower pavement width (6m) would allow for enhanced pedestrian space. However, there is concern from an operational perspective that 6m is not a sufficient pavement width, especially for snow removal and truck movement.
- Staff hope to have a final concept in front of Council for consideration this fall.

**c) Planning Applications**

- There were no new development applications.
- A heritage permit was issued for road reconstruction work on Carleton road and one for changes to the Millennium Bandstand site (tree planting, removal of soft landscaping, replacement of hard spacing, introduction of flagpole).
- Councillor Hamilton asked who retains ~~owns~~ the key to the gate leading into the Parkview Public School site?
  - Councillor Reid McAlpine said that a City staff member has a key at all times.

**d) Washroom Façade Treatment (North Wall of Arena)**

- Councillor Reid McAlpine informed the committee that he was disappointed with the improvements made to the exterior washroom façade. He will have a discussion with Mary Creighton regarding the work.

**e) Paid Parking**

- Councillor Reid McAlpine questioned if the committee should investigate the possibility of paid parking on Main Street?
- Regan Hutcheson, Manager of Heritage Planning stated that the Committee had requested a capital budget project last year (2018) to research paid parking for Main Street Unionville. Senior Planning Department staff responded by offering to have the consultant who had undertaken the City's paid parking study come to a future Committee meeting to discuss the findings.

Moved by: Councillor Reid McAlpine  
Second by: Kimberley Kwan

## Historic Unionville Community Vision Committee Meeting Minutes

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That the committee request City staff to arrange for the parking consultant retained by the City of Markham to present their findings regarding the concept of paid parking on Main Street, Unionville.

Carried

**f) Section 37 Funding**

- Deputy Mayor, Don Hamilton questioned if Section 37 funding could potentially be used to fund a gateway feature at Main Street and Highway 7?
  - Regan Hutcheson, Manager of Heritage Planning informed that the use of Section 37 funding was “parked” as an agenda item while Council explored how this funding would be utilized.
  - The Manager offered to follow up on Section 37 funding criteria and report back. He also noted that a gateway feature at Highway 7 would also require support/approval from York Region as this is a regional road.
- One member indicated that the staircase improvement should be a priority project for Section 37 funding.

**g) Highway 7 Streetscape/Properties**

- A member suggested that the Committee should consider other improvements that can be made along Highway 7 and Main Street.
  - Councillor Reid McAlpine stated that a goal for Highway 7 is to reach out to property owners along the Highway 7 and encourage them to rehabilitate their properties along the corridor.
- One member questioned why the new streetscaping along Highway 7 stopped at the railway crossing.
  - Councillor Jim Jones indicated that the streetscape treatment to the west of the railway crossing was undertaken by the Region. The area east of the railway crossing would require a street widening and, he does not foresee York Region funding this.
- The Manager of Heritage Planning was asked to provide information at the next meeting on the Highway 7 Streetscape Study and Plan that was undertaken a number of years ago by the City.

**h) Public Washrooms**

- Staff was asked to put “Public Washrooms” back on the Parked Items List.

**6. Adjournment**

Moved by: Kimberley Kwan

Seconded by: Don Hamilton

That the Historic Unionville Community Vision Committee adjourn at 8:40 pm.

Carried.

**7. Next Meeting**

The next meeting will be at the call of the Chair.

**PARKED ITEMS**

- Section 37 Funding

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- Metrolinx Train Service Implications
- Capital Budget 2019 Input
- Paid Parking
- Curling Club Parking Structure
- By-law Enforcement Issues
- Unionville Heritage Centre Secondary Plan
- ESSO Site (Highway 7 and Main St)
- Crosby Washroom Façade
- Public Washroom

## **Historic Unionville Community Vision Committee**

### **Terms of Reference**

#### **Mandate**

To provide advice and assistance to Council on the implementation of the Main Street Unionville Community Vision Plan (2014) and on related local matters affecting the Historic Unionville area by providing a community perspective.

#### **Composition**

The Committee shall be comprised of no less than seven (7) members and no more than fifteen (15) members in total including:

- Representatives of the public from the Unionville community; and
- Three representatives to be appointed by the Unionville Business Improvement Area (BIA) Board; and
- One representative to be appointed by each of the following organizations to represent the organization on this Committee:
  - Unionville Villagers Association Representative (1)
  - Unionville Historical Society Representative (1)
  - Unionville Ratepayers Association Representative (1)
  - Unionville Village Conservancy Representative (1)
  - Heritage Markham Committee (1); and
- Local Councillor (Ward 3); and
- One additional Member of Markham Council

#### **Duties and Function:**

- To assist with the implementation of the Main Street Unionville Community Vision Plan, as endorsed by Council;
- To monitor, update and recommend revisions to the Community Vision Plan and other related document, as necessary, to ensure these plans and documents reflect the community's desired objectives;
- To recommend to Council a plan or a series of plans, projects and/or activities that would enable the Community Vision Plan to be achieved;

## Historic Unionville Community Vision Committee Meeting Minutes

June 19, 2019

- To provide input on issues, projects, policy documents and studies, and advise on local matters affecting the Historic Unionville area by providing a community perspective;
- To recommend to Council improvements to the Historic Unionville area that complement and support the Community Vision Plan;
- To encourage interested parties to make improvements to the Historic Unionville area that complements and supports the Community Vision Plan.

**Area of Interest**

The Committee's primary area of interest to undertake its duties and functions is within the boundaries of the Unionville Heritage Conservation District. However, on occasion there may be policies/programs or development on adjacent or nearby properties that may also impact the Committee's area of interest.

**Chair of Committee**

The Chair and Vice-Chair will be determined by the Committee.

**Sub-Committees**

Sub-committees may be formed, if necessary, for specific matters of interest. Sub-committees will report to the Historic Unionville Community Vision Committee.

**Reporting**

To report through the Development Services Committee through its minutes and staff reports as necessary, and through the assigned Council representatives.

**Remuneration**

None

**Frequency of Meetings**

Meetings will be monthly or at the call of the Chair, in the evening.

**Staff Resources**

Staff from the Planning and Urban Design Department (Heritage Section) and Clerks Department

# Crosby Arena Redesign

**Historic Unionville Community Vision  
Committee**

**Wednesday June 19, 2019**

# Purpose

To Provide comments to the proposal presented to the Vision Committee by Mr. Bill Bilkas

City to “come up with an integrated plan” for the Crosby Arena Area:

- Minimize driveways
- Create meaningful public space
- Improve safety and access
- Connectivity

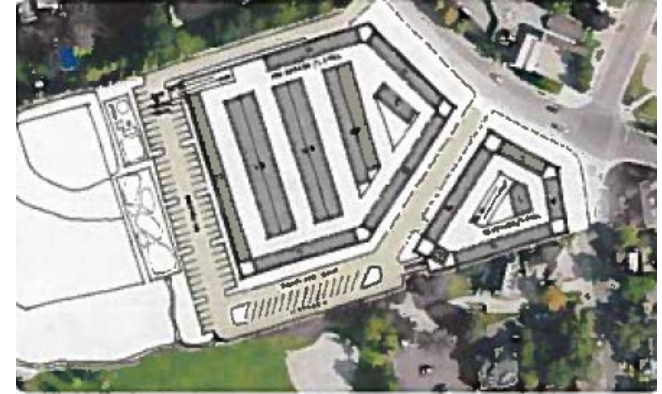
## The Vision Document – Feb. 2015

Two options were presented in the plan for  
The Crosby/Curling Site

Preferred:

Crosby Community Centre

- Dual Rinks- Skating/Curling
- Retail
- Apartments/Condos
- Parking Garage



Alternative:

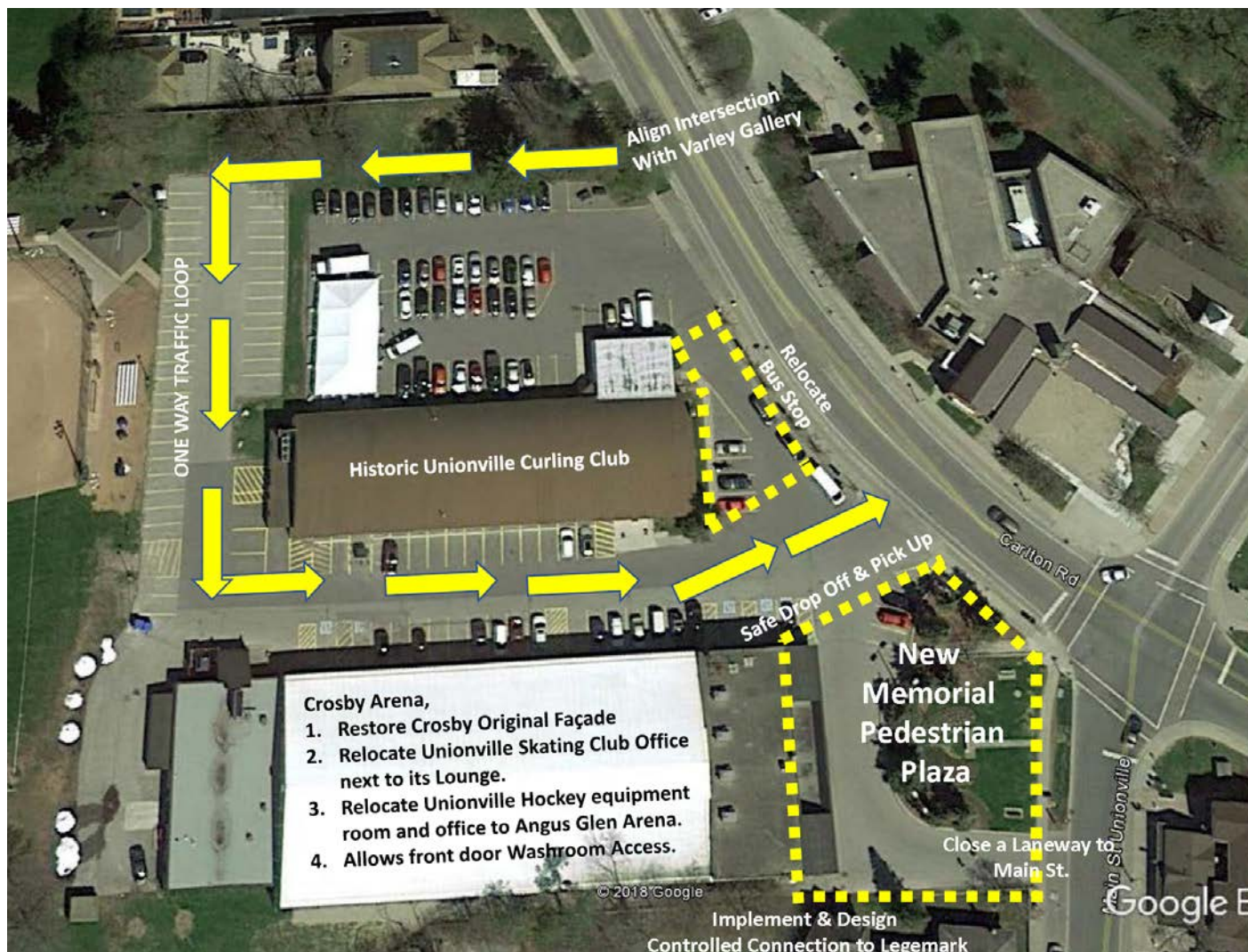
- Leave Rinks in place
- Create additional community space at Crosby
- Parking Garage North of Curling Rink



# Outline of Proposal

1. Creation of new Memorial Pedestrian Plaza
2. Creation of one way traffic loop
3. Restore Crosby's original facade





## Current Planning Framework

1. Staff evaluating whether we can close down driveway at front doors to create safer pedestrian space- need to address fire access
2. Pathway linking Main Street to Crosby Park in partnership with Ledgemark Development
3. Playground installation at Crosby Park- collaborating with Parkview School: includes linkage to existing park system (seasonal use)
4. Improved access through revitalized gate: allows vehicles from Front Hill to access parking west of Main Street (Supports Special Events)- MOU with York Region District School Board
5. Lease agreement with Curling Club to ensure access to parking for community use
6. Engineering Transportation reviewing previous traffic studies to consider possible improvements to the intersection of Main Street and Carlton Road

New Playground

Adjoining Pathway



## Long Term Planning

There currently are no plans to make any significant changes to this site.

If this becomes an identified priority through council. The recommendations from the “Main Street Unionville Community Vision Plan” would be evaluated.



## Gateway Master Plan Update

- The Gateway Master Plan was undertaken by the City to establish a hierarchy of gateway locations around the perimeter of the City of Markham and to highlight our special places. Initiated mid-2018 the study is expected to be brought to Council in Q4 for endorsement.
- The Gateway Master Plan will serve as a study within the framework of the City to provide a starting point with a list of prioritized location to use when funding opportunities arise. Many granting organizations look to these kinds of studies to inform successful grants and it will be used by internal staff when working on an array of development project.
- Background Report complete end of June.

## Gateway Master Plan Update

- Mid-late August the draft report will be complete and staff will be given an opportunity to refine it before it is taken to Council.
- The City has not committed to spending City funds on the outcome of this project. The Gateway Master Plan will serve to inform the City of the locations for supported gateway development, for use by City as justification for project/grant/development direction and initiation.



# Questions



## **Main Street Markham Committee June 19, 2019 Minutes**

**City of Markham**

**Location: Canada Room**

### **Attendance**

#### **Members:**

Councillor Karen Rea

Jason McCauley

Dianne More

Peter Ross

Graham Dewar

Paul Cicchini

Gunter Langhorst

Harvey Thomson

Ardy Reid

John Himanen

Jennifer Peter-Morales

Siobhan Covington

#### **Staff:**

Regan Hutcheson, Manager, Heritage  
Planning

Alex Sepe, Committee Clerk

#### **Regrets:**

Tanya-Kay Melbourne

**The meeting of the Main Street Markham Committee convened at 5:45 pm with Karen Rea presiding as Chair.**

### **1. Disclosure of Pecuniary Interest**

None disclosed

### **2. Confirmation of Agenda**

Peter Ross and Dianne More indicated they wished to add to New Business – Motions of Appreciation. Regan Hutcheson noted he had a Brief History of the Main Street Markham Committee to share with the members.

### **3. Adoption of the Minutes of the November 28<sup>th</sup>, 2018 meeting of the Main Street Markham Committee.**

Moved By: Jason McCauley

Seconded By: Graham Dewar

That the Minutes of the Main Street Markham Committee meeting held on November 28<sup>th</sup> 2018 be adopted as distributed.



Main Street Markham Committee Minutes  
June 19, 2019

Carried.

#### **4. Business Arising from the Minutes**

##### **a) Morgan Park Pool Building Update**

- Councillor Rea informed the committee that the new building is still being costed. The main outstanding issue is whether the pool fencing should be chain-link fencing or a traditional metal fence which is substantially more money.
- Councillor Rea said that due to the project being over-budget Council may have to allocate additional funding.
- She also noted there is the matter of installing a chain-link fence surrounding the baseball diamond and the implications associated with this.

##### **b) Main Street Markham Vision Plan (2019)**

- Councillor Rea reported she met with Morgan Jones, Director of Operations and Brian Lee, Director of Engineering to discuss improvements to the sidewalk/boulevard north of Bullock Drive and to better understand when the new road ROW was to be implemented. Staff indicated that no sidewalk improvements should occur here until the City locates and evaluates the underground infrastructure and determines when it is scheduled to be replaced (preliminary info indicates that the sanitary and storm system may need to be replaced within 10 years, but a more comprehensive review was needed). Staff are not recommending any work at this time. It was also noted that the original streetscape proposal for this part of Main Street may need to change. This could require a revised EA.
- Councillor Rea stated that new developments along Main Street will increase traffic, and she encouraged the committee members to attend the public consultation for the future Markham Village Secondary Plan.

#### **5. New Business/ Other Matters**

##### **a) Status of Main Street Markham Committee**

- Council determined that the Main Street Markham Committee has completed its mandate and the Committee would end as of June 30th. It was noted that for future major issues pertaining to Main Street, task-forces may be created (such as the future ROW for the roadway north of Bullock Drive).
- Regan Hutcheson stated that City Council determined that matters of Main Street Markham can be discussed through the Markham Sub-committee.
- Councillor Rea announced that a charrette would be held for the upcoming secondary plan north of 16<sup>th</sup> Avenue and that she had asked that the terms of reference for the study include an examination of how Markham's Main Street south of 16<sup>th</sup> Avenue would be protected from new development and traffic. Already, there is traffic infiltration on side streets in the village area.

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**b) Main Street Provincial Funding Projects**

- Regan Hutcheson informed the committee that the City of Markham received \$140,000 from the province for improvements to the Main Street, Markham Village area. The funding will be used on the following 3 projects:
  - Improvements to the civic gathering space at Robinson and Main Street;
  - Entry feature on Main Street south of Hwy 7 - the plan is to install a historical looking solar powered clock;
  - Self-watering planters for Main Street.
- Committee members questioned if the clock will be large enough for the existing space and also mentioned that existing lighting and signage infrastructure may result in the clock becoming less visible.
- A member also mentioned that the Linear Park at the bottom of Vinegar Hill requires some repairs (fencing is losing its paint and not lined up). Councillor Rea noted she was aware of the issue.

**c) Incoming Planning Applications**

Regan Hutcheson reviewed incoming applications impacting Markham Village over the last few months.

Site Plan Application:

- 73 Main Street South: New Dwellings. Revised Application, community information meeting to be held July 2019.

Committee of Adjustment

- 40 Albert Street: Variances and Semi-detached construction.
- 11 Princess Street: Variances.
- 1 Beech Street: Basement Second Suite.

Heritage Permits

- 115-117 Main Street North: Brick Repairs.
- 4 Peter Street: Wood screen door.
- Main Street South Traffic Island: Clock Project.
- 98 Main Street North: Civic Square landscape.
- 19 Parkway Ave: Book Exchange.
- 24 Church Street: Front/Rear yard fencing.
- 48 Church Street: Front and Side Exterior Doors.

Building Permits

- 340 Main Street North: Basement window changes.
- 33 Joseph Street: Residential addition.
- 14 Wales Ave: Demolition request.
- 328 Main Street North: Bar Sink
- 175 Main Street North: Wall Sign - ReMax.
- 106 Main Street North: Wall Sign – “The Ten Spot”.

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## Financial Assistance:

- 32 Washington Street: Designated Heritage Property Grant Program.
- 16 George Street: Designated Heritage Property Grant Program.
- 180 Main Street North: Designated Heritage Property Grant Program.
- 40-44 Main Street North: Commercial Façade Grant Program.

Dianne More mentioned her concerns regarding the introduction of ‘gaming places’ on Main Street - she thinks that they do not offer anything for the local community.

- Jason McCauley informed the committee that gaming is quite popular amongst younger demographics.
- Paul Cicchini said that the existing gaming store helps the street as patrons visit restaurants and business along Main Street.

**d) End of the Committee/ Motions of Appreciation**

- Regan Hutcheson provided each Committee member with a document entitled “A Brief History of Main Street Markham Committee” which highlighted how the committee was created, its first members, the major projects sponsored by the committee over the years, studies undertaken involving the Committee and a listing of the final members of the Committee.
- Members joined together for a group photograph around a celebration/ thank you cake marking two decades of service. Original and longest serving committee member Peter Ross cut the cake. Councillor Rea then presented Peter with a City of Markham Appreciation Plaque for his 21 years of service on the Committee.
- Peter Ross spoke of the Committee’s work and accomplishments since 1988. He then presented a motion of thanks to acknowledge the many committee members, City staff and members of Council who had contributed to the committee’s success.

Moved by: Peter Ross

Seconded by: Dianne More

Motion

On the final meeting of the Main Street Markham Committee (June 19, 2019) after its creation 21 years ago by Markham Council to create a Vision for Main Street Markham and to help guide its implementation, the Committee wishes to thank:

- The Ward 4 and 5 City Councillors who have chaired the Committee over the years, beginning with then Councillors Jack Heath & George McKelvey who championed the Vision in 1999, continuing to more recently under the leadership of Councillor Colin Campbell and finally that of our current Ward 4 Councillor Karen Rea who has brought our mandate to its current and proud conclusion. We wish to express our appreciation for their leadership, guidance and support in the

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realization of this important initiative to revitalize the Main Street of Markham Village;

- All of the many volunteer members who have served on the Committee over the years, representing area residents, ratepayer and heritage associations, businesses and the BIA, for their dedication to the Committee's work in realizing its many projects and serving on the many studies that have been undertaken by the City;
- The many dedicated professional City staff who have guided and supported the Committee in its work, including the research for and realization of countless projects, as well as our patient secretarial staff; in particular the outstanding contribution of Regan Hutcheson, currently Manager, Heritage Planning Development Services Commission, whose expertise, wisdom & good humour over the last 20 years has been indispensable to the success of this Committee; and finally
- Mayor Frank Scarpitti and the Council of the City of Markham who have provided crucial and continuing support of this Committee over two decades and whose decisions made the vision for Main Street Markham real for future generations to enjoy.

Carried

Dianne More presented a motion of thanks to Peter Ross.

Moved by: Dianne More

Seconded by: Siobhan Covington

Motion

That the Main Street Markham Committee officially recognize and sincerely thank Peter Ross for his 21 years of dedicated volunteer service provided to the committee, the City of Markham and to City staff, including of special note, his active leadership and guidance during all phases of the planning and re-construction and streetscape improvements related to Main Street Markham from Bullock Drive to Highway 407.

Carried

## 6. Updates/News from Committee Members

### a) Markham BIA

- Paul Cicchini thanked the Committee for all the hard work that was contributed by the members over the years to help transform Main Street and Markham Village into the vibrant and attractive community it is today.

### b) Markham Village Conservancy

- Dianne More said the Conservancy is continuing the Markham Village Conservancy Plaque Project for heritage homes - the plaques identify the original owner, occupation and the year the home was built. Dianne further stated that the

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Train Station is turning 150 years old in 2020 and the floors are being refurbished and a new heritage kitchen installed.

- The Conservancy will participate in Doors Open in September with a model railway display at the Train Station.
- The Conservancy is also exploring sponsorship of the artwork project for the foyer wall in the new Morgan Pool building.

**c) Councillor/ Other Members**

- John Himanen thanked the committee for all the great work they have done and has enjoyed being a part of the team.
- Councillor Rea thanked Regan Hutcheson for his continuous support throughout the years.
- Councillor Rea informed the committee that the City did a snow removal survey using YourVoiceMarkham.ca. She encouraged the members to visit the site and participate in other feedback opportunities.

## **7. Next Meeting**

- a) This is the last meeting of this Committee.

## **8. Adjournment**

Moved by: Graham Dewar

Seconded by: Dianne More

Carried.

## **9. Parked Items**

- Markham Village Secondary Plan
- Markham Village Heritage Conservation District Plan Update
- Markham Village Interpretive Project
- Parking Authority and Parking Lot Issues
- Status of Town Square Feasibility Study
- Linear Park Main Street South
- Morgan Park
- Veteran's Square and Cenotaph
- Bullock Drive to 16<sup>th</sup> Avenue Extension
- Donald Cousens Parkway Extension
- Steeles and Markham Road Extension



Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** Report on Incoming Planning Applications for the period of o  
June 10, 2019 to September 15, 2019

**PREPARED BY:** Nathalie Orsi, Planning Department ext. 8100

**REVIEWED BY:** Ron Blake, Senior Manager of Development, ext 2600

**RECOMMENDATION:**

1. That the report entitled “Report on Incoming Planning Applications for the period of June 10, 2019 to September 15, 2019, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution

**EXECUTIVE SUMMARY:**

Not applicable

**PURPOSE:**

The purpose of 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:**

Not applicable

**OPTIONS/ DISCUSSION:**

With respect to Planning Applications, this report is reporting on a total of:

- 7 - Zoning By-Law Amendment applications
- 2 -Official Plan Amendment applications
- 8 -Site Plan Control applications
- 1 -Draft Plan of Subdivision applications
- 1 -Draft Plan of Condominium applications

AMANDA file names have changed recently to accommodate the ePlan digital application process as follows:

PLAN – Official Plan Amendment, Zoning By-law Amendment & Subdivision Applications (are now combined for ePLAN digital application submission),

SPC – Site Plan Control Approval Application,

CNDO – Application for Approval of Draft Plan of Condominium

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 June 10, 2019 to September 15, 2019. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
1.	SPC 19-123935	1, West	<ul style="list-style-type: none"> <li>• <b>Sharon Locilento</b></li> <li>• 113 Elgin Street, Markham</li> <li>• Located East side of Yonge St.</li> <li>• Site Plan Control Application to facilitate a proposed new 2 storey single family home with finished basement, rear lower terrace, attached garage and cabana.</li> </ul>	Staff
2.	SPC19-126425	7, East	<ul style="list-style-type: none"> <li>• <b>GCREF Holdings GP Inc. c/o MHBC Planning</b></li> <li>• 7725 Markham Road. Located East side of Markham Road, South of 14<sup>th</sup> Avenue.</li> <li>• Site Plan Control Application to facilitate development to construct a 272.48 m2 Mr. Lube drive through oil change facility.</li> </ul>	Staff
3.	SPC19-126429	2, West	<ul style="list-style-type: none"> <li>• <b>Region of York Paramedic Response Station #27.c/o Thomas Brown Architects Inc.</b></li> <li>• 180 Cachet Woods Court, Markham</li> <li>• Located north of Major Mackenzie and East of the 404 Hwy.</li> <li>• Site Plan Control Application to facilitate construction of a New York Region Paramedic Response Station.</li> </ul>	Staff

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
4.	SPC19-127869	5, East	<ul style="list-style-type: none"> <li>• <b>2585231 Ontario Inc.</b></li> <li>• 9999 Markham Road, Markham</li> <li>• Located on the East Side of Markham Road, South Side of Major Mackenzie Drive</li> <li>• Site Plan Control Application to facilitate the first phase of development, which is comprised of a common element condominium townhouse development with 177 townhouses. The proposed development is related to applications for Zoning By-law Amendment and Draft Plan for Subdivision (ZA/SU 18 180621) which are currently under review.</li> </ul>	Staff
5.	PLAN 19-129512	2, North	<ul style="list-style-type: none"> <li>• <b>Victoria Glen Community c/o Malone Givens Parsons</b></li> <li>• 3208 Elgin Mills Road East, Markham.</li> <li>• Located east of Victoria Square Boulevard, on the North Side of Elgin Mills Road East</li> <li>• Official Plan Amendment (Secondary Plan) Application to facilitate the development of the future Victoria Glen Community within the North District (Future Urban Area).</li> </ul>	Council/Committee
6.	PLAN 19-130579	4, East	<ul style="list-style-type: none"> <li>• <b>Bur Oak (ARH) Developments Inc.</b></li> <li>• 1709 Bur Oak Avenue, Markham.</li> <li>• Located west of Markham Road on the South Side of Bur Oak Avenue.</li> <li>• Minor Official Plan Amendment Application to facilitate the development of a 20-storey apartment building.</li> </ul>	Council/Committee



	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
7.	PLAN 19-124607	• 3, Central	<ul style="list-style-type: none"> <li>• <b>Aryeh Construction Ltd c/o Tommy Chang</b></li> <li>• 8293 and 8303 Warden Avenue</li> <li>• Located south of Highway 7 East on the East side of Warden Avenue.</li> <li>• Zoning By-Law Amendment application to increase the building height from 19 to 39 storeys for two residential towers.</li> </ul>	Council/Committee
8.	PLAN 19-128208	4, East	<ul style="list-style-type: none"> <li>• <b>Gil &amp; Marina Shcolyar c/o Evans Planning Inc. Adam Santos</b></li> <li>• 12 &amp; 16 Deer Park Lane</li> <li>• Located South of 16<sup>th</sup> Avenue, on the East side of Main Street Markham North.</li> <li>• Zoning By-Law Amendment application to facilitate future severances of the two existing lots into five lots consisting of 4 semi-detached buildings fronting on Deer Park Lane and; one detached dwellings and a single detached dwelling fronting on Elizabeth Street.</li> </ul>	Council/Committee
9.	PLAN 19-126535	7, East	<ul style="list-style-type: none"> <li>• <b>Indrajit Chakraborty and Ujjaini Sircar c/o. Memar Architects Inc. Lucy Mar Guzman)</b></li> <li>• 7739 9<sup>th</sup> Line</li> <li>• Located South of 14<sup>th</sup> Avenue, on the East side of 9<sup>th</sup> Line</li> <li>• Zoning By-Law Amendment application to facilitate future severances of the subject lot. This will accommodate retention of the existing heritage dwelling and construct a new dwelling on the parcel to be severed.</li> </ul>	Council/Committee

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
10. 11.	PLAN 19-123509 SPC 19-123509	2, West	<ul style="list-style-type: none"> <li>• <b>Clera Holdings Inc. c/o Sandra Wiles</b></li> <li>• Woodbine Avenue</li> <li>• Located South of Elgin Mills Road East, on the West side of Woodbine</li> <li>• Zoning By-Law Amendment &amp; Site Plan Control applications to facilitate development for a commercial plaza with four, one-two storey buildings consisting of a total GFA of 3,930 square metres.</li> </ul>	Council/ Committee
12.	SPC 19-125118	4, Heritage	<ul style="list-style-type: none"> <li>• <b>220363 Ontario Inc., c/o Khushee Sharma Fung</b></li> <li>• 48 Washington Street</li> <li>• Located North of Highway 7 East, on the West Side of Washington Street</li> <li>• Site Plan Control application proposal for a new covered verandah.</li> </ul>	Staff
13.	PLAN 19-128732	1, West	<ul style="list-style-type: none"> <li>• <b>Macaulay Shiomi Howson Ltd., c/o Angela Scibberas</b></li> <li>• 349-351 and 355 John Street</li> <li>• Located on the South side of John Street, East of Bayview Avenue</li> <li>• Zoning By-Law Amendment application to facilitate construction of a mixed use development consisting of industrial and commercial uses.</li> </ul>	Council/ Committee
14	PLAN 19-129642	3, West	<ul style="list-style-type: none"> <li>• <b>Davinder Randhawa, c/o Reza Sekaavati</b></li> <li>• 5017 14<sup>th</sup> Avenue</li> <li>• Located on the North side of 14<sup>th</sup> Avenue, West of McCowan</li> <li>• Request for Extension of Draft Plan Approval 19TM-14007</li> </ul>	Council/ Committee

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
15.	PLAN 19-132742	8, West	<ul style="list-style-type: none"> <li>• <b>EMIX Ltd. c/o Corbett Land Strategies Inc</b></li> <li>• 8400 Woodbine Avenue</li> <li>• Located West of Woodbine Avenue, South of Highway 7 East</li> <li>• Zoning By-Law Amendment application to permit additional land uses including a self-storage facility and commercial uses.</li> </ul>	Council/Committee
16.	CNDO 19-133892	3, Central	<ul style="list-style-type: none"> <li>• <b>York Markham Residences Inc., c/o Jessica Byers</b></li> <li>• 8, 10 &amp; 18 Rouge Valley Drive</li> <li>• Located on the north east corner of Warden Avenue and Enterprise Boulevard.</li> <li>• Draft Plan of Condominium Application (Block 34, Registered Plan 65M-4060) on a mixed-use development comprised of ancillary retail and high-rise residential condominium units.</li> </ul>	Staff
17.	SPC 19-134540	6, West	<ul style="list-style-type: none"> <li>• <b>Nascent/Sher (9704 McCowan) Inc. c/o STEP Design Studio Inc. Stepan Sukiasyan</b></li> <li>• 9704 McCowan Road</li> <li>• Located on the West side of McCowan, North of Bur Oak Avenue</li> <li>• Site Plan Control application proposal for a temporary sales office for a residential apartment development.</li> </ul>	Staff
18.	SPC 19-132197	6, West	<ul style="list-style-type: none"> <li>• <b>Uptown Green Garden Inc. (Richard Tang) c/o Weston Consulting (Ryan Guetter)</b></li> <li>• 9332 Kennedy Road</li> <li>• Located on the West side of Kennedy Road, North of 14<sup>th</sup> Avenue</li> <li>• Site Plan Control Application proposal to develop a 10-storey</li> </ul>	Council/Committee

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	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
			mixed use building containing 247 residential units with a residential GFA of 20,631m2 and a commercial GFA of 213m2.	

**FINANCIAL CONSIDERATIONS**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

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



Report to: Development Services Committee

Meeting Date: October 15, 2019

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

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

**REVIEWD BY:** Ron Blake, Senior Development Manager ext. 2600

### **RECOMMENDATION:**

1. That the report titled 'Information Report 2019 Third 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.

### **EXECUTIVE SUMMARY:**

Not applicable.

### **PURPOSE:**

This report provides a quarterly update of the Street and Park Name Reserve List for the third 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 street and park name reserve list, updated quarterly, that indicates 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 third 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 third quarter of 2019.

<b>Name</b>	<b>Source</b>	<b>Reason for Addition</b>
Ryler Way	Developer of Villages of Faitree	Requested by Developer
Sundrum	Developer of York Downs	Requested by Developer
Edzell	Developer of York Downs	Requested by Developer
Perthshire	Developer of York Downs	Requested by Developer
Alford	Developer of York Downs	Requested by Developer
Drumin	Developer of York Downs	Requested by Developer
Barra	Developer of York Downs	Requested by Developer
Eday	Developer of York Downs	Requested by Developer
Jura	Developer of York Downs	Requested by Developer
Foula	Developer of York Downs	Requested by Developer
Sanday	Developer of York Downs	Requested by Developer
Westray	Developer of York Downs	Requested by Developer
Canna	Developer of York Downs	Requested by Developer
Loch Ness	Developer of York Downs	Requested by Developer
Katrine	Developer of York Downs	Requested by Developer
Laggan	Developer of York Downs	Requested by Developer
Tulla	Developer of York Downs	Requested by Developer
Achray	Developer of York Downs	Requested by Developer
Alloa	Developer of York Downs	Requested by Developer
Celtic	Developer of York Downs	Requested by Developer
Stranrear	Developer of York Downs	Requested by Developer
Cuthbert	Developer of York Downs	Requested by Developer
Fearn Abbey	Developer of York Downs	Requested by Developer
Conan	Developer of York Downs	Requested by Developer
Parkside	Developer of York Downs	Requested by Developer
Shadow Creek	Developer of York Downs	Requested by Developer
Barnbogle	Developer of York Downs	Requested by Developer
Erin Hills	Developer of York Downs	Requested by Developer
West Stadium	Developer of York Downs	Requested by Developer
Sand Creek	Developer of York Downs	Requested by Developer
The Blessings	Developer of York Downs	Requested by Developer
Pacific Grove	Developer of York Downs	Requested by Developer
Old Waverly	Developer of York Downs	Requested by Developer
Del Monte	Developer of York Downs	Requested by Developer
Golden Horseshoe	Developer of York Downs	Requested by Developer
Turtle Bay	Developer of York Downs	Requested by Developer
Toronto	Developer of York Downs	Requested by Developer

Edmonton	Developer of York Downs	Requested by Developer
Guelph	Developer of York Downs	Requested by Developer
Lethbridge	Developer of York Downs	Requested by Developer
Saint John	Developer of York Downs	Requested by Developer
Charlottetown	Developer of York Downs	Requested by Developer
Whitehorse	Developer of York Downs	Requested by Developer
Abbeyhill	Developer of York Downs	Requested by Developer
Bright Terrace	Developer of York Downs	Requested by Developer
Cowgate	Developer of York Downs	Requested by Developer
Crichton	Developer of York Downs	Requested by Developer
Dean Park Street	Developer of York Downs	Requested by Developer
Downfield Place	Developer of York Downs	Requested by Developer
Eglinton Street	Developer of York Downs	Requested by Developer
Fountainbridge	Developer of York Downs	Requested by Developer
Gardener's Crescent	Developer of York Downs	Requested by Developer
Glencairn Crescent	Developer of York Downs	Requested by Developer
Goldenacre Terrace	Developer of York Downs	Requested by Developer
Great Wellington Street	Developer of York Downs	Requested by Developer
Grindlay Street	Developer of York Downs	Requested by Developer
Hillhousefield	Developer of York Downs	Requested by Developer
Hollybank Terrace	Developer of York Downs	Requested by Developer
Home Street	Developer of York Downs	Requested by Developer
Howe Street	Developer of York Downs	Requested by Developer
Leamington	Developer of York Downs	Requested by Developer
Leven Lodge	Developer of York Downs	Requested by Developer
Merchiston Gardens	Developer of York Downs	Requested by Developer
Mortonhall	Developer of York Downs	Requested by Developer
Myrtle Terrace	Developer of York Downs	Requested by Developer
Newington	Developer of York Downs	Requested by Developer
Regant Terrace	Developer of York Downs	Requested by Developer
Ritchie Place	Developer of York Downs	Requested by Developer
Rosevale Place	Developer of York Downs	Requested by Developer
St. Giles	Developer of York Downs	Requested by Developer
St. Leonard's	Developer of York Downs	Requested by Developer
Silvermills	Developer of York Downs	Requested by Developer
Slateford	Developer of York Downs	Requested by Developer
Spottsiwood Road	Developer of York Downs	Requested by Developer
Springwell Place	Developer of York Downs	Requested by Developer
Viewforth	Developer of York Downs	Requested by Developer
Waverley Steps	Developer of York Downs	Requested by Developer
Cart	Developer of York Downs	Requested by Developer
Birdie	Developer of York Downs	Requested by Developer
Old Nassau	Developer of York Downs	Requested by Developer
Ross Bartlett	Developer of York Downs	Requested by Developer
Evens Yard	Developer of York Downs	Requested by Developer
Feskew	Developer of York Downs	Requested by Developer

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Hawley	Developer of York Downs	Requested by Developer
Caviglia	Markham One Developments Ltd.	Requested by Developer
Finley Way	Forest Bay Homes	Requested by Developer

**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



Appendix 'A'

17/09/2019

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Abbeyhill	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Achray	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Alford	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Alloa	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Barnbogle	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Barra	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Batticaloa	available	Requested by Councillor	No	01-Sep-2011		Street	
Baum	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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	
Birdie	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Bright Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Canna	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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	
Cart	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Caviglia	Reserved for East Team	Requested by Developer	No	17-Sep-2019	3rd Quarter 2019	Street	7
Cecil Sinclair	available		Yes	13-Mar-1998		Street	
Celebration Drive	reserved for South Team	Reserved by Developer	No	31-Mar-2005		Street	8
Celtic	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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
Charlottetown	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Clarence 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	
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	
Conan	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Cowgate	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Crichton	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Cuthbert	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Dawn Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dean Park Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Del Monte	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Downfield Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Drumin	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Eday	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Edmonton	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Edzell	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Eelam	available	Requested by Councillor	No	01-Sep-2011		Street	
Eglinton Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Erin Hills	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Erintol	Reserved for East Team	Requested by Developer	No	18-Jun-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	
Evens Yard	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Fairamilia Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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
Fallway	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
Fearn Abbey	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Feskew	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Finley Way	Reserved for East Team	Requested by Developer	No	17-Sep-2019	3rd Quarter 2019	Street	7
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
Foula	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Fountainbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Gardener's Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
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	Reserved by Developer	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
Glencairn Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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



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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Godfrey Willis	available	Veterans List	Yes	27-Aug-2004		Street	
Gohn	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Golden Horseshoe	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Goldenacre Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Great Wellington Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Grindlay Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Guardhouse Court	available	Unknown Source	No	08-Jul-1997		Street	
Guelph	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Hawley	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Hillhousefield	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Hillsview 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
Hollybank Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Hollycroft Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Home Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Howe Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Irwin Selleck	available	Veterans List	Yes	27-Aug-2004		Street	
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	No	10-Apr-2007		Street	
Jack German	available	Veterans List	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
Jura	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Katrine	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Laggan	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Lali Vij	available	Requested by resident	No	12-Apr-2011		Street	
Lathrop	available	Unknown Source	No	08-Jul-1997		Street	
Leamington	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Leaside Drive	reserved for Central Team	Requested by Developer	No	29-Nov-2010		Street	3
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	
Lethbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Leven Lodge	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Loch Ness	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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 Councillor Ho	No	12-Apr-2019		Street	2
Mallavi	available	Requested by Councillor	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 Councillor 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



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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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 Councillor Li	No	18-Nov-2013		Street	
Merchiston Gardens	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
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
Mortonhall	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Myrtle Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Newington	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Noerdlingen	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

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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
Old Nassau	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Old Waverly	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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	
Pacific Grove	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Parkside	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Perthshire	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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	
Regant Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Rigfoot Farm Road	available	Unknown Source	No	08-Jul-1997		Street	
Ritchie Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Rosevale Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Ross Bartlett	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Ryler Way	Reserved for East Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	7

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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	
Saint John	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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	
Sand Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Sanday	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Shadow Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Silvermills	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Slateford	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
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
Spottsiwood Road	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Spring Mountain Trail	reserved for West Team	Reserved by Developer	No	12-Nov-2002		Street	6
Springwell Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
St. Giles	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
St. James Palace Road	available	Unknown Source	No	12-Apr-2001		Street	
St. Leonard's	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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
Stranrear	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Stratburn Way	reserved for West Team	Requested by Developer	No	25-Mar-2019		Street	6
Sundrum	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 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
The Blessings	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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	
Toronto	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Tulla	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Tulocay	available	Region of York Report	No	14-Sep-1999		Street	
Turtle Bay	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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
Urmy	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	
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	



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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
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
Viewforth	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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
Waverley Steps	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
West Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
West Stadium	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	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 Gailes	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	
Westray	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
Whitechapel Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Whitehorse	Reserved for West Team	Requested by Developer	No	07-Jul-2019	3rd Quarter 2019	Street	6
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

Appendix 'A'

17/09/2019

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Xiamen (Amoy)	available	Requested by Councillor Chiu	No	12-Mar-2015		Street	
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: October 15, 2019

**SUBJECT:** **Recommendation Report**  
 Demolition Permit Application  
 11 Princess Street  
 Markham Village Heritage Conservation District, Ward 4

**PREPARED BY:** File No. 19 133557 DP  
 George Duncan, CAHP, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, MCIP, RPP, CAHP  
 Manager of Heritage Planning, ext. 2080

### **RECOMMENDATION:**

- 1) That the report titled “Recommendation Report, Demolition Permit Application, 11 Princess Street, Markham Village Heritage Conservation District, Ward 4, File No. 19 133557”, dated October 15, 2019, be received;
- 2) That Council endorse the demolition of the existing 1950s dwelling;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **PURPOSE:**

To recommend that Council support the demolition of a 1950s dwelling at 11 Princess Street, within the Markham Village Heritage Conservation District, to allow the construction of a new dwelling as part of a Site Plan Control Application.

### **BACKGROUND:**

#### **The owners of the property propose to construct a new two storey dwelling**

The owners of 11 Princess Street have submitted a Site Plan Control Application (File No. SPC 19 122591) and an associated Minor Variance Application (File No. A/53/19) to construct a new two storey dwelling on the subject property. The existing 1950s dwelling, not considered a heritage building, is proposed to be demolished. The Minor Variance Application was approved by the Committee of Adjustment on June 26, 2019.

#### **The property is located within a heritage conservation district**

As the property is designated under Part V of the Ontario Heritage Act, review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing dwelling. Heritage Markham reviewed the Site Plan Control Application on July 10, 2019 and August 14, 2019, and had no objection to the demolition of the existing dwelling and its replacement with a new dwelling.



**OPTIONS/ DISCUSSION:****The Ontario Heritage Act requires Council to consider all demolition applications for designated properties**

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act does allow a municipality to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, it has been determined that the delegation authority does not include the applications for demolition or removal. Therefore, all applications for demolition of buildings and structures within heritage conservation districts, whether of cultural heritage value or not, must be considered by Council.

**Staff has no objection to the proposed demolition of the existing 1950s dwelling**

Staff supports the proposed redevelopment of the property and is currently processing the Site Plan Control Application, and has no objection to the demolition of the existing non-heritage dwelling on the property.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters, within the context of the Site Plan Control and Minor Variance Applications.

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

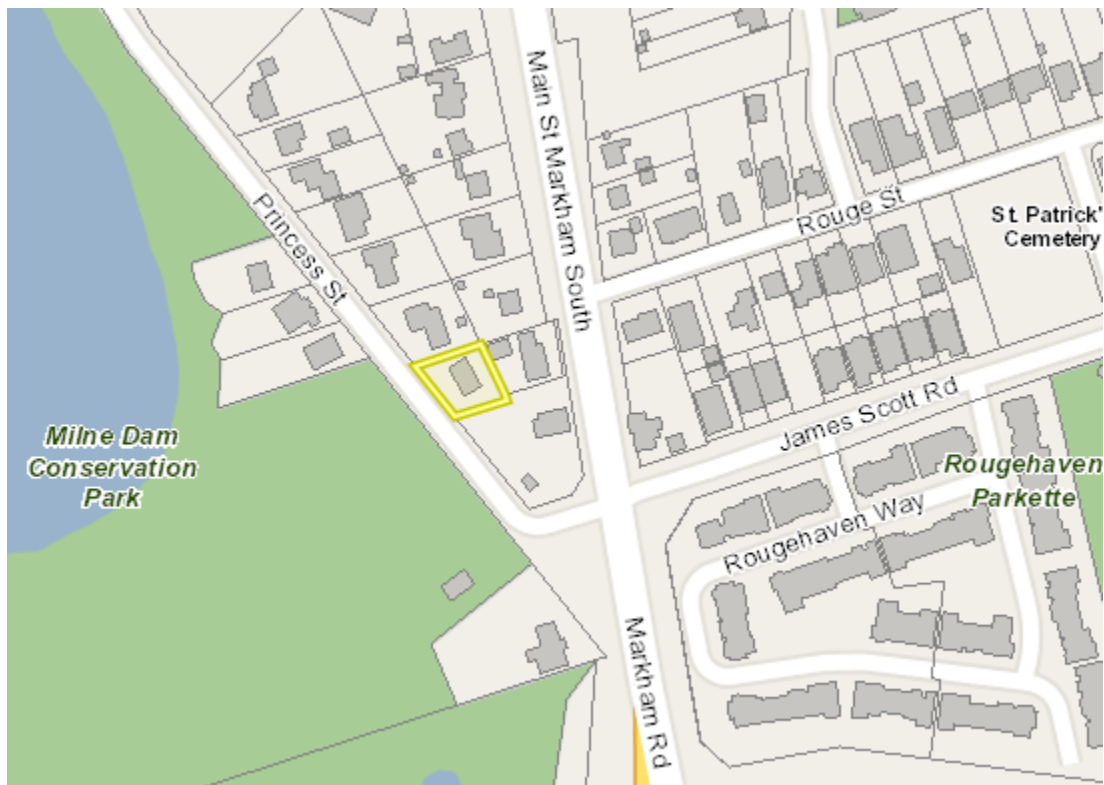
Figure 1: Applicant &amp; Location Map

Figure 2: Building Photograph

**FILE PATH:** Q:\Development\Heritage\PROPERTY\PRINCESS\11\DSC Oct 15 2019  
Demolition.doc

**FIGURE 1****APPLICANT NAME & LOCATION MAP**

**APPLICANT/OWNERS:** Cui Zhu Liang c/o The Gregory Design Group

**LOCATION MAP**

**FIGURE 2**  
**BUILDING PHOTOGRAPH**





Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** **Recommendation Report**  
 Amendment to the Thornhill Heritage Conservation District  
 Plan – Robert Jarrot House Statement of Cultural Heritage  
 Value or Interest  
 15 Colborne Street  
 Thornhill Heritage Conservation District, Ward 1

**PREPARED BY:** George Duncan, CAHP, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, MCIP, RPP, CAHP,  
 Manager of Heritage Planning, ext. 2080

**RECOMMENDATION:**

- 1) That the report titled “Recommendation Report, Amendment to the Thornhill Heritage Conservation District Plan – Robert Jarrot House Statement of Cultural Heritage Value or Interest, 15 Colborne Street, Thornhill Heritage Conservation District, Ward 1”, dated October 15, 2019, be received;
- 2) THAT as recommended by Heritage Markham, the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Building Inventory of the Thornhill Heritage Conservation District Plan (2007) be amended as per Appendix ‘C’ to include the exterior of the 1963/1975 addition designed by B Napier Simpson Jr. as a heritage attribute based on its design/physical value and its historical/associative value;
- 3) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

To recommend to Council that the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Thornhill Heritage Conservation District Plan be amended to include the 1963/1975 addition designed by noted Canadian architect B. Napier Simpson Jr., as requested by the current property owner and supported by staff and the Heritage Markham Committee.

---

**BACKGROUND:****The Robert Jarrot House is a Class A building in the Thornhill Heritage Conservation District**

The Robert Jarrot House at 15 Colborne Street, c.1853, is a Class A heritage building in the Thornhill Heritage Conservation District. It was constructed by a local carpenter as his family residence. Additions have been made to the dwelling, including a rear addition from c.1910 and a family room added on the west side in 1963, which was further enlarged in 1975. The side addition is of cultural heritage value or interest because it was designed by Bruce Napier Simpson Jr., a Thornhill resident who was an important architect that specialized in historic restorations and traditional designs based on early Canadian architecture in the 1960s-1970s. The current Statement of Cultural Heritage Value or Interest for the property from the Building Inventory of the Thornhill Heritage Conservation District Plan is attached as Appendix 'A.'

**The property owner wishes to protect the B. Napier Simpson Jr. addition from potential demolition by a future owner**

The current property owner values the B. Napier Simpson Jr. addition and has approached City staff and Heritage Markham to seek an appropriate means of ensuring its protection by identifying it as a significant feature of the historic dwelling.

**Heritage Markham supports the protection of the B. Napier Simpson Jr. addition**

On July 17, 2019 Heritage Markham requested staff to report back on the merits and process for designating the property under Part IV of the Ontario Heritage Act in order to protect the B. Napier Simpson Jr. addition. Staff recommended that although Heritage Markham suggested that the property, already protected by Part V designation under the Ontario Heritage Act, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Cultural Heritage Value or Interest contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value.

**The property owner appeared as a deputation at the August 14, 2019 Heritage Markham meeting in support of protecting the Napier Simpson addition**

At the August meeting of the Heritage Markham Committee, the property owner made a deputation in support of protecting the B. Napier Simpson Jr. addition. The property owner and Heritage Markham Committee agreed with staff's recommendation that the appropriate means of protecting the addition is to amend the Statement of Cultural Heritage Value or Interest in the Building Inventory of the Thornhill Heritage Conservation District Plan 2007. The following resolution was passed:

That staff continue the process to further protect the heritage attributes of the Robert Jarrot House situated at 15 Colborne Street in the Thornhill Heritage Conservation District.

CARRIED

---

**OPTIONS/ DISCUSSION:****The Thornhill Heritage Conservation District Plan includes a process for re-classifying the heritage status of a property**

When the Thornhill Heritage Conservation District Plan was amended and approved in 2007, a process for changing the classification of a property was included (see Appendix 'B'). Staff has generally followed this procedure, although this property is not being re-classified.

The reasons for the request to change the building's heritage attributes for 15 Colborne Street were identified at the August 14, 2019 meeting of Heritage Markham:

- The design compatibility of the 1963/1975 addition with the c.1853 dwelling;
- The associative value of the 1963/1975 addition, designed by noted Canadian architect B. Napier Simpson Jr.

Buildings within the heritage conservation district are classified as A – heritage buildings of major significance to the district; B – emerging heritage buildings which are generally early 20<sup>th</sup> century structures, and C – other buildings which are generally newer structures that are considered for their cultural heritage value on a case-by-case basis. Class A and Class B buildings each have a Statement of Cultural Heritage Value or Interest, which includes a listing of heritage attributes that define the character of the building and embody its cultural heritage value.

**Modern-era additions were not considered when the Thornhill District Plan was amended in 2007.**

When the new Building Inventory was created in 2007, the focus of the building classifications and Statements of Cultural Heritage Value or Interest was upon the principal cultural heritage resource. Modern-era additions may have been noted in the building descriptions, but were not included in the list of heritage attributes, as was the case for this property.

Buildings and properties do not necessarily have to be old to possess value. In Brantford, the City has designated the modern 1960s home of Wayne Gretzky due to its associative value to one of the world's best hockey players. The Thornhill Heritage District Plan also identified some recent buildings as possessing cultural heritage value such as 24 Deanbank Drive, built in 1963/1975 due to its associative value with B. Napier Simpson Jr. and its unique vernacular architectural expression. Markham Council has also recently required the retention and incorporation of 38 John Street (built in the 1950s) into a new single detached dwelling, due to the building's contextual value to the streetscape.

**Approval of Heritage Markham's recommendation will require minor changes to the text of the Statement of Cultural Heritage Value or Interest for 15 Colborne Street**

If Council approves the recommendation for the inclusion of the 1963 addition as a heritage attribute (thereby giving it enhanced status for protection within the context of the heritage conservation district designation), minor changes will be required to be made to the text of the Statement of Cultural Heritage Value or Interest for the Robert Jarrot House. The recommended revised text is attached as Appendix 'C'.

**FINANCIAL CONSIDERATIONS**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

This report aligns with the Corporate Direction of Managed Growth and Environment by ensuring that significant cultural heritage resources are preserved within the context of the changing urban landscape, and minimizes existing building materials being sent to landfill.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Heritage Markham Committee was consulted.

**RECOMMENDED BY:**

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

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

**File Path:**

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**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Building Photograph

Appendix 'A': Current Statement of Cultural Heritage Value or Interest

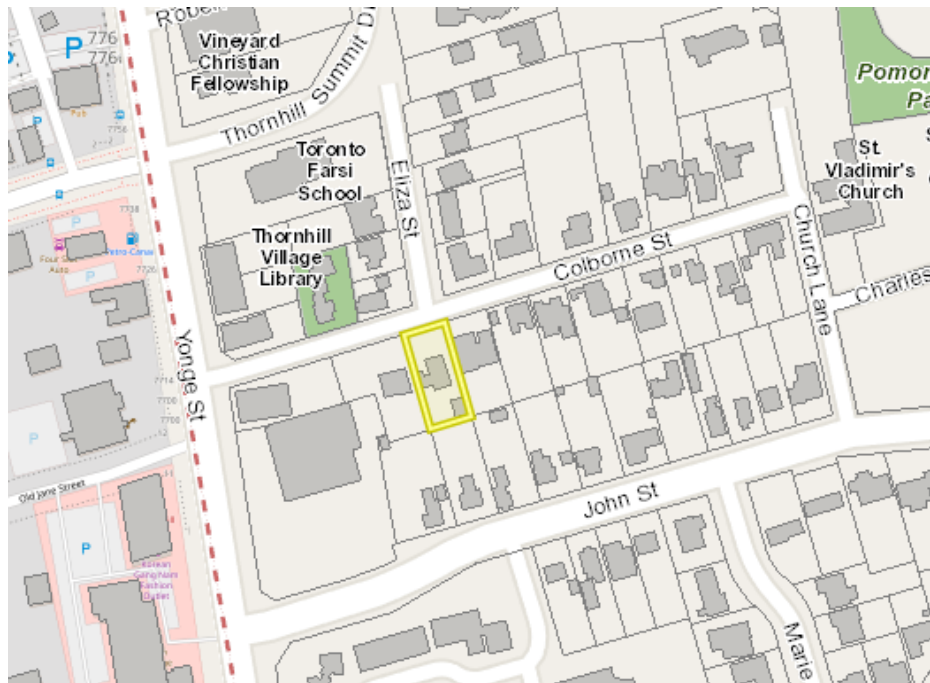
Appendix 'B': Process for Changing Building Classification

Appendix 'C': Recommended Revised Statement of Cultural Heritage Value or Interest

**OWNER:**

Diane Berwick



**FIGURE 1: Location Map****FIGURE 2: Building Photograph**



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## **Appendix 'A' - Current Statement of Cultural Heritage Value or Interest**

### **Robert Jarrot House, 15 Colborne Street, c.1853**

#### Statement of Cultural Heritage Value or Interest:

The stuccoed house at 15 Colborne Street was constructed c.1853. It was originally owned by Robert Jarrot, a joiner (a skilled carpenter that produces doors, windows and other finished woodwork). In the 1910s, the house was added to and remodeled with windows typical of the early 20<sup>th</sup> century. The house is representative of the early period of Thornhill's history as a mill village. The Jarrot House is a good example of a modest tradesman's house in the vernacular Georgian Tradition, with early 20<sup>th</sup> century remodeling as a later development. There is evidence of peaked window heads, a feature associated with the Classic Revival style. The bellcast-roofed veranda is a recent, but appropriate addition.

#### Description of Heritage Attributes:

Exterior character-defining attributes that embody the cultural heritage value of 15 Colborne Street include:

- Rectangular plan of original cottage
- Rear addition from the 1910s
- One and a half storey height
- Stucco wall finish
- Gable roof
- Brick fireplace chimney
- Balanced 3-bay front with centre door
- Wood windows with wood surrounds
- Reproduction bellcast-roofed front veranda

## Appendix 'B' – Process for Changing Building/Property Classification

### Changes to Building/Property Classification

The most appropriate time to re-examine the classification of all buildings/properties would be at the next complete review of the District Plan document. However, there may be rare occasions when it may be appropriate to consider revising a building classification. The following process will be used in the consideration of any potential change to a building classification:

5. Request for change to building classification.  
This can be requested by the property owner, member of the public, Council, staff or Heritage Markham.
2. The request must identify the reasons for the requested change in status.  
For advancement to a higher Class, the request must identify how the building possesses cultural heritage value. The **cultural heritage value** of individual sites within the District can be expressed in terms of their design or physical values, historical or associative values, or contextual values. Properties of **cultural heritage value** should reveal broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped details of that history.
3. The owner of the property will be notified of the request for change.  
Staff will notify the property owner of the requested change in classification and provide any materials submitted to support the request. The owner will be asked to comment on the request.
4. Staff and Heritage Markham review  
Heritage Section staff will review the requested change and prepare a recommendation for Heritage Markham's consideration. The views of the property owner will be expressed to Heritage Markham. The property owner will be notified of the recommendation and invited to attend the Heritage Markham meeting to discuss the proposed change. Heritage Markham will make a recommendation to Council.
5. Council Review  
Staff will prepare a report to Development Services Committee/ Council regarding the requested change to the building status. The property owner will be notified of the date of the meeting and will be sent a copy of the staff report. If desired, the property owner will have the opportunity to speak to Council on the issue. Development Services Committee and Council will review the request and pass a resolution either supporting or not supporting the requested change. If the change is supported, the Heritage Plan will be amended.

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## **Appendix 'C' – Recommended Revised Statement of Cultural Heritage Value or Interest**

### **Robert Jarrot House, 15 Colborne Street, c.1853**

#### Statement of Cultural Heritage Value or Interest:

The stuccoed house at 15 Colborne Street was constructed c.1853. It was originally owned by Robert Jarrot, a joiner (a skilled carpenter that produces doors, windows and other finished woodwork). In the 1910s, the house was added to and remodeled with windows typical of the early 20<sup>th</sup> century. The house is representative of the early period of Thornhill's history as a mill village. The Jarrot House is a good example of a modest tradesman's house in the vernacular Georgian Tradition, with early 20<sup>th</sup> century remodeling as a later development. There is evidence of peaked window heads, a feature associated with the Classic Revival style. A family room was added to the west side of the house in 1963, designed by the noted Canadian architect B. Napier Simpson Jr., and enlarged in 1975 with a small addition designed by the same architect. The bellcast-roofed veranda is a recent, but appropriate addition.

#### Description of Heritage Attributes:

Exterior character-defining attributes that embody the cultural heritage value of 15 Colborne Street include:

- Rectangular plan of original cottage
- Rear addition from the 1910s
- Gable-roofed single-storey addition on the west side, 1963 and 1975
- One and a half storey height
- Stucco wall finish
- Gable roof
- Brick fireplace chimney
- Balanced 3-bay front with centre door
- Wood windows with wood surrounds
- Reproduction bellcast-roofed front veranda



## 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, Senior Planner, Planning and Urban Design Department

Date: October 15, 2019

**Re: Application for Site Plan Approval for a Bell Mobility Telecommunication Tower and equipment compound at 10 Bur Oak Avenue, File No. SC 14 129195 (Ward 6)**

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### RECOMMENDATION:

- 1) THAT the memorandum dated October 15, 2019, entitled “Application for Site Plan Approval for a Bell Mobility Telecommunication Tower and equipment compound at 10 Bur Oak Avenue, File No. SC 14 129195 (Ward 6)”, be received;
- 2) THAT the Site Plan application be endorsed, subject to the conditions of Site Plan Approval as identified in Appendix ‘A’ to this report;
- 3) THAT Industry Canada be advised in writing of this conditional endorsement (concurrence), and that this conditional endorsement is with respect to this location only;
- 4) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution;

### BACKGROUND:

#### **Description of Proposed Telecommunication Tower**

The applicant, on behalf of Bell Canada, is proposing a 20.0 m (65.6 ft.) high monopole telecommunications tower on the subject property. The proposed tower and associated equipment will be located on a concrete slab base within the existing parking lot (Figure Nos. 4, 5 and 6). Bell Mobility is a wireless provider licensed by the Federal Government. The proposed tower will facilitate the expansion of their network and coverage in the Greater Toronto Area for existing and future customers.

#### **Committee recommended further consultation**

Development Services Committee (DSC) received a Recommendation Report from staff and a deputation from the applicant on March 18, 2018 requesting Municipal Concurrence on a proposal for a Bell Mobility Monopole Telecommunication Tower and associated equipment compound at 10 Bur Oak Avenue (see Figures Nos. 1, 2 and 3). At the DSC meeting, the Committee discussed concerns regarding the proximity of the proposed tower to the existing high school to the east

(Pierre Elliott Trudeau High School) as well as to the existing daycare within the subject commercial plaza. The Committee referred the proposal back to the Ward Councillor to have further public consultation with the daycare and the adjacent high school.

The Ward Councillor has confirmed that efforts were made to facilitate a meeting between the daycare and representatives from Bell and that the daycare was not interested in such a meeting. In addition, the Ward Councillor has advised that similar efforts were made to reach out to representatives of the adjacent high school, without success. Consequently, the Ward Councillor has confirmed that the requirement for the additional consultation with the daycare and the adjacent high school, as directed by DSC, has been addressed to her satisfaction. The applicant has requested that DSC determine whether the site plan can now be endorsed. The applicant has further requested that the City provide Industry Canada with a letter advising of site plan endorsement (concurrence).

### **CONCLUSION**

Planning staff recommend that the Site Plan application be endorsed, subject to the conditions of Site Plan Approval as identified in Appendix 'A' to this report, and that Industry Canada is advised in writing of site plan endorsement (concurrence) for a proposal to locate a Bell Mobility Telecommunication Tower and equipment compound on the subject lands.

### **ATTACHMENTS:**

Appendix 'A' – Conditions of Site Plan Approval / Municipal Concurrence

Figure 1: Location Map

Figure 2: Area Context

Figure 3: Air Photo

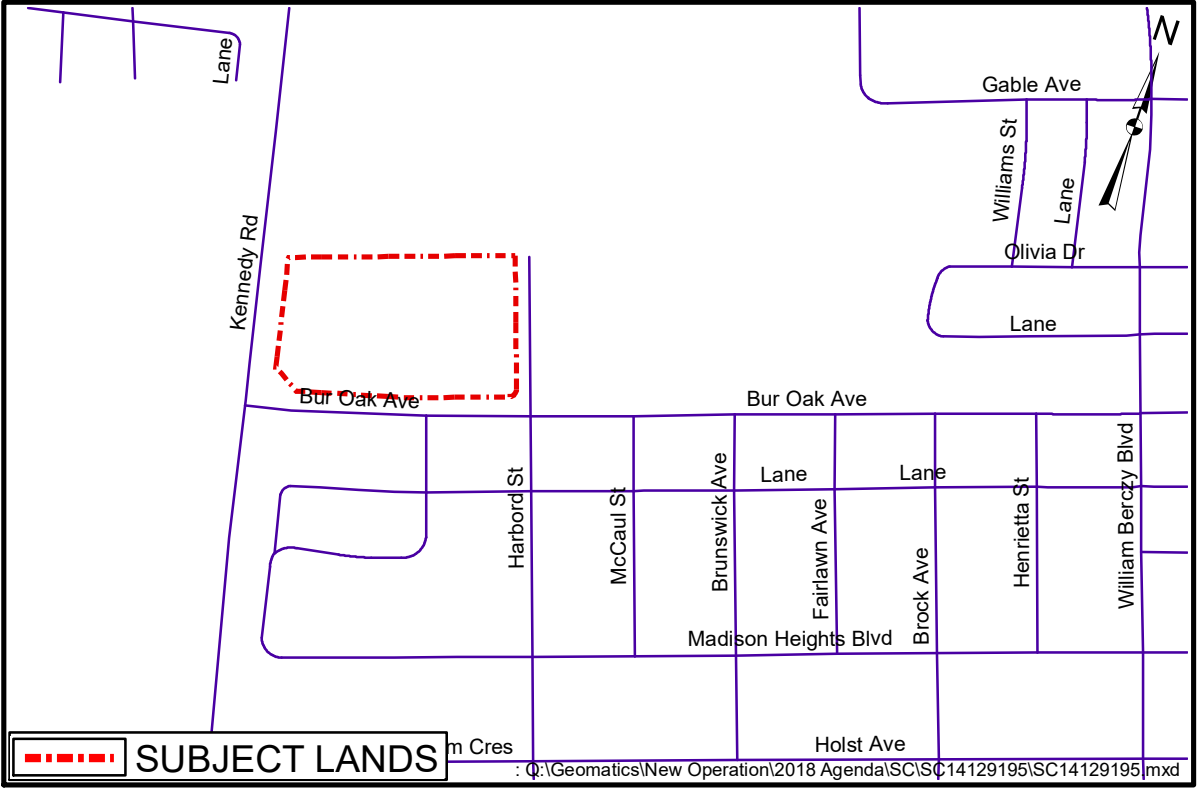
Figure 4: Site Plan

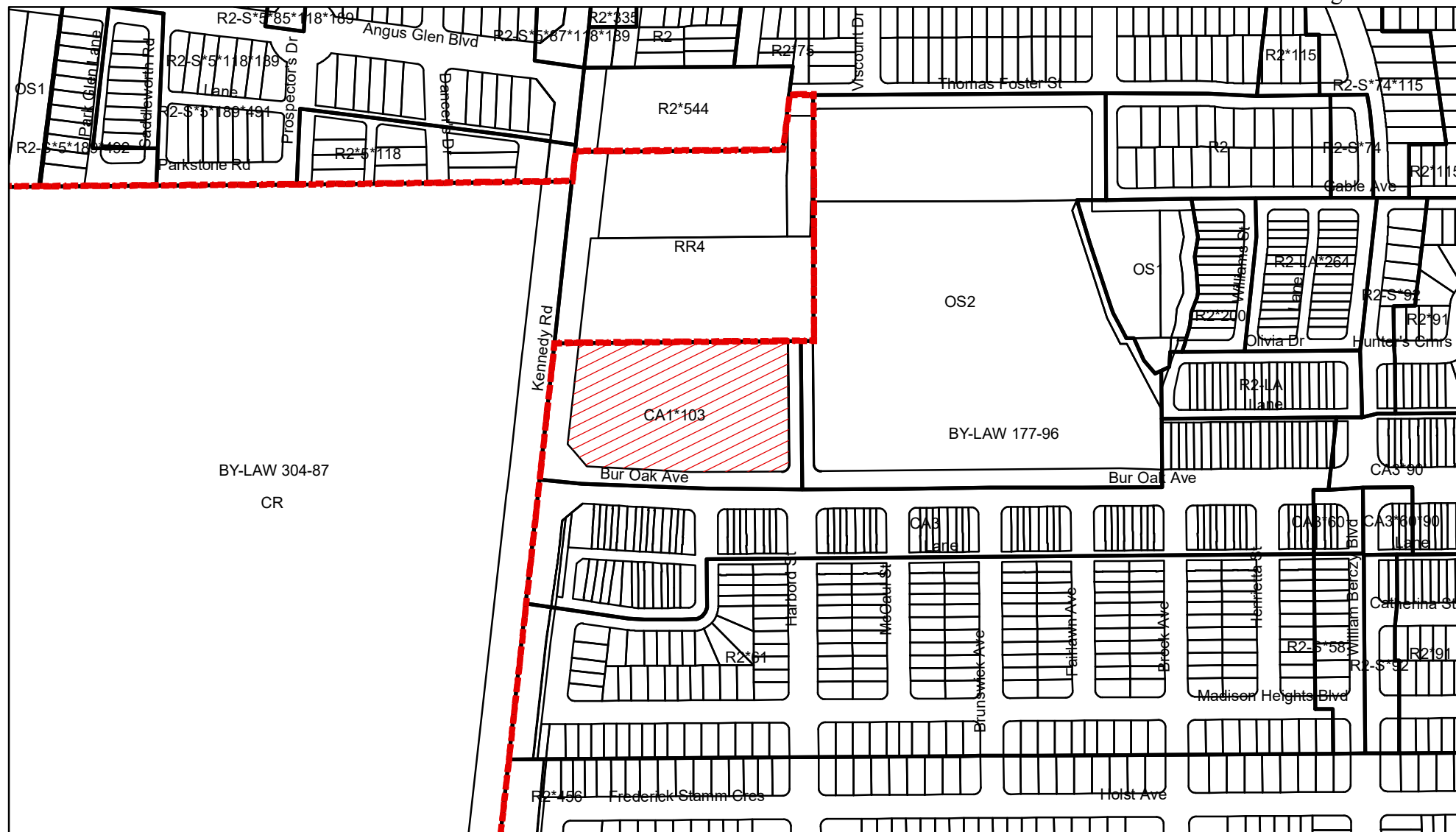
Figure 5: Compound Layout Plan

Figure 6: Elevation

**Appendix 'A'****Staff Recommended Conditions of Site Plan Approval**

- 1) The owner shall submit final drawings with all requirements of the City and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design;
- 2) That Site Plan endorsement and municipal concurrence shall lapse after a period of three years commencing October 15, 2019, should the development not proceed;
- 3) The owner shall satisfy the requirements of York Region financial or otherwise, as note in their comments on the application dated February 20, 2015, received by the Development Services Commission on February, 2015.





# AREA CONTEXT/ZONING

APPLICANT: BELL MOBILITY INC C/O FONTUR INTERNATIONAL  
10 BUR OAK AVE

FILE No: SC14129195(RC)

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 SUBJECT LANDS

DATE:03/01/18

FIGURE No. 2





# AIR PHOTO 2017

APPLICANT: BELL MOBILITY INC C/O FONTUR INTERNATIONAL  
10 BUR OAK AVE

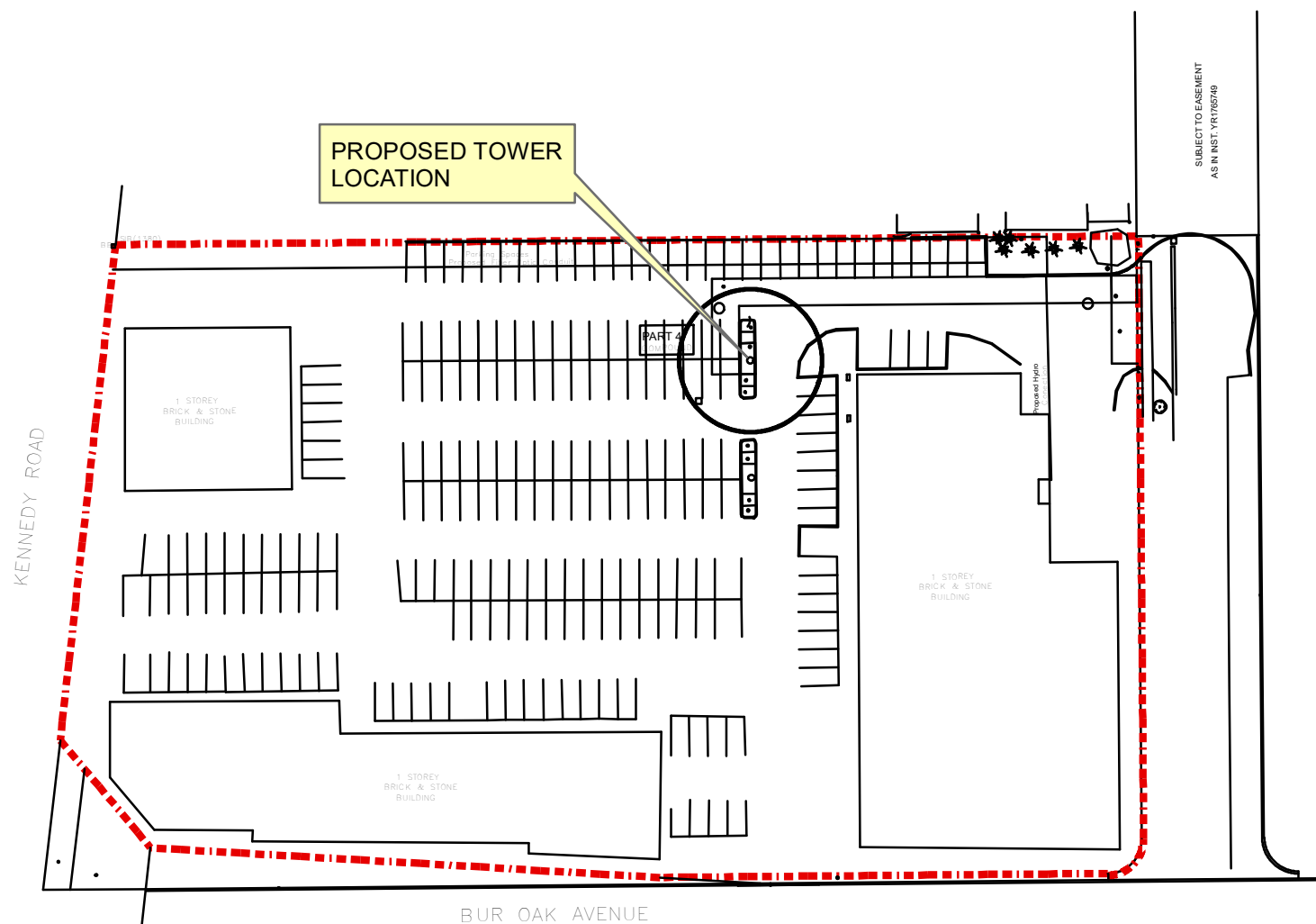
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SUBJECT LANDS





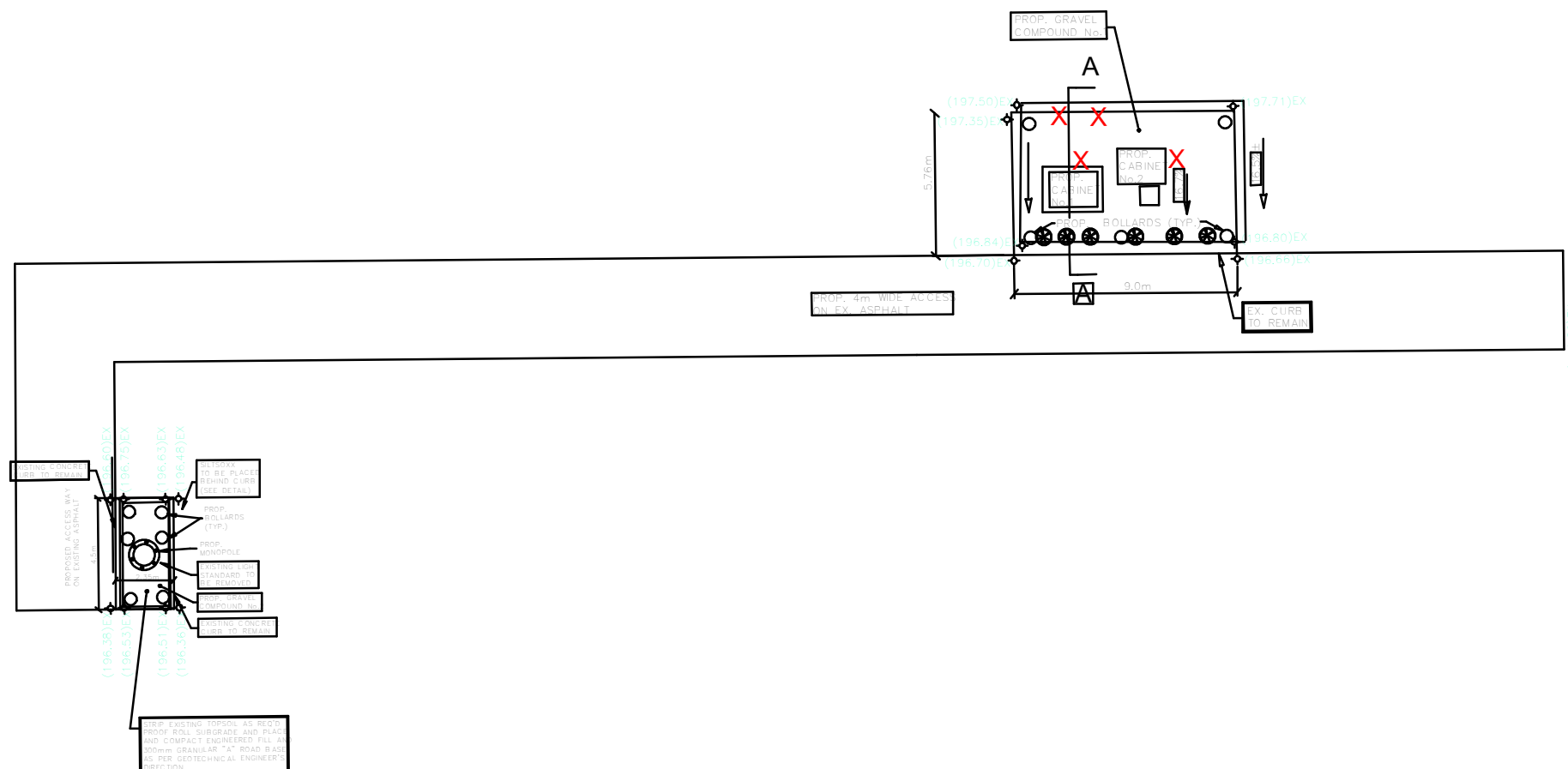
# SITE PLAN

APPLICANT: BELL MOBILITY INC C/O FONTUR INTERNATIONAL  
10 BUR OAK AVE

FILE No: SC14129195(RC)

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--- SUBJECT LANDS



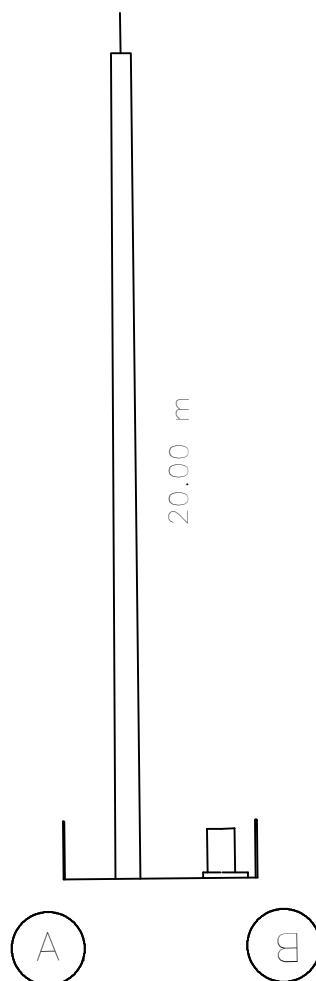
# COMPOUND LAYOUT PLAN

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APPLICANT: BELL MOBILITY INC C/O FONTUR INTERNATIONAL  
10 BUR OAK AVE

FILE No: SC14129195(RC)

NOT TO SCALE



# ELEVATION

APPLICANT: BELL MOBILITY INC C/O FONTUR INTERNATIONAL  
10 BUR OAK AVE

FILE No: SC14129195(RC)

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Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** **City of Markham Comments on the Provincial Policy Statement Review**

**PREPARED BY:** Lilli Duoba, RPP, MCIP, Manager, Natural Heritage, Ext. 7925

**REVIEWED BY:** Marg Wouters, RPP, MCIP, Senior Manager, Policy and Research, Ext. 2909

**RECOMMENDATION:**

1. That the staff report entitled “City of Markham Comments on the Provincial Policy Statement Review, dated October 15, 2019, be received; and,
2. That this staff report and recommendations be forwarded to the Ministry of Municipal Affairs and Housing and York Region as the City of Markham’s comments on the proposed changes to the Provincial Policy Statement as part of the Provincial Policy Review; and,
3. That the Ministry of Municipal Affairs and Housing be advised of the following specific recommendations:
  - i) That current Provincial Policy Statement 2014 policy 4.9 which identifies that the PPS policies represent minimum standards, remain as policy in the Interpretation and Implementation section under Part V: Policies;
  - ii) That the references to ‘market-based’ and ‘market demand’ in proposed policies 1.1.1, 1.1.3.8, 1.4.3 and 1.7 be deleted, or alternately that a reference to both market-based and non market-based be included to ensure planning authorities continue to plan for an inclusive, broad and responsive approach to addressing housing needs, which would include but not prioritize market-based approaches to housing;
  - iii) That the employment polices be revised as follows:
    - a) That the proposed additional references to ‘mixed uses’ and ‘consideration of housing policy’ be deleted from proposed policy 1.3.1;
    - b) That the prohibition of residential and institutional uses in proposed policy 1.3.2.3 apply to all employment areas, rather than only to those planned for industrial and manufacturing uses; and,
    - c) That the reference in proposed policy 1.3.2.3 to include appropriate transition within employment areas be revised to provide for appropriate transition between employment areas and non-employment areas, to be consistent with the Growth Plan;
  - iv) That the Province provide guidance and clarification for municipalities with respect to the required method and level of engagement with Indigenous communities;

- 
- v) That the Province provide municipalities with an opportunity to review any future modifications to 'Hazard Lands' policies resulting from the ongoing current review prior to incorporation in the Provincial Policy Statement;
  - vi) That proposed policy 4.7 regarding streamlining of development approvals be removed, and instead the Province be advised that the intent of proposed policy 4.7 regarding streamlining development approvals would be more appropriately directed to the review and update of regulations, guidelines, standards and internal and external staffing levels to achieve the outcome of fast tracking applications;
  - vii) That if proposed policy 4.7 regarding streamlining of development approvals remains, the Province provide criteria and guidance on identification of 'priority' applications for consideration of fast tracking;
  - viii) That the Province review the process for approval of private communal water and wastewater services to require that private operators establish fiscally responsible life cycle and financial reserve practices, to ensure that these systems are designed to meet municipal design standards and to allow municipalities to recover all costs of taking over these services in the event of a default;
  - ix) That the Province consider stronger policy wording in building strong healthy communities that requires land use planning to seek solutions to minimize and/or reduce climate change impacts; and,
4. Further that staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **EXECUTIVE SUMMARY:**

The Province is proposing a number of changes to the Provincial Policy Statement (PPS) that are intended to increase the supply and mix of housing, protect the environment and public safety, reduce barriers and costs, support northern, rural and indigenous communities and support economic growth. The link to the proposed PPS is found in Appendix 'A'. The proposed PPS is also intended to align with the Growth Plan for the Greater Golden Horseshoe, 2019 which was approved earlier this year and recent changes to the Planning Act and other legislation through Bill 108.

The PPS is an important tool for local planning as the document identifies matters of provincial interest as set out in the *Planning Act*, provides the framework for local and regional planning and sets a high standard of implementation (municipal Official Plans 'shall be consistent with' the policies of the PPS).

Although the PPS remains for the most part unchanged, the Province has proposed new policies, deleted policies and provided wording changes which affect the direction to municipalities in certain areas. Staff comments contained in this report and Appendix 'B' are related to:

- Concern with a proposed new focus on only market-based housing;

- 
- Non-support for certain policies which appear to reduce protections for employment area lands;
  - Issues of clarity in the policy wording and potential challenges with interpretation and implementation of the intent of the policies;
  - New ‘undefined’ terminology that should be defined;
  - Policies that have been weakened; and,
  - Removal of key implementation policies and their transfer into non-Policy sections of the document.

It is recommended that the City of Markham staff report and Council resolution on this matter be forwarded to the Ministry of Municipal Affairs and Housing and York Region.

### **PURPOSE:**

The purpose of this report is to provide an overview of the recently released Proposed Provincial Policy Statement, 2019 and to provide comments to the Province.

### **BACKGROUND:**

The Provincial Policy Statement (PPS) is the foundation policy document providing planning direction to municipalities on matters of provincial interest. The document provides policies for building strong healthy communities, wise use and management of resources and protecting public health and safety. The PPS is issued under Section 3 of the *Planning Act*. All decisions on planning matters made by municipalities and the Local Planning Authority Tribunal (LPAT) ‘shall be consistent with’ the PPS.

The Province released ‘Provincial Policy Statement Review – Proposed Policies’ on July 22, 2019 for a 90 day consultation period in ERO posting #019-0279. The consultation closes on October 21, 2019. The link to the proposed PPS is identified on Appendix ‘A’.

The Ministry has identified the intent of the proposed changes as follows:

#### **Increasing Housing Supply and Mix**

- Increase land supply requirements municipalities must meet:
  - Increase planning horizon from 20 to 25 years
  - Increase housing land supply from 10 to 12 years
  - Allow higher minimum requirement for serviced residential land (5 years) for upper- and single-tier municipalities
- Update provincial guidance to support land budgeting (i.e. Projection Methodology)
- Increase flexibility for municipalities related to the phasing of development and compact form
- Add flexibility to the process for settlement area boundary expansions (e.g. allow minor adjustments subject to specific tests, highlight that study requirements should be proportionate to the size/scale of development)
- Require transit-supportive development and prioritize intensification, including potential air rights development, in proximity to transit, including corridors and stations

- Support the development of housing to meet current and future housing needs, and add reference to housing options
- Support municipalities in achieving affordable housing targets by requiring alignment with Housing and Homelessness Plans
- Broaden PPS policies to enhance support for development of long-term care homes

**Protecting the Environment and Public Safety**

- Enhance direction to prepare for impacts of a changing climate
- Enhance stormwater management policies to protect water and support climate resiliency
- Promote the on-site local reuse of excess soil
- Maintain current policies related to natural and human made hazards which directs development away from hazardous areas including flood-prone areas in order to protect public health and safety, while work by the Special Advisor on Flooding is underway
- Maintain current policies that require municipalities in southern Ontario to identify natural heritage systems, and provide flexibility as to how to achieve this outcome
- Maintain protections for the Greenbelt

**Reducing Barriers and Costs**

- Require municipalities to take action to fast-track development applications for certain proposals (e.g. housing)
- Allow mineral aggregate operations to use rehabilitation plans to demonstrate that extraction will have no negative impacts
- Align policies and definition of cultural heritage with recent changes to the *Ontario Heritage Act*
- Refocus PPS energy policies to support a broad range of energy types and opportunities for increased energy supply
- Direct large ground-mounted solar facilities away from prime agricultural and specialty crop areas
- Make minor changes to streamline development approvals and support burden reduction

**Supporting Rural, Northern and Indigenous Communities**

- Allow flexibility for communities by clarifying perceived barriers to sewage and water servicing policies for lot creation and development in rural settlement areas
- Enhance municipal engagement with Indigenous communities on land use planning to help inform decision-making, build relationships and address issues upfront in the approvals process
- Enhance agricultural protections to support critical food production and the agricultural sector as a significant economic driver

**Supporting Certainty and Economic Growth**



- Encourage municipalities to facilitate conditions for economic investment, and at the time of official plan review or update, assess locally-identified employment areas to ensure designations are appropriate
- Provide municipalities with greater control over employment area conversions to support the forms of development and job creation that suit the local context (current and future)
- Provide stronger protection for major facilities such as manufacturing and industrial uses where non-employment uses are planned nearby (i.e. buffering uses from new sensitive uses).

### **PPS vs. Growth Plan. Which prevails?**

The proposed changes to the PPS aim to align with the Growth Plan 2019 (now in effect) as well as with recent changes to the Planning Act and other legislation through Bill 108.

Where both the PPS and Growth Plan contain similar policies, planning authorities subject to the Growth Plan, such as Markham, would take direction from the Growth Plan. Planning authorities must ‘conform with’ the Growth Plan and ‘be consistent with’ the PPS. The more rigid test is the Growth Plan.

The Growth Plan and PPS both include language that permit planning authorities to go beyond minimum standards. Current policy 4.9 states that the PPS represents minimum standards and that nothing prevents planning authorities and decision makers from going beyond the minimum standards established in specific policies, unless in doing so would conflict with any policy of the PPS. Whereas the PPS includes language that states decision makers ‘may’ go beyond minimum standards, the Growth Plan contains more robust language and ‘encourages’ decision makers to go beyond the standards. This authority can and should be used to address the permissive matters (i.e., ‘may’) in both the Growth Plan and PPS where the City may wish to apply enhanced planning and development standards consistent with municipal policies and procedures.

### **DISCUSSION:**

Staff have undertaken a detailed review, consulted with York Region and have organized comments specific to the proposed policies. The larger issues pertaining the proposed PPS policies are identified below. Additional minor or technical comments are listed in Appendix ‘B’ for consideration by the Province.

### **Significant policies moved from Part V: Policies to other non-Policy sections**

The proposed PPS has moved policies currently numbered and identified in Part V: Policies to other sections of the document. It is not clear if the intent of these changes is to lessen the weight of the policies. Of specific concern is current policy 4.9 which allows planning authorities and decision-makers to go beyond the minimum PPS standards. This direction remains but has been moved to Part III: How to Read the Provincial Policy Statement. Since the PPS is a general statement of policy applicable to the entire Province, it is critical that the PPS is very clear that standards beyond the minimum may be applied by planning authorities to address specific community interests and priorities. Staff are concerned that the change in status of this direction from policy to non-policy weakens the direction. Staff recommend that the current policy 4.9 be

maintained in the Implementation and Interpretation section to ensure the policy may be clearly applied if necessary in the defence of local policies exceeding minimum PPS standards.

### **Recommendation i)**

That current Provincial Policy Statement 2014 policy 4.9 which identifies that the PPS policies represent minimum standards, remain as policy in the Interpretation and Implementation section under Part V: Policies.

### **The proposed references to ‘market-based’ and ‘market demand’ in a number of policies does not strike the right balance, particularly for providing for a range of housing options and affordability and building compact communities**

A major change in the proposed PPS is the introduction of the principle of planning communities based on market demand. This principle is included in proposed policy 1.1.1 which speaks to healthy communities being sustained by accommodating market based range and mix of residential types; policy 1.1.3.8 which provides for settlement area boundary expansions to satisfy market demand; policy 1.4.3 requiring municipalities to provide for a range and mix of housing to meet projected market-based needs of current and future residents; and policy 1.7 which states that long term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs.

Market-based is not a defined term, however the proposed policies suggest that private sector interests will have more discretion to develop certain housing types or built form over others based on consumer preferences alone, thus limiting the City’s ability to influence and provide for a full range of housing types to meet the future needs of the entire community. The emphasis on market-based housing focuses on short term preferences and could lead to a return to planning for more land-consumptive, auto-oriented, lower density housing types, rather than planning for compact communities through intensification and higher density housing types with access to transit consistent with the Growth Plan. A focus on lower density housing types would also affect the delivery of affordable housing, which is typically provided in a higher density housing form.

Although it is recognized that the majority of housing is provided by the private development industry, and that market preferences need to be taken into account to some degree, it is staff’s opinion that the introduction of the market-based references directly conflict with the intent of the PPS to promote efficient development that optimizes the use of land, resources and public investment in infrastructure and public service facilities. Staff recommend that the references to ‘market-based’ and ‘market demand’ be deleted or that the reference be changed to include both ‘market-based’ and ‘non market based’ needs.

### **Recommendation ii)**

That the references to ‘market-based’ and ‘market demand’ be deleted in policies 1.1.1, 1.1.3.8, 1.4.3 and 1.7, or alternately that a reference to both market-based and non market-based be included to ensure planning authorities continue to plan for an inclusive,

broad and responsive approach to addressing housing needs, which would include but not prioritize market-based approaches to housing.

**Concern that proposed changes to employment policies may result in unintended further weakening of employment areas protection**

Proposed policy 1.3.2.5 in the PPS generally aligns with new Growth Plan policy 2.2.5.10 which permits municipalities to convert certain employment area lands to non-employment uses prior to a municipal comprehensive review, subject to conditions. The Growth Plan policy was not supported by Markham Council, as it weakens the protection of employment areas.

Proposed policy 1.3.1.a) includes an added reference to providing for ‘mixed’ as well as employment and institutional uses under the general policy of promoting economic development and competitiveness. Staff recommend deletion of the added reference to ‘mixed uses’ as it is not a use category, and the policy already speaks to municipalities providing for an appropriate ‘mix and range’ of employment and institutional uses.

Staff also do not support the addition of ‘...with consideration of housing policy 1.4’ in proposed policy 1.3.1 d), as it is not clear why only housing policies are referenced to support liveable and resilient communities. In addition, the term ‘mixed use’ development could describe a mix of non-residential uses and does not always require a residential built form.

Staff support the inclusion of proposed policy 1.3.2.3 that prohibits residential and institutional uses that are not ancillary to the primary employment use in employment areas, however do not support restricting this policy to only employment areas planned for industrial and manufacturing uses. As Markham’s employment areas evolve, they will contain businesses other than industrial or manufacturing that may still require protection.

The second sentence of proposed policy 1.3.2.3 states that employment areas planned for industrial and manufacturing uses should include an appropriate transition to adjacent non-employment areas. The Growth Plan has a similar policy (2.2.5.7.c) but it states that there should be appropriate transition between employment areas and adjacent non-employment areas. Staff prefer the Growth Plan wording as the proposed PPS wording could lead to contested opinions of what appropriate ‘transition’ uses should be permitted in employment areas. Staff also recommend this part of the policy also not be restricted to employment areas planned for industrial and manufacturing uses only.

**Recommendation iii)**

That the employment polices be revised as follows:

- a) That the proposed additional references to ‘mixed uses’ and ‘consideration of housing policy’ be deleted from policy 1.3.1;
- b) That the prohibition of residential and institutional uses in proposed policy 1.3.2.3 apply to all employment areas, rather than only to those planned for industrial and manufacturing uses; and,

- 
- c) That the reference in proposed policy 1.3.2.3 to include appropriate transition within employment areas be revised to provide for appropriate transition between employment areas and non-employment areas consistent with the Growth Plan.

### **Expectations increased for engagement with Indigenous communities**

The proposed PPS directs cooperative relationships and meaningful engagement with Indigenous communities, and now requires (rather than encourages) engagement with Indigenous communities on land use planning matters (policy 1.2.2) and when identifying, protecting and managing cultural heritage and archaeological resources (policy 2.6.5). The City currently engages with Indigenous communities on City-wide planning initiatives such as the Official Plan as well as matters related to archaeological resources. However, staff require further guidance on what 'engagement' entails and particularly what the expectation is for engagement in 'identifying, protecting and managing cultural heritage and archaeological resources'. This could be interpreted to mean that engagement is required when protecting heritage buildings and other settlement resources unrelated to Indigenous attributes. The Association of Municipalities of Ontario (AMO) recently published 'Municipal Governments and Crown's 'Duty to Consult': Towards a Process that Works for Local Communities' April 2019, which outlined the challenges and uncertainty facing municipalities in assuming greater consultation responsibilities. AMO recommended that the Province provide clear protocols, ongoing facilitation support, appropriate training and guidance, information-sharing and adequate financial resources to ensure any delegated Duty to Consult is implemented properly and respectfully. Staff support the efforts of AMO and encourage further guidance from the Province in this area.

### **Recommendation iv)**

That the Province provide guidance and clarification for municipalities with respect to the required methods and level of engagement with Indigenous communities.

### **Hazard Policies (Under Further Review)**

The hazard policies in the proposed PPS are unchanged and identified as being subject to an ongoing review by the Province's Special Advisor on Flooding. At the time of the authoring of this report, the Province had not released any additional information in the Hazard Policy review. 'Hazard Lands' policies apply in Markham and staff recommend that Markham be afforded the opportunity to review and comment on any proposed policy changes prior to incorporation into the amended PPS.

### **Recommendation v)**

That the Province provide municipalities with an opportunity to review any future modifications to 'Hazard Lands' policies resulting from the ongoing current review prior to incorporation in the Provincial Policy Statement.

### **Streamlined Planning Processes require an integrated effort**

Proposed policy 4.7 directs planning authorities to take action to support increased housing supply and facilitate timely and streamlined processes for local development by:

- identifying and fast tracking priority applications which support housing and job-related growth and development; and,

- 
- reducing the time needed to process residential and priority applications to the extent practical.

Markham has been and continues to be a high growth municipality. In order to manage the workload associated with the significant number of planning applications and the constant change in regulatory requirements and design standards, Markham regularly reviews its processes to identify streamlining improvements, including a comprehensive process review which is currently underway. Markham must work within the statutory timelines set out in the *Planning Act* and its regulations, work with development proponents to ensure complete applications are submitted, work with external agencies to submit comments and resolve issues in a timely manner and ensure development is appropriate. There are many reasons for the review of development applications to take longer than expected including factors that are outside of the control of municipalities.

A broad provincial policy requiring streamlining of the development approvals process cannot be addressed or met by municipalities without, at minimum an integrated set of guidelines and regulations which also include requirements for Provincial Ministries and other external review agencies to provide development application review comments within pre-determined timelines that are coordinated with local municipal review timeline requirements. Other streamlining options could include changes to approval processes in the *Planning Act* related to notices, delegated authority for decision making and appeals. The development community also has a large role to play in addressing approval timelines, including the delivery of high quality and complete applications, meeting community needs and expectations, and addressing City and agency requirements in a timely manner.

Of particular concern is the requirement in proposed policy 4.7 for planning authorities to identify and fast track 'priority' applications. Priority is an undefined term and there is no direction in the PPS of what a 'priority' application might be, particularly with respect to the proposed focus on 'market-based' housing. Markham prides itself in providing a consistent level of service to all developers and ensuring only exceptional development projects identified by Council (such as affordable housing and high level sustainability buildings) are fast tracked. The PPS is not the instrument to provide for application streamlining. Regulations, guidelines and standards are better tools to address the streamlining of development application approvals.

**Recommendation vi)**

That proposed policy 4.7 regarding streamlining of development approvals be removed, and the Province be advised that the intent of proposed policy 4.7 would be more appropriately directed to the review and update of regulations, guidelines, standards and internal and external staffing levels to achieve the outcome of fast tracking applications.

**Recommendation vii)**

That if proposed policy 4.7 regarding streamlining of development approvals remains, the Province provide criteria and guidance on identification of 'priority' applications for consideration of fast tracking.

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**Water and Wastewater Servicing**

The proposed PPS provides revised direction for water and wastewater servicing with respect to private communal services. Proposed policies identify that private communal services are a preferred option where municipal services are not available, planned or feasible. Previously, the policies gave more deference to municipalities to approve the use of private communal services.

The City's Official Plan requires the use of full municipal services for all development except in the rural area and lands designated 'Residential Estate'. While the likelihood of private communal services is low, any use of private communal servicing systems present increased financial risk to the City. Where private communal services are used, the Ministry of the Environment, Conservation and Parks has required that the municipality enter into "Responsibility Agreements" with the private owners to take over the communal services in the event that the private operator defaults on their responsibilities. To mitigate this risk, it is recommended that the Province ensure that private operators follow municipal life cycle and financial reserve practices and provide municipalities with oversight powers. The design of private communal systems should be reviewed and approved by the municipality to ensure that municipal design standards are met. Finally, in the event of a default, municipalities should be allowed to recover all costs associated with the transfer of responsibility.

**Recommendation viii)**

That the Province review the process for approval of private communal water and wastewater services to require that private operators establish fiscally responsible life cycle and financial reserve practices, to ensure that these systems are designed to meet municipal design standards and to allow municipalities to recover all costs of taking over these services in the event of a default.

**Climate Change**

The proposed PPS has modified policy 1.1.1 h) which directs 'preparing for the regional and local impacts of a changing climate' rather than the previous wording 'consider the impacts of a changing climate'. This language is also found in other policies. Although staff feel this is a stronger wording, the policy falls short in providing direction to 'reduce' or 'mitigate' climate change impacts in land use planning and direct preventative measures. Staff feel greater efforts should be made to reduce climate change impacts rather than just prepare for them.

**Recommendation ix)**

That the Province consider stronger policy wording in building strong healthy communities that requires land use planning to seek solutions to minimize and/or reduce climate change impacts.

**Additional Technical Comments**

Additional technical comments on the Proposed PPS are identified in Appendix 'B'.

**NEXT STEPS:**

Staff recommend that this report and recommendations be forwarded to the Ministry of Municipal Affairs and Housing and York Region as Markham's comments on the proposed changes to the Provincial Policy Statement. Staff will report back to Council once the final Provincial Policy Statement is released. Staff will also report back on any proposed changes to the PPS 'Hazard Lands' policies which are currently under a separate review.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Provincial Policy Statement provides the framework for land use planning in Ontario and supports the City's growth management and environmental protection priorities forming part of the 'Engaged, Diverse and Thriving City' and 'Safe and Sustainable Community'.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Comments from Policy and Research, Planning and Urban Design, Engineering, Environmental Services, Economic Growth, Culture and Entrepreneurship and Legal Services were included in this report.

**RECOMMENDED BY:**

Arvin Prasad, RPP, MCIP  
Commissioner, Development Services

**ATTACHMENTS:**

Appendix 'A': Link to Proposed Provincial Policy Statement, 2019:  
[https://prod-environmental-registry.s3.amazonaws.com/2019-07/EN\\_PPS%20Proposed%20Policies\\_July2019.pdf](https://prod-environmental-registry.s3.amazonaws.com/2019-07/EN_PPS%20Proposed%20Policies_July2019.pdf)

Appendix 'B': Additional Technical and Wording Comments

File Path: <https://markham.escribemeetings.com/Reports/Information Report Proposed Changes to the Provincial Policy Statement, 2019.docx>

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## Appendix B

### Additional Technical and Wording Comments

#### 1. **Planning Time Horizon Extended**

The proposed PPS has increased the time horizon for providing sufficient land for mix of uses from 20 years to 25 years informed by provincial guidelines. The PPS also allows for the planning of employment areas, infrastructure and public service facilities beyond the planning horizon. For Markham, the planning horizon is established in the Growth Plan which currently identifies an alternative planning horizon of 2041 (22 years). Staff support the modified time horizons. Providing longer flexible planning horizons timelines for infrastructure, public service facilities and employment lands is a benefit for municipalities in planning for the long term needs of the community.

#### 2. **Consistency in terminology**

The Growth Plan and PPS should strive towards similar terminology and definitions in order to assist with interpretation and implementation. References to 'second units' were changed to 'additional residential units' presumably to be consistent with allowing for two additional units in housing modifications. The *Planning Act* uses 'additional unit' – Section 16(3) and the Growth Plan uses 'second units' – Policies 2.2.1.4 c), 2.2.4.9 a) and 2.2.6.1 a) i). The Province may wish to consider defining the term 'additional residential units' to understand its relationship to second units in other legislation and statutory plans. It is noted that Policy 1.1.1 refers to 'multi-unit housing' while the housing options definition identifies 'multi-residential buildings'. The PPS should use consistent terminology. 'Multi-unit residential buildings' would be the preferred term.

#### 3. **Include 'Social' impacts**

Policy 1.1.1 c) should also reflect 'social' in existing statement to read 'avoiding development and land use pattern which may cause *social*, environment or public health and safety concerns.' The statement currently does not cover social risks causing harm to public safety.

#### 4. **Include 'Active' Transportation**

Policy 1.1.1 e) which promotes the integration of land use planning, growth management and transit-supportive development does not address active transportation. Active transportation is an important component of health, livable and safe communities contributing to transportation management and healthy living and should form part of the statement in building strong healthy communities.

#### 5. **Support linking development intensification and infrastructure**

Policy 1.1.1.e) and other references now include policy language linking transit-supportive development and intensification and infrastructure to land use planning and growth management. Staff support these wording changes.



#### 6. **PPS wording weaker for AODA**

Staff support the current PPS 2014 wording with respect to persons with disabilities in policy 1.1.1 f). The current PPS speaks to ‘identifying, preventing and removing land use barriers’ while the proposed PPS speaks to ‘addressing land use barriers’. The word ‘address’ can be interpreted as ‘after the fact’ solution rather than proactive prevention. The Province may wish to review the wording in the Provincial *Accessibility for Ontario’s with Disabilities Act* (AODA) to ensure the PPS policy language is compatible with the AODA.

#### 7. **Wording is weaker on compact uses and densities for new development and phasing**

Policies 1.1.3.6 and 1.6.7.2 require that new development *should* (currently “shall”) have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public use facilities. The efficient use of land and maximization of public investment in infrastructure and services continues to be critical to the development of environmentally sustainable communities in a financially prudent manner. The current wording in the PPS is preferred. Staff also prefer the current wording in policy 1.1.3.7 which states ‘planning authorities shall establish and implement phasing policies’ rather than the proposed wording ‘planning authorities should establish and implement phasing policies’.

#### 8. **Settlement area expansions permitted outside a Comprehensive Review**

Proposed policy 1.1.3.9 allows for adjustments to the urban settlement boundary outside of a comprehensive review. This policy generally aligns with Growth Plan 2019 policy 2.2.8.4. Markham Council recommended that urban expansions outside an MCR should only be permitted where such expansions are initiated by a local municipality and provide a compelling public benefit to the community.

#### 9. **Weaker policy approach in land use compatibility**

Proposed policy changes to 1.2.6 appear to shift planning for *major facilities* and *sensitive land uses* away from preventing *adverse effects* and rather to avoiding them. A possible implication is that protections for both uses may be weakened leading to an increase in land use conflicts as prevention is a stronger and more proactive approach. Staff are particularly concerned with the implications of proposed Policy 1.2.6.2, which outlines conditions for developing sensitive land uses adjacent to existing or planned industrial, manufacturing or other uses that are particularly vulnerable to encroachment. The concern is that the conditions in clauses a) and b) are not sufficient to protect industrial and manufacturing uses from encroachment of sensitive uses, specifically over time. The proposed policy should be deleted, or additional items including criteria to assess vulnerability to encroachment should be added to ensure the long-term viability of industrial and manufacturing uses.

#### 10. **Official Plan Review and Comprehensive Review terms used**

Policy 1.3.2.2 and 1.3.2.5 refers to an ‘official plan review or update’ whereas policy 1.3.2.4 refers to a ‘comprehensive review’ (which includes an official plan

review). The Province should clarify what the distinction is between the two terms. It is noted that the definition of ‘comprehensive review’ incorrectly references policy 1.3.2.2 instead of 1.3.2.4.

#### 11. **Reference to Air Rights Development near Transit Stations**

Staff support the intent of proposed policy 1.4.3 e) in requiring transit-supportive development and prioritizing intensification in proximity to transit corridors and stations, but feel the inclusion of a specific reference to ‘air rights development’ is a level of detail that is out of place in the PPS. Air rights development should be at the discretion of municipalities taking local context into account.

#### 12. **Add ‘Planned’**

Policy 1.6.6.1.a) could be improved by adding “planned” for consistency with subsequent servicing policies: “private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available, ‘planned’ or feasible.”

#### 13. **Wording improvement to policy 1.6.6.1b)**

Policy 1.6.6.1.b) could be improved by adding ‘and complies with all regulatory requirements over their lifecycle’ to the end to read ‘ensure that these systems are provided in a manner that: [...] is feasible, financially viable and complies with all regulatory requirements over their lifecycle’.

#### 14. **Wording improvement to policy 1.6.7.1)**

Policy 1.7.1.1) could be improved by adding the words ‘reliable, high speed, abundant and accessible’ after ‘efficient’ to read ‘encouraging efficient reliable, high speed, abundant and accessible coordinated communications and telecommunications infrastructure’.

#### 15. **Definitions related to cultural heritage/archaeological matters.**

The change to the definition of ‘**Significant**’ in regard to cultural heritage and archaeology means that criteria for determining the significance of the resource will now only include criteria established by the Province and municipal approaches that achieve or exceed the same objective may no longer be used (such as Markham’s Heritage Evaluation System).

The definition of ‘**Areas of Archaeological Potential**’ will now limit the criteria to be used to determine ‘archaeological potential’ to only those established by the Province and not municipal approaches which achieve the same objectives. York Region has spent considerable time and resources to undertake a study to determine all areas of archaeological potential for the entire region which Markham utilizes to determine whether an archaeological assessment will be required. There is a concern that this new definition will not allow our current practices to continue.

The changes to the definitions of ‘**Built Heritage Resource**’ and ‘**Heritage Attributes**’ provides better guidance and clarity. The changes to the definition of

**‘Conserved’** will now require that any recommendations to be implemented from a conservation plan, archaeological assessment and/or heritage impact assessment have to be approved or adopted by the planning authority or decision-maker. The changes to the definition of **‘Cultural Heritage Landscapes’** removes all the examples of what a CHL could be which is unfortunate as this did provide some clarity.

**16. Lot Creation for Protection of Cultural Heritage Resources**

In order to protect and preserve abandoned cultural heritage resources in prime agricultural areas, section 2.3.4.1 should be amended to allow lot creation for an existing cultural heritage resource provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and that the property be designated pursuant to the Ontario Heritage Act and subject to a Heritage Conservation Easement with the local municipality to ensure the cultural heritage resource is protected. The PPS currently only allows lot creation in prime agricultural areas (all of Markham) where a residence is surplus to a farming operation as a result of farm consolidation. Allowing more flexibility in lot creation will support the retention of heritage buildings on agricultural lands.



Report to: Development Services Committee

Meeting Date: October 15<sup>th</sup>, 2019

**SUBJECT:** RECOMMENDATION REPORT  
 Humboldt Greensborough Valley Holdings Limited  
 Applications to amend the Official Plan and Zoning By-law,  
 and for Draft Plan of Subdivision and Site Plan Approval to  
 permit a common element condominium townhouse  
 development comprised of 147 townhouses including 121  
 back-to-back townhouses on the east side of Donald Cousens  
 Parkway, south of Major Mackenzie Drive, west of Ninth  
 Line, north of Castlemore Avenue (Concession 8, Part of Lot  
 19) (Ward 5)

File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 &  
 SC 10 132123

**PREPARED BY:** Stacia Muradali, MCIP, RPP, Ext. 2008  
 Senior Planner, East District

**REVIEWED BY:** Ron Blake, MCIP, RPP, Ext. 2600  
 Senior Development Manager

## RECOMMENDATION:

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- 1) That the staff report titled “RECOMMENDATION REPORT, Humboldt Greensborough Valley Holdings Limited, Applications to amend the Official Plan and Zoning By-law, and for Draft Plan of Subdivision and Site Plan Approval to permit a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue (Concession 8, Part of Lot 19) (Ward 5), File Nos: OP 18 129244, ZA 10 132122, SU 11 118324 & SC 10 132123”, be received;
- 2) That the record of the Public Meeting held on June 11<sup>th</sup>, 2018 regarding the applications for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision 19TM-95082, be received;
- 3) That Council approve the Official Plan Amendment application (OP 18 129244) submitted by Humboldt Greensborough Valley Holdings Limited to redesignate the subject land from “Residential Low Rise” to “Residential Mid Rise” in the 2014 Official Plan ( as partially approved on November 24<sup>th</sup>, 2017 and further updated on April 9<sup>th</sup>, 2018), as amended, attached in draft as Appendix ‘A’ be finalized and adopted without further notice;

- 
- 4) That Council approve the Zoning By-law Amendment application (ZA 10 132122) submitted by Humboldt Greensborough Valley Holdings Limited to amend Zoning By-laws 304-87 and 177-96, as amended, attached in draft as Appendix 'B' be finalized and enacted without further notice;
  - 5) That Council approve the application for Draft Plan of Subdivision 19TM- 95082 (SU 11 118324) submitted by Humboldt Greensborough Valley Holdings Limited subject to the condition attached in draft as Appendix 'C';
  - 6) That Council endorse in principle the Site Plan application (SC 10 132123) submitted by Humboldt Greensborough Valley Holdings Limited for a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses, subject to the conditions attached as Appendix 'D';
  - 7) That Site Plan Approval be delegated to the Director of Planning and Urban Design or his designate, not to be issued prior to execution of a site plan agreement;
  - 8) That Council assign servicing allocation for a maximum of 147 townhouses;
  - 9) That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix 'B', in accordance with Section 45 (1.4) of the Planning Act;
  - 10) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

This report seeks Council approval of the proposed amendments to the Official Plan and Zoning By-law and Draft Plan of Subdivision applications, and endorsement in principle of the Site Plan application submitted by Humboldt Greensborough Valley Holdings Limited to permit a common element condominium townhouse development comprised of 147 townhouses including 121 back-to-back townhouses on the east side of Donald Cousens Parkway (DCP), south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue.

**BACKGROUND:****Subject lands and area context**

The subject lands front onto the east side of the DCP and is located south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue and is approximately 3.1 hectares (7.7 acres) (Figure 1). There is a 10 metre servicing easement (in favour of the City) for an existing sanitary pipe which is located within Block 2 of the proposed draft plan (see Figure 4). A stormwater pond, the Little Rouge Creek, Ninth Line and the

Rouge National Urban Park (located on the east side of Ninth Line) are located to the east of the subject land. The Cornerstone Community Church and a proposed mid-rise building (6 storeys) are located to the south. Low density residential development consisting of single-detached dwellings exist across the DCP on the west side. A future public park, Little Rouge Creek valleylands and woodlands, and residential development comprised of semi-detached and townhouse dwellings up to three (3) storeys in height are located to the north. There is no significant vegetation on the subject property which is currently vacant (Figure 3).

### **Original Proposal**

In 2010 and 2011 the Owner submitted applications to amend the Zoning By-law, and for Draft Plan of Subdivision and Site Plan approval to permit a common element condominium townhouse development which consisted of 112 townhouses. After the statutory Public Meeting was held for those applications on June 21, 2011, there was no activity on the applications while the landowner explored alternative forms of development.

### **Current proposal**

In November 2017, the applicant submitted revised Zoning By-law Amendment and Site Plan Approval applications to permit a common element condominium townhouse development comprised of 121 back-to-back townhouses and 26 townhouses with rear yards. As a result of the introduction of back-to-back townhouses, the applicant was required to submit an Official Plan Amendment application and this is discussed in more detail later in this report. The previously submitted draft plan of subdivision application did not change.

The proposed townhouses will be oriented along the entire DCP frontage and also along the property line which abuts the existing stormwater management pond to the east (Figure 5). The proposed back-to-back townhouses will include unit widths of 6.1 metres (20 feet) with the majority being 7.3 metres (23.9 feet). The remaining townhouses will be approximately 5.9 metres (19.35 feet) wide with rear yards backing onto the stormwater management pond. All of the proposed townhouses will be three (3) storeys in height and each will have a single car garage and driveway. The 37 proposed visitor parking spaces will be well distributed throughout the proposed development, with some located at both the north and south ends, around the proposed common amenity area and some will be centrally located.

The back-to-back townhouses will each have rooftop terraces. For additional outdoor amenity space to serve all of the residents in the proposed development, an approximately 0.2 hectare (0.5 acre) outdoor amenity space located at the north end of the proposed development will be provided.

There are two (2) proposed vehicular accesses, a right-in/ right-out access on DCP at the mid-point of the proposed development and a full movement access at the south end. The applicant is also proposing floor plans which will offer a bedroom, bathroom and kitchenette as options on the main floor of the townhouses with rear yards (26 townhouses) and the 7.3 metre wide back-to-back townhouses (75 townhouses). The

optional floor plans to include a bedroom, bathroom and kitchenette on the main floor will appeal to a more diverse range of age groups including seniors as well as offer opportunities for independent living.

### **Official Plan and Zoning**

The subject land is designated “Residential Low Rise” in the City’s 2014 Official Plan (as partially approved on November 24<sup>th</sup>, 2017 and further updated on April 9<sup>th</sup>, 2018) (the “City’s 2014 Official Plan”). The “Residential Low Rise” designation contemplates single and semi-detached dwellings as well as townhouses up to a maximum height of three (3) storeys. However, back-to-back townhouses are not provided for in this designation. An Official Plan Amendment is required to permit the proposed back-to-back townhouses.

The majority of the subject land is zoned “Agriculture One (A1)” and the northeast corner is zoned “Open Space One (O1)” by zoning by-law 304-87, as amended. A Zoning By-law Amendment is required to permit the proposed development.

### **Public Input**

The statutory Public Meeting respecting the proposed development was held on June 11<sup>th</sup>, 2018 and there were no residents who spoke at the Public Meeting. Written submissions have not been received respecting the proposed development.

### **OPTIONS/ DISCUSSION:**

#### **The proposed amendment to the Official Plan is appropriate**

The proposed Official Plan Amendment (Appendix ‘A’) to redesignate the subject land from “Residential Low Rise” to “Residential Mid Rise” and “Greenway” is considered appropriate given the area context surrounding the subject land. The subject land is separated from the existing community to the west by the DCP. The east side of DCP in this area (south of Major Mackenzie Drive, north of the intersection of Ninth Line and DCP) has been developed with a more intense form of residential development establishing it’s own character including semi-detached dwellings and townhouses to the north, and a six (6) storey mid-rise building proposed to the south, north of the existing Cornerstone Community Church (see Figure 3).

Designating Block 2 on the draft plan “Greenway” is appropriate to protect the adjacent valleylands and woodlands to the north. This area of land has been determined to be important in providing a minimum 10 metre vegetation protection zone (see Figure 4). It is Staff’s opinion that the proposed development is compatible with the surrounding neighbourhood and is an appropriate form of intensification.

The Region of York has exempted the proposed Official Plan Amendment from Regional approval because in their opinion the Official Plan Amendment application is considered to be a local matter.

---

**The proposed amendment to the Zoning By-law is appropriate**

The proposed zoning by-law amendment (Appendix 'B') to rezone the subject land from "Agriculture One (A1)" and "Open Space One (O1)" by zoning by-law 304-87, as amended, to "Residential Two \*630 (R2\*630)" and "Open Space One (OS1)" by zoning by-law 177-96, as amended, to permit the proposed townhouse development is considered appropriate. The proposed townhouse unit widths will range from 5.9 metres (19.3 feet) to 7.3 metres (23.9 feet) with maximum height up to 12 metres (39.3 feet) which will permit built form which will be compatible with the surrounding neighbourhood. The proposed amending by-law also requires a minimum area of 2000 square metres (0.2 hectares) for the proposed outdoor amenity space and will zone Block 2 on the draft plan "Open Space One (OS1)" which will not permit development of that area of land.

**Proposed Draft Plan of Subdivision**

The purpose of the proposed draft plan of subdivision (Figure 4) is to create a registered block on a plan of subdivision with an area of approximately 2.85 hectares (7 acres) to facilitate the creation of individual lots for the proposed townhouses through part lot control. Block 2 on the draft plan which is approximately 0.1 hectares (0.267 acres) will be conveyed to the City. There is a City sanitary pipe currently located within Block 2. Block 2 will also provide the minimum 10 metre vegetation protection zone to the Little Rouge Creek woodlands and valleylands to the north. Other blocks on the draft plan include Blocks 4 and 5 which are 0.3m reserves along the entire DCP frontage, and a Regional road widening (Block 3) also along the entire DCP frontage. The draft plan conditions are attached as Appendix 'C'.

**Proposed site plan**

The proposed site plan is appropriate subject to the conditions listed in Appendix 'D'. The proposed back-to-back townhouses will be located along the entire DCP frontage as well as facing the stormwater management pond at the northern half of the proposed development. The townhouses with rear yards will back onto the existing stormwater management pond to the east at the southern end of the proposed development. There is a window street along the DCP frontage which will provide access for the proposed back-to-back townhouses facing DCP (see Figure 4). The proposed layout supports urban design principles as the built form aligns and frames the DCP and the stormwater management pond to the east. The proposed built form is a contemporary style and the materials consist of brick with wood elements. Front garages are softened by overhangs and extensive window glazing is provided on the second and third floors. The proposed amenity/play area is located to abut the Little Rouge Creek valley land to the north which will enhance the use and appeal of this amenity space by the residents.

Shrub plantings, deciduous native trees and landscaping will be used to delineate the private amenity area from the open space system along the mutual property boundary. There will be adequate site circulation for pedestrians as there are contiguous sidewalks throughout the proposed development and adequate vehicular access and circulation for motor vehicles, emergency vehicles and garbage trucks. Sufficient visitor parking is provided as the proposed 37 visitor parking spaces comply with the City's parking by-law. The amount of outdoor amenity areas in the form of rooftop terraces, rear yards and



the proposed 0.2 hectare (0.5 acre) common amenity area will appropriately serve the future residents.

Staff are still working with the applicant to provide an appropriate width of landscape buffer along DCP. Staff have requested that the landscape buffer be a minimum 3.0 metres (9.8 feet) at the north end of the site and slightly taper towards the south end. Staff are also working with the applicant on the size of front yard landscape areas for units fronting onto the DCP. Staff has required a minimum soil volume of 30m<sup>3</sup> for every two (2) townhouse units to facilitate the planting of high branching deciduous trees. The front entrance pathways may also need to be reconfigured to achieve the desired tree planting requirements. Staff are also requesting that the Canada Post Boxes located along the main entry road be relocated internal to the site. This would also provide space for additional landscape treatment and reduce the potential for vehicular conflict. The applicant will be required to provide the appropriate landscape buffer along DCP and adequate tree planting and revise the site plan and landscape plans accordingly prior to site plan endorsement, to the satisfaction of the Director of Planning and Urban Design (Appendix 'D'). The applicant is also required to provide a sidewalk within the boulevard of the City's cul-de-sac to the south of the subject land, extending from DCP to a future pedestrian pathway around the stormwater management facility to the east of the subject land. The site plan will need to be revised to reflect this sidewalk as well as the location of proposed bicycle spaces prior to site plan endorsement (Appendix 'D').

The applicant has also committed to implementing some sustainable initiatives throughout the proposed development such as using predominantly drought tolerant plant and tree species, as well as using silva cells to help support tree growth and on-site stormwater management.

### **Region of York**

Donald Cousens Parkway is under the York Region's jurisdiction. York Region has reviewed the applications and reports submitted in support of the applications including the Traffic Impact Study. Some of York Region's requirements include conveyance of a road widening along the DCP frontage as well as establishing a 0.3m reserve across the full DCP frontage of the site except at the proposed access. It should be noted that previously, the proposed access on DCP was located at the north end of the proposed development. However, given York Region's concerns respecting the sightlines for the previously proposed access, the applicant has relocated the proposed DCP access to its current proposed location (see Figure 5). The applicant is required to comply with all of the Region's draft plan conditions (Appendix 'C') before the draft plan of subdivision is registered.

### **Toronto and Region Conservation Authority (TRCA)**

The north-east portion of the subject land (Block 2 on the draft plan) is located within the TRCA's Regulated Area as it is traversed by a valley corridor associated with the Little Rouge River. This area around the Little Rouge River also contains significant valleylands and woodlands. Both the TRCA and the City's Natural Heritage staff will not allow development, pathways or park structures to be located within this area. However, the existing City pipe located within this area will be permitted. The TRCA has

reviewed the applications and supporting materials. One of their main comments relates to on-site retention and stormwater runoff for a 5mm storm event. They propose using Low Impact Development (LID) measures to encourage infiltration, evapotranspiration and/or reuse (eg. permeable driveway pavers, rainwater harvesting, bio-retention planters, enhanced grass swales or silva cells). The applicant is proposing to incorporate silva cells around the tree plantings as part of the proposed development. The planting and restoration plan for the vegetation protection zone must incorporate only native, non-invasive species, to the satisfaction of the TRCA and the Director of Planning and Urban Design. The applicant will be required to revise the respective engineering drawings and reports, as well as any plans including planting and restoration plans, and site plan. In addition, the applicant is required to explore further opportunities to increase the ecological function and provide an overall net benefit to the natural heritage system, to the satisfaction of the TRCA and the Director of Planning and Urban Design, as a condition of draft plan approval (see Appendix 'C').

### **Transportation**

Both the Region and City transportation staff have reviewed the Traffic Impact Study and related addendums submitted by the applicant in support of the proposed development. The key finding of the traffic impact study is that the timing of the signalization at DCP and Castlemore Avenue should continue to be monitored by the Region in determining when the appropriate volumes have been met to warrant a traffic signal. The applicant has also committed to implementing a Transportation Demand Management (TDM) plan including a marketing and education program which will provide the future residents of the proposed development with maps of cycling routes, public transit schedules and information on Smart Commute programs serving the area. The applicant will also provide prepaid PRESTO cards in the amount of \$25 to each unit owner as a financial incentive to encourage commuters to try public transit. The applicant is required to satisfy all transportation requirements listed in the draft plan conditions (Appendix 'C') as well as provide a Letter of Credit to ensure that the proposed TDM measures are implemented to the satisfaction of the Director of Engineering (Appendix 'D').

### **Parkland**

The subject land is located within the Greensborough community which is subject to the Greensborough Developers Group Agreement, which outlines the development cost obligations of participating landowners including parkland dedication. The applicant is required to meet their parkland obligations prior to approval of the proposed development. Approximately 0.3 hectares (0.74 acres) of parkland will be required for the proposed 147 townhouses. Any parkland owing above and beyond the Developers Group obligations will be paid to the City as cash-in-lieu of parkland. It should be noted that the proposed outdoor amenity space is not eligible for a credit against the parkland dedication requirement. The applicant is required to provide an appraisal report to the satisfaction of Director of Planning and Urban Design to determine the amount of cash-in-lieu of parkland owed to the City. The applicant is also required to provide a clearance letter from the Trustee of the Developers Group prior to registration of the draft plan of subdivision (see Appendix 'C').

---

**Permission to apply for minor variances within two (2) years of by-law enactment**

The applicant has requested that Council grant exemption from subsection 45 (1.4) of the Planning Act, which will permit applications for minor variances within two (2) years of the enactment of the amending by-law attached as Appendix 'B'. Staff have no objection to this request as the site plan requires a few minor revisions as discussed above. Staff will have the opportunity to review the appropriateness of any requested minor variances should any such applications be made in the future. This provision will be included in the Resolution of Council.

**Public art**

The applicant is required to provide a Public Art contribution in accordance with the City's public art policies and Section 37 of the Planning Act. The contribution has been identified in the Zoning By-law Amendment (Appendix 'B') and is collected prior to execution of the site plan agreement.

**CONCLUSION:**

Based on the discussion above staff is of the opinion that the proposed development is appropriate and recommend approval of the proposed Official Plan and Zoning By-law Amendments (Appendices 'A' and 'B') and Draft Plan of Subdivision subject to the draft conditions listed in Appendix 'C'. Staff also recommend endorsement in principle of the site plan subject to the site plan conditions in Appendix 'D'.

**FINANCIAL CONSIDERATIONS:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The applications align with the City's strategic priority of providing a safe and sustainable community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and their conditions and comments have been incorporated into the Official Plan and Zoning By-law Amendments as well as Draft Plan and Site Plan conditions.

**RECOMMENDED BY:**

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

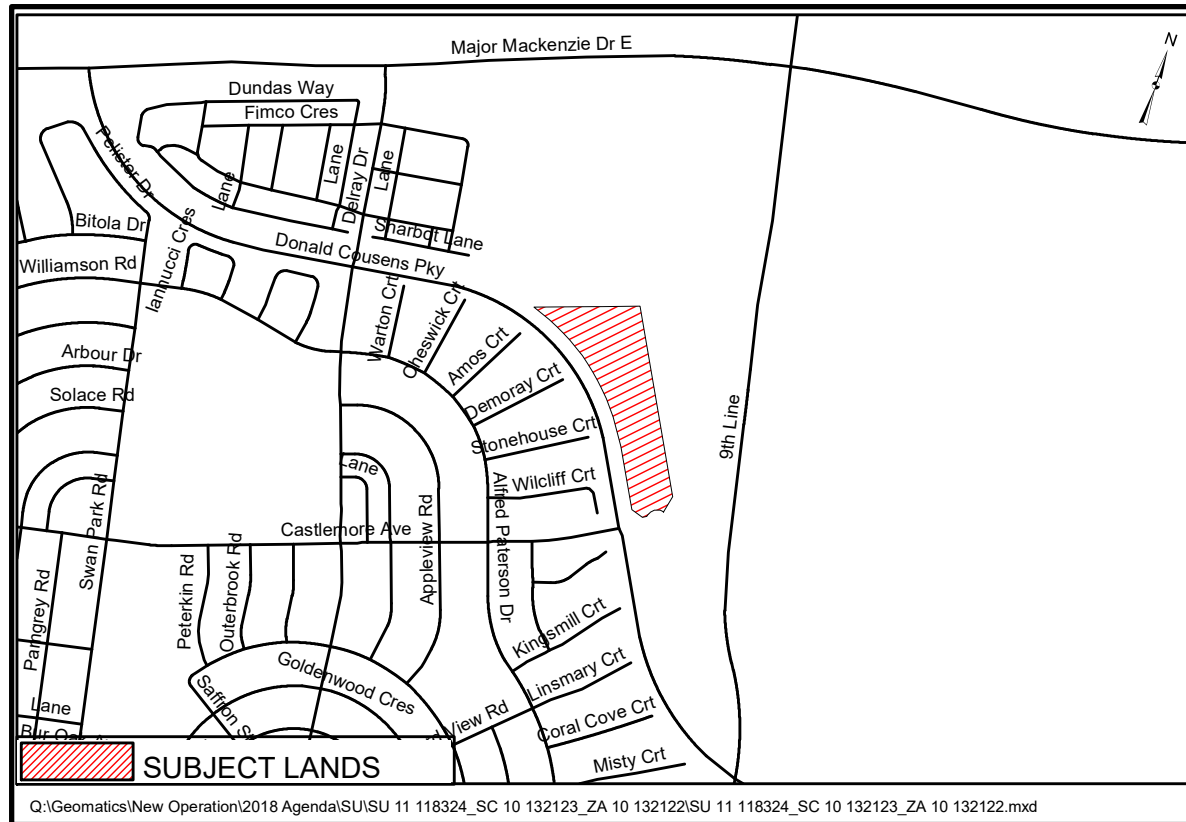
Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

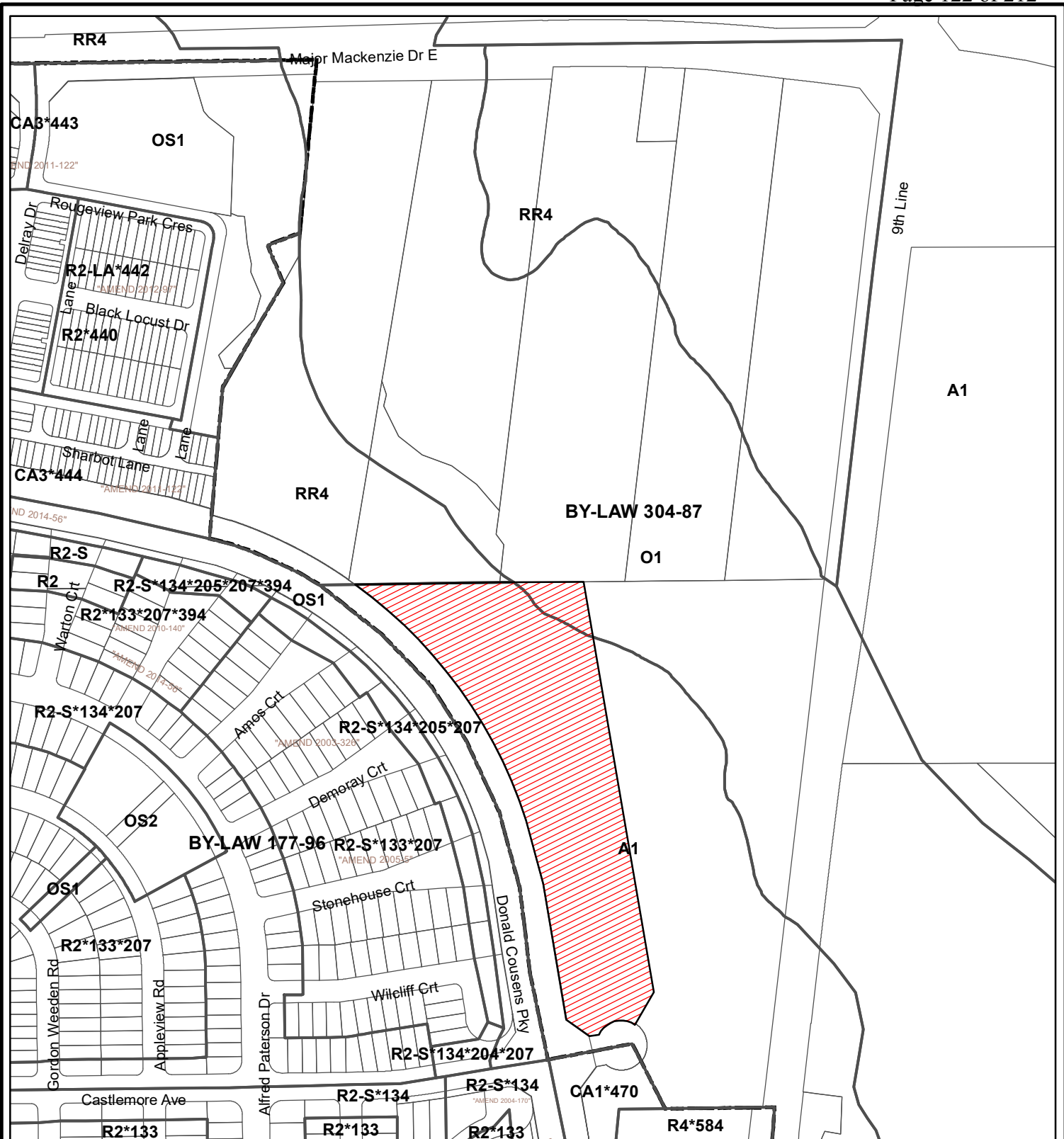
**ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Area Context/Zoning  
Figure 3: Air Phot  
Figure 4: Proposed Draft Plan of Subdivision  
Figure 5: Proposed Site Plan  
Figure 6: Front Elevation on Donald Cousens Parkway (6.1m Townhouses)  
Figure 7: Front Elevation on Donald Cousens Parkway (7.3m Townhouses)  
Figure 8: Front Elevation Townhouses with Rear Yards  
Figure 9: Rear Elevation Townhouses with Rear Yards

Appendix 'A': Proposed Official Plan Amendment  
Appendix 'B': Proposed Zoning By-law Amendment  
Appendix 'C': Draft Plan Conditions  
Appendix 'D': Site Plan Conditions

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## AREA CONTEXT / ZONING

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

 SUBJECT LANDS

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019



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Checked By: SM

**FIGURE No.2**





# AERIAL PHOTO (2018)

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019



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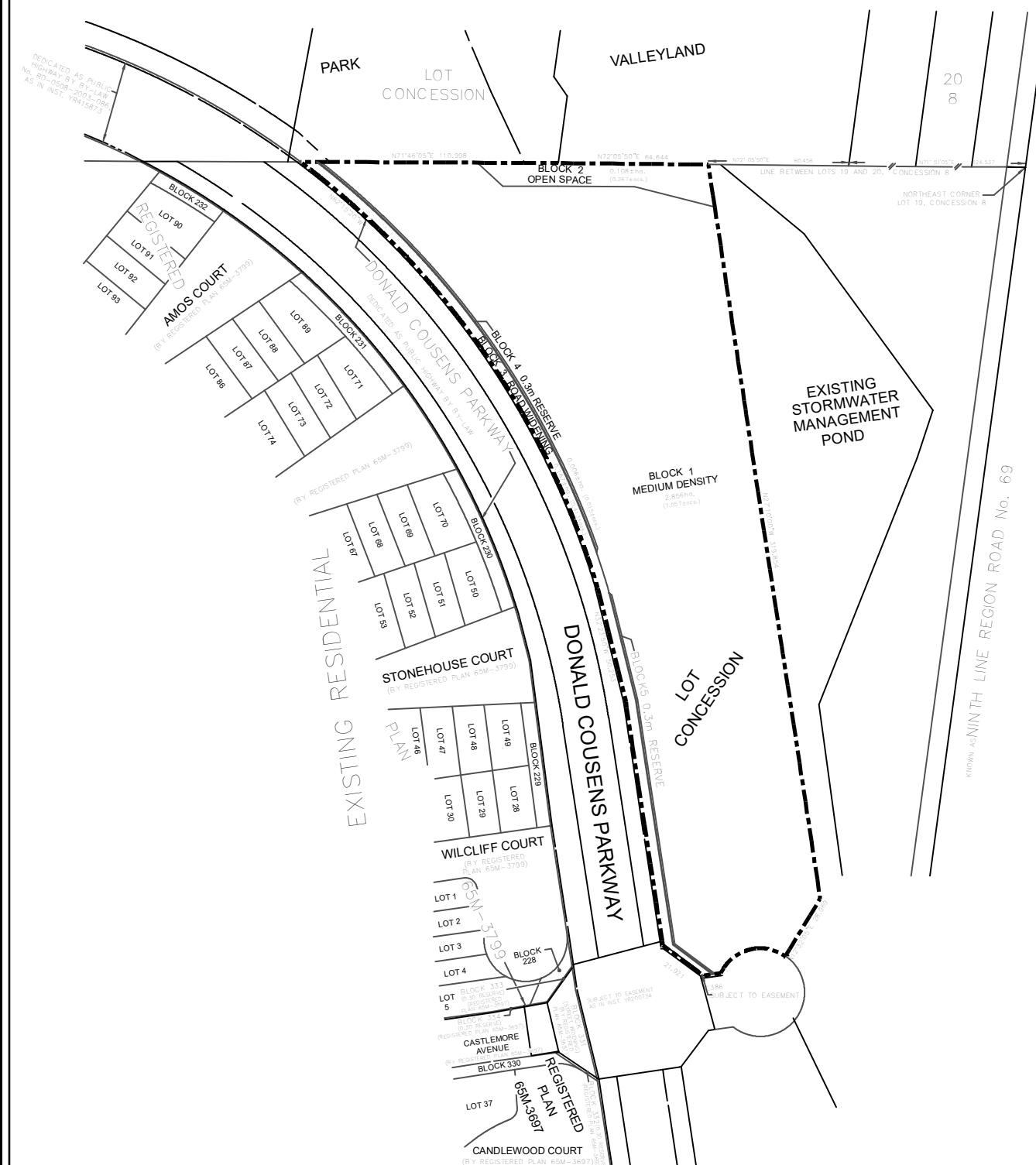
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FIGURE No.3

 SUBJECT LANDS





# DRAFT PLAN OF SUBDIVISION

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date:29/08/2019

 MARKHAM DEVELOPMENT SERVICES COMMISSION

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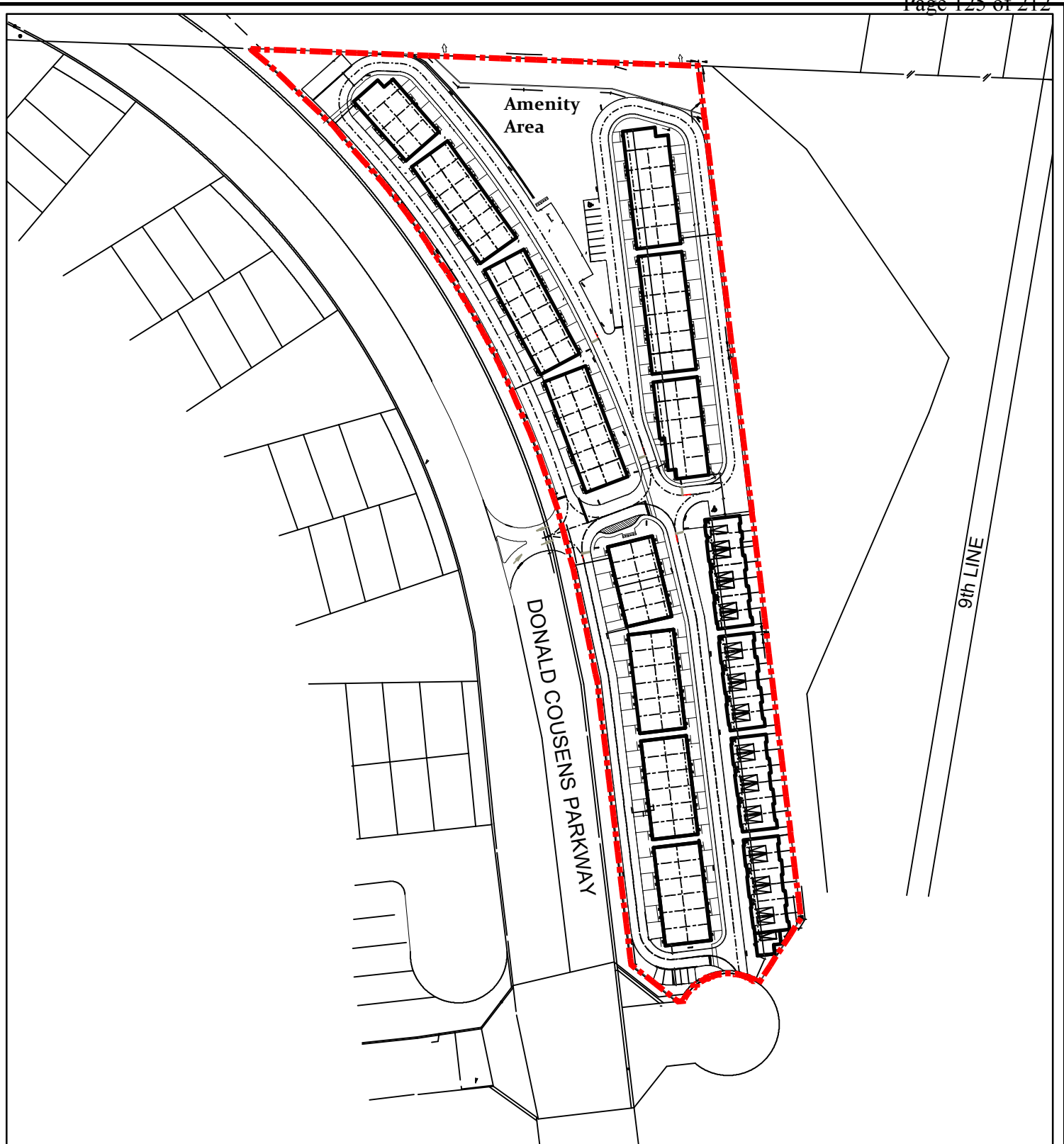
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FIGURE No.4



 SUBJECT LANDS





# SITE PLAN

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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 SUBJECT LANDS

Date: 29/08/2019



## FRONT ELEVATION ON DONALD COUSENS PARKWAY (6.1m TOWNHOUSES)

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019



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FIGURE No. 6



## FRONT ELEVATION ON DONALD COUSENS PARKWAY (7.3m TOWNHOUSES)

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019



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FIGURE No. 7



## FRONT ELEVATION (Townhouses with rear yards)

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019





## REAR ELEVATION (Townhouses with rear yards)

APPLICANT: Humboldt Greensborough Valley Holdings Limited  
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,  
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

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Date: 29/08/2019

## APPENDIX 'A'

### CITY OF MARKHAM

### OFFICIAL PLAN AMENDMENT NO. XXX

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

*(Humboldt Greensborough Valley Holdings Limited)*

(October 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 XXth day of October, 2019.

\_\_\_\_\_  
Kimberly 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 XXth DAY OF OCTOBER, 2019.

\_\_\_\_\_  
Kimberly Kitteringham  
CITY CLERK

\_\_\_\_\_  
Frank Scarpitti  
MAYOR



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DRAFT

## **PART I - INTRODUCTION**

(This is not an operative part of Official Plan Amendment No. XXX)

## **PART I - INTRODUCTION**

### **1.0 GENERAL**

- 1.1 PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2 PART II - THE OFFICIAL PLAN AMENDMENT, including Schedules “A” to “G”, attached hereto, constitutes Official Plan Amendment No. XXX. Part II is an operative part of this Official Plan Amendment.

### **2.0 LOCATION**

This Amendment applies to lands comprising approximately 3.14 ha (7.76 ac), located on the east side of Donald Cousens Parkway, west of Ninth Line, south of Major Mackenzie Drive and north of Castlemore Avenue known legally as Part of Lot 9 Concession 8.

### **3.0 PURPOSE**

The purpose of this Official Plan Amendment is to re-designate the subject lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to allow back-to-back townhouses and from ‘Residential Low Rise’ to ‘Greenway System’ to restrict development.

### **4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT**

This Amendment will provide for the development of 121 back-to-back townhouse units and 26 street townhouse units for a total of 147 units on common element condominium roads. The proposed re-designation from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to allow back-to-back townhouses is appropriate given the area context surrounding the subject lands and character of the area on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, north of the intersection of Donald Cousens Parkway and Ninth Line. The subject lands are separated from the existing community by Donald Cousens Parkway to the west, a future public park, significant valleylands and woodlands, and residential development comprised of semi-detached dwellings and townhouses to the north, a stormwater management pond and Ninth Line to the east, and the Cornerstone Community Church and a proposed mid-rise building to the south.

Certain portions of the subject lands are proposed to be removed from the 'Greenbelt Plan Area' overlay. These lands were previously subject to the transition policies in Section 5.2 of the Greenbelt Plan and were subsequently removed from the Greenbelt Plan Area in the 2017 Greenbelt Plan. A portion of the subject lands will be re-designated to 'Greenway' to protect the ecological and hydrological functions associated with the Little Rouge Creek valleylands and woodlands.

DRAFT

DRAFT

**PART II - THE OFFICIAL PLAN AMENDMENT**

(This is an operative part of Official Plan Amendment No. XXX)

## **PART II - THE OFFICIAL PLAN AMENDMENT**

### **1.0 THE OFFICIAL PLAN AMENDMENT**

1.1 The following Maps and Appendices of Part I of the Official Plan 2014, as amended, are hereby amended as follows:

- a) Map 1- Markham Structure is amended by replacing the 'Neighbourhood Area' component with a 'Greenway System' component as shown on Schedule "A" attached hereto.
- b) Map 3 - Land Use is amended by re-designating the subject lands from "Residential Low Rise" to "Residential Mid Rise" and "Greenway" as shown on Schedule "B" attached hereto.
- c) Map 4 - Greenway System is amended by removing lands from the 'Greenbelt Plan Area' overlay, modifying the 'Greenway System Boundary' and adding lands to 'Natural Heritage Network' as shown on Schedule "C" attached hereto.
- d) Map 5 - Natural Heritage Features and Landforms and Map 6 - Hydrologic Features are amended by modifying the 'Greenway System Boundary' and adding lands to 'Other Greenway System Lands including certain naturalized stormwater management facilities' as shown on Schedule "D" attached hereto.
- e) Map 7 - Provincial Policy Areas is amended by removing lands from the 'Greenbelt Plan Area', 'Greenbelt Natural Heritage System' and 'Greenbelt Protected Countryside' as shown on Schedule "E" attached hereto.
- f) Map 9 - Countryside Agriculture Area is amended by modifying the 'Countryside Agriculture Area Boundary' and removing lands from 'Greenbelt Protected Countryside' as shown on Schedule "F" attached hereto.
- g) Appendix B - Headwater Drainage Features and Appendix C - Community Facilities are amended by adding lands to the 'Greenway System' as shown on Schedule "G" attached hereto.

### **2.0 IMPLEMENTATION AND INTERPRETATION**

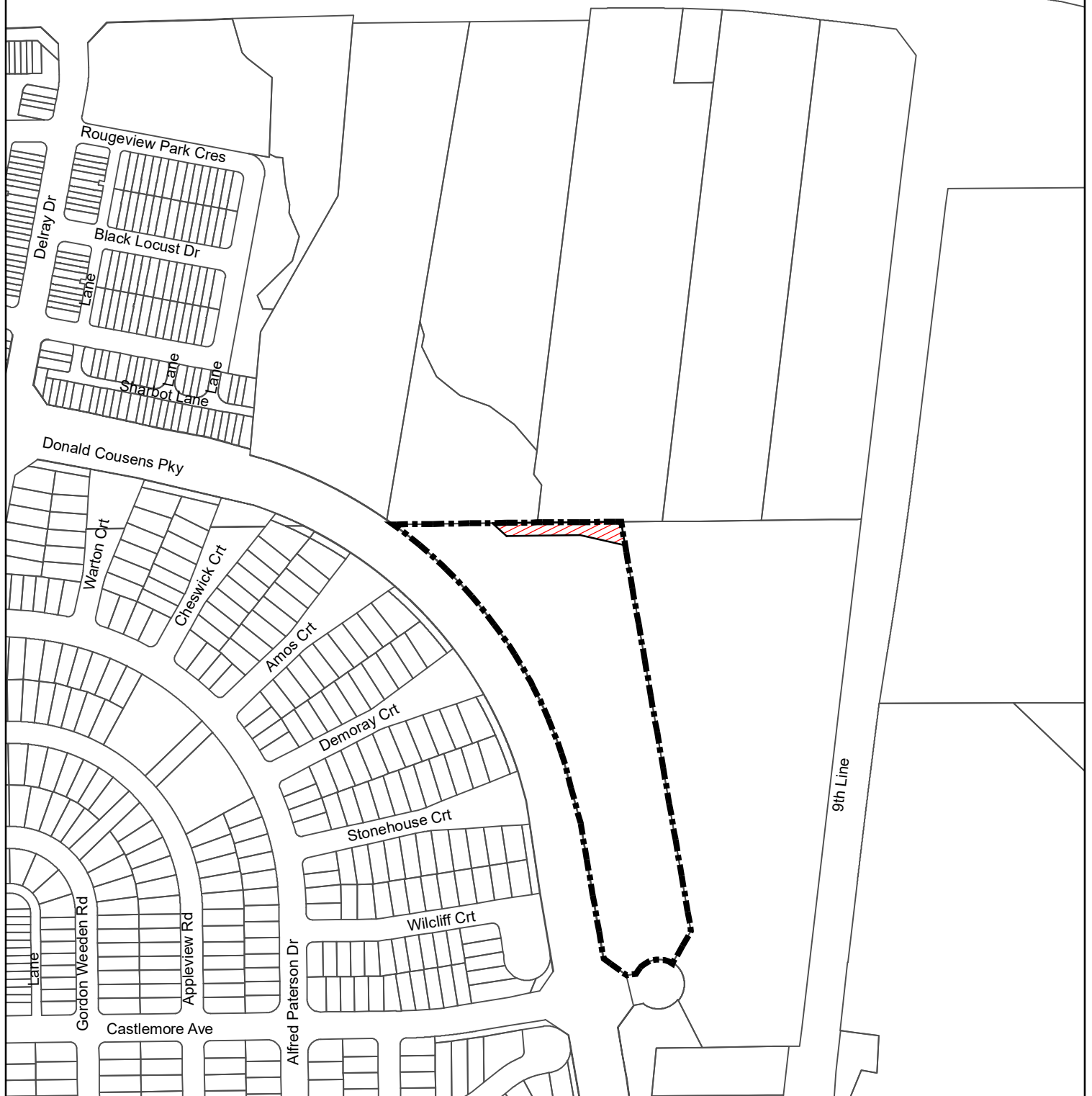
The provisions of the City of Markham Official Plan 2014, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This amendment shall be implemented by an amendment to the Zoning By-law, Draft Plan of Subdivision and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.



Prior to Council's decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and maps. Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. For such technical amendments, the notice provisions of Section 10.7.5 of the City of Markham Official Plan 2014, as amended, shall apply.

DRAFT

Major Mackenzie Dr E



## AMENDMENT TO MAP 1 - MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT  
 FROM 'NEIGHBOURHOOD AREA' to 'GREENWAY SYSTEM'

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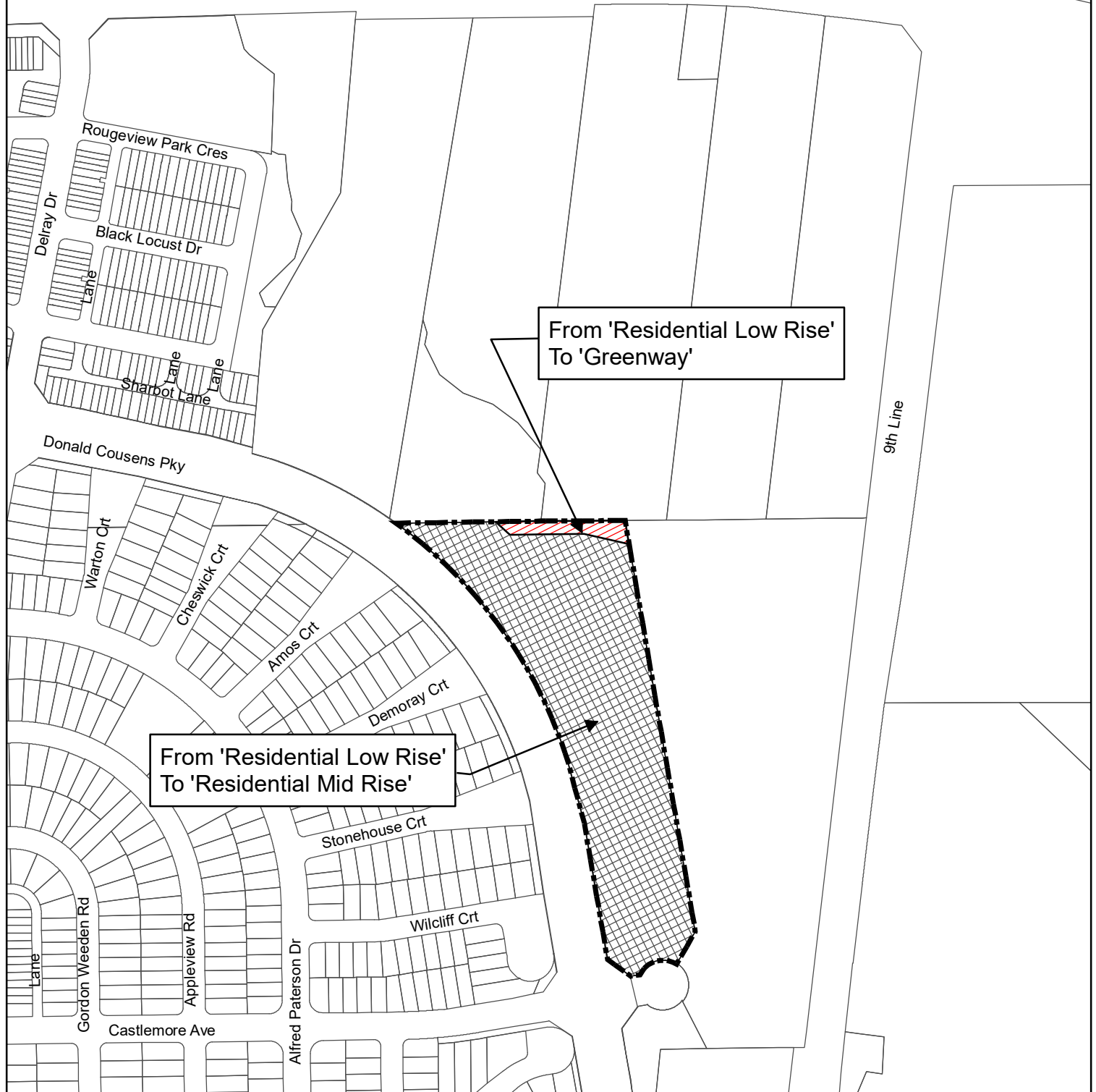
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 SCALE: NTS  
 DATE: 30/08/2019



Major Mackenzie Dr E



## AMENDMENT TO MAP 3 - LAND USE CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

--- BOUNDARY OF AREA COVERED BY THIS AMENDMENT

FROM 'RESIDENTIAL LOW RISE' to 'GREENWAY'

FROM 'RESIDENTIAL LOW RISE' to 'RESIDENTIAL MID RISE'

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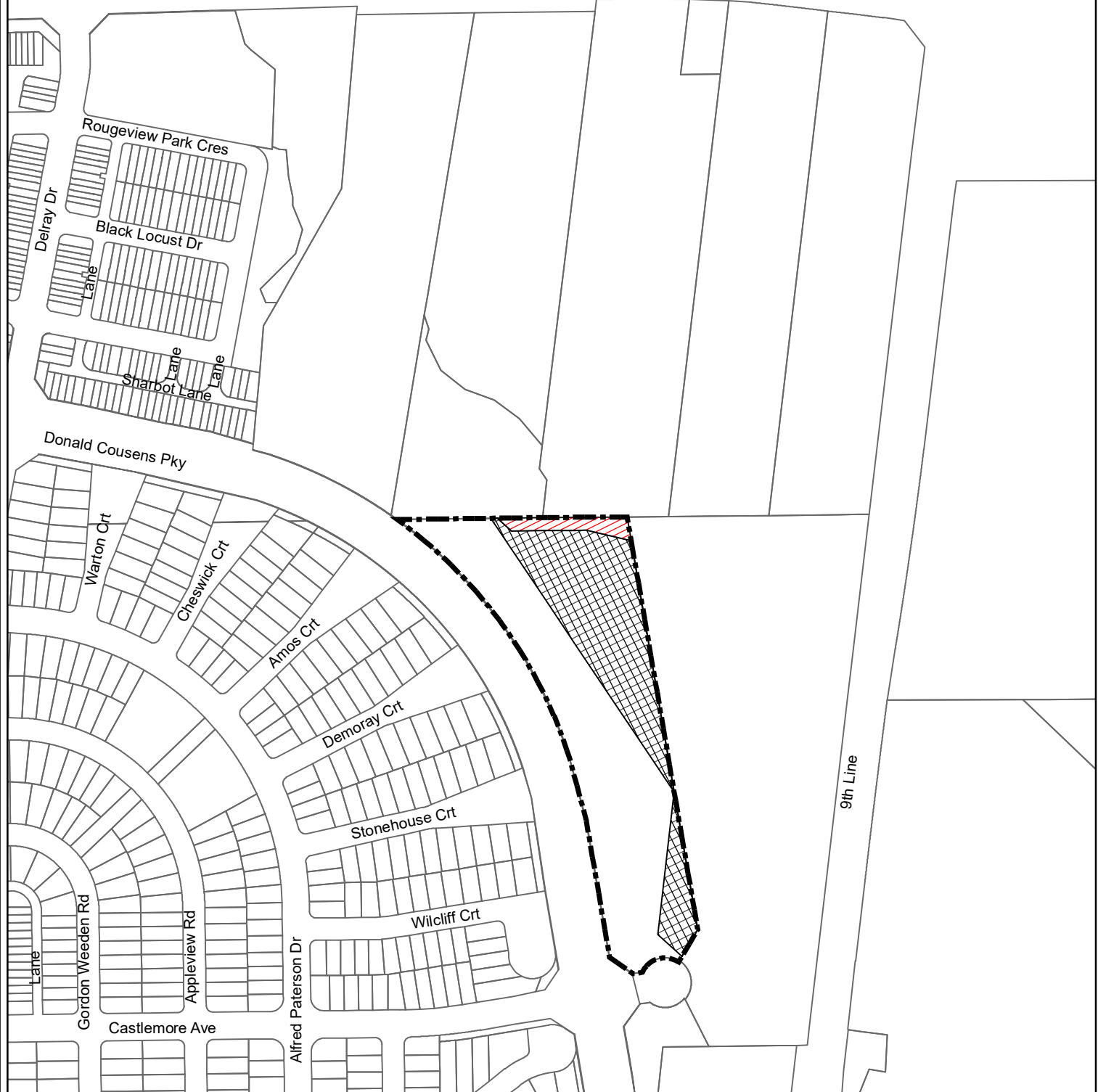
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SCHEDULE "B" TO OPA No.

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Checked By: SM




SCALE: NTS  
DATE: 30/08/2019

Major Mackenzie Dr E



## AMENDMENT TO MAP 4 - GREENWAY SYSTEM CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  ADD TO 'GREENWAY SYSTEM' and 'NATURAL HERITAGE NETWORK'
-  REMOVE FROM 'GREENBELT PLAN AREA'

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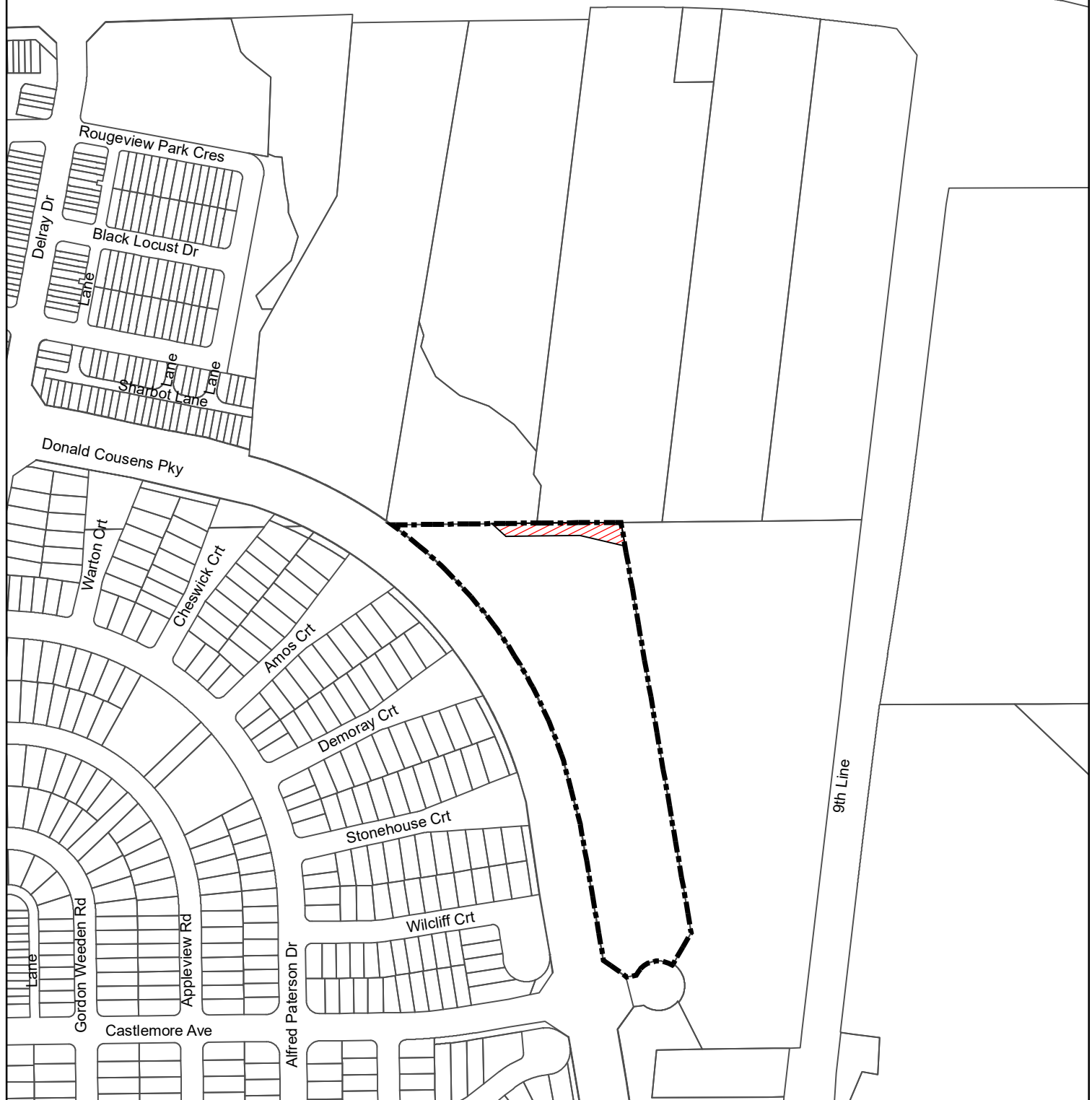


DEVELOPMENT SERVICES COMMISSION


SCHEDULE "C" TO OPA No.

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Checked By: SMSCALE: NTS  
DATE: 30/08/2019

Major Mackenzie Dr E



AMENDMENT TO MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS  
AND MAP 6 HYDROLOGIC FEATURES. CITY OF MARKHAM OFFICIAL PLAN 2014,  
as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  ADD TO 'GREENWAY SYSTEM' AS 'OTHER GREENWAY SYSTEM  
LANDS INCLUDING CERTAIN NATURALIZED STORMWATER'

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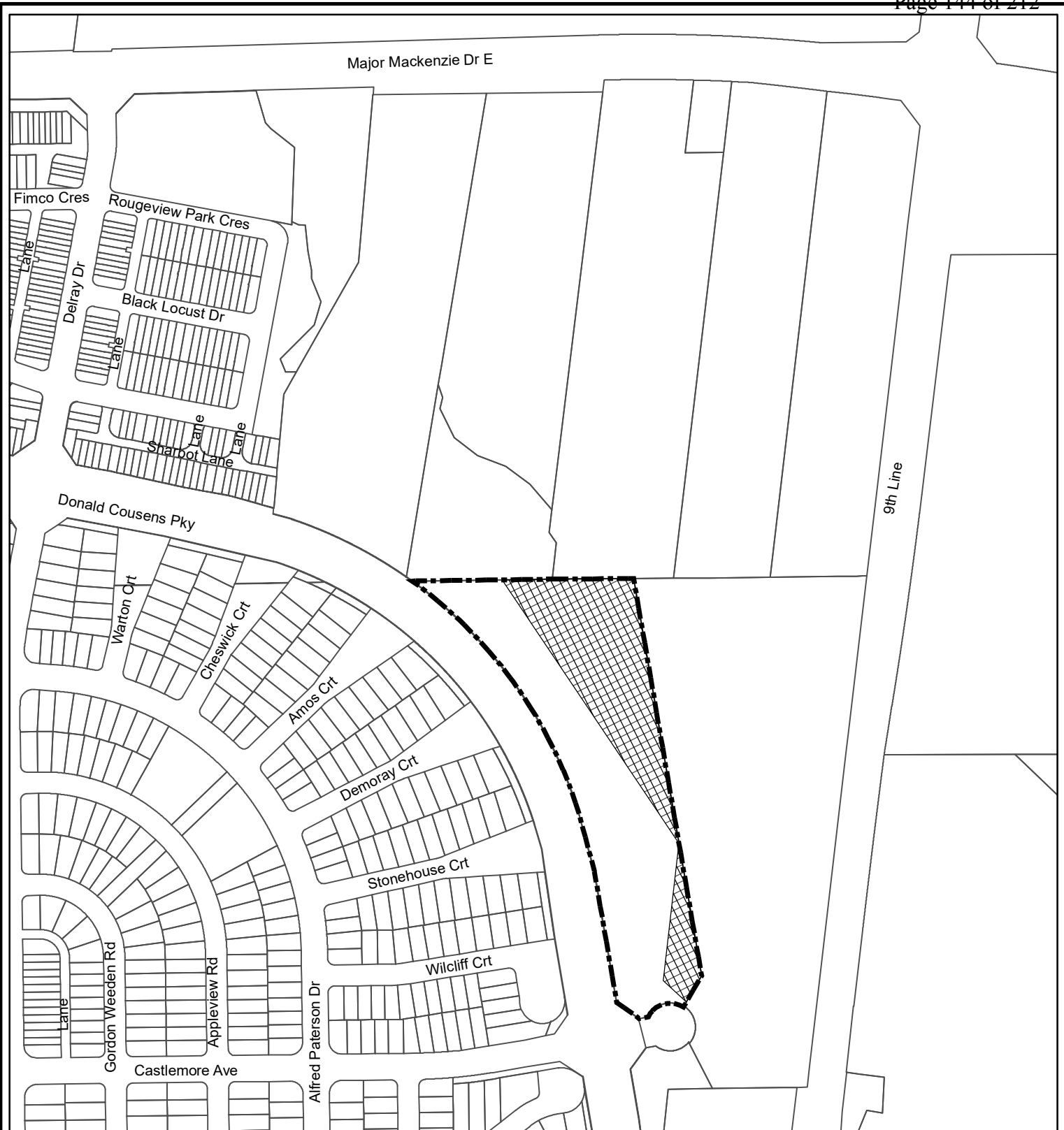


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "D" TO OPA No.

Drawn By: CPW  
Checked By: SM

SCALE: NTS  
DATE: 30/08/2019



## AMENDMENT TO MAP 7 - PROVINCIAL POLICY AREAS CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



REMOVE FROM 'GREENBELT PLAN AREA', 'GREENBELT NATURAL HERITAGE SYSTEM' and 'GREENBELT PROTECTED COUNTRYSIDE'

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "E" TO OPA No.

Drawn By: CPW  
Checked By: SM



SCALE: NTS  
DATE: 30/08/2019

Major Mackenzie Dr E



# AMENDMENT TO MAP 9 - COUNTRYSIDE AGRICULTURE AREA CITY OF MARKHAM OFFICIAL PLAN 2014, as amended



-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  REMOVE FROM 'COUNTRYSIDE AREA' and 'GREENBELT PROTECTED COUNTRYSIDE'

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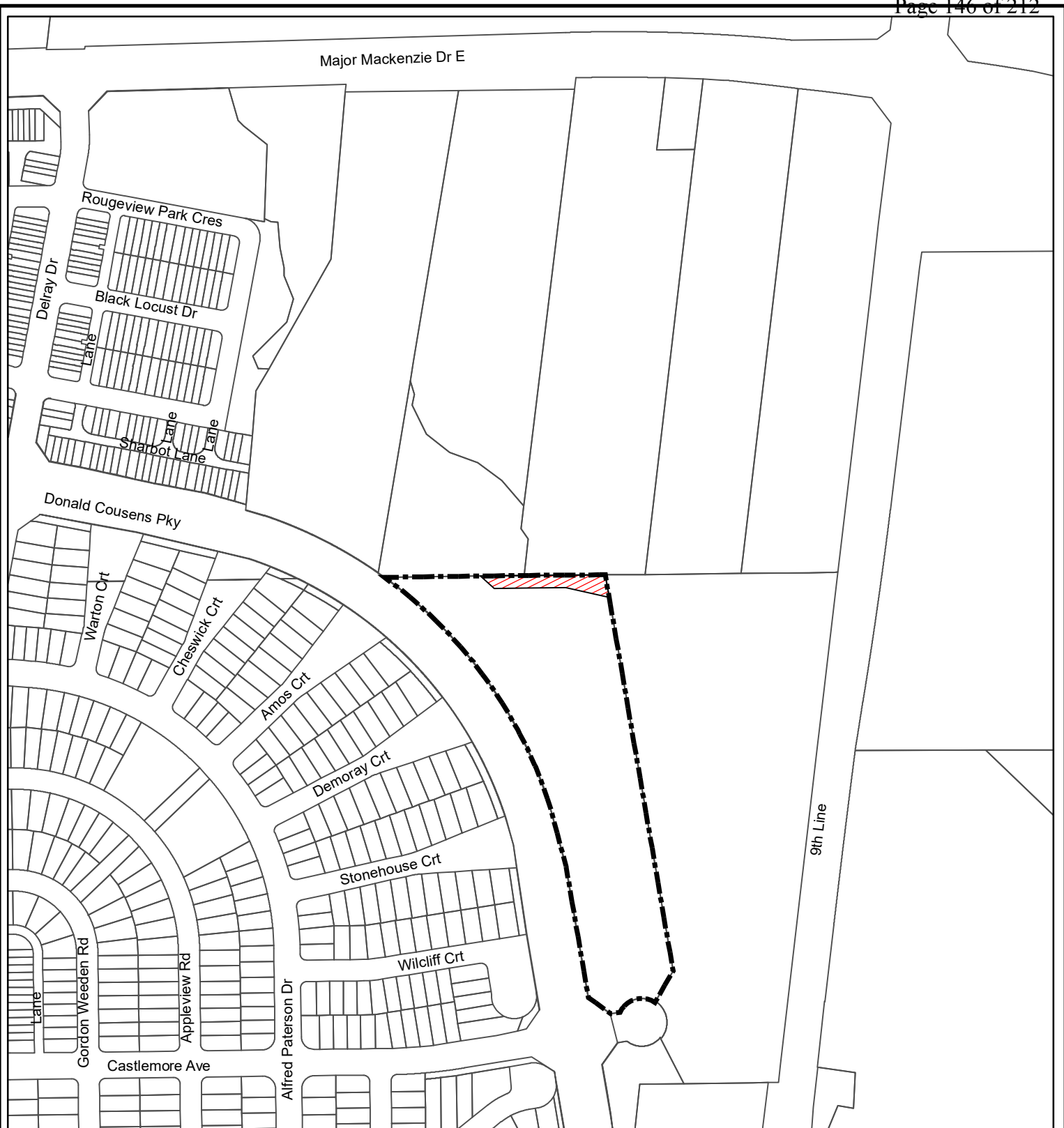


DEVELOPMENT SERVICES COMMISSION

SCHEDULE "F" TO OPA No.

 Drawn By: CPW  
 Checked By: SM

 SCALE: NTS  
 DATE: 30/08/2019



# AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES AND APPENDIX C - COMMUNITY FACILITIES CITY OF MARKHAM OFFICIAL PLAN 2014, as amended

- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- ADD TO 'GREENWAY SYSTEM'

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DEVELOPMENT SERVICES COMMISSION

SCHEDULE "G" TO OPA No.

Drawn By: CPW  
Checked By: SM

SCALE: NTS  
DATE: 30/08/2019



APPENDIX ‘B’



BY-LAW 2019-\_\_\_\_\_

A By-law to amend By-law 177-96, as amended

The Council of the Corporation of the City of Markham hereby enacts as follows:

1. By-law 177-96, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto as follows:

from:

Agriculture One (A1)  
Open Space (O1)

to:

Open Space One (OS1)  
Residential Two \*630 (R2\*630)
- 1.2 By adding the following subsection to Section 7- EXCEPTIONS

Exception 7.630	Humboldt Greensborough Valley Holdings Limited	Parent Zone 177-96
ZA 10132122	Part of Lot 9, Concession 8 (East side of Donald Cousens Parkway, south of Major Mackenzie Drive, north of Castlemore Avenue, west of Ninth Line)	Amending By- law 2019-XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *630 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
<b>7.630.1 Only Permitted Uses</b>		
The following uses are the only permitted uses:		
a)	<i>Multiple Dwellings</i>	
b)	<i>Townhouse Dwellings</i>	
c)	<i>Accessory Dwelling Units</i>	
<b>7.630.2 Zone Standards</b>		
The following specific Zone Standards shall apply:		
a)	Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*630 shall be deemed to be one lot for the purposes of this By-law.	
b)	Minimum width of <i>multiple dwellings</i> – 7.3 m	
c)	Notwithstanding b) above, a maximum of 46 <i>multiple dwelling units</i> may have a width of 6.1 metres	
d)	Minimum width of <i>townhouse dwellings</i> – 5.9 m	
e)	Maximum height – 12 m	
f)	Minimum area of the outdoor amenity space – 2,000 square metres	
g)	Maximum number of dwelling units <ul style="list-style-type: none"><li><i>Townhouse Dwellings</i> – 26</li><li><i>Multiple Dwellings</i> – 121</li></ul>	
h)	<i>Accessory Dwelling units</i> are only permitted within a <i>Townhouse Dwelling</i>	
i)	Minimum Setbacks <ul style="list-style-type: none"><li>Northerly <i>lot line</i> – 6 metres</li></ul>	

	<ul style="list-style-type: none"><li>• All other <i>lot lines</i> – 1 metre</li></ul>
g)	Notwithstanding the above, the provisions of Table B2 shall not apply

2. SECTION 37 AGREEMENT

2.1 A contribution by the Owner to the City for the purpose of public art, in the amount of \$1425.00 per dwelling unit, 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-XXXX**

**A By-law to amend By-law 177-96, as amended**

**Humboldt Greensborough Valley Holdings Limited  
CON 8 PT LOT 19**

**Lands Affected**

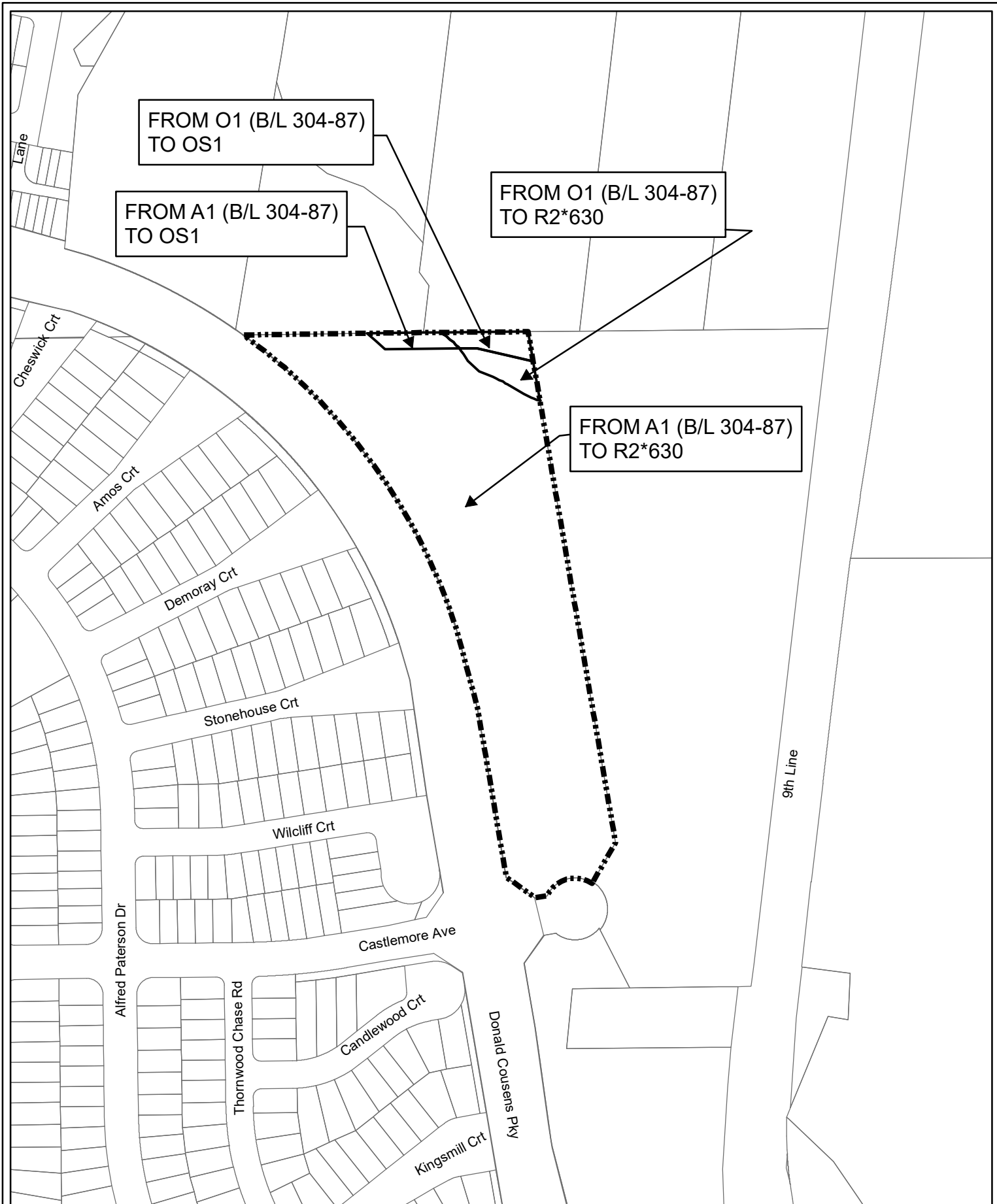
The proposed by-law amendment applies to 3.142 hectares (7.764 acres) of land located on the east side of Donald Cousens Parkway, south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue.

**Existing Zoning**

By-law 304-87, as amended, currently zones the subject land as “Open Space One (O1)” and “Agriculture One (A1)”.

**Purpose and Effect**

The purpose and effect of this By-law is to amend By-law 177-96, as amended, to rezone the subject property to “Residential Two \*630 (R2\*630)” and “Open Space One (OS1)” in order to facilitate the development of a common element condominium multiple dwelling and townhouse development.

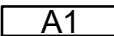
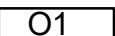





# SCHEDULE " A " TO BY-LAW

## AMENDING BY-LAWS 304-87 & 177-96 DATED



 BOUNDARY OF AREA COVERED BY THIS SCHEDULE  
 BOUNDARY OF ZONE DESIGNATION(S)

 Agriculture One     Open Space one     Exception Section Number  
 Residential Two     Open Space one

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.

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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

## **APPENDIX 'C'**

### **DRAFT PLAN CONDITIONS**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF MARKHAM  
TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF  
PLAN OF SUBDIVISION 19TM-95082  
HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED  
ARE AS FOLLOWS:

#### 1. General

- 1.1 Approval shall relate to a draft plan of Subdivision prepared by KLM Planning Partners Inc., identified as Project No. P-2015, Drawing No. 19:2, dated June 5, 2019, and incorporate the following redline revisions:
  - Any redline revisions required to address comments from the City and external agencies.
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on XXXX, 2022, unless extended by the City upon application by the Owner.
- 1.3 The Owner shall enter into a subdivision agreement with the City agreeing to satisfy all conditions of the City and Agencies, financial and otherwise, prior to final approval.
- 1.4 The Owner acknowledges and understands that prior to final approval of this draft plan of subdivision, any amendments (if applicable) to the City's new 2014 Official Plan (as partially approved on November 24<sup>th</sup>, 2017 and further updated on April 9<sup>th</sup>, 2018), as amended, and Zoning By-law 177-96, as amended to implement the plan shall have come into effect in accordance with the provisions of the Planning Act.
- 1.5 The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations from studies required as a condition of draft approval, as well as any comments and conditions received from municipal departments and external agencies after draft approval is granted.
- 1.6 Prior to the release for registration of the Draft Plan of Subdivision (19TM-17002), the Owner shall prepare and submit to the satisfaction of the City of Markham, all technical reports and drawings, including but not limited, traffic studies, functional traffic design studies, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to support the Draft Plan of Subdivision. The Owner agrees to

revise the Draft Plan of Subdivision as necessary to incorporate the design and recommendations of the accepted technical reports, studies, and drawings.

- 1.7 The Owner shall implement the designs and recommendations of the accepted technical reports submitted in support of the Draft Plan of Subdivision, including but not limited to, traffic studies, functional traffic design studies, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, to the satisfaction of the City, and at no cost to the City.

The Owner agrees to revise the Draft Plan of Subdivision as necessary to incorporate the recommendations, to implement or integrate any recommendations from the above studies and drawings.

- 1.8 The Owner shall design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, watermains, sewers, light standards, utilities, stormwater management facilities and roads to the satisfaction of, and at no cost to the City.
- 1.9 The Owner shall agree in the Subdivision Agreement to pay to the City, all required fees in accordance with the City's Fee By-law 211-083, as amended.
- 1.10 The Owner shall agree in the Subdivision Agreement or Pre-Servicing Agreement, whichever comes first, to submit financial securities, as required by the City, prior to construction of municipal infrastructure as required to service the subdivision.
- 1.11 The Owner covenants and agrees to enter into a construction agreement and/or encroachment agreement or any agreement deemed necessary to permit construction of services, roads, stormwater management facilities or any other services that are required external to the Draft Plan of Subdivision to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.
- 1.12 Prior to final approval of the draft plan, the Owner acknowledges and agrees to obtain required approval from the Region of York, Toronto and Region Conservation Authority (TRCA) and any other applicable public agencies.
- 1.13 The Owner shall covenant and agree in the subdivision agreement to obtain approval of Site Alteration Plans in accordance with the City's Standards prior to proceeding with any on-site works and more particularly topsoil stripping.

## 2. Community Design

- 2.1 The Owner shall implement and incorporate all requirements of the approved Upper Greensborough Neighbourhood Community Design Plan into all landscape plans,

architectural control guidelines, engineering plans and any other required design documents.

- 2.2 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural guidelines.
- 2.3 The Owner shall ensure that the design architect for any buildings within the plan of subdivision shall not assume the role of control architect for the plan of subdivision.

### 3. Parks and Open Space

- 3.1 The Owner and City covenants and agrees that parkland dedication within this plan is required at a rate specified in the City's Parkland Dedication By-law 195-90, as amended and in accordance with the Planning Act, as amended.
- 3.2 Open Space Block 2 shall be conveyed to the City in a condition which is acceptable to the City.
- 3.2 The Owner shall post approved copies of any Open Space Plans, Conceptual Park Development Master Plans and Upper Greensborough Neighbourhood Community Design Plan within the draft plan of subdivision.
- 3.2 The Owner shall provide a specialized depth of topsoil in the entire municipal boulevard to appropriately plant boulevard trees to the satisfaction of the Director of Planning and Urban Design.

### 4. Landscape Works

- 4.1 Prior to execution of the subdivision agreement, the Owner shall submit landscape plans based on the approved Wismer Commons Open Space Master Plan and Community Design Plan into all landscape works, to the satisfaction of the Director of Urban Design, and which includes:
  - a) street tree planting in accordance with the City of Markham Streetscape Manual, dated June 2009, as amended from time to time;
  - b) Perimeter chain link fencing where abutting open space, valley lands and park lands.
  - d) All other landscaping as determined by the Community Design Plan, Public Realm Guidelines, Architectural Control Guidelines and the Environmental

Master Drainage Plan.

- 4.2 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.
- 4.3 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 4.1.
- 4.4 The Owner shall include in all agreements of purchase and sale the following clause:

“PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY OF MARKHAM HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD OR IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS TO MEET 4.1 A)
- CORNER LOT FENCING
- REAR LOT LINE FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES
- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOME PURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE.”

- 4.5 The Owner shall submit a restoration and planting plan for Block 2 to the satisfaction of the Director of Planning and Urban Design.

5. Tree Inventory and Tree Preservation Plans

- 5.1 The Owner shall submit for approval a tree inventory and tree preservation plan to the satisfaction of the Director of Planning and Urban Design in accordance with

the City of Markham Streetscape Manual dated 2009, as amended from time to time.

- 5.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Preservation Plan prior to the issuance of a Top Soil Stripping Permit to the satisfaction of the Director of Planning and Urban Design.
- 5.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.
- 5.4 The Owner shall submit for approval, as part of the tree inventory and tree preservation plan, in accordance with the City of Markham Streetscape Manual a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
  - a) Trees between 20cm and 40cm diameter at breast height (DBH) shall be replaced at a ratio of 2:1
  - b) All trees over 40cm DBH shall have an individual valuation submitted to the City by an ISA certified Arborist in accordance with the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal (2000)
  - c) Where a site does not allow for the 2:1 replacement, the City will negotiate a credit for tree planting on alternate sites which may include the rear yards of lots.
  - d) Any unauthorized tree removal or tree damage shall be subject to tree replacement or payment of equivalent economic value, as determined by the City.

## 6. Financial

- 6.1 Prior to execution of the subdivision agreement the Owner shall provide a letter of credit, in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, fencing, streetscape, buffer, landscaping and other landscaping requirements.

## 7. Noise Impact Study

- 7.1 Prior to final approval of the draft plan, the Owner shall submit a Noise Impact Study, prepared by a qualified noise consultant, with recommended mitigation measures for noise generated by road traffic and by any other identified noise sources, to the satisfaction of the City, in consultation with the Region of York. The Owner further agrees to make any revisions to the draft plan that may be required to achieve the recommendations of the Noise Impact Study.
- 7.2 The Owner shall covenant and agree in the subdivision agreement to implement noise control measures and warning clauses as recommended by the approved

Noise Impact Study, to the satisfaction of the City (Commissioner of Development Services), in consultation with the Region of York.

8. Municipal Services

- 8.1 Prior to the release for registration of the Draft Plan of Subdivision, the Owner complies with, to the satisfaction of the Director of Engineering, the following:
- a) Make satisfactory arrangements with the Engineering Department to construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Director of Engineering, should it be determined that improvements to such infrastructure is required to support the development.
- 8.2 Prior to release for registration of the Draft Plan of Subdivision, the Owner shall demonstrate to the satisfaction of the City that the Subdivision will be provided with two (2) independent water supply points to provide for adequate redundancy and looping for domestic and fire protection purposes.
- 8.3 The Owner shall agree in the Subdivision Agreement to not apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the proposed development.

9. Lands to be Conveyed to the City/ Private Easements

- 9.1 The Owner shall grant required easements to the appropriate authority for sewers, watermains, public utilities or drainage purposes, prior to registration of the Draft Plan of Subdivision. The Owner shall also provide/obtain any easements and works external to the Draft Plan of Subdivision necessary to connect watermains, storm and sanitary sewers to outfall trunks and stormwater management facilities, to the satisfaction of the City.

10. Utilities

- 10.1 The Owner shall covenant and agree in the subdivision agreement that hydro electric, telephone, gas and television cable services and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City and authorized agencies.
- 10.2 The Owner shall covenant and agree in the subdivision agreement to enter into any agreement or agreements required by any applicable utility companies, including Alectra ( formerly PowerStream) , Enbridge, telecommunications companies, etc.



- 10.3 The Owner shall covenant and agree in the subdivision agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
  - 10.4 The Owner shall covenant and agree in the subdivision agreement to include in all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying purchasers of the exact Community Mailbox locations prior to the closing of any home sale.
  - 10.5 The Owner shall covenant and agree in the subdivision agreement to provide a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
  - 10.6 Standard Community Mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. Should the developer propose an enhanced Community Mailbox installation, any costs over and above the standard installation must be borne by the developer, and be subject to approval by the City in consultation with Canada Post.
  - 10.7 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
11. Transportation Impact Study/Internal Functional Traffic Design Study
- 11.1 Prior to final approval of the draft plan, the Owner covenants and agrees to address all outstanding comments related to the Transportation Impact Study and Transportation Demand Management Plan to the satisfaction of the City and the Region of York. The Owner further covenants and agrees to incorporate the recommendations of these studies, to the satisfaction of the Director of Engineering.
  - 11.2 The Owner shall provide a revised Transportation Impact Study and Transportation Demand Management (TDM) Plan to address the comments provided by the City, to the satisfaction of the Director of Engineering.

- 11.3. The Owner shall covenant and agree in the subdivision agreement to provide the City with a TDM Letter of Credit in the amount to be approved by the Director of Engineering, to ensure compliance with the recommendations in the TDM Plan.

## 12. Development Charges

- 12.1 The Owner covenants and agrees to provide written notice of all development charges related to the subdivision development, including payments made and any amounts owing, to all first purchasers of lands within the plan of subdivision at the time the lands are transferred to the first purchasers.
- 12.2 The Owner shall pay all fees and development charges as set out in the subdivision agreement.

## 13. Environmental Clearance

- 13.1 The Owner covenants and agrees to retain a “Qualified Person” to prepare all necessary Environmental Site Assessments (ESA) and file Records of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The “Qualified Person” shall be defined as the person who meets the qualifications prescribed by the *Environmental Protection Act* and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City’s Environmental Policy and Procedures for Conveyance of Land to the City pursuant to the Planning Act.
- 13.2 Prior to the earlier of any construction, including site alteration, the execution of a pre-servicing agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental Protection Act and its regulations and all applicable standards for all lands to be conveyed to the City for peer review and concurrence.
- 13.3 Prior to the earlier of any construction including site alteration, the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the Draft Plan of Subdivision, the Owner agrees to submit environmental clearance(s) and Reliance Letter(s) from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City’s standards and will be signed by the Qualified Person and a person authorized to bind the Owner’s company. The City will not accept any modifications to the standard Environmental Clearance and Reliance letter, except as and where indicated in the template.

- 13.4 The Owner agrees that, prior to execution of this Agreement, an environmental clearance shall be provided to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the Director of Engineering. The City shall be satisfied that the lands are environmentally suitable for their proposed use and be certified as such by the “Qualified Person” as defined in Ontario Regulation 153/04, all of which shall be in accordance with the *Environmental Protection Act* and its regulations. The “Qualified Person” shall file a Record of Site Condition on the Provincial Environmental Site Registry for all lands to be conveyed.
- 13.5 The Owner covenants and agrees that if, during construction of a phase within the Draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the *Environmental Protection Act* and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.
- 13.6 The Owner agrees to assume full responsibility for the environmental condition of the Lands comprising the Draft Plan of Subdivision. The Owner shall further agree in the Subdivision Agreement to indemnify and save harmless the City, its directors, officers, Mayor, Councillors, employees and agents from any and all actions, causes of action, suits, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and Assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure, or anything done or neglected to be done in connection with the use or any environmental condition on or under the Lands comprising the Draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the Lands comprising the Draft Plan of Subdivision and the execution of this Agreement.

#### 14. Heritage

- 14.1 Prior to final approval of the draft plan of subdivision or any phase thereof, the Owner shall carry out a cultural heritage resource assessment for the lands within the draft plan to ensure the assessment and identification of appropriate treatment of built heritage and archaeological resources, and further to mitigate any identified adverse impacts to significant heritage resources to the satisfaction of the City (Commissioner of Development Services) and the Ministry of Culture. No demolition, grading, filling or any form of soil disturbances shall take place on the lands within the draft plan in proximity to the heritage resource prior to the issuance of a letter from the Ministry of Culture (Heritage Branch) to the City indicating that all matters relating to heritage resources have been addressed in accordance with licensing and resource conservation requirements.

- 14.2 The Owner shall covenant and agree in the subdivision agreement to implement any measures recommended by the heritage resource assessment, to the satisfaction of the City and the Ministry of Culture.

15. Well Monitoring Program and Mitigation Plan

- 15.1 Prior to any site alteration activities, the Owner shall check if there are any active wells within 500 metres of the Zone of Influence (ZOI). If any active wells are found within the ZOI, the Owner shall prepare and implement a Well Monitoring Program and Mitigation Plan, in accordance with the City's requirements to the satisfaction of the Director of Engineering.

16. Other City Requirements

- 16.1 The Owner acknowledges and agrees that firebreak lots within the draft plan shall be designated in the subdivision agreement, to the satisfaction of the Fire Chief. The Owner shall provide a letter of credit in an amount to be determined by the Fire Chief at the subdivision agreement stage to ensure compliance with this condition.
- 16.2 The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued for lands in any stage of development within the draft plan of subdivision until the Director of Building Services has been advised by the Fire Chief that there is an adequate water supply for firefighting operations and acceptable access for firefighting equipment is available. The Owner shall further covenant and agree that fire protection sprinklers (if required) are installed to the satisfaction of the Fire Chief or his designate.
- 16.3 The Owner shall acknowledge and agree that the adequacy and reliability of water supplies for firefighting purposes are subject to review and approval of the Fire Chief or his designate.
- 16.4 The Owner shall covenant and agree in the subdivision agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
- the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage;
  - the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side; and,
  - overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City
- 16.5 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased,

prior to any Agreements of Purchase and Sale being executed by the Owner, a builder or their real estate agents:

Park, by type, including Park and Open Space Concept Plans and Streetscape Plans; stormwater management ponds and related facilities; schools by type; place of worship sites; other institutional site by type; commercial site by type; other surrounding land uses and facilities as specified by the City; existing or future: rail facilities, provincial highways, arterial and collector roads, transit routes and stops; City approved sidewalk, walkway and bike route locations; City approved postal box and utility furniture locations or possible locations if prior to approval; City lot grading standards.

All display plans shall be reviewed and approved at the sales office by City staff, prior to the opening of the sales office.

- 16.6 The Owner covenants and agrees to purchase from the City two (2) recycling containers, one (1) green bin and one (1) kitchen collector per residence so that each purchaser may participate in the City's waste diversion program. Furthermore, the Owner shall ensure that the recycling containers, green bins, kitchen collectors and educational materials are deposited in each home on or before the date of closing.
- 16.7 The Owner covenants and agrees to contact the City at least four (4) weeks prior to unit occupancy to arrange an appointment time in which the recycling containers, green bins, kitchen collectors and educational materials are to be collected by the Owner.
- 16.8 The Owner covenants and agrees to pay to the City the cost for recycling containers, green bins and kitchen collectors and to provide said recycling containers, green bins and kitchen collectors to purchasers at the same cost as paid to the City.
- 16.9 The Owner covenants and agrees that during the construction phase of the development, unobstructed roadway access to a width no less than 6 metres will be provided for the safe passage of municipal waste and recycling collection vehicles on the designated collection day. Furthermore, if required, the Owner shall provide vehicle turning space that meets the City's engineering design standards. The Owner agrees that at times when the above defined access cannot be provided, the Owner shall be responsible for moving all residential waste, recyclables and organics from the occupied units to an agreed upon centralized location at the Owner's expense, for collection by the City.

## 17. Region of York

### *Conditions/Clauses to be Included in the City's Subdivision Agreement*

- 17.1 The Owner shall save harmless York Region from any claim or action as a result

of water or sanitary sewer service not being available when anticipated.

- 17.2** The Owner shall advise all potential purchasers of the existing transit service on Donald Cousens Parkway, including the location of existing bus stops and shelters.
- 17.3 The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
- 17.4 The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 17.5 The following warning clause shall be included the subdivision agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
- 17.6 Where noise attenuation features will abut a York Region Right-Of-Way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-Of-Way;
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the property line and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
- 17.7 The Owner shall agree in wording satisfactory to the Development Engineering, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
- 17.8 The Owner shall agree that no development shall occur on Block 1 without obtaining Site Plan approval from York Region and the City of Markham.

*Conditions to be Satisfied Prior to Final Approval*

- 17.9 The Owner shall provide a revised Draft Plan of Subdivision to the satisfaction of York Region to reflect the changes to the reserves on Donald Cousens Parkway on the attached red line revision.
- 17.10 York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the City of Markham for the development proposed within this draft plan of subdivision or any phase thereof.
- 17.11 The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

- 17.12 Upon registration of the plan, if not already provided, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
    - a) A widening across the full frontage of the site where it abuts Donald Cousens Parkway of sufficient width to provide a minimum of 22.50 metres from the centreline of construction of Donald Cousens Parkway, and
    - b) A 15.0 metre by 15.0 metre daylight triangle at the southwest and corner of the intersection of Donald Cousens Parkway and Castlemore Avenue, and
    - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Donald Cousens Parkway and adjacent to the above noted widening(s).
  - 17.13 The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
  - 17.14 The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
  - 17.15 The Regional Corporate Services Department shall advise that Conditions 17.1 to 17.14 inclusive, have been satisfied.
18. Ministry of Natural Resources (MNR)
- 18.1 The Owner shall agree in the subdivision agreement to satisfy all requirements of the MNR with respect to the endangered species and any potential impacts on the draft plan of subdivision, and to provide written confirmation that it has consulted with MNR in this respect, to the satisfaction of the Commissioner of Development Services.
19. Enbridge Gas Distribution
- 19.1 The Owner covenants and agrees in the subdivision agreement:
    - a) To contact Enbridge Gas Distribution's Customer Connections department by emailing for service and metre installation details and to ensure that gas



pipng is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells and/or soil trenches) and/or asphalt paving.

- b) If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.
- c) In the event that easement(s) are required to serves this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.
- d) In the event that a pressure reducing regulator station is required, the applicant will provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department.
- e) The Owner will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross-sections, identifying all utility locations prior to the installation of the gas piping.

## 20. Canada Post

20.1 The Owner covenants and agrees in the subdivision agreement to comply with the following conditions:

- a) The Owner/ developer agrees to include on all purchases and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- b) The Owner/ developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- c) The Owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans.
- d) The Owner/ developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
  - i) an appropriately sized sidewalk section (concrete pad) to place the

Community Mailboxes on;

- ii) any required walkway across the boulevard; and
- iii) any required curb depressions for wheelchair access.

20.2 The Owner/developer further agrees to determine and provide a suitable temporary Community Mailbox(s) location(s) which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.

20.3 The Owner/ developer further agrees to provide Canada Post at least 60 days notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.

## 21. Municipal Infrastructure

21.1 The Owner and the City acknowledge that this subdivision, when fully constructed, will tentatively have the following City's municipal infrastructure:

- Lanes: 3,500m
- Local Roads: 230m
- Minor / Major Collectors: 490m
- Sidewalks: 5920m
- Streetlights: 100nos
- Watermain: 3940m
- Sanitary Sewers: 3380m
- Storm Sewers: 3680m
- Multiuse Path (MUP): 575

## 22. Streetlight Types:

22.1 The Owner shall agree in the Subdivision Agreement to contact City Staff prior to commencing the design for Streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

## 23. Toronto and Region Conservation Authority (TRCA) (Reserved)

## 23. External Clearances

23.1 Prior to final approval of the draft plan of subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:

- a) The Regional Municipality of York Planning Department shall advise that Condition 17 has been satisfied.

- b) The Ministry of Culture shall advise that Conditions 14 has been satisfied.
- c) Enbridge Gas Distribution shall advise that Condition 19 has been satisfied.
- d) Canada Post shall advise that Condition 20 has been satisfied.
- e) Bell shall advise that Condition 10 has been satisfied.
- f) Alectra Utilities shall advise that Condition 10 has been satisfied.
- g) Wismer Commons Developers Group Trustee Clearance Letter confirming that the Owner has satisfied their obligations with the Developers Group.
- h) Toronto and Region Conservation Authority shall advise that the Owner has satisfied their conditions.

Dated:

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Ron Blake, Senior Development Manager

**APPENDIX 'D'**  
**SITE PLAN CONDITIONS**  
**HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED**  
**SC 10 132123**

That prior to site plan endorsement:

1. The Region of York shall provide written confirmation that site plan endorsement can be issued for the proposed development.
2. The TRCA shall provide written confirmation that site plan endorsement can be issued for the proposed development.
3. That the Owner shall revise the site plan to reflect a landscape buffer along Donald Cousens Parkway to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner shall demonstrate to the satisfaction of the Director of Planning and Urban Design, that minimum 30m<sup>3</sup> soil volume can be provided to accommodate sufficient tree planting. Any revisions to the site plan which may be required to achieve the required tree planting, including reconfiguration of the front entrance pathways to achieve the required tree planting.
5. That the Owner shall revise the site plan to address transportation comments and to include a sidewalk along the boulevard of the cul-de-sac to the south and location of proposed bicycle spaces, to the satisfaction of the Director of Engineering.

That the Owner shall enter into a Site Plan Agreement with the City, containing all standards and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any financial obligations.
2. That the Owner implements the final approved Transportation Demand Management (TDM) measures and provide the respective Letter of Credit.
3. That the Owner agrees to implement the proposed sustainable initiatives attached as Appendix 'E'.
4. That the Owner provides an appraisal report to the satisfaction of the Director of Planning and Urban Design to determine the appropriate amount of cash-in-lieu of parkland.
5. That the Owner agrees to offer optional floor plans including a bedroom, bathroom and kitchenette on the main floor of the townhouses with rear yards and 7.3 metre wide back-to-back townhouses.

Prior to execution of a Site Plan Agreement:

1. The respective draft plan of subdivision shall be registered on title, to the satisfaction of the Director of Planning and Urban Design.
2. The Owner shall submit final site plan, elevation drawings, engineering drawings, landscape plans, lighting plan and photometrics, along with other plans and reports which

are required to comply with the requirements of the City and authorized external agencies, to the satisfaction of the Commissioner of Development Services.

3. The Owner shall submit final plans which incorporate the City's bird friendly guidelines, to the satisfaction of the Director of Planning and Urban Design.



Report to: Development Services Committee Meeting      Meeting Date: October 15, 2019

**SUBJECT:** Hwy 404 Mid-Block Crossing Cost Sharing with York Region (North of 16<sup>th</sup> Avenue, North of Major Mackenzie Drive and North of Elgin Mills Road)

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

**RECOMMENDATION:**

1. That the report entitled “Hwy 404 Mid-Block Crossing Cost Sharing with York Region (North of 16<sup>th</sup> Avenue, North of Major Mackenzie Drive and North of Elgin Mills Road); and,
2. That staff be authorized to issue a Purchase Order to the Regional Municipality of York, in the amount of \$1,223,540.22, inclusive of HST impact, for the City of Markham’s share of the cost for the following projects:
  - a. Mid-block Crossing North of 16th Avenue (EA and detailed design)
  - b. Mid-block Crossing North of Major Mackenzie Drive (EA)
  - c. Mid-block Crossing North of Elgin Mills Road (EA); and,
3. That the amount of \$1,223,540.22, inclusive of HST impact, be funded from Capital Project #18048 (Regional Mid-block Crossing EA and Design) which currently has an available funding of \$1,366,900; and,
4. That the remaining funds of \$143,359.78 be returned to the original funding source upon the completion of the N of 16th Avenue detailed design; and,
5. That Staff be directed to prepare a Tri-Party Agreement for the construction of the Hwy 404 Mid-Block Crossing (North of 16<sup>th</sup> Avenue.); and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

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

- Issue a Purchase Order to the Regional Municipality of York, in the amount of \$1,223,540.22, inclusive of HST impact for the City of Markham’s share of the Mid-block crossing projects north of 16<sup>th</sup> Avenue, Major Mackenzie Drive and Elgin Mills Road
- Fund the Purchase Order from Capital Project #18048 (Regional Mid-block Crossing EA and Design) which currently has an available funding of \$1,366,900.

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**BACKGROUND:**

At the Council meeting on September 12, 2012, Council endorsed the findings of the York Region Highway 404 Mid-Block Crossing Study and directed staff to participate in a Working Group with York Region and the Town of Richmond Hill to develop an implementation plan (see Attachment 'A'). York Region now completed the Environmental Assessment (EA) and detailed design for the following Hwy 404 Mid-block crossings as part of its Capital program:

- a. Mid-block Crossing North of 16th Avenue (EA and detailed design)
- b. Mid-block Crossing North of Major Mackenzie Drive (EA)
- c. Mid-block Crossing North of Elgin Mills Road (EA); and,

The Hwy 404 mid-block crossing projects are grade separated crossings of a municipal road over Hwy 404, similar to what was constructed north of Hwy 7. The mid-block crossing projects are funded equally between the Region of York, City of Markham and Town of Richmond Hill as per Regional Policy on Funding Collector Road Crossings of 400 Series Highways, see Attachment 'B'.

The commencement and completion of the EA and design for these projects are as follows:

Mid-block Crossing North of 16<sup>th</sup> Avenue

The EA for this mid-block crossing commenced in January 2014 and was filed in February 2015. The preferred alignment as identified in the EA is shown in Attachment 'C' – Mid-block Crossing Preferred Alignment (North of 16<sup>th</sup> Avenue). The final cost of the EA is \$625,346.75 and is to be shared equally between the three parties. The new mid-block crossing will provide a continuous collector road link from Warden Avenue to Leslie Street parallel to 16<sup>th</sup> Avenue.

The detailed design for this project commenced in 2016 and is currently scheduled to be finalized by Q2 2020. The current estimate to complete the detailed design for this project is \$1,968,775.23 and is to be shared equally between the three parties.

Construction of this mid-block crossing is identified in the Region of York's Infrastructure Acceleration Reserve to be accelerated to 2022.

Mid-block Crossing, North of Major Mackenzie Drive

The EA for this mid-block crossing commenced in June 2016 and was filed in December 2017. The preferred alignment as identified in the EA is shown in Attachment 'D' – Mid-block Crossing Preferred Alignment (North of Major Mackenzie Drive). A Part 2 Order Request was filed for this EA, and was subsequently denied by the Minister of the Environment, Conservation and Parks in November 2018. The final cost of the EA is \$560,901.12 and is to be shared equally between the three parties.

The detailed design for this project has not commenced and the construction is identified in the Region's Infrastructure Acceleration Reserve to be in 2026. Staff will provide a

separate report regarding the construction timing of this project and other Region's accelerated projects.

#### Mid-block Crossing North of Elgin Mills Road

The EA for this Mid-block crossing commenced in May 2013 and was filed in September 2015. The preferred alignment as identified in the EA is shown in Attachment 'E' – Mid-block Crossing Preferred Alignment (North of Elgin Mills Road). The final cost of the EA is \$515,597.57 and is to be shared equally between the three parties.

The detailed design for this project has not commenced and the construction is identified in the Region's Capital Program beyond 10 years.

### **OPTIONS/ DISCUSSION:**

#### York Region's Policy on Collector Road Crossings of 400-Series Highways

York Region has a Policy for funding of Collector Road Crossing of 400 Series Highways. The policy establishes the protocol and procedure used to determine the extent that a local municipal road project crossing a 400-series highway is eligible for Regional funding contributions.

The Region of York, Town of Richmond Hill and City of Markham recently completed the construction of the mid-block Crossing, North of Hwy 7 (Norman Bethune Avenue) and utilized the Collector Road Crossing of 400-Series Highways Policy as the framework for the Tri-party Agreement.

Staff recommend that Markham pays for its share of the completed EA and detailed design through a Purchase Order to the Region of York, in accordance to the City of Markham's Purchasing By-law. Staff recommends that a tri-party agreement with York Region and the Town of Richmond Hill be prepared for the North of 16<sup>th</sup> Avenue crossing, in anticipation of the earlier construction timeframe. Staff will report back on the project timing and seek Council's authorization for the Mayor and Clerk to execute the tri-party agreement in late 2020 or early 2021.

### **FINANCIAL CONSIDERATIONS**

Table 1 below shows the EA and detailed design cost for the three mid-block crossings (MBC).

**Table 1 – EA and Detailed Design Cost**

<b>MBC Location</b>	<b>EA Cost</b>	<b>Design Cost</b>	<b>Total Cost</b>
N of 16 <sup>th</sup> Avenue	\$ 625,346.75	\$ 1,968,775.23	\$ 2,594,121.97
N of Major Mackenzie Dr	\$ 560,901.12	N/A	\$ 560,901.12
N of Elgin Mills Road	\$ 515,597.57	N/A	\$ 515,597.57
<b>Total:</b>	<b>\$ 1,701,845.43</b>	<b>\$ 1,968,775.23</b>	<b>\$ 3,670,620.66</b>



Table 2 below shows the assessment of costs between the York Region, City of Markham and Town of Richmond Hill

**Table 2 – Cost Sharing Summary**

<b>MBC Location</b>	<b>Total Cost</b>	<b>Markham Share</b>	<b>York Region Share</b>	<b>Richmond Hill Share</b>
N of 16 <sup>th</sup> Avenue	\$ 2,594,121.97	\$ 864,707.32	\$ 864,707.32	\$ 864,707.32
N of Major Mackenzie Dr	\$ 560,901.12	\$ 186,967.04	\$ 186,967.04	\$ 186,967.04
N of Elgin Mills Roads	\$ 515,597.57	\$ 171,865.86	\$ 171,865.86	\$ 171,865.86
<b>Total:</b>	<b>\$ 3,670,620.66</b>	<b>\$ 1,223,540.22</b>	<b>\$ 1,223,540.22</b>	<b>\$ 1,223,540.22</b>

Capital Account #18048 (Regional Mid-block Crossing EA and Design) currently has an available funding of \$1,366,900.00. Staff recommend that a Purchase Order of \$1,223,540.22, inclusive of HST, be issued to York Region. The remaining funds of \$143,359.78 is recommended to be returned to the original funding source upon the completion of the N of 16<sup>th</sup> Avenue detailed design.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposed work for the mid-block crossings are required to continue to accommodate development in City of Markham and southern York Region. Therefore, the recommendations align with the City's Strategic Plan goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources"

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

Brian Lee, P.Eng.  
Director of Engineering

Arvin Prasad, MCIP, RPP  
Commissioner, Development Services

**ATTACHMENTS:**

Attachment 'A' – Highway 404 Mid-Block Crossing Study  
Attachment 'B' – Region Policy Collector Road Crossing of 400 Series Highways  
Attachment 'C' – Mid-block Crossing Preferred Alignment (North of 16<sup>th</sup> Avenue)  
Attachment 'D' – Mid-block Crossing Preferred Alignment (North of Major Mackenzie)  
Attachment 'E' – Mid-block Crossing Preferred Alignment (North of Elgin Mills)

# **Highway 404 Mid-Block Crossings Study Markham and Richmond Hill**

Presentation to  
Markham Development Services Committee  
Loy Cheah  
September 11, 2012

# Presentation Overview

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- ❑ Background
- ❑ Study Conclusions & Recommendations
- ❑ Recommendations for Moving Forward
- ❑ Next Steps

# Importance of Midblock Crossings

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- ❑ Provide better connectivity across the Highway 404 barrier which implies a more efficient transportation network
- ❑ Allow improved transit connectivity
- ❑ Allow bike facilities on lower volume streets
- ❑ Encourage walking with smaller block size
- ❑ Distribute traffic over more crossings and reduce trip length and environmental impact
- ❑ Increase road capacity

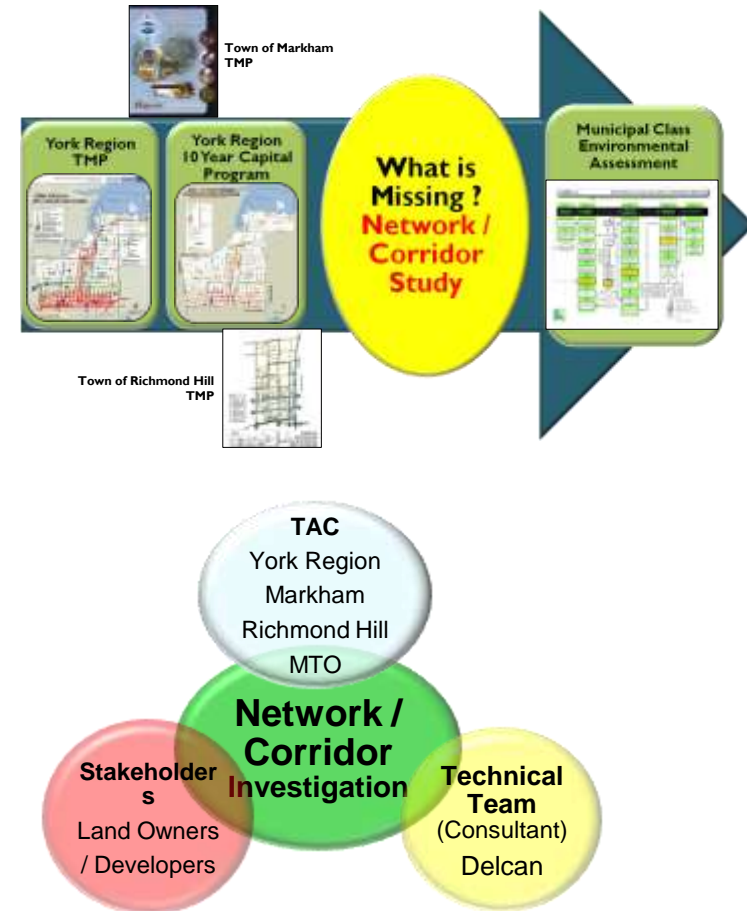
# Background

- ❑ Mid-block crossings are identified in various York Region, Markham and Richmond Hill plans
- ❑ March 2008 – Markham Council suspends Class EA of mid-block crossing north of Major Mackenzie Dr
- ❑ June 2009 - Regional Council requested collaboration from Markham and Richmond Hill to develop implementation framework to protect, fund and construct future mid-block crossings
- ❑ December 2009 - Markham Council authorized staff to participate in the study



# Collaborative Approach

- ❑ Jan 2010 – York Region, Markham and Richmond Hill established working group to identify next steps for the mid-block crossings
- ❑ Fall 2010 – York Region initiated a joint study with Markham and Richmond Hill including full collaboration with the MTO and area landowners/developers





# Study Focus

## Mid-Block Collector Road Crossings:

1. Between 19<sup>th</sup> Ave and Elgin Mills Rd
2. Between Elgin Mills Rd & Major Mackenzie Dr
3. Between Major Mackenzie Dr and 16<sup>th</sup> Ave

4. NB Off-Ramp extension at Elgin Mills Rd

5. 19<sup>th</sup> Avenue Interchange

## Other key elements with completed EA:

6. Mid-block crossing between Hwy 7 & 16<sup>th</sup> Ave
7. NB Off-Ramp extension at Highway 7
8. NB Off-Ramp extension at Major Mackenzie Dr



# Current Status

## Mid-block crossings

### 1. Mid-block crossing north of Elgin Mills Rd

- Feasibility study completed by Markham
- Class EA study required
- York Region continuing to protect for a future crossing

### 2. Mid-block crossing north of Major Mackenzie Dr

- Class EA suspended by Markham Council in 2008
- York Region continuing to protect for future crossing

### 3. Mid-block crossing north of 16<sup>th</sup> Ave

- Feasibility study completed by Markham
- Class EA study required
- York Region continuing to protect for a future crossing

### 6. Mid-block crossing north of Hwy 7

- Class EA completed and approved
- Detailed design underway by Markham – 2012 completion
- Construction schedule for 2013/2014 subject to Markham & Richmond Hill agreement (not in place yet) and property acquisition





# Current Status

## Ramp extensions / interchange

### 5. 19<sup>th</sup> Ave interchange and 19<sup>th</sup> Ave widening

- Feasibility study and Class EA study required
- Property required
- MTO not prepared to assist
- Cost allowance included into Markham DC-by law
- Required for 404 North Secondary Plan employment land

### 4. Ramp extension at Elgin Mills Rd

- Class EA study by Markham on going

### 7. Ramp extension at Hwy 7

- Class EA completed
- Project on hold pending further comments from the MTO

### 8. Ramp extension at Major Mackenzie Dr.

- Class EA completed
- Project on hold pending further comments from the MTO



# Network Assessment

- ❑ Regional OP identifies 4 mid-block crossings and 19<sup>th</sup> Ave interchange
- ❑ Travel times by 2031 expected to increase 50% or more even with all mid-block improvements due to background development
- ❑ Network capacity increases as number of mid-block crossings are provided
- ❑ Pressure to widen east-west arterial roads to six lanes with no mid-block improvements
- ❑ Local connectivity and accessibility benefits are as important as traffic capacity benefits

**Implement all mid-block crossings or accept a much higher level of congestion and associated impacts**

# Network Assessment

Mid-Block crossings are important to achieve:

- ❑ broader planning and community benefits
- ❑ traffic capacity benefits
- ❑ synergistic, positive, network-wide benefits cannot be achieved by other means
- ❑ reduce pressure to widen Regional arterial



Land Use Objectives



Community Benefits



Transportation Network Development



Traffic and Transit Objectives



Active Transportation










Environment

# Study Recommendations

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- ❑ Implement mid-block crossing between Hwy 7 and 16<sup>th</sup> Ave in 2013/2014
- ❑ Protect for NB off-ramp extensions at Hwy 7, 16<sup>th</sup> Ave, Major Mackenzie Dr, and Elgin Mills Road
- ❑ Initiate Class EA/property protection studies for other 3 mid-block crossings
- ❑ Continue to plan and protect other elements including 19<sup>th</sup> Ave interchange

# Recommendations for Moving Forward on the Mid-Block Crossings

	York Region	Markham	Richmond Hill	MTO
<b>Protect (planning approvals)</b>				
<b>Plan (EA)</b>	Proposed lead			
<b>Fund - Capital</b>	1/3 share 	1/3 share 	1/3 share 	
<b>Fund – long term rehab &amp; replacement</b>	Propose 1/3 share	Propose 1/3 share	Propose 1/3 share	
<b>Design &amp; construction lead</b>	As resources permit			

# York Region Transportation Committee Resolutions

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- ❑ Continue to protect and plan for the four Hwy 404 mid-block crossings and full interchange at 19<sup>th</sup> Ave
- ❑ For the Hwy 404 mid-block crossings, York Region commit to:
  - ❑ Lead the EA
  - ❑ Fund 1/3 share of capital cost
  - ❑ Fund 1/3 of long-term replacement costs
- ❑ Authorize staff to develop implementation plan with Markham and Richmond Hill and report back on progress

# Recommendations to Markham Council

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- ❑ Endorse the findings of the study and regional staff recommendations
- ❑ Direct Markham staff to participate in a working group to develop implementation plan



STATUS	Final
Council Approved	Y
CAO Approved:	N/A

**TITLE:** Collector Road Crossings of 400-Series Highways, Funding of

**Edocs No.:** 1804805

**Original Approval Date:** October 18, 2007

**Policy Last Updated:** October 18, 2007

**Posted on Intranet:** April 14, 2010

## POLICY STATEMENT:

This policy outlines the process and criteria for determining the Region's funding contribution towards new collector road crossings of 400-series highways.

## APPLICATION:

This policy applies to requests from local municipalities to York Region for funding contributions towards projects that extend local roads across 400-series highways.

## PURPOSE:

This policy establishes the protocol and procedure used to determine the extent that a local municipal road project crossing a 400-series highway is eligible for Regional funding contributions.

## DEFINITIONS:

**400-series Highway** - A 400-series freeway under the jurisdiction of the Ontario Ministry of Transportation located within York Region (Currently Highways 400, 404, 407-ETR, and 427).  
**Mid-block crossing** - A grade separated crossing of a local municipal road over or under a 400-series highway between two arterial York Region roads.

## DESCRIPTION:

### Activation of Region Funding Contribution

In May 2003 Regional Council authorized the conditional inclusion of funding for a one third contribution towards the capital cost of nine potential collector road crossings of 400-series highways into York Region's 2003 Development Charge Bylaw (DC Bylaw). The conditions required to trigger activation of the funding into the Regional DC Bylaw requires that the local municipality:



## Collector Road Crossings of 400-Series Highways, Funding of

October 18, 2007

1. Adopt an Official Plan Amendment which includes the crossing
2. Adds the infrastructure costs for the crossing to it's local DC Bylaw
3. Notifies York Region that the two above criteria have been met and supplies evidence to the Region in support of the claim

Upon satisfying the above conditions the Region will issue a notice to the local municipalities, the Urban Development Institute (UDI), and the Greater Toronto Homebuilders Association (GTHBA) that an increase in the DC rate has been triggered, and will take effect 30 days from the date that the Region has given notice. The Region will not fund retroactive works completed prior to adoption of the inclusion list in the 2003 Development Charges By-law.

**Eligible Project Limits**

In order for a project to be eligible for Regional contribution the project must:

1. Achieve a connection between arterial (i.e. Regional) roads.
2. Once implemented, must contribute to anticipated deferral of expenditures on the adjacent Regional road network.

Once a project has met the above criteria, the portion of the project to be eligible for Regional contribution must reflect the existing traditional jurisdictional responsibilities relative to Regional and local cost apportionment. This includes:

1. The bridge required for the grade separated crossing.
2. The approach roadway segments to points at which local municipal roads either exist or are planned.

In reflection of the May 2003 Regional Council authorization, the Region's funding contribution will be generally defined as one-third of the capital cost of the eligible project costs.

It should be noted that the policy is premised on the core principle that jurisdiction of these structures are to be transferred to the Ministry of Transportation and as such all future structure maintenance/rehabilitation or long-term replacement are to be borne by the Ministry.

**Eligible Project Costs**

Two key criteria used in determining the eligible versus non-eligible project cost items are:

1. Whether the specific item would normally be a local municipal cost item on a Regional road project.
2. If the Region would have to pay for similar items on adjacent Regional arterial roads if the crossing was not being constructed.

The following table provides a summary of the general categories and major project cost items. Specific items arising on individual projects that are not easily related to this list shall be subject to discussions and agreement between staff at the Municipal/Regional level. If staff is unable to resolve any differences, a Report will be brought forward to Regional Council for direction.

# Collector Road Crossings of 400-Series Highways, Funding of October 18, 2007

## Eligible versus Non-Eligible Project Costs

Project Cost Items	Eligible	Non Eligible
<u>Engineering Fees</u>		
• Environmental Assessment	✓	
• Detail design/contract preparation	✓	
• Construction admin/inspection/testing	✓	
<u>Construction</u>		
<u>Roadworks</u>		
• Curb/granulars/asphalt	✓	
• Storm sewers	✓	
• Sidewalk		✓
• Local municipal watermain/sanitary sewer services		✓
• Signage		✓
<u>Structural Work</u>		
• Standard highway, railway, water crossing	✓	
<u>Electrical</u>		
• Illumination		✓
• Traffic signals		✓
<u>Streetscaping</u>		✓
<u>Other</u>		
• Maintenance/rehabilitation/replacement agreements – 407, MTO *		✓
• Legal agreements		✓
• Utilities relocations	✓	
• Property	✓	

NOTE: \* All structures maintenance/rehabilitation/replacement costs are the responsibility of the Ministry of Transportation and shall not be borne by either York Region or its local municipalities.

Prior to the release of regional funding contributions, local municipalities are required to provide the following:

- Local municipal council resolution for award of contract(s). —
- Copies of awarded contract(s). —
- Copies of payment certificates made to contractor(s). —

**Collector Road Crossings of 400-Series Highways, Funding of** October 18, 2007**RESPONSIBILITIES:**

Local municipalities requesting Regional funding contributions towards mid-block crossings of 400-series highways by local collector roads are responsible for compliance with the requirements of this policy.

**REFERENCE:**

Draft Approval (Transportation and Works Committee Report 2, Clause 8, February 16, 2006)

**CONTACT:**

General Manager, Roads – Transportation and Works Department

**APPROVAL INFORMATION**

**CAO Approval Date:** September 19, 2007

**Committee:** Transportation and Works **Clause:** 2

**Report No:** 8

Edocs No. 477342

**Council Approval:**

**Minute No.**  
160

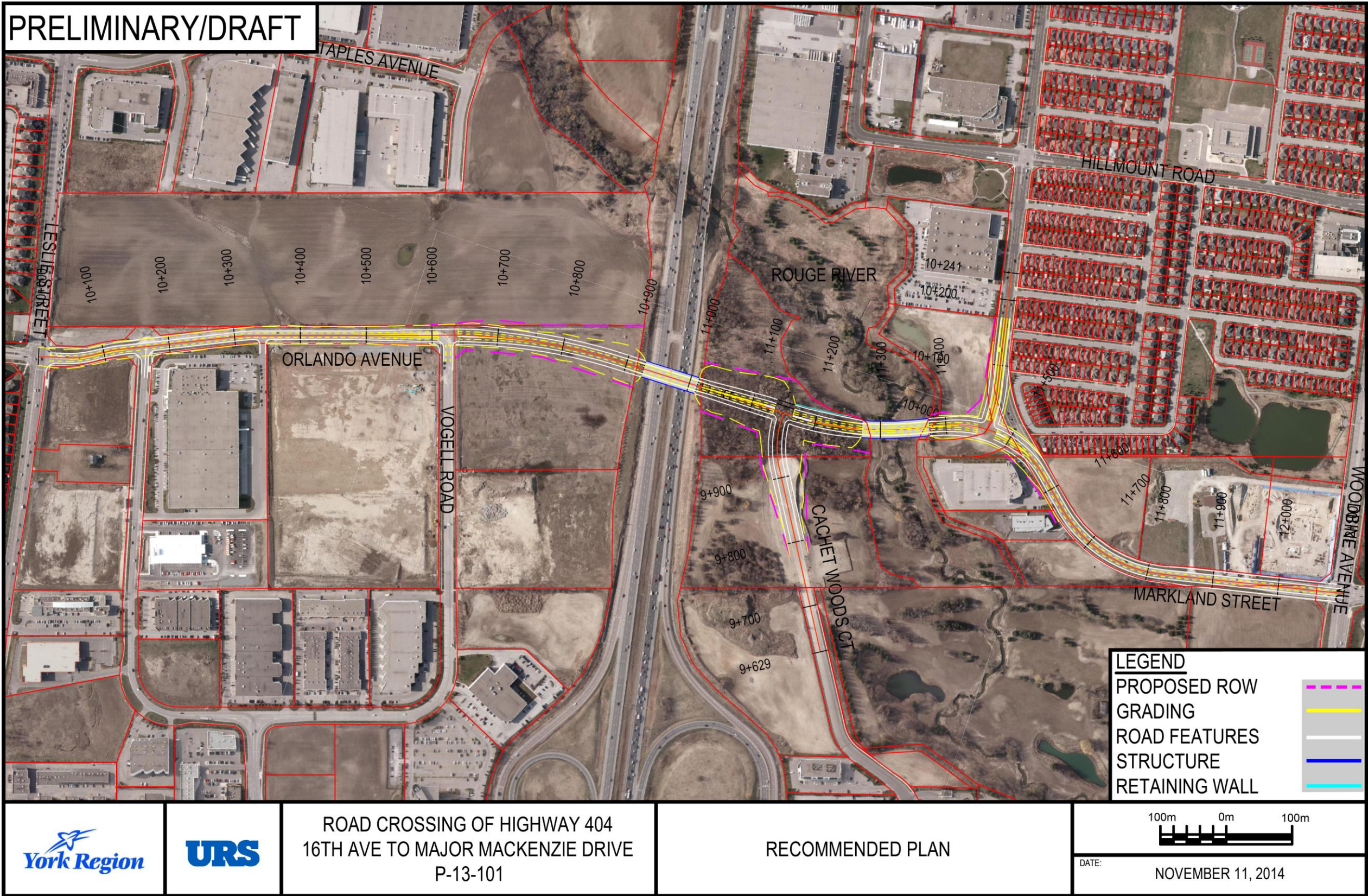
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**Date:** October 18, 2007

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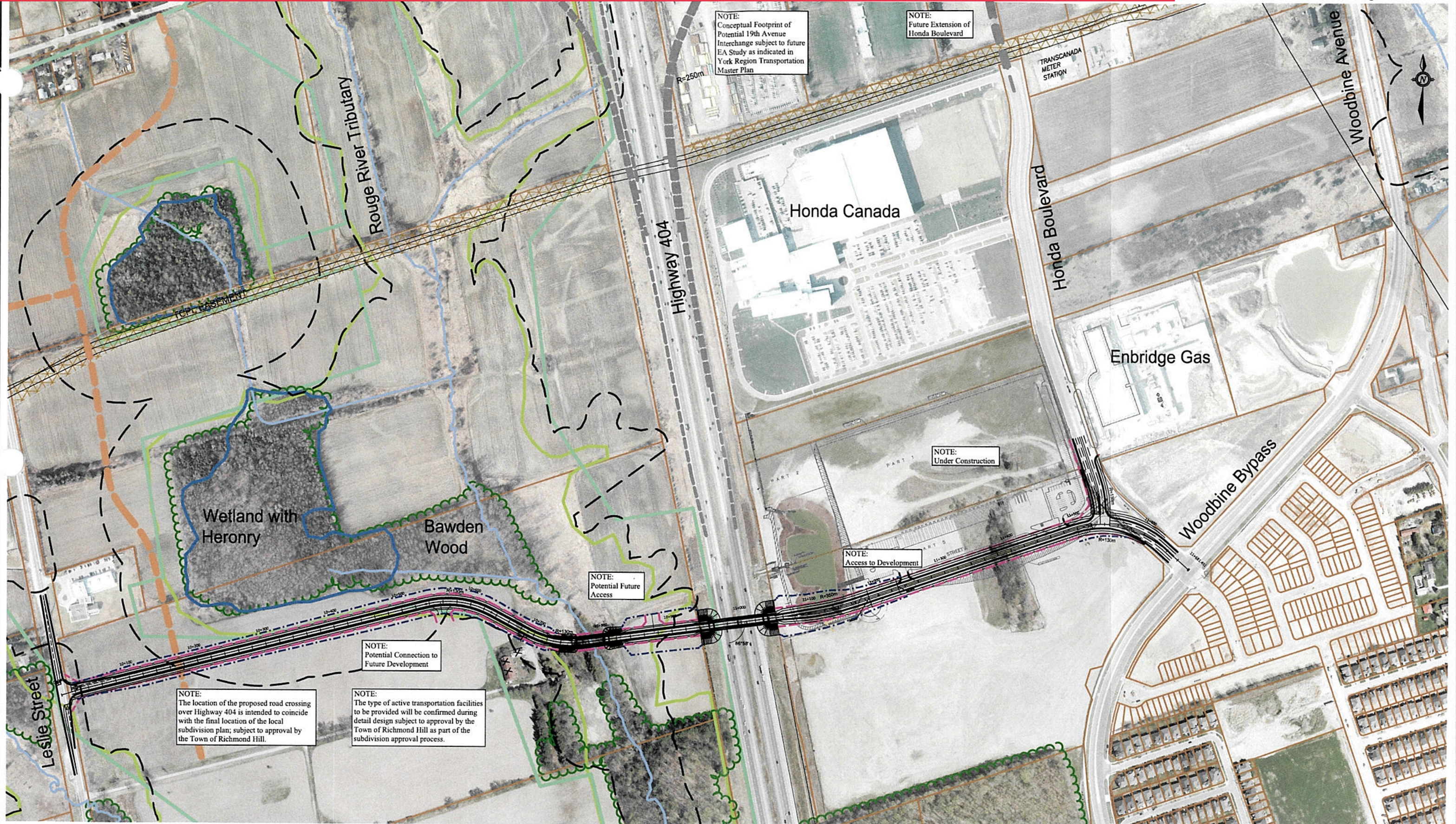
Figure 7-9: Preferred Alternative Design















Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition (Ward 2)

**PREPARED BY:** Marija Ilic, Manager, Infrastructure and Capital Projects, Ext. 2136

**REVIEWED BY:** Alain Cachola, Senior Manager, Infrastructure and Capital Projects, Ext. 2711

**RECOMMENDATION:**

1. That the report titled “Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition (Ward 2)”, be received; and
2. That staff be authorized to issue a purchase order to the Regional Municipality of York (“York Region”) in the amount of \$7,123,121.06 inclusive of HST impact, for Markham’s share of the cost for the property acquired to date; and
3. That the Engineering Department Capital Administration fee in the amount of \$142,462.42, be transferred to revenue account 640-998-8871 (Capital Administration Fee); and,
4. That the purchase order and capital administration fees be funded from Capital Project #19035 (Hwy 404 Midblock Crossing, North of 16<sup>th</sup> Avenue & Cachet Woods), which currently has an available funding of \$11,984,300.00; and
5. That the remaining funds of \$4,718,716.52 be kept in the account to cover the cost of the remaining properties to be acquired for the project; and
6. That Staff continue to work with York Region to finalize the detailed design, and acquisition of additional lands by York Region, and report back on the possible accelerated schedule of the construction of the section of road and the bridge over Rouge River, between Markland Street and Cachet Woods Court Extension in advance of the Mid-block Crossing over Highway 404; and
7. That the Mayor and Clerk be authorized to execute an agreement with the City of Richmond Hill and York Region for the design of the Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension and property acquisition required for the project, provided the form of such agreement is satisfactory to the Director of Engineering and the City Solicitor; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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**PURPOSE:**

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

- Pay the Regional Municipality of York (“York Region”) Markham’s share of the cost of the property acquired to date by York Region (\$7,123,121.06) from Capital Project #19035,
- Transfer the Capital Administration fee (\$142,462.42) to the Department’s revenue account 640-998-8871,
- Keep the remaining funds in the account for further property acquisition,
- Work with York Region to complete the detailed design and explore opportunities to accelerate the construction program to bridge the Rouge River. The acceleration of this road section was requested by Development Services Committee in 2015.
- Execute an agreement with York Region and the City of Richmond Hill for the design of the Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension and property acquisition required for the project.

**BACKGROUND:**

In 2012, City of Markham Council endorsed a study prepared for York Region, City of Markham (“Markham”) and City of Richmond Hill (“Richmond Hill”) that confirmed the need for crossings of Highway 404 to support future growth. These new east-west collector roads over Highway 404 are identified in the City’s and Region’s Official Plans and will be owned by respective local municipalities. The roads serve to connect communities and street networks across Highway 404, and allow local trips to be alleviated from Regional east-west arterial roads. These capital projects are funded from development charges.

The first of the crossings (north of Highway 7) was constructed and opened to public in 2018 (Norman Bethune Avenue). York Region completed Environmental Assessment (“EA”) Studies for the remaining Highway 404 mid-block crossings and is currently undertaking detailed design for the crossing north of 16<sup>th</sup> Avenue.

The EA study for the mid-block crossing north of 16<sup>th</sup> Avenue was undertaken by York Region in consultation with Markham and Richmond Hill. The EA recommended preferred alignment (Attachment “A”) of the east-west road from Woodbine Avenue in City of Markham to Leslie Street in the City of Richmond Hill, with an overpass at Highway 404. York Region started the road design in 2016 and is currently scheduled to be completed in Q2 2020. Construction of this mid-block crossing is identified in the York Region’s Infrastructure Acceleration Reserve to be expedited to 2022.

**OPTIONS/ DISCUSSION:**

The EA Study identified property requirements and further refined the areas needed for the project through detailed design. York Region has commenced the acquisition process, and is consulting with the affected property owners. York Region staff consults with Markham staff on the property transactions as Markham is a funding partner.



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### York Region Policy for Cost Sharing

In accordance with York Region's Policy for funding Collector Road Crossings of 400-Series Highways, York Region, Markham and Richmond Hill will equally share the cost of required property between Vogell Road in Richmond Hill and Cachet Woods Court in Markham ("Equal Shared Portion"). The balance of the property required east of Cachet Woods Court will be funded 100% by Markham ("100% Markham Portion"). Similarly, the property required west of Vogell Road in Richmond Hill will be funded 100% by Richmond Hill. The sketch shown in Attachment "B" illustrates the Equal Share Portion and the 100% Markham Portion.

Markham's share for the EAs and detailed design is further discussed in the "*Hwy 404 Mid-Block Crossing Cost Sharing with York Region (North of 16<sup>th</sup> Avenue, North of Major Mackenzie Drive and North of Elgin Mills Road) (Ward 2)*", DSC report, October 15, 2019.

### Property Acquisition

In 2018, York Region purchased lands owned by the DG Group immediately east of Highway 404 (Attachment "B"). The total area of land that York Region acquired from DG Group was 10.58 acres in area. While only a portion of these lands are required for the road, York Region purchased the entire property to mitigate possible injurious affection costs. York Region, Richmond Hill and Markham will determine the future use and ownership of the surplus lands that are not used for the road right-of-way. Staff will report back on the future use of surplus lands at a later date.

York Region is currently in the process of acquiring additional lands required for the project. Staff will report back in 2020 on the cost sharing of the remaining lands to be acquired for this project.

Staff recommend that Markham issue a Purchase Order to York Region to cover for its share of the acquired lands to date, in accordance with the City of Markham Purchasing By-law.

### Construction Timetable

In 2015, the recommended road alignment was presented by York Region to Markham's Council prior to filing of the EA. Council recommended that "staff report back on advancing the design and construction of the section of road and the bridge over the Rouge River, west of Markland Street to Cachet Woods Court".

York Region's current Infrastructure Acceleration Reserve recommends that the project be constructed starting 2022. Due to the ongoing road widening work by the Ministry of Transportation ("MTO") on Highway 404, the Region may not be able to commence construction over Highway 404 until MTO has completed its contract in 2024.

Staff will continue to work with York Region on finalizing the detailed design, and identifying any delays in starting construction. Staff will report back and seek Council's

authority if the construction of the extension of Cachet Woods Court, and the municipal road crossing over Rouge River to Woodbine Avenue is to be advanced.

### Tri-Party Agreement

York Region, Richmond Hill and Markham will enter into an agreement to govern the design of the Highway 404 Mid-block Crossing, North of 16<sup>th</sup> Avenue and Cachet Woods Court Extension and property acquisition required for this project. This agreement will also set out the cost sharing obligations for the property acquisition costs relating to the project.

### FINANCIAL CONSIDERATIONS

The following table outlines the property cost, cost share and fees for the acquired lands:

Description	Cost	Cost Share		
		Markham	York	Richmond Hill
Property – Equal Shared Portion	\$ 7,530,928.08	\$ 2,510,309.36	\$ 2,510,309.36	\$ 2,510,309.36
Property -100% Markham Portion	\$ 3,869,205.27	\$ 3,869,205.27	\$ 0.00	\$ 0.00
<b>Total Purchase Price:</b>	<b>\$ 11,400,133.35</b>	<b>\$ 6,379,514.63</b>	<b>\$ 2,510,309.36</b>	<b>\$ 2,510,309.36</b>
Soft Costs**	\$ 1,328,817.78	\$ 743,606.43	\$ 292,605.68	\$ 292,605.68
<b>Sub-Total:</b>	<b>\$ 12,728,951.13</b>	<b>\$ 7,123,121.06</b>	<b>\$ 2,802,915.04</b>	<b>\$ 2,802,915.04</b>
Markham's Fee:	\$ 142,462.42	\$ 142,462.42	\$ 0.00	\$ 0.00
<b>Cost of Current Acquisition:</b>	<b>\$ 12,871,413.55</b>	<b>\$ 7,265,583.48</b>	<b>\$ 2,802,915.04</b>	<b>\$ 2,802,915.04</b>

\*\* Soft costs (11.65%): include the York Region's Fees, land transfer tax, due diligence costs, legal fees, disbursements and HST Impact.

Capital Account #19035 (Hwy 404 Midblock Crossing, N of 16th Ave & Cachet Woods) currently has an available funding of \$11,984,300.00. Staff recommend that a Purchase Order in the amount of \$7,123,121.05 inclusive of York Region's Fees, land transfer tax, due diligence costs, legal fees, disbursements and HST Impact. Staff also recommend that the remaining funds of \$4,718,716.52 be kept in the account to cover the cost of the remaining properties to be acquired for this project

### ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed work for the mid-block crossings are required to continue to accommodate development in City of Markham and southern York Region. Therefore, the recommendations align with the City's Strategic Plan goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources"

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The Legal Department and Finance Department were 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

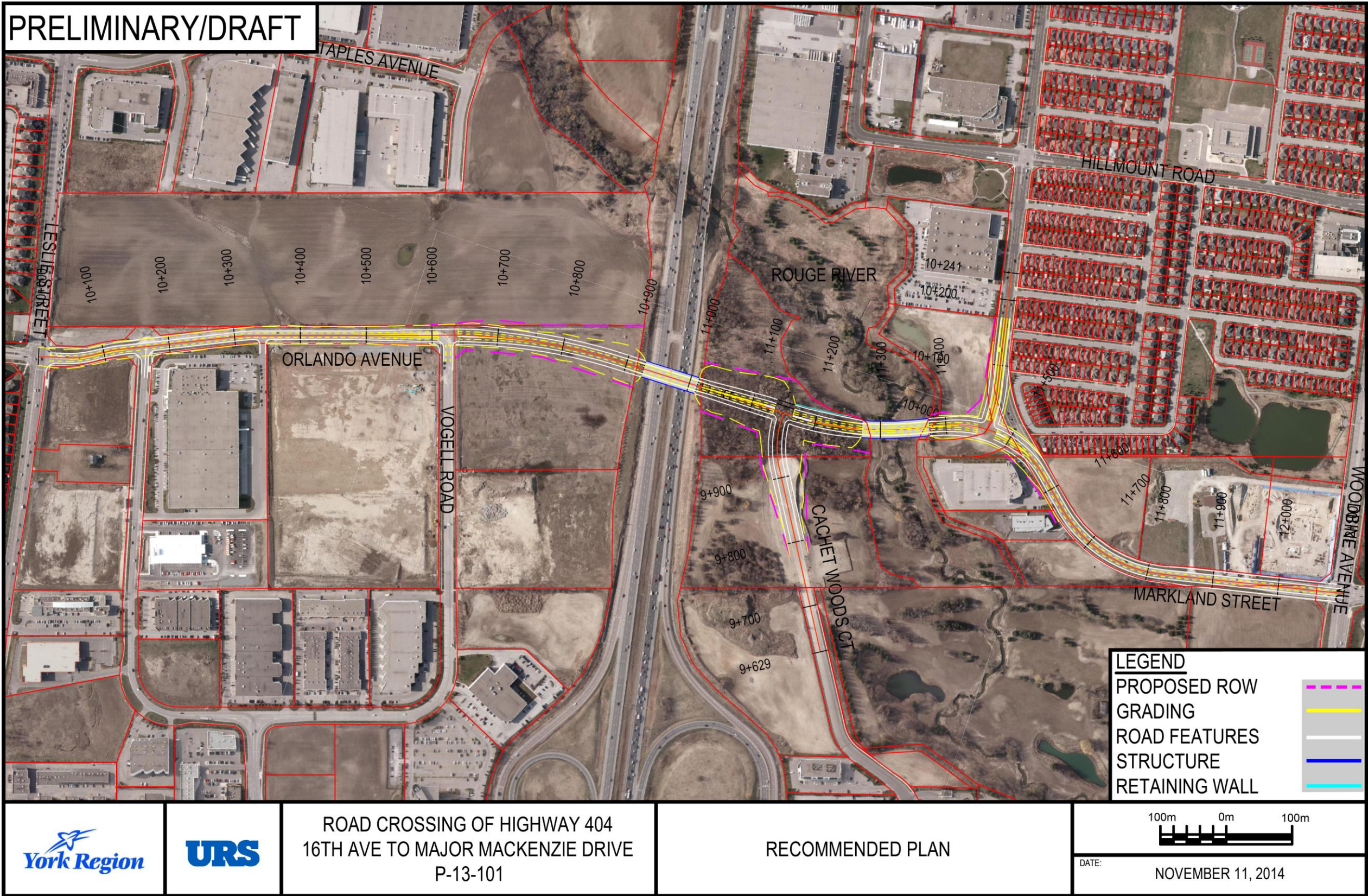
**ATTACHMENTS:**

Attachment “A” – Highway 404 Midblock Crossing, North of 16<sup>th</sup> Avenue Technical  
Preferred Alignment

Attachment “B” – Property Acquired by York Region



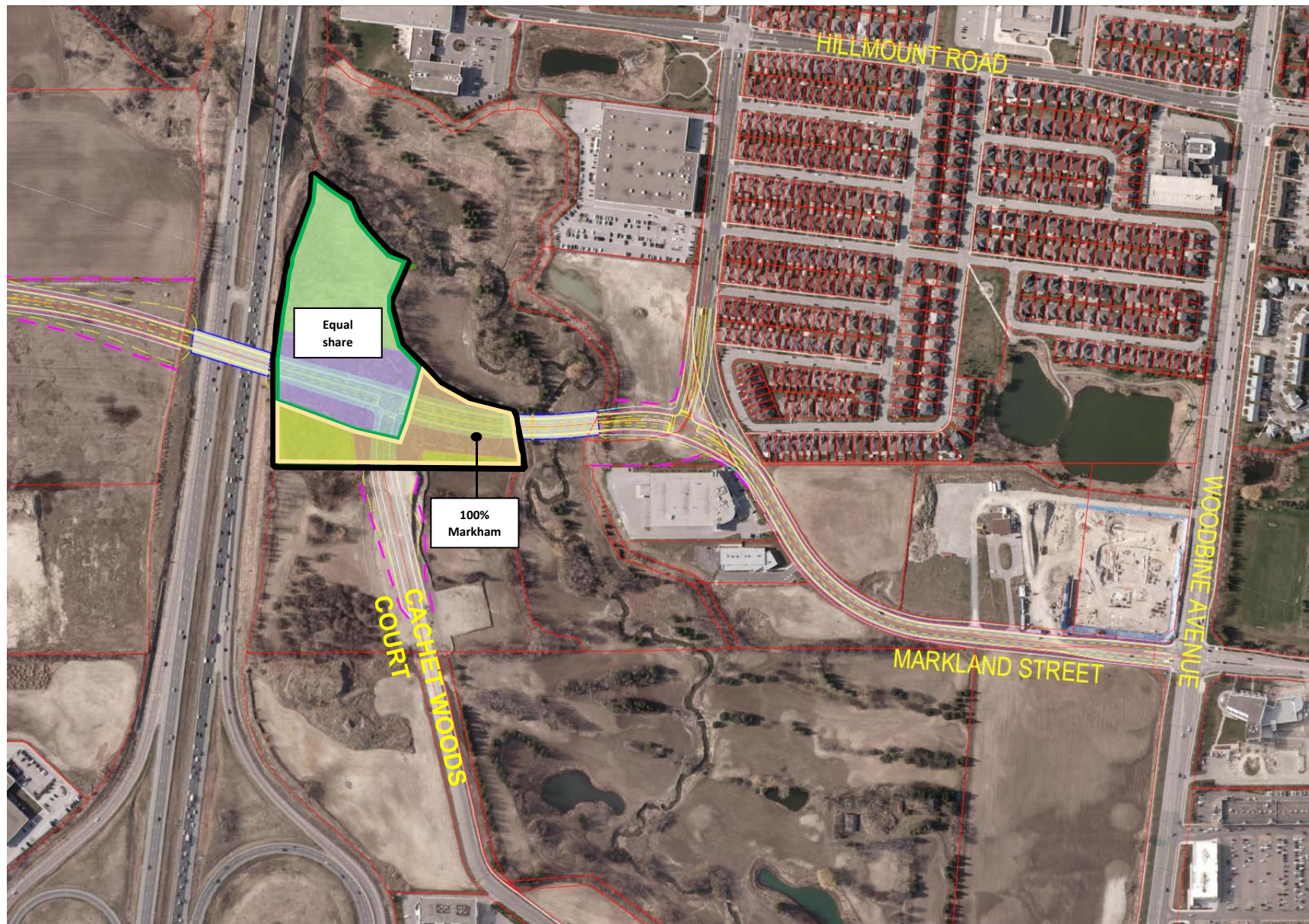
Figure 7-9: Preferred Alternative Design





## ATTACHMENT B – Property Acquired by York Region

(Excerpt from York Region Mid-block crossing north of 16<sup>th</sup> Avenue Recommended Plan)



Acquired lands

Note: The assessment of share for the properties are preliminary and will be finalized as part of the Tri-party agreement between all parties (i.e. Markham, Richmond Hill and York Region).



Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** York Region Roads Capital Acceleration Plan (City-wide)

**PREPARED BY:** Loy Cheah, Senior Manager, Transportation, ext. 4838

### **RECOMMENDATION:**

1. That the report entitled “York Region Roads Capital Acceleration Plan (City-wide)” be received; and
2. That York Region be requested to re-prioritize the proposed roads capital acceleration projects in Markham by delaying the Highway 404 Mid-Block Crossing North of Major Mackenzie Drive project while accelerating the widening of 16th Avenue further east of Warden Avenue; and further
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

### **PURPOSE:**

This report requests York Region to re-prioritize its proposed roads capital acceleration projects in Markham and presents the rationale behind the request.

### **BACKGROUND:**

York Region Council approved a roads capital acceleration plan in 2018 that funds road capital projects beyond its 10-year Roads Capital Construction Program within the next 10 years (see Attachment “A”).

Proposed accelerated projects in Markham include:

- Warden Avenue – Major Mackenzie Drive to 19th Avenue
- Kennedy Road – Major Mackenzie Drive to north of Elgin Mills Road
- 16th Avenue – Woodbine Avenue to Warden Avenue
- Highway 404 Mid-Block Crossing North of 16th Avenue
- Highway 404 Mid-Block Crossing North of Major Mackenzie Drive

The estimated total construction cost estimate of the above five projects to the Region is approximately \$155M (see Attachment “B”). The two Highway 404 Mid-Block crossings will also require financial contribution from the local municipalities in accordance to the Region’s mid-block cost-sharing policy.

### **OPTIONS/ DISCUSSION:**

#### **Proposed acceleration projects is to support major development areas**

In general, road improvement projects are carried out to accommodate growth in traffic demand or to build up a transit priority and/or high occupancy vehicle (HOV) network. Typically, they involve roads that are close to new development areas or in existing

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commuter corridors where the accumulation of traffic from different growth areas exceeds available capacity.

Currently, two major development areas in Markham are the re-development of York Downs Golf Course on the north side of 16th Avenue and the Future Urban Area north of Major Mackenzie Drive.

**Warden Avenue and Kennedy Road improvements service the Future Urban Area**

The proposed accelerated improvements of Warden Avenue (Major Mackenzie Drive to 19th Avenue) and Kennedy Road (Major Mackenzie Drive to north of Elgin Mills Road) will support the development of the Future Urban Area. The City is also preparing to initiate an environmental assessment for improvements to Elgin Mills Road east of Victoria Square that will also support development of the Future Urban Area.

**16<sup>th</sup> Avenue and Highway 404 Mid-Block Crossing North of 16<sup>th</sup> Avenue projects alleviate east-west traffic demand**

The proposed accelerated improvement of 16th Avenue (Woodbine Avenue to Warden Avenue) and accelerated construction of the Highway 404 Mid-Block Crossing North of 16th Avenue will support the York Downs re-development to some degree. The York Downs re-development extends from Warden Avenue to Kennedy Road on the north side of 16th Avenue. Increased traffic demand from York Downs is anticipated on 16th Avenue from Kennedy Road to Highway 404.

In addition, growth in east Markham along the 16<sup>th</sup> Avenue corridor will also generate additional trips. As is the case of the mid-block crossing north of Highway 7, Highway 404 mid-block crossings effectively distribute traffic across the Provincial expressway, which is a barrier to east-west movement. However, congestion on 16<sup>th</sup> Avenue east of Warden Avenue continues to be a pressing issue as growth continues in east Markham. Since York Region is already proposing to accelerate the widening of 16th Avenue to Warden Avenue, staff is recommending that a further easterly widening of 16th Avenue beyond Warden Avenue to at least Kennedy Road be accelerated.

**Available York Region capital budget will be a challenge**

Of a lower priority is the Highway 404 Mid-Block Crossing North of Major Mackenzie Drive project. Delaying this project will free up capital budget that could be re-directed to extending the 16<sup>th</sup> Avenue project past Warden Avenue.

Since the Highway 404 Mid-Block Crossing project cost is shared three ways between York Region, City of Richmond Hill and City of Markham, delaying the Mid-Block Crossing North of Major Mackenzie Drive will only free up about \$10M for York Region while extending the widening of 16th Avenue to Kennedy Road will cost about \$24M.

With available capital budget being a significant challenge, staff is conducting discussions with York Region to explore this project re-prioritization opportunity and to finalize the proposed Roads Capital Acceleration Plan projects in Markham.



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**FINANCIAL CONSIDERATIONS**

There is no direct financial implications to the City as a result of this report. The outcome of the recommendations of this report is the transfer of York Region roads capital budget from one project to another. If the Highway 404 Mid-Block Crossing North of Major Mackenzie Drive project is delayed, the City would benefit by not having to contribute the City's share of the project until a later date.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Accelerating road improvement projects in Markham will support the City in achieving its growth targets in the Official Plan and to encourage alternative modes of transportation by providing transit priority and HOV lanes. Therefore, the recommendations align with the City's Strategic Plan goal of "Safe & Sustainable Community".

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable.

**RECOMMENDED BY:**

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Brian Lee, P.Eng.  
Director, Engineering

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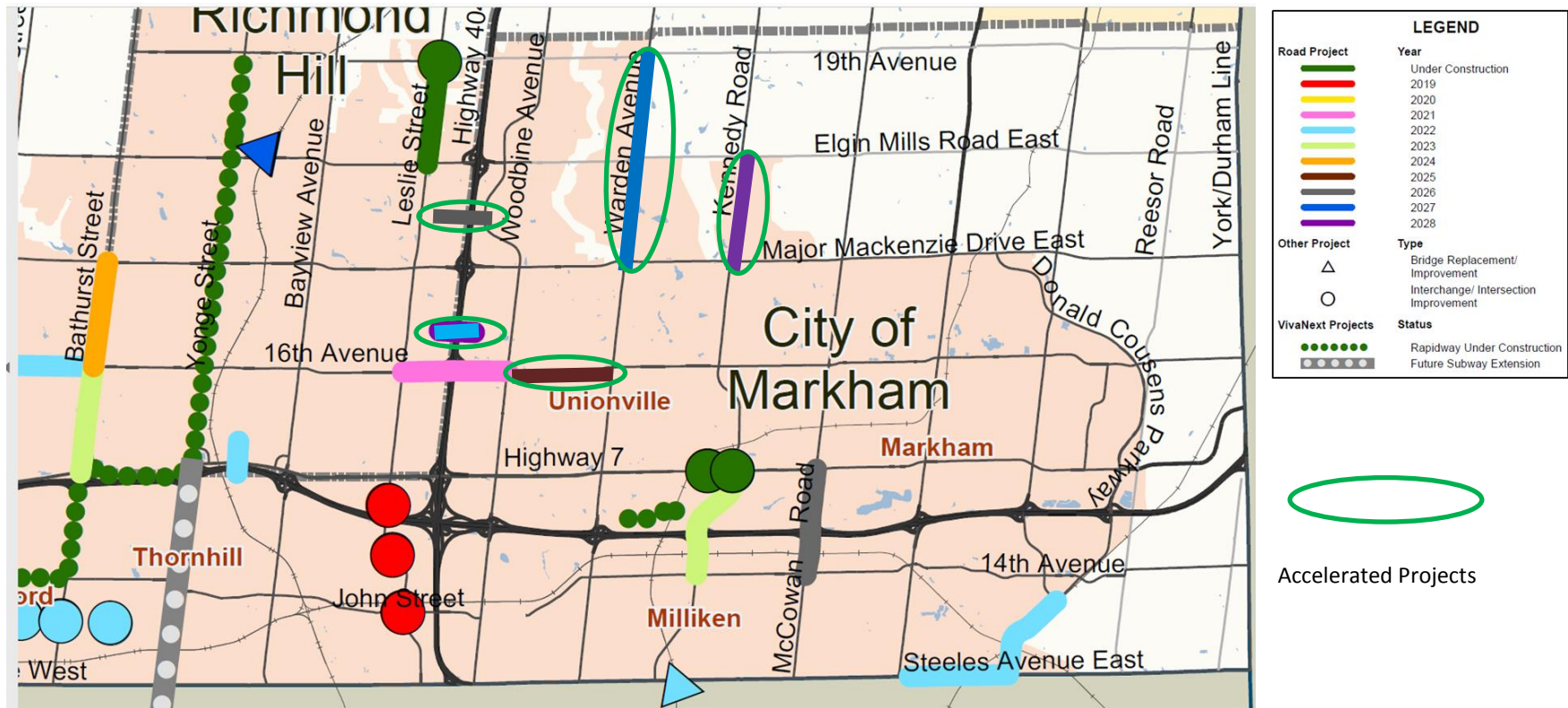
Arvin Prasad, MPA, RPP, MCIP  
Commissioner, Development Services

**ATTACHMENTS:**

Attachment "A" – 2019 York Region 10-Year Roads Capital Construction Program and Proposed Acceleration Projects  
Attachment "B" – York Region's Proposed Roads Capital Acceleration Projects in Markham (April 2019)

## Attachment "A"

## 2019 York Region 10-Year Roads Capital Construction Program and Proposed Acceleration Projects



**Attachment “B”**

## York Region’s Proposed Roads Capital Acceleration Projects in Markham (April 2019)

Project (Status)	Accelerated Timeline	Capital Cost
Hwy 404 Mid-Block Crossing North of 16th Avenue - Approved EA - Detailed design underway	<ul style="list-style-type: none"> <li>• Construction start moved from 2028 to 2022</li> <li>• Earliest start of construction 2022/2023 – need to coordinate with Hwy 404 widening</li> </ul>	\$47.5 M
Hwy 404 Mid-Block Crossing North of Major Mackenzie Drive - Approved Environmental Assessment	<ul style="list-style-type: none"> <li>• Previously not in 10-Year Plan – accelerated to 2026 construction start</li> <li>• Earliest start of construction is 2025. Construction schedule constrained by Hwy 404 widening</li> </ul>	\$30.8 M
16th Avenue - Woodbine Avenue to Warden Avenue - Environmental Assessment underway	<ul style="list-style-type: none"> <li>• Previously not in 10-Year Plan – accelerated to 2025 construction start</li> <li>• Earliest start of construction is 2025, following completion of west segment (Leslie to Woodbine)</li> </ul>	\$27 M
Warden Avenue - Major Mackenzie to 19th Avenue	<ul style="list-style-type: none"> <li>• Previously not in 10-Year Plan – accelerated to 2027/2028</li> <li>• Earliest start of construction is 2026/2027</li> </ul>	\$20.5 M (\$15.6 M accelerated component)
Kennedy Rd - Major Mackenzie Drive to North of Elgin Mills Rd	<ul style="list-style-type: none"> <li>• Previously not in 10-Year Plan – accelerated to 2028 construction start</li> <li>• Although earliest start of construction is 2027/2028, it cannot occur at the same time as the Warden Ave improvement, i.e. it should be no earlier than 2028.</li> </ul>	\$29.8 M (\$9.9 M accelerated component)
<b>TOTAL</b>		<b>\$155.6 M</b>



Report to: Development Services Committee

Meeting Date: October 15, 2019

**SUBJECT:** Canada India Business Forum, New Delhi and Mumbai,  
November 19 and 21, 2019

**PREPARED BY:** C. Kakaflikas ext. 6590

### **RECOMMENDATION:**

1. That the Report dated October 15, 2019 entitled “Canada India Business Forum, New Delhi and Mumbai, November 19 & 21, 2019 ” be received, and
2. That the City of Markham be represented at the Canada India Business Forum by Christina Kakaflikas, Manager, Economic Development, and
3. That the total cost of the City’s participation in the Forum, not exceeding \$6,500.00 will be expensed from within Economic Development’s 2019 operating budget (acc. #610-9985811-International Investment Attraction Program), and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **PURPOSE:**

The purpose of this report is to request approval for business travel for Christina Kakaflikas, Manager Economic Development, to India from November 16 to 23 to participate in the Canada-India Business Council (C-IBC) Annual Business Forum in collaboration with the Confederation of Indian Industries (CII). The C-IBC’s Business Forum will be concurrent with the Indo-Canadian Business Chamber (ICBC) annual business forum in New Delhi taking place during the same week.

### **BACKGROUND:**

A curated gathering of over 200 Indian business leaders, Indian state government representatives, and post-secondary participants will attend the Business Forum on November 21 and have been selected from among the networks of the C-IBC, CII and ICBC. The ICBC forum in New Delhi on November 19 will be similarly curated.

The Forum will include market briefings, networking, business to business and government to business meetings and panel sessions focused on areas of potential to broaden trade and investment between Canada and India. Leading Canadian officials representing Canada and participating on the Forum panels include companies from southwestern Ontario and the Greater Toronto and Hamilton Area, board members of C-IBC, all three levels of Canadian government, Canadian High Commissioner to India, Consul General (Mumbai), and Trade Commissioners from Delhi and Mumbai. The Provinces of Ontario and Saskatchewan will also participate. Municipalities attending include Hamilton and to be confirmed are Toronto, Oshawa, Windsor and Waterloo.

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Ms. Kakaflikas serves on the Board of the Canada-India Business Council and has a decade of experience working on the India file. Markham is in a position to advance opportunities with groups and companies such as the Confederation of Indian Industries, Canadian Trade Commissioners, Ontario International Trade and Investment Offices, and prospective business investors. Christina's participation at the Canada India Business Forum will continue to build on the efforts Markham has made over the years to increase visibility in India and to identify and develop investment and trade opportunities for the City of Markham.

#### Market Overview

India is one of the fastest growing economies in the world with a total gross domestic product (GDP) valued at US\$2.6 trillion in 2017, an increase of 13% from US\$2.3 trillion in 2016. In 2018, India GDP was an estimated \$2.7 trillion

Global growth is forecast at 3.2 percent in 2019 and 3.5% in 2020 while India is expected to grow at 7.2% in 2020.

India is the second-most populous country in the world with 1.3 billion people. The population is expected to reach 1.5 billion (the largest in the world) by 2030.

Two-way trade is at modest levels, approximately \$8 billion with ample room to grow, particularly in the following areas: Education, Infrastructure (including roads, transit, rail, ports, energy and water), Technology, Smart Cities, and Healthcare.

An example of a successful Canadian-based company doing business in India is Markham's very own LEA Group. LEA has been active in international markets since the 1960's beginning with its operations in India. Since then, LEA has grown its India offices to over 2000 employees and has worked on such ground-breaking projects as the Mumbai Transportation Plan and the State of Gujarat's Highways Strategic Options Study. In addition to India, LEA is now active in Africa, Asia and the Middle East. LEA has participated in previous Markham business missions to India along with other companies such as Quanser and NOVO Plastics.

#### Benefits for Markham to Participate in the C-IBC and ICBC Business Forums:

1. Markham has been actively building relationships with India through both locally based organizations and activities as well as participating in outbound business missions since 2009. It is important to continue to sustain Markham's engagement with India as the country is at an inflection point, investing heavily to support its tremendous growth.
2. Canada and India have a modest trading relationship and there is opportunity to grow. Markham, with its strong tech base, diverse and multilingual talent, growing South Asian population, and globally engaged engineering companies is well placed to both attract investment from Indian companies seeking to access the North American market and to support Canadian companies seeking to enter the Indian market.

3. Canada and Markham have the potential for preferred status because of the current immigration policy environment in the United States, which is limiting talent mobility, an important factor in attracting foreign direct investment.

In 2008, Markham Council adopted the City's 10-year Economic Development Strategy, "Markham 2020". Among the key directions in the strategy is a purposeful decision to focus on emerging markets to attract international investment and promote trade and business links. More specifically, "Markham 2020" and the Economic Development Marketing Program focus on China and India as priority markets for foreign investment.

The City of Markham's international marketing program is focused on attracting targeted investment to Markham and enhancing trade and sales opportunities for Markham-based companies – all with the objective of generating new taxable assessment and high quality employment in Markham.

The Markham international program comprises three core activities: conducting outbound business missions, hosting inbound business/government delegations, and ongoing relationship-building activities with organizations and facilitators that have business and cultural connections to Markham's targeted markets. Markham has been working on the India file for a decade and efforts have resulted in the following activities.

### **Outbound Business Missions to India**

#### **India Mission 2016**

The 2016 Mayor-led business mission to India included New Delhi, Gurgaon, Hyderabad, and Kolkata. In addition to Mayor Scarpitti, Regional Councillor Joe Li, (then) Regional Councillor Nirmala Armstrong, Councillors Amanda Collucci and Alex Chiu participated on the mission. Markham leveraged business and networking opportunities associated with The Ontario Premier's business mission. Markham also sought to leverage trade and investment opportunities arising from Prime Minister Modi's Smart Cities initiative, a massive countrywide infrastructure development challenge designed to inspire creative solutions to city challenges. Delegates participated in 10 Business seminars/plenaries; 14 Business/government meetings; 9 Site visits; 11 Business networking receptions.

#### **India Mission 2013**

In 2013, the City of Markham collaborated with the Indo Canada Chamber of Commerce and the Indian Institutes of Technology Alumni Canada to lead a business mission to India. Anchored by the **Vibrant Gujarat** Summit in Ahmedabad, the program included stops in Mumbai, Pune, Chennai, and Cochin. Vibrant Gujarat was a key global initiative of Indian Prime Minister Narendra Modi, then Chief Minister of Gujarat, who has been credited for being the main driver of the State's economic success. Mayor Scarpitti met with Mr. Modi during the 2012 mission and 2013 mission to India. In total, delegates participated in 22 formal business meetings; made formal business presentations at the

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SME Business Leaders Summit (300 delegates); Vibrant Gujarat (50,000+ delegates); and the PBD Conference (4,000 delegates) and made 600 business contacts.

### **India Mission 2012**

In 2012, the City of Markham partnered with the Indo Canada Chamber of Commerce to organize a business mission to India and United Arab Emirates that included stops in New Delhi, Jaipur, Mumbai, Pune, and Dubai. The mission undertaken by the City reached sixty delegates at its peak. In total, delegates attended over 25 meetings and met with over 500 business people and government officials during the twelve-day mission.

### **GTMA 2009**

In 2009, Economic Development staff participated in the Greater Toronto Marketing Alliance's (GTMA) business trip to India. The program focused on Mumbai, Pune and Hyderabad and included participation in the NASSCOM Animation and Gaming Summit. Staff participated in 23 Meetings in Mumbai, Hyderabad, and Pune and met with over 100 contacts. Staff also supported relationships with Markham's Giesecke and Devrient and AMD by visiting their Indian operations.

### **Inbound Delegations and Relationship-Building Activities**

In addition to undertaking outbound missions, Markham's Investment Attraction focuses on hosting inbound visits and participating in local initiatives that contribute to building our international relationships. Over the past 8 years, Markham has met with approximately 50 business and government delegations visiting from across India. Markham has also participated in numerous strategic, locally based initiatives to strengthen business relationships with India including participation in: the Indian Institutes of Technology Alumni meetings and conferences; Canada-India Business Council programs and events; and hosting strategic meetings with the Asia Pacific Foundation and Consul General of India. Examples of local relationship-building activities are as follows:

#### **2015-2019 Indian Institute of Technology Alumni Canada (IITAC) Lecture Series**

Each year, Markham and the IITAC jointly host a lecture series focused on various business themes of importance including Artificial Intelligence and Sustainable Urban Development. The lectures are typically attended by 50-60 IITAC members and feature subject matter experts from Markham and across the GTA.

#### **2014 Global IIT Alumni Conference in Toronto**

In 2014, the Global Indian Institutes of Technology (IIT) Alumni conference was held in Toronto and focused on Canada-USA-India economic collaboration and opportunities in the globally connected world. The conference featured distinguished keynote speakers and panellists from industry, government and academia dealing with subjects underlying the conference theme "Innovate, Integrate and Transform- Let's Co-create our Future". Some of the speakers included His Excellency David Johnston, Governor General of Canada; Prem Watsa, President and CEO Fairfax; and Sandra Pupatello, Chair of Hydro



One. Mayor Scarpitti was invited to speak at the conference and addressed a group of approximately 200 guests.

### **2011 Program – the “Year of India” in Canada**

In June 2011, the Greater Toronto Area hosted the International Indian Film Academy’s (IIFA) annual awards. Events to celebrate the IIFA awards were held in Markham, Toronto, Brampton and Mississauga. The IIFA program included a business component organized by the Federation of Indian Chambers of Commerce with assistance by the Ontario Ministry of Economic Development and Trade and the Markham Economic Development. A business forum was held at the Markham Convergence Centre where 40 Indian business representatives networked with Markham businesses.

### **Pravasi Bharatiya Divas (PBD), a *Convention for the Indian Diaspora in North America & the Caribbean***

In 2011, PBD North America was held in Toronto. The convention brought together Indian diaspora from across North America and the Caribbean and focused on such themes as building economic bridges, innovation in economic development, promoting culture and the arts, innovation in education; and healthcare and tele-medicine. Mayor Scarpitti was the only Canadian Mayor in attendance and participated in a panel discussion focusing on the importance of the Indian diaspora in building economic and cultural bridges between Canada and India.

### **OPTIONS/ DISCUSSION:**

Many of the Canadian delegates are planning their itineraries in order to attend both business forums (in New Delhi and Mumbai). The business forums will begin with a morning briefing including the latest developments in the Indian economy and opportunities. On the two remaining business days, a program of business meetings will be planned with assistance from the C-IBC, ICBC, and CII. The proposed schedule in India is as follows:

#### Proposed Schedule:

Saturday November 16	Depart Toronto
Sunday November 17	Arrive New Delhi
Monday November 18	Business Meetings prospective investors, organizations
Tuesday November 19	Indo Canadian Business Forum hosted by Indo Canadian Business Chamber
Wednesday November 20	Depart for Mumbai / Business Meetings
Thursday November 21	Business Forum hosted by the Canada-India Business Council
Friday November 22	Business Meetings prospective investors, organizations
Saturday November 23	Return Toronto

**FINANCIAL CONSIDERATIONS**

Estimated cost (tax included) for the Manager, Economic Development to participate in the Canada India Business Forums:

Airfare	\$ 2,000
Accommodation, Local Transportation & Meals	\$ 3,500
<u>Marketing/Protocol Expenditure</u>	<u>\$ 1,000</u>
Total:	<u>\$ 6,500</u>

The total cost of the City of Markham's participation in the Canada India Business Forums, \$6,500.00 will be expensed from within Economic Development's 2019 operating budget (acc. #610-9985811-International Investment Attraction Program),

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Participating in the Business Forums in India is an integral part of Markham's 10-Year Economic Strategy "Markham 2020". The Program addresses the objective of building Global Markham and Branded Markham.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Finance.

**RECOMMENDED BY:**

Stephen Chait  
Director, Culture, Economic Growth  
Entrepreneurship

Arvin Prasad  
Commissioner, Development and  
Services

**ATTACHMENTS:**

None