



Development Services Committee Agenda

Meeting Number 18

November 12, 2019, 9:30 AM - 3:00 PM

Council Chamber

Alternate formats for this document are available upon request.
Development Services meetings are live video and audio streamed on the City's website.

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 28, 2019 (10.0)	6
1. That the minutes of the Development Services Committee meeting held October 28, 2019, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 HERITAGE MARKHAM COMMITTEE MINUTES – OCTOBER 9, 2019 (16.11)	16
1. That the minutes of the Heritage Markham Committee meeting held October 9, 2019, be received for information purposes.	
7.2 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY SV SISDIMZ CORP. AT 11087 VICTORIA SQUARE BOULEVARD (WARD 2) FILE NO. PLAN 19 161649 (10.3, 10.5, 10.7)	35

M. Rokos, ext. 2980

1. That the report titled “PRELIMINARY REPORT, Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SV Sisdimz Corp., at 11087 Victoria Square Boulevard (Ward 2)”, be received.

7.3 PRELIMINARY REPORT APPLICATION FOR OFFICIAL PLAN AMENDMENT TO FACILITATE THE CREATION OF THE VICTORIA GLEN SECONDARY PLAN NORTH OF ELGIN MILLS ROAD AND EAST OF VICTORIA SQUARE BOULEVARD IN THE NORTH MARKHAM FUTURE URBAN AREA

44

FILE NO: PLAN 19 129512 WARD 2 (10.3, 10.4)

A. Crompton, ext. 2621

1. That the report dated November 12, 2019 titled “PRELIMINARY REPORT, Application for Official Plan Amendment to facilitate the creation of the Victoria Glen Secondary Plan north of Elgin Mills Road and east of Victoria Square Boulevard in the North Markham Future Urban Area” be received.

7.4 RECOMMENDATION REPORT INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT & HERITAGE EASEMENT AGREEMENT - BISHOP-REESOR HOUSE 7739 NINTH LINE, WARD 7 (16.11.3)

59

G. Duncan, ext. 2296

1. That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act & Heritage Easement Agreement, Bishop-Reesor House, 7739 Ninth Line,” dated November 12, 2019, be received; and,
2. That as recommended by Heritage Markham, the Bishop-Reesor House at 7739 Ninth Line be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
3. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

6. That a by-law be passed to authorize the Mayor and Clerk to execute a Heritage Easement Agreement with the property owner of 7739 Ninth Line, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

8.1 INTERSECTION IMPROVEMENT AT GEORGE ST. / WASHINGTON ST. / ROBINSON ST. / JOSEPH ST. (WARD 4) (5.12)

70

L. Cheah, ext. 4838 and D. Porretta, ext. 2040

1. That the report entitled "Intersection Improvement at George St. / Washington St. / Robinson St. / Joseph St. (Ward 4)" be received; and
2. That a Stop Control for southbound traffic on George Street be endorsed; and
3. That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include the north approach of the subject intersection; and
4. That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and
5. That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$500, be funded from capital project # 083-5350-19050-005 'Traffic Operational Improvements'; and
6. That York Region Police be requested to enforce the all-way stop control upon installation of the stop signs and passing of the By-law amendment; and further
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. 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".*

12. ANNOUNCEMENTS

13. 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:

13.1 DEVELOPMENT AND POLICY ISSUES

13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - OCTOBER 15, 2019 AND OCTOBER 28, 2019 (10.0) [Section 239 (2) (e) (b)]

13.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – LPAT APPEAL, 1771107 ONTARIO INC. (TIMES GROUP) WARD 3 (8.0) [Section 239 (2) (e)]

14. 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

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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 17

October 28, 2019, 9:30 AM - 3:00 PM

Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci
Regrets	Regional Councillor Jack Heath Councillor Reid McAlpine	Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Bryan Frois, Chief of Staff Brian Lee, Director, Engineering Biju Karumanchery, Director, Planning & Urban Design Ron Blake, Senior Manager, Development	Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship Niamh O’Laoghaire, Manager, Varley Art Gallery Yan Wu, Public Art Coordinator Patrick Wong, Senior Planner, Natural Heritage Francesco Santaguida, Assistant City Solicitor Scott Chapman, Election & Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Committee meeting convened at the hour of 9:40 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 15, 2019 (10.0)**

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

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

Carried

3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – OCTOBER 7, 2019 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Public Meeting held October 7, 2019, be confirmed.

Carried

4. PRESENTATIONS**4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)**

Members of Development Services Committee and senior staff recognized the following employees for their years of service:

Carla Crockett, Building Inspector II, Building Standards, 30 years

Bradley Harris, Firefighter, Fire Services, 30 years

Phillip Harrison, Firefighter, Fire Services, 30 years

Joseph Hill, Firefighter, Fire Services, 30 years

Alan Jenkins, Captain, Fire Services, 30 years

Edward Roblin, Firefighter, Fire Services, 30 years

John Roszkiewicz, Firefighter, Fire Services, 30 years

Michael Thomson, Platoon Chief, Fire Services, 30 years

Dell Wright, Firefighter, Fire Services, 30 years

Mary Hristov, Licensing Officer, Legislative Services and Communications, 30 years

John Karabourniotis, Administrative Services Coordinator, Print, Legislative Services and Communications, 30 years

Melville McCart, Facility Operator III, Cornell C.C., Recreation Services, 30 years

Anni Hansen, Customer Service Representative, Recreation Services, 20 years

John Daniel Jones, Maintenance Assistant, Museum, Culture-Museum - Site Maintenance, 15 years

Prem Hall, Engineering Technologist/Inspector, Engineering, 15 years

Noris Dela Cruz, Manager, Information Management (IMS), Environmental Services, 15 years

Shumin Gao, Water System Engineer, Environmental Services, 15 years

Mario Roque, Waterworks Technician, Environmental Services, 15 years

Kenneth Karges, Lead, Service Management, Information Technology Services, 15 years

Beverly Chin, Contact Centre Representative, Legislative Services and Communications, 15 years

Rosaria Cozis, Manager, Contact Centre, Legislative Services and Communications, 15 years

Letta Gogas, Contact Centre Representative, Legislative Services and Communications, 15 years

Laura Gold, Council/Committee Coordinator, Legislative Services and Communications, 15 years

Ryan O'Reilly, Working Supervisor, Gardener, Operations - Parks, 15 years

Paul Willis, Sign Maintenance, Operations - Roads, 15 years

Trevor Frizzle, Facility Operator I, Recreation Services, 15 years

Scott Greer, Facility Operator II, Cornell C.C., Recreation Services, 15 years

Nancy Letman, Community Program Coordinator AQGFT, Recreation Services, 15 years

Michael Van Veghel, Facility Operator II, Angus Glen C.C., Recreation Services, 15 years

Giuseppe (Joseph) Palmisano, Manager, Transportation Planning, Engineering, 10 years

Lijing Xu, Wastewater Hydraulic Engineer, Environmental Services, 10 years

Cheryl Mcconney-Wilson, Diversity Specialist, Human Resources, 10 years

John Fourtounas, Provincial Offences Officer II, Legislative Services and Communications - Bylaws, 10 years

Tracey Anastacio, Public Utilities Coordinator, Operations, 10 years

Robert Maritzel, Technical Coordinator, Roads, Operations - Roads, 10 years

Jesse Bamber, Waterworks Operator I, Environmental Services, 5 years

Gurmit Sunak, Business Compliance Accounting Clerk, Environmental Services, 5 years

Amanda Knegje, Manager, Tax & Assessment Policy, Financial Services, 5 years

5. DEPUTATIONS

There were no deputations.

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 HERITAGE MARKHAM COMMITTEE MINUTES – SEPTEMBER 11, 2019 (16.11)

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Andrew Keyes

1. That the minutes of the Heritage Markham Committee meeting held September 11, 2019, be received for information purposes.

Carried

**8.2 PUBLIC ART ADVISORY COMMITTEE MINUTES – APRIL 11, 2019
AND AUGUST 20, 2019 (16.0)**

Moved by Councillor Keith Irish
Seconded by Councillor Karen Rea

1. That the minutes of the Public Art Advisory Committee meeting held April 11, 2019 and August 20, 2019, be received for information purposes.

Carried

**8.3 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES –
MAY 27, 2019 (16.0)**

Moved by Councillor Keith Irish
Seconded by Councillor Karen Rea

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held May 27, 2019, be received for information purposes.

Carried

**8.4 UPDATED FLOODPLAIN MAPPING AND REVIEW OF THE
UNIONVILLE SPECIAL POLICY AREA (10.0)**

There was discussion regarding the floodplain mapping process and the potential impact on property owners within the updated boundaries. Staff advised that a community information meeting will be scheduled for all affected area residents to assist landowners in understanding the updated mapping as well as development criteria within the floodplain and Special Policy Area.

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Karen Rea

1. That the report entitled “Updated Floodplain Mapping and Review of the Unionville Special Policy Area” be received; and,
2. That staff be directed to initiate a boundary review of the Unionville Special Policy Area and to prepare draft Official Plan and Zoning By-law Amendments; and,

That a community information meeting be held to notify all affected property owners of the updated floodplain mapping; and,

That staff be authorized to schedule a statutory Public Meeting to consider draft Official Plan and Zoning By-law Amendments, and further,

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

Carried

8.5 AUSTIN DRIVE PROPOSED PARKING PROHIBITION (WARD 3) (5.12)

There was discussion regarding potential parking infiltration into local streets during events hosted by the Markham Rugby Club as a result of the on-street parking prohibition. Staff advised that the Rugby Club is discussing with CF Markville a potential arrangement to use the surplus mall parking lot for overflow parking on game days.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Karen Rea

1. That the report entitled “Austin Drive Proposed Parking Prohibition (Ward 3),” be received; and,
2. That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking on the north side of Austin Drive, between Bullock Drive and Couperthwaite Crescent (east intersection); and,
3. That Schedule “C” of Parking By-law 2005-188 be amended to prohibit parking on the south side of Austin Drive, between Bullock Drive and a point 15 metres west of Karma Road; and,
4. That Schedule “C” of Parking By-law 2005-188 be amended to rescind the existing parking prohibition on the north side of Austin Drive, between Bullock Drive and the east property limit of block no. 81 (Austin Drive Rugby Club); and,

5. That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$500 be funded from capital project # 083-5350-19050-005 'Traffic Operational Improvements'; and,
6. That the By-law Enforcement, Licensing & Regulatory Services be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

9.1 MAKING OUR MARK: MARKHAM'S PUBLIC ART MASTER PLAN 2020 TO 2024 (6.0)

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

Niamh O'Laoghaire, Manager, Varley Art Gallery, addressed the Committee and provided members with a brief overview of the staff report and staff recommendations contained in the report.

Helena Grdadolnik, Workshop Architecture, consultant for the City of Markham, addressed the Committee and delivered a presentation on Making Our Mark: Markham's Public Art Master Plan 2020-2024.

There was discussion regarding the appropriate role of Council in the approval of public art projects in the City. It was proposed that special projects commemorating historical events be subject to a separate process whereby Council retains final approval. It was also suggested that Council retain approval over projects exceeding a prescribed monetary threshold as well as the location of those pieces.

The Committee consented to endorse the recommendations in principle, subject to staff reporting back to Development Services Committee on a revised governance model on the process for approving public art in Markham, taking into consideration the comments raised by members.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Amanda Collucci

1. That the report entitled Making Our Markham: Markham's Public Art Master Plan 2020-24 be received; and,
2. That the Making Our Markham: Markham's Public Art Master Plan 2020-24 be approved; and,
3. That the five-year Public Art Implementation Plan be approved in principle, and that Council direct the Commissioner of Development Services to incorporate the Implementation Plan into annual Business Planning, Capital and Operating Budget processes and to report progress annually to Council; and,
4. That the title of Public Art Coordinator be changed to Public Art Curator to reflect the requirements of the role; and,
5. **That staff be directed to report back on a revised governance model for the approval of public art in Markham for consideration at a future Development Services Committee meeting; and further,**
6. That staff be directed to do all things necessary to give effect to this resolution.

Carried

10. MOTIONS

10.1 ROAD SAFETY AWARENESS AND PROMOTION (5.10)

Councillor Amanda Collucci addressed the Committee and introduced the motion put forward as a Notice of Motion to Development Services Committee at its meeting on October 15, 2019.

There was discussion regarding the timing of an education and awareness campaign relative to the road safety audit commissioned by the City. Staff advised that the road safety audit is currently in progress and preliminary results are expected by Q1 of 2020. It was suggested that the Committee postpone consideration of a road safety education and awareness campaign until such time as the results of the road safety audit are made available.

Development Services Committee consented to withdraw the following motion from consideration:

Whereas road safety is an important issue that affects all road users; and,

Whereas traffic volumes continue to increase on all roads under different jurisdictions; and,

Whereas public transit, walking and cycling are other modes of transportation that are encouraged in Markham to reduce the reliance on single occupancy vehicles; and,

Whereas vulnerable road users (pedestrians, cyclists, seniors, youths, etc.) are increasing in number on all roads; and,

Whereas Markham has started working on a road network safety audit; and,

Whereas Markham is implementing traffic speed mitigation initiatives and various road safety education programs; and,

Whereas a consolidated road safety awareness and promotion program will improve the effectiveness of a public education and change road user behaviour; and,

Now therefore be it resolved:

1. That Engineering and Corporate Communication staff are requested to develop a road safety education program and branding, and to involve other jurisdictions and agencies as necessary, and to report back to the Development Services Committee in early 2020.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

12.1 PERMIT PARKING ON LOCAL STREETS IN WARD 4 AND WARD 5

Councillor Karen Rea addressed the Committee and requested that staff investigate the feasibility of implementing permit parking for residential streets surrounding the Cornell Bus Terminal in Ward 4 and Ward 5 prior to the opening of the station. Staff confirmed that they will look into this matter further.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

That Development Services Committee suspend the rules of procedure to add a confidential item to the October 28, 2019 meeting agenda.

Carried by a Two Thirds Vote

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Don Hamilton

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 12:01 PM to discuss the following matters:

Carried

**14.1 PERSONAL MATTERS ABOUT AN IDENTIFIABLE INDIVIDUAL,
INCLUDING MUNICIPAL OR LOCAL BOARD EMPLOYEES (11.0)
[Section 239 (2)(b)]**

Development Services Committee received a verbal update on this matter.

Moved by Councillor Karen Rea

Seconded by Councillor Amanda Collucci

That the Development Services Committee confidential session adjourn at 12:12 PM.

Carried

15. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Joe Li

1. That the Development Services Committee meeting adjourn at 12:13 PM.

Carried

Heritage Markham Committee Meeting
City of Markham
October 9, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Doug Denby
Anthony Farr
Shan Goel
Councillor Keith Irish
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales
Councillor Karen Rea

Regrets

Evelin Ellison
Paul Tiefenbach

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Senior Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

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

Anthony Farr disclosed an interest with respect to Item # 4 (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

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1. Approval of Agenda (16.11)

A) Addendum Agenda

- 28 Wales Avenue, Markham Village HCD
- 28 Church Street, Markham Village HCD
- 9286 Kennedy Road, George Hunter House
- Proposed Changes to the Provincial Policy Statement (PPS), Cultural Heritage Policy

B) New Business from Committee Members

Recommendation:

That the October 9, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the September 11, 2019
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on September 11, 2019 be received and adopted.

CARRIED

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

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

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

Gabriel Wong, Manager of Capital Delivery & Engineering of York Region and Fang Li from Property Services, York Region advised that options for repurposing the barn were reviewed, as requested by Heritage Markham at the June 2019 Heritage Markham meeting.

A presentation was given by consultants Christienne Uchiyama of Letourneau Heritage Consulting Inc. and Ryne Cameron of Tacoma Engineers, with the findings from their heritage impact assessment, condition assessment and feasibility study. It was noted that the building was not in compliance with current Ontario Building Code standards and to bring it up to code, R. Cameron provided a high level budget figure of \$1 million. To demolish the barn and salvage elements such as the timber and rubble stone foundation to be reused by others would cost approximately \$50,000.

Discussion ensued regarding the physical state of the barn. It was noted that most vacant barns would be in a similar state of disrepair and that consideration should be given to preserve at least some of them in our community.

G. Wong confirmed that the property was intended to be used by York Region as a road maintenance facility and it would not be feasible to retain and incorporate the barn into the proposed facility.

Recommendations:

That in consideration of the findings of the condition assessment and heritage impact assessment studies undertaken on behalf of the Region of York, Heritage Markham does not oppose the demolition of the barn complex at 10988 Warden Avenue subject to the applicant agreeing to undertake the following:

- 1) A commitment to salvage selected elements of the barn complex to incorporate into one of the proposed new buildings on the property (such as the office) or possibly as decorative landscape features;

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2) A commitment to advertise the availability of the barn structures/materials (that are not needed for #1) for possible re-use elsewhere to avoid the materials going to landfill; and

3) Agreeing through the Site Plan Control application process, to provide a Markham Remembered interpretive plaque describing the history of the site, to be installed in a visible location on the property.

And;

That a copy of the Heritage Impact Assessment be provided to the Markham Museum for their archives.

CARRIED

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- 4. Heritage Permit Applications,
38 Colborne Street, Thornhill HCD,
Fred Varley Drive between Fonthill Blvd & Main Street, Unionville HCD,
175 Main Street, Unionville HCD,
88 James Scott Road, Markham Village, HCD,
328 Main Street North, Markham Village, HCD,
123 Main Street North, Markham Village, HCD,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 134345

HE 19 133732

HE 19 133736

HE 19 133344

HE 19 134351

HE 19 135201

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Anthony Farr disclosed an interest with respect to Item # 4 (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

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

CARRIED

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**5. Building Permit Application,
39 Artisan Trail, Individually Designated, Victoria Square Community,
Delegated Approvals: Building Permits (16.11)**

File Number: 19 129786 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

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

CARRIED

**6. Tree Removal Application,
15 Colborne Street, Thornhill HCD,
Delegated Approvals: Tree Removal Permits (16.11)**

File Number: 19 132387 TREE

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

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

CARRIED

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- 7. Site Plan Control Application,
123 Main Street Unionville,
Proposed Two Storey Detached Accessory Building/Garage (16.11)**
File Number: SPC 19 136253
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
-

[Memorandum](#)

Recommendations:

That Heritage Markham has no objection from a heritage perspective to the proposed two storey, detached rear yard garage/accessory building provided that the second storey dormers are architecturally treated in the same manner as the dormers on the existing heritage dwelling; and,

That final review of the Site Plan application and any other development application required to permit the proposed garage/accessory building be delegated to Heritage Section staff; and further,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding windows, materials colours, etc.

CARRIED

**8. Site Plan Control Application,
 4031 Sixteenth Avenue,
 James McLean House/Briarwood Farm (16.11)**

File Number: SPC 19 134919

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

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

A deputation was given by Ann Woods, a resident of Normandale Road, the neighbouring street to the property. She expressed concern regarding the heritage house being moved from its original site and inquired about the new distance between the proposed dwelling and the fence line of the Normandale Road properties, as well as the height of the proposed dwelling, noting that the Normandale homes would lose some of their privacy. She also noted that the new houses were large and not reflective of the neighbourhood. A. Woods also requested a timeline for commencing the project and during what stage the heritage house would be relocated.

Representatives of the developer, James Koutsovitis, planning consultant and Joan Burt, the architect, were present to respond to inquiries. The planning consultant clarified that the Ontario Municipal Board settlement approved the relocation of the heritage house, and advised that the height of the new houses and distance to the property line were within the commitment of the OMB decision, being less than 11 meters in height and 3 meters from the property line. The developer intends to start the work this year.

In response to queries from the Committee, Joan Burt advised that the basement depth would be 10 feet and the exterior cladding on the new addition would be brick similar to the buff brick trim on the existing heritage home and limestone with some trim.

A. Woods inquired about tree preservation. G. Duncan advised that he would connect Ms. Woods with the City planner managing the file.

Recess was taken from 8:24 p.m. to 8:32 p.m. to allow staff to find the OMB Terms of Settlement in the file.

Staff advised that the minutes of the settlement were reviewed which included a zoning bylaw amendment with a height limitation of 11 meters and stipulations for the front, side and backyard setbacks. No stipulation was made on the size of the dwellings as long as they were within the limitations.

The Committee remarked on the heritage of the existing house and that moving it would affect its context.

Recommendations:

That Heritage Markham supports the Site Plan Control application (including the restoration plan) for the James McLean House at 4031 16th Avenue from a heritage perspective subject to the applicant entering into a Site Plan Agreement containing the usual conditions relating to colours, materials, etc. and the following:

- The above ground exposed foundation of the heritage building is to be faced with existing fieldstone attached to the new concrete block foundation walls(as proposed), but the fieldstone treatment should be inset in line with the brick above so that it does not protrude;
- The above ground exposed foundation of the relocated heritage building should generally reflect the existing condition;
- The side veranda and front porch features should be relocated intact with the building; and,

That Heritage Markham has no objection to the removal of the later east side addition and the later rear addition.

CARRIED

- 9. Zoning By-Law Amendment Application,
Plan of Subdivision,
3151 Elgin Mills Road East, Berczy Glen/Victoria Square Community,
Thomas Frisby Jr. House (16.11)**
File Number: ZA/SU 18 181743
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Kitagawa, Project Manager
-

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that this was a positive instance of maintaining a heritage house on its original property.

Recommendations:

That Heritage Markham supports the revised Mattamy-Roman draft plan of subdivision, which includes the retention of the Thomas Frisby Jr. House on its original site; and,

That Heritage Markham recommends that the standard Heritage Conditions of Draft Approval be included in the approval of the Mattamy-Roman Draft Plan of Subdivision application; and further,

That Heritage Markham has no comment on the Mattamy-Rinas draft plan of subdivision, which does not contain any built cultural heritage resources.

CARRIED

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**10. Special Events,
Doors Open Markham 2019 Event Report (16.11)**

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

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and noted that the event was a success, with the greatest number of visits since inception in 2003.

Appointment of a Heritage Markham representative to the organizing committee was deferred to the November 2019 Heritage Markham meeting.

Recommendation:

That Heritage Markham receive the staff memorandum about the 2019 Doors Open Markham event.

CARRIED

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- 11. Committee of Adjustment Variance Application,
Minor Variance Application,
272 Main Street North Markham Village, HDC (16.11)**
File Number: A/105/109
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
J. Leung, Secretary-Treasurer, Committee of Adjustment
-

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the garage in the rear yard had 5 bays and was likely used for business operation in the past.

The Committee expressed concern regarding the existing pavement of the rear yard. G. Duncan advised that a comment would be put in the staff report.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends that some of the hard surface landscaping in the rear yard be removed and replaced with soft landscaping.

Recommendation:

That Heritage Markham has no comments regarding the application to legalize the existing second residential unit in the dwelling at 272 Main Street North, Markham Village; and

That Heritage Markham recommends that a portion of the hard landscaping in the rear yard be removed and replaced with soft landscaping.

CARRIED

**12. Heritage Designation,
7482 Highway 7, Cornell Community Heritage Designation,
William Reynolds House (16.11)**

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

[Memorandum](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

Recommendation:

That Heritage Markham recommends that staff contact the property owner of 7482 Highway 7 to advise them of the committee's interest in recommending this property for designation under Part IV of the Ontario Heritage Act, and to ask the owner to re-tenant the building to help keep it secure; and,

That Heritage Markham supports the preparation of a Statement of Significance to use in a future heritage designation by-law; and further,

That a recommendation to designate the property be considered by Heritage Markham after the preparation of the Statement of Significance and contact with the property owner.

CARRIED

**13. Official Plan Amendment Application,
 7739 9th Line Box Grove,
 Proposed Zoning By-law Amendment to Facilitate a Future Severance and
 Building Lot (16.11)**

File Number: PLAN 19 126535

Extracts: R. Hutcheson, Manager of Heritage Planning
 A. Malik, Planner

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He advised that when considering a severance, it was desirable to retain a lot for the heritage house that allowed space for a future addition or amenities.

The Committee commented that the existing lot was similar in size to the neighbouring lots. Staff noted that the frontage for the heritage house lot would be created facing 14th Avenue and the width of the property would be similar to the other lots fronting on 14th Avenue.

Recommendation:

That Heritage Markham has no objection to the proposed By-law Amendment designed to facilitate the proposed severance of the subject property in accordance with the conceptual Site Plan prepared by Sean Toussi on June 27, 2019, and to legalize the site specific conditions of the existing heritage dwelling; and,

That Heritage Markham recommends that a Hold provision be placed on the Zoning By-law Amendment with a condition that the Hold provision can only be removed if the property is designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement agreement with the City.

CARRIED

14. Consideration of Markham Remembered Plaques for Economic/Industrial, Heritage Sites (16.11)

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

Memorandum

Councillor McAlpine requested that this matter be placed on the agenda for discussion to consider the commemoration of Markham's economic/industrial history.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and noted that the current budget for Heritage Markham included the cost of two (2) plaques, however, if supported this work would have to be incorporated into staff's 2019/2020 work program and may take a number of months to complete.

Recommendation:

That Heritage Markham Committee requests staff to undertake the necessary research to prepare the materials for two City-sponsored Markham Remembered plaques for the former site of the Massey Ferguson Research Farm and Romandale Farms.

CARRIED

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**15. Site Plan Control Application,
28 Wales Avenue, Markham Village HCD (16.11)**

File Number: SC 18 232302

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He stated that consideration should be given to the precedent being set if the Committee supported an amendment to the condition of the Site Plan Agreement.

Ms. H. Cotterill, owner of 28 Wales Avenue, was in attendance and advised that she would prefer to treat the posts with a stain rather than paint them. In response to inquiries from the Committee, she stated that the posts were structural support posts and were 8"x8" in size. It was suggested that the existing posts could be retained with appropriate decorative elements added to them to reflect a more traditional approach.

Recommendation:

That Heritage Markham does not support the existing porch posts on the addition to the house at 28 Wales Avenue, and recommends that the design of the posts be based on historic Markham examples and finished with an appropriate solid colour paint or stain as specified in the owners Site Plan Agreement with the City and in accordance with the guidelines regarding painting contained in the Markham Village Heritage Conservation District Plan.

CARRIED

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**16. Committee of Adjustment Variance Application,
 28 Church Street, Markham Village HCD
 Proposed Two Storey Addition (16.11)**

File Number: A/92/19

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

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

The applicant, Mr. Ken Wong, was in attendance.

The applicant's representative, Stefano DiGiulio of SDG Designs, was in attendance and advised of the efforts made to preserve the form and prominence of the heritage house. He also noted that the owners of the neighbouring property, 24 Church Street, provided a letter of support regarding the design and size of the proposed addition. The letter was provided to the Committee Clerk.

A deputation was made by James Therien, the owner of 32 Church Street, who expressed concern regarding the size and depth of the proposed addition.

The Committee commented that the proposed addition was not in keeping with the housing size for the heritage district and was not acceptable for the neighbourhood. Concern was expressed regarding the hard surface coverage and potential water run-off affecting the neighbouring lots.

The applicant was in attendance and requested details on what the Committee would deem acceptable. The Committee suggested building within the bylaw limits and speaking with Staff for their recommendations.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends that the Applicant submit a revised proposal for Staff to review, and that the meeting with the Committee of Adjustment be deferred until a new design is submitted to Heritage Markham. Mr. DiGiulio agreed to contact the Committee of Adjustment and request a deferral.

Recommendation:

That Heritage Markham recommends that the Applicant submit a revised proposal for Staff to review, and that the meeting with the Committee of Adjustment be deferred until a new design is submitted to Heritage Markham.

CARRIED

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**17. Zoning By-Law Amendment Application,
9286 Kennedy Road,
George Hunter House(16.11)**

File Number: PLAN 19-256209

Extracts: R. Hutcheson, Manager of Heritage Planning

Memorandum

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo regarding a temporary use by-law for a portable on the property.

Discussion ensued regarding the protection or maintenance of the existing heritage house to prevent further deterioration. Staff advised that the deteriorated at the rear (west side) portion could be removed as the owners had previously secured approval to remove it. If the addition was removed, the exposed wall would have to be made good to prevent water penetration.

Recommendation:

That Heritage Markham Committee has no comment on the zoning by-law amendment from a heritage perspective; and

That Heritage Markham Committee requests that the deteriorated rear portion of the house be removed and the exposed wall made good to be water tight and secure.

CARRIED

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**18. Information,
Proposed Changes to the Provincial Policy Statement,
Cultural Heritage Policy (16.11) |**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee, summarizing the pertinent changes to heritage policies and definitions, and outlining how they may impact the Heritage Planning program in Markham.

Recommendation:

That Heritage Markham Committee receive the material on changes to the PPS as information.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:40 PM.



Report to: Development Services Committee

Meeting Date: October 28, 2019

SUBJECT: PRELIMINARY REPORT
Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, submitted by SV Sisdimz Corp. at 11087 Victoria Square Boulevard (Ward 2) File No. PLAN 19 161649

PREPARED BY: Marty Rokos, MCIP, RPP, ext. 2980, Senior Planner

REVIEWED BY: David Miller, MCIP, RPP, ext. 4960, Manager, West District

RECOMMENDATION:

That the report titled “PRELIMINARY REPORT, Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SV Sisdimz Corp., at 11087 Victoria Square Boulevard (Ward 2)”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. This report contains general information in regards to applicable Official Plan (OP) or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the application.

PROCESS TO DATE:

Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were deemed complete by the City on March 28, 2019.

Next Steps

- Statutory Public Meeting; and
- Recommendation Report.

BACKGROUND:

On March 28, 2019, the applicant submitted applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control. The property subject to the above applications is located on the east side of Victoria Square Boulevard at Vetmar Avenue. It has an area of approximately 6,049 m² (1.5 ac) with a frontage of approximately 71 m (233 ft) on Victoria Square Boulevard. A gas station, service centre and restaurant currently occupy the property.

The surrounding land uses are as follows:

North: Vacant lands designated “Commercial – Community Amenity Area”

East: Hydro corridor, and across the hydro corridor to the east are agricultural lands designated “Future Neighbourhood Area”

South: Low density residential

West: Vacant lands designated “Commercial – Community Amenity Area” and, farther west, low density residential.

Proposal

The applicant is proposing to develop twenty-six (26) 3-storey townhouse dwellings in four townhouse blocks. Block 1, which faces Victoria Square Boulevard, is proposed to have live/work units, with the “live” component above and connected to the ground floor commercial uses. The townhouse units have a typical frontage of 6.0 m (19.7 ft.) for interior units and 7.65 m (25.1 ft.) for end units.

The interior of the site is proposed to be accessed via a private road. Each proposed dwelling has two parking spaces. Each live/work unit contains two parking spaces for the combined residential and commercial component. Seven dedicated visitor parking spaces are proposed at the centre of the development, for a total of 59 parking spaces.

Official Plan 2014

The subject lands are designated “Mixed Use Low Rise” under the 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018). Section 9.10.4 of the 2014 OP states that until a revised secondary plan is approved for the Highway 404 North lands, the provisions of the 1987 Official Plan (Revised 1987) and the Highway 404 North Planning District Secondary Plan (OPA 149) shall apply (see 1987 Official Plan section below).

Official Plan (Revised 1987)

The subject lands are designated “Commercial – Community Amenity Area” under the 1987 Official Plan (Revised 1987) and the Highway 404 north Planning District Secondary Plan (OPA 149).

The “Commercial - Community Amenity Area” designation under the 1987 Official Plan and Highway 404 north Planning District Secondary Plan provides for multi-use developments that seek to combine medium and high density residential housing with a diverse range of retail, service, community, institutional and recreational uses to serve nearby residents and/or business areas. Residential uses are required to be incorporated into mixed use developments above ground related commercial uses.

The applicant proposes to amend the policies of the “Commercial – Community Amenity Area” designation to permit at grade residential uses on the majority of the site in addition to permitted commercial uses.

The Secondary Plan states that in determining the uses for lands in the 'Community Amenity Area' designation, priority shall be given to the convenience retail and service needs of residents and workers within the Planning District, and to the compatibility and scale of uses relative to adjacent low density residential developments.

Zoning

The subject lands are zoned "Highway Commercial Two (HC2)" in By-law 304-82. The HC2 Zone permits an automobile service station, fast food restaurant, and take-out restaurant, and vegetable or fruit stand. The applicant proposes to incorporate the lands into By-law 177-96 (the New Urban Area By-law) and rezone the property to a site specific "Community Amenity One (CA1)" Zone. The proposed site specific CA1 Zone would permit, amongst other uses, townhouse dwellings, business offices, personal service shops, retail stores, and commercial schools.

Draft Plan of Subdivision and Condominium

The Draft Plan of Subdivision application proposes to create the development blocks. Future Common Elements condominium and Part Lot Control Exemption applications will create the Parcels of tied land (POTLs).

OPTIONS/ DISCUSSION:

The following is a brief summary of the issues raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to the Committee:

1. Suggested revisions to the site plan: increase pedestrian access points, reduce townhouse block length, re-orient townhouses and roads so that private road abuts the hydro corridor, townhouses rear yards back onto each other at the centre of the development, and townhouses back onto residential development to the south.
2. Incorporate private outdoor amenity space into the development.
3. Relocate the storm sewer along the east property line to allow for a 6 m easement in favour of the City.
4. Review of townhouse built form, including but not limited to building placement, height and setbacks.
5. Appropriateness of eliminating commercial uses on the majority of the ground floor at this location.
6. Resolve any issues resulting from the review of technical studies including the Transportation Impact Assessment, Environmental Site Assessment, Functional Servicing Report, Stormwater Management Report, Noise Report.
7. Confirm any outstanding financial obligation, including but not limited to cash in lieu of parkland dedication, tree replacement/compensation, and public art contribution.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental, and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

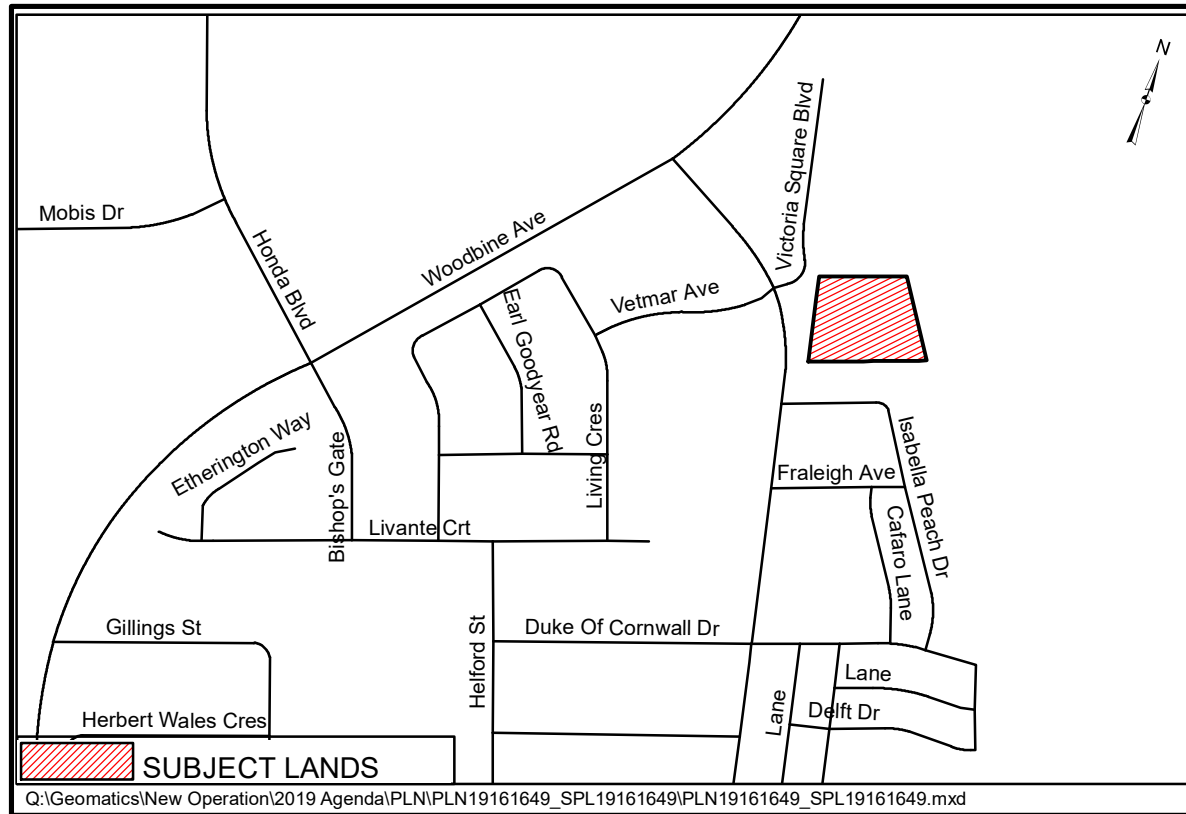
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo (2018)
Figure 4 – Conceptual Site Plan
Figure 5 – Conceptual Elevations

AGENT:

Marshall Smith
KLM Planning Partners Inc.
64 Jardin Drive Unit 1B
Concord, Ontario L4K 3P3
Tel: 905-669-4055 ext. 222
Email: msmith@klmplanning.com






AREA CONTEXT / ZONING

APPLICANT: SV Sisdimz Corp.
11087 Victoria Square Blvd.

FILE No. PLN 19161649 & SPL 19161649 (CT)

 Subject Lands

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Date: 15/04/2019



DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: CT

FIGURE No. 2



AERIAL PHOTO (2018)

APPLICANT: SV Sisdimz Corp.
11087 Victoria Square Blvd.

FILE No. PLN 19161649 & SPL 19161649 (CT)

 Subject Lands

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Date: 15/04/2019

SITE PLAN

APPLICANT: SV SISDIMZ CORP.

11087 VICTORIA SQUARE BLVD.

FILE No: PLN_SPC 19161649 (MR)



DATE: 10/07/19

FIGURE No.4



TYPICAL REAR LOADED TOWNS



TYPICAL FRONT LOADED TOWNS



TYPICAL LIVE WORK TOWNS

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ELEVATIONS

APPLICANT: SV SISDIMZ CORP.
11087 VICTORIA SQUARE BLVD.

FILE No: PLN_SPC 19161649 (MR)

DATE: 10/07/19



Report to: Development Services Committee

Meeting Date: November 12, 2019

SUBJECT:

PRELIMINARY REPORT

Application for Official Plan Amendment to facilitate the creation of the Victoria Glen Secondary Plan north of Elgin Mills Road and east of Victoria Square Boulevard in the North Markham Future Urban Area

File No: PLAN 19 129512
Ward 2

PREPARED BY:

Amanda Crompton, ext. 2621
Planner II, North District

REVIEWED BY:

Dave Miller, M.C.I.P., R.P.P., ext. 4960
Interim Manager, North District

RECOMMENDATION:

That the report dated November 12, 2019 titled “PRELIMINARY REPORT, Application for Official Plan Amendment to facilitate the creation of the Victoria Glen Secondary Plan north of Elgin Mills Road and east of Victoria Square Boulevard in the North Markham Future Urban Area” be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Official Plan Amendment application submitted by Victoria Glen Landowners to facilitate the creation of the Victoria Glen Secondary Plan. This report contains general information regarding applicable Official Plan policies, as well as other issues identified during a preliminary review of the application. This report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:

Subject Lands and Area Context

The 62 hectare (153 acre) subject lands, referred to as the “Victoria Glen block”, are located within the Future Urban Area (“FUA”) in north Markham (see Figure 1 – Future Urban Area Context Plan). The Victoria Glen block is bounded by Elgin Mills Road to the south, Woodbine Avenue and the Hydro Corridor to the west, and Berczy Creek and Berczy Creek Tributary to the north and east (see Figure 2 – Location Map). Existing land uses consist primarily of agricultural and rural residential uses.

Surrounding land uses include (see Figure 3 – Aerial Photo):

-
- The lands north and east of Berczy Creek and Berczy Creek Tributary are the FUA employment lands, which are collectively owned by the City of Markham, York Region and private landowners.
 - The Berczy Glen Secondary Plan area is located to the south, across Elgin Mills Road. These lands are planned to accommodate urban residential uses.
 - An existing estate residential subdivision and recently constructed low density residential subdivision are located to the immediate west of the Hydro Corridor. Further west is Victoria Square Boulevard and the Victoria Square subdivision.

Application deemed complete

The application was deemed complete by staff on August 19, 2019.

The next steps in the planning process include:

- Holding the Statutory Public Meeting; and,
- Development Services Committee's consideration of a recommendation report.

The dates for the Statutory Public Meeting and the above noted Development Services Committee Meeting have not yet been set.

PROPOSAL:

The participating Victoria Glen Landowners submitted an Official Plan Amendment application to the City of Markham to re-designate the lands from 'Future Neighbourhood Area' in the 2014 Official Plan to the appropriate urban residential designations (see Figure 4 – Proposed Victoria Glen Secondary Plan Land Use Map), including:

- 'Residential Low Rise'
- 'Residential Mid Rise'
- 'Mixed Use Low Rise'
- 'Mixed Use Mid Rise'
- 'Greenway'

Refer to Table 1: Victoria Glen Secondary Plan Statistics for a complete statistical summary of the proposal.

A draft of the proposed Official Plan Amendment is available at the Development Services Front Counter.

POLICY OVERVIEW:

Provincial Policy Conformity

In considering a development application, staff assess consistency with the Provincial Policy Statement (2014) and conformity with relevant Provincial Plans, which in this case are the Growth Plan for the Greater Golden Horseshoe (2017 & 2019) and the Greenbelt Plan (2017). A more detailed review and assessment of conformity with provincial policy will be set out in a future staff report, including but not limited to, an evaluation of the following:

- Achieving minimum density targets

-
- Supporting the achievement of complete communities that feature a diverse mix of land uses and provide a range and mix of housing types
 - Providing convenient access to transportation, public facilities and open spaces
 - Establishing an integrated and connected active transportation network
 - Protecting natural heritage and agricultural lands, where appropriate, from urban development
 - Planning for sewage, water services and stormwater management.

Official Plan

The 2014 Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) designates the Victoria Glen block ‘Future Neighbourhood Area’ and ‘Greenway’ as per Map 3 – Land Use (see Figure 5 – Official Plan Map 3 Excerpt).

The FUA lands consist of approximately 975 developable hectares (2,409 acres) and approximately 1,300 gross hectares (3,212 acres). It is bounded by Major Mackenzie Drive to the south, the Hydro Corridor and Woodbine Avenue to the west, the northerly City limits and Elgin Mills Road to the north and Robinson Creek to the east. The FUA is identified in Markham’s 2014 Official Plan as one component of Markham’s strategy to accommodate forecasted growth to 2031.

Section 8.12 of the Official Plan provides direction for the preparation of a Conceptual Master Plan for the entire Future Urban Area lands as the basis for the development of secondary plans.

Conceptual Master Plan

In 2014 the City of Markham initiated a Conceptual Master Plan (“CMP”) as the first phase of a detailed planning process for the FUA. The CMP was informed by the findings of a number of City-led background studies, including a Transportation Study, Subwatershed Study, Water and Wastewater Servicing Studies, and planning and urban design studies. The CMP establishes a high-level Community Structure Plan (see Figure 6 – Community Structure Plan) and accompanying policy direction for the FUA lands, which anticipates approximately 45,000 residents in roughly 14,000 dwelling units and approximately 16,000-18,000 jobs. The CMP was endorsed by Council in October 2017, and provides the framework for the more detailed statutory secondary plans within the FUA.

Zoning By-law

The Victoria Glen lands are zoned ‘Agriculture One (A1)’ and ‘Open Space One (O1)’ by By-law 304-87, as amended (see Figure 7 – Area Context/Zoning). The ‘A1’ zone permits a limited number of uses, including: agriculture uses, storage of agriculture produce, seasonal vegetable or fruit stand, single family detached dwelling, private home day care, and public conservation project. The ‘O1’ zone permits a golf course, public or private park, athletic field, and public conservation project.

DISCUSSION:

The following is a brief summary of the key matters raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of

the Official Plan Amendment application, will be addressed in a final report to Committee.

Technical studies/reports currently under review

City staff, external agencies and senior levels of government are in the process of reviewing a number of studies/reports submitted in support of the application including: Master Environmental Servicing Plan (“MESP”), Transportation Study, Planning Justification Report, Community Design Plan, Housing Impact Statement, Community Energy Plan, and Stage 1 & 2 Archaeological Assessment.

Integration and treatment of cultural heritage resources

There is one identified cultural heritage resource located on the subject lands. The Henry Lever House, located at 11139 Victoria Square Boulevard, is a detached residential building that has a “listed” heritage status in Markham’s Register of Property of Cultural Heritage Value or Interest. Additionally, the subject lands are located near the community of Victoria Square, which is home to a number of designated and listed properties of cultural heritage value. Heritage Staff are in the process of reviewing and commenting on the application.

Conformity with the Conceptual Master Plan

Staff, in consultation with external agencies and senior levels of government, are reviewing and assessing conformity of the draft Secondary Plan with the key elements of the Conceptual Master Plan (2017), including:

- Neighbourhood structure and land uses
- Size, location and configuration of the school block
- Size, location and configuration of the neighbourhood park
- Street network and active transportation network
- Protection and enhancement of the natural environment.

Alignment with the North Markham Urban Design Guidelines

Staff are reviewing and assessing consistency of the draft Secondary Plan with the principles and direction of the North Markham Urban Design Guidelines, including:

- Discouragement of backlotting onto the Greenway System
- Street and block configuration
- Size, location and configuration of parks and open spaces
- The design of stormwater management facilities

Protection and enhancement of the natural environment

The MESP submitted in support of the application, challenges the designation of three Provincially Significant Wetlands (“PSW”) on the subject lands (see Figure 8 – Provincially Significant Wetlands Subject to MESP & Provincial Review). The Ministry of Natural Resources and Forestry (“MNR”) is responsible for identifying and evaluating wetlands. The application was circulated to the MNR for their review and comment. They advised that an updated Ontario Wetlands Evaluation System evaluation is required for the subject lands to initiate a formal review of the PSWs. At this time, the lands in question remain designated as PSWs and will be protected as such.

Future Urban Area Collector Road Network Class Environmental Assessment (EA)

The City of Markham undertook the FUA Conceptual Master Plan (2017) in accordance with the Municipal Class Environmental Assessments process, satisfying Class EA Phase 1 (Identify the Problem/Opportunity) and Class EA Phase 2 (Identify Alternative Solutions and Establish Preferred Solution) (see DSC report from November 19, 2018 titled 'FUA Conceptual Master Plan – Transportation, Water and Wastewater Master Plan Class Environmental Assessment Study, Phases 1 and 2'). The participating FUA landowners are now undertaking the remaining Class EA Phase 3 (Examine Alternative Methods of Implementing the Preferred Solution) and Class EA Phase 4 (Prepare an Environmental Study Report) on an individual block by block basis.

One collector road is proposed in the Victoria Glen block. The alignment of this collector road will be confirmed through Phases 3 and 4 of the ongoing FUA Collector Roads Class EA (Victoria Glen block).

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal will be reviewed in the context of the City's strategic priorities, including creating safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies for their review and comment.

RECOMMENDED BY:

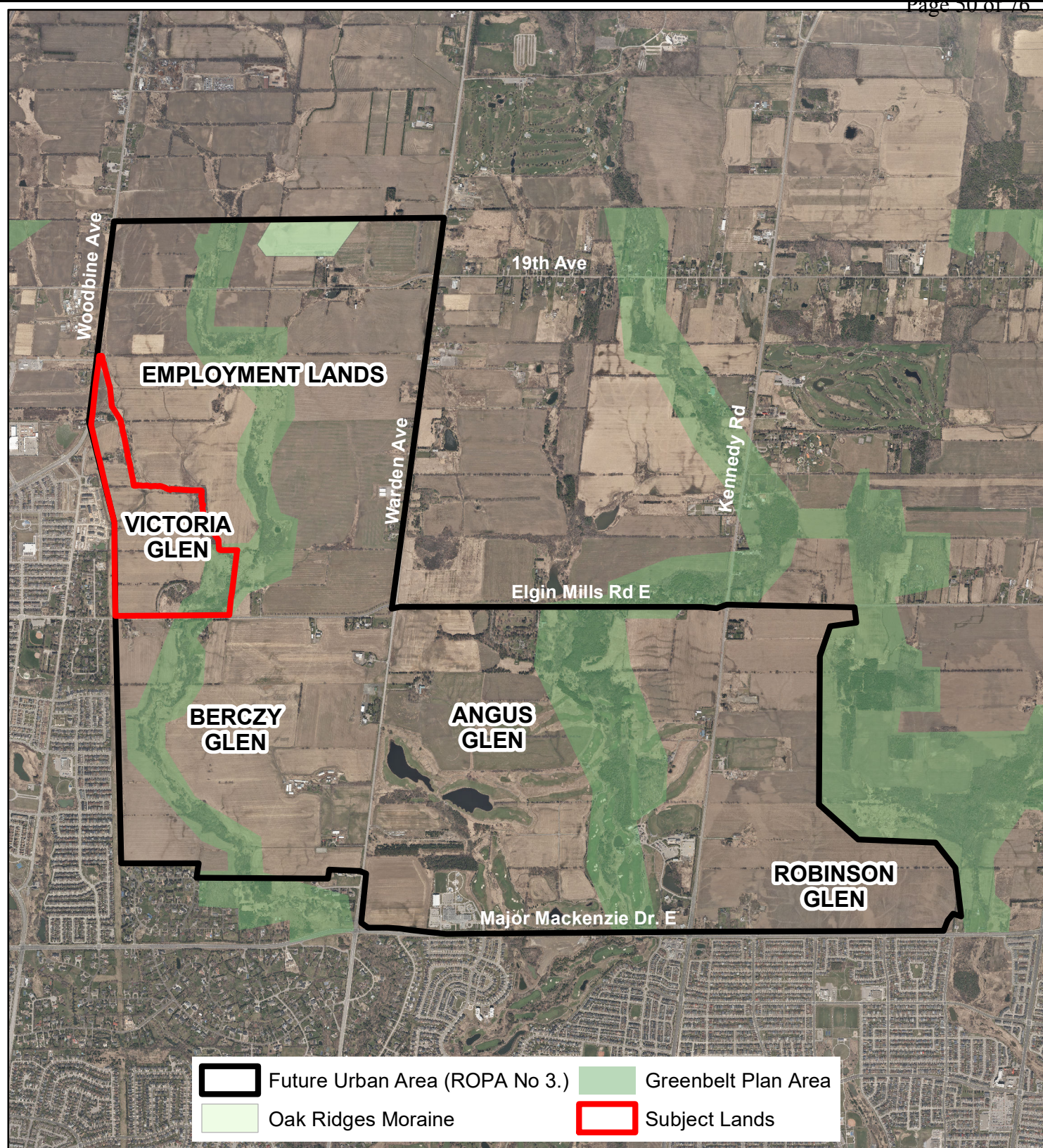
Biju Karumanchery, R.P.P., M.C.I.P.
Director of Planning and Urban Design

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

ATTACHMENTS:

- Figure 1 – Future Urban Area Context Plan
- Figure 2 – Location Map
- Figure 3 – Aerial Photo
- Figure 4 – Proposed Victoria Glen Secondary Plan
- Figure 5 – Official Plan Map 3 Excerpt
- Figure 6 – Community Structure Plan
- Figure 7 – Area Context/Zoning

Figure 8 – Provincially Significant Wetlands Subject to MESP & Provincial Review
Table 1: Victoria Glen Secondary Plan Statistics



FUTURE URBAN AREA CONTEXT PLAN

APPLICANT: Victoria Glen Landowners Group
3208 Elgin Mills Rd, 11251 Woodbine Ave., 11139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

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Date: 30/09/2019

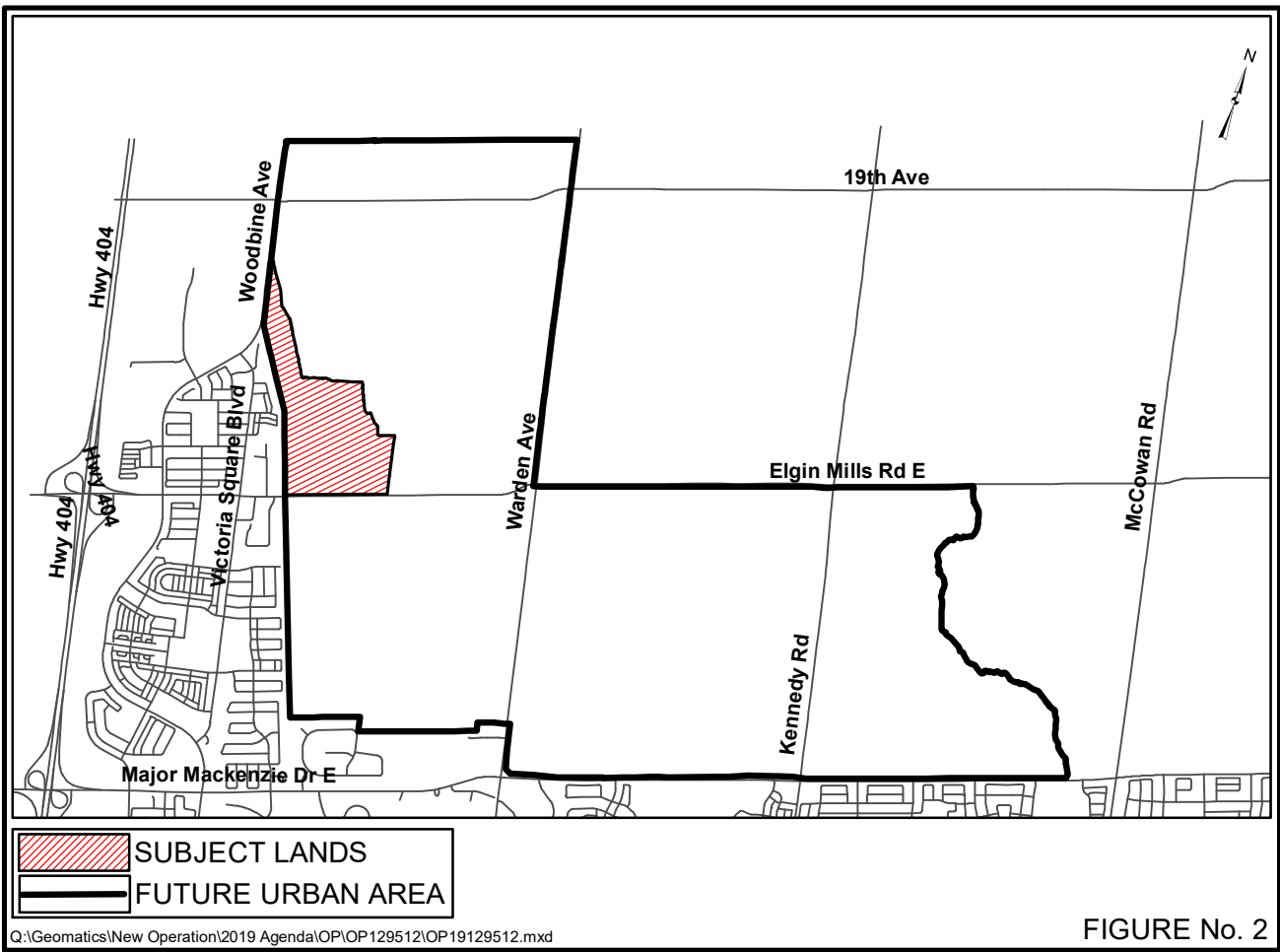


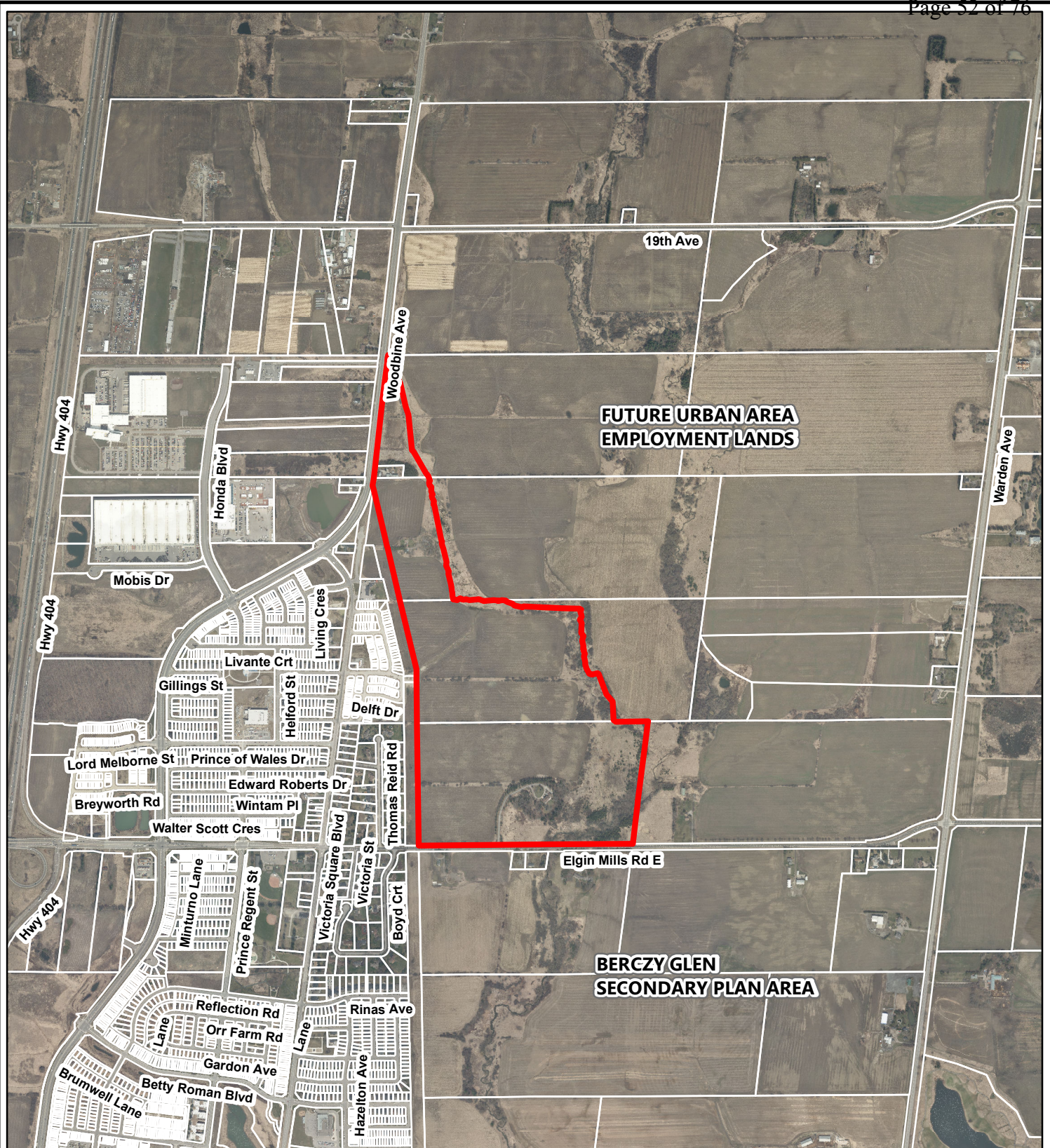
DEVELOPMENT SERVICES COMMISSION

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Checked By: AC

FIGURE No. 1





AERIAL PHOTO (2018)

APPLICANT: Victoria Glen Landowners Group
3208 Elgin Mills Rd, 11251 Woodbine Ave., 1139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

 SUBJECT LANDS

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Date: 30/09/2019

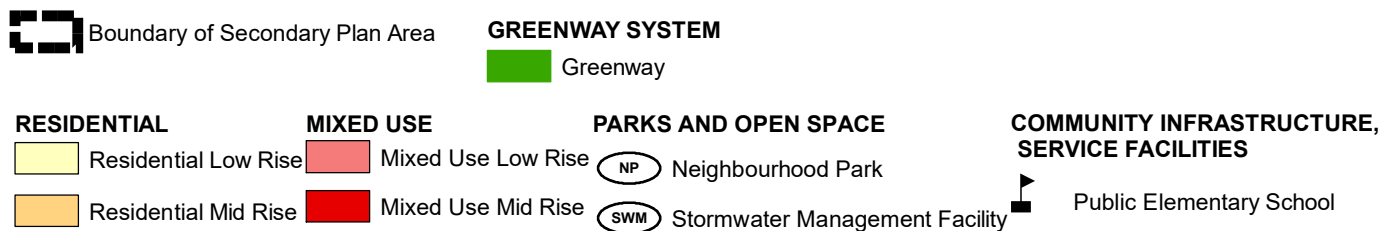
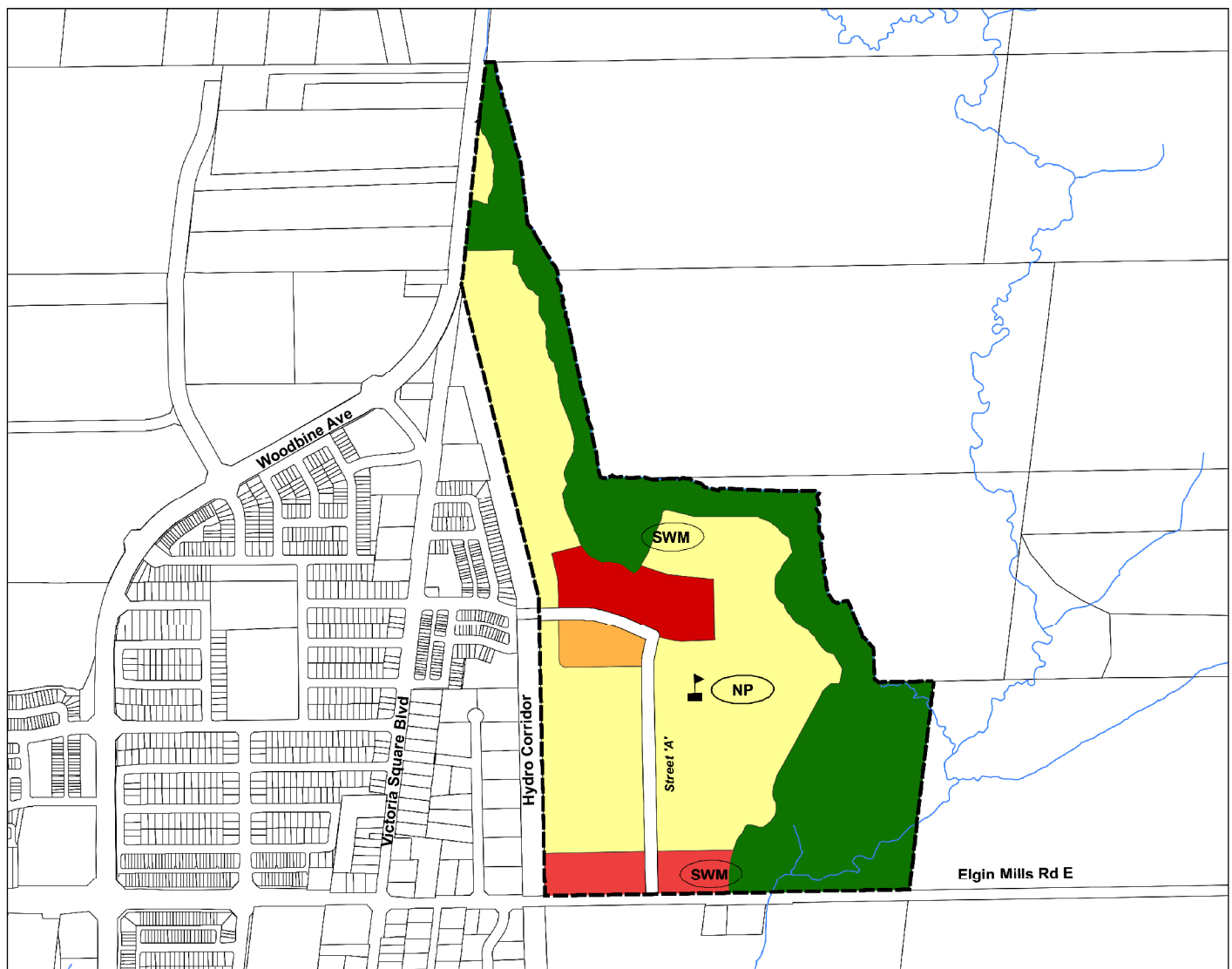


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No. 3



PROPOSED VICTORIA GLEN SECONDARY PLAN LAND USE MAP

APPLICANT: Victoria Glen Landowners Group
3208 Elgin Mills Rd, 11251 Woodbine Ave., 11139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

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Date: 30/09/2019

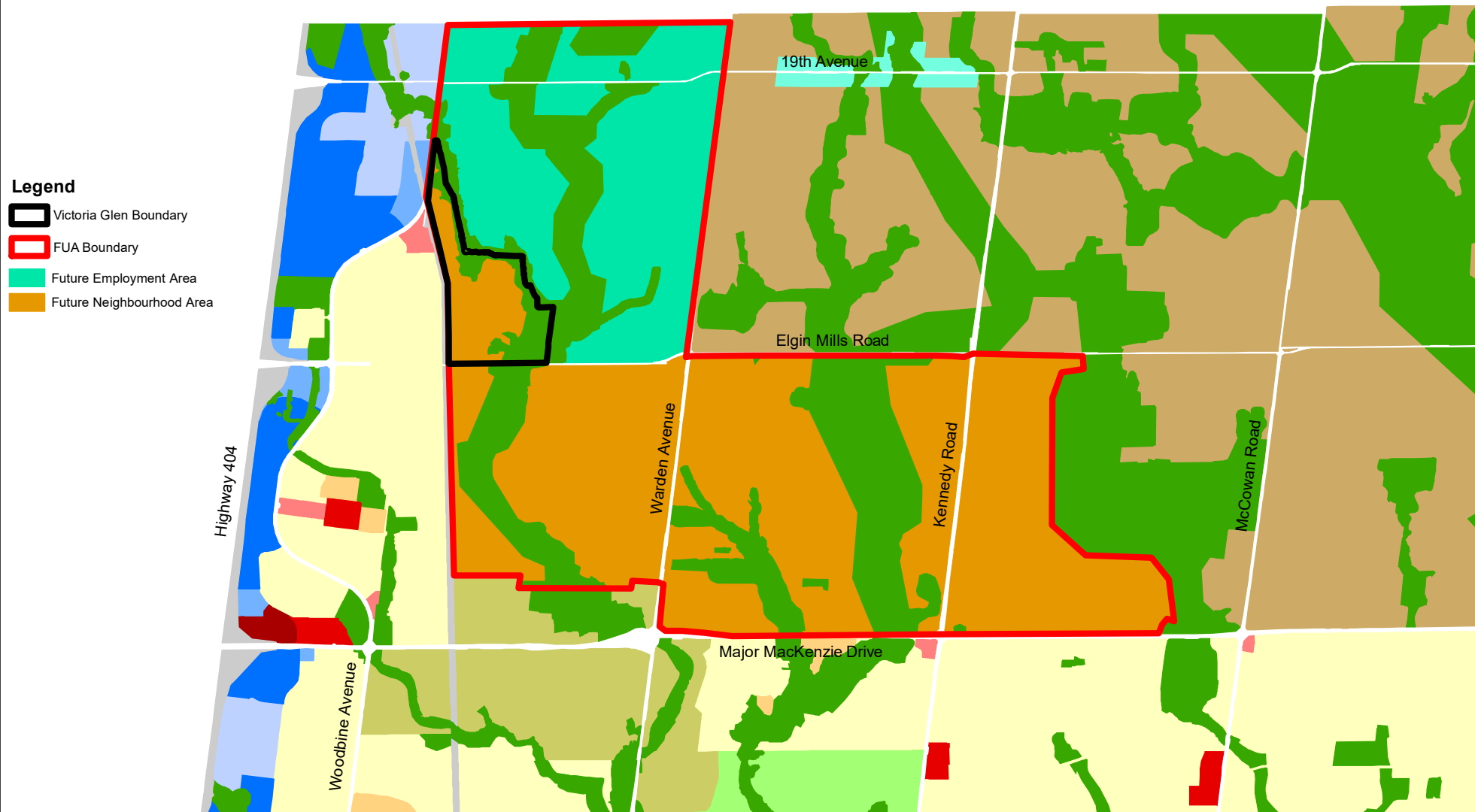


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

FIGURE No. 4

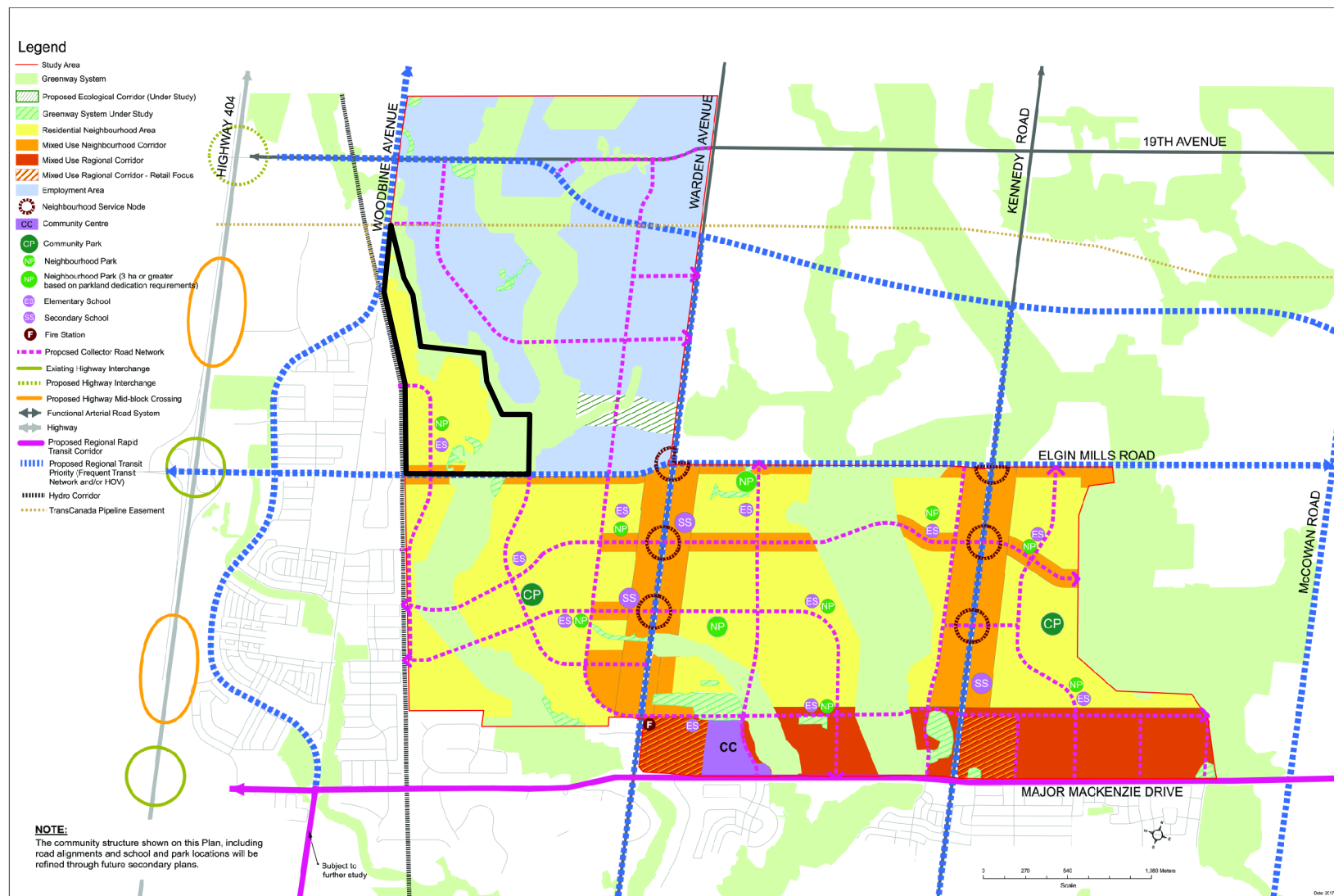


OFFICIAL PLAN MAP 3 EXCERPT

APPLICANT: Victoria Glen Landowners Group
3208 Elgin Mills Rd, 11251 Woodbine Ave., 11139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

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COMMUNITY STRUCTURE PLAN

APPLICANT: Victoria Glen Landowners Group

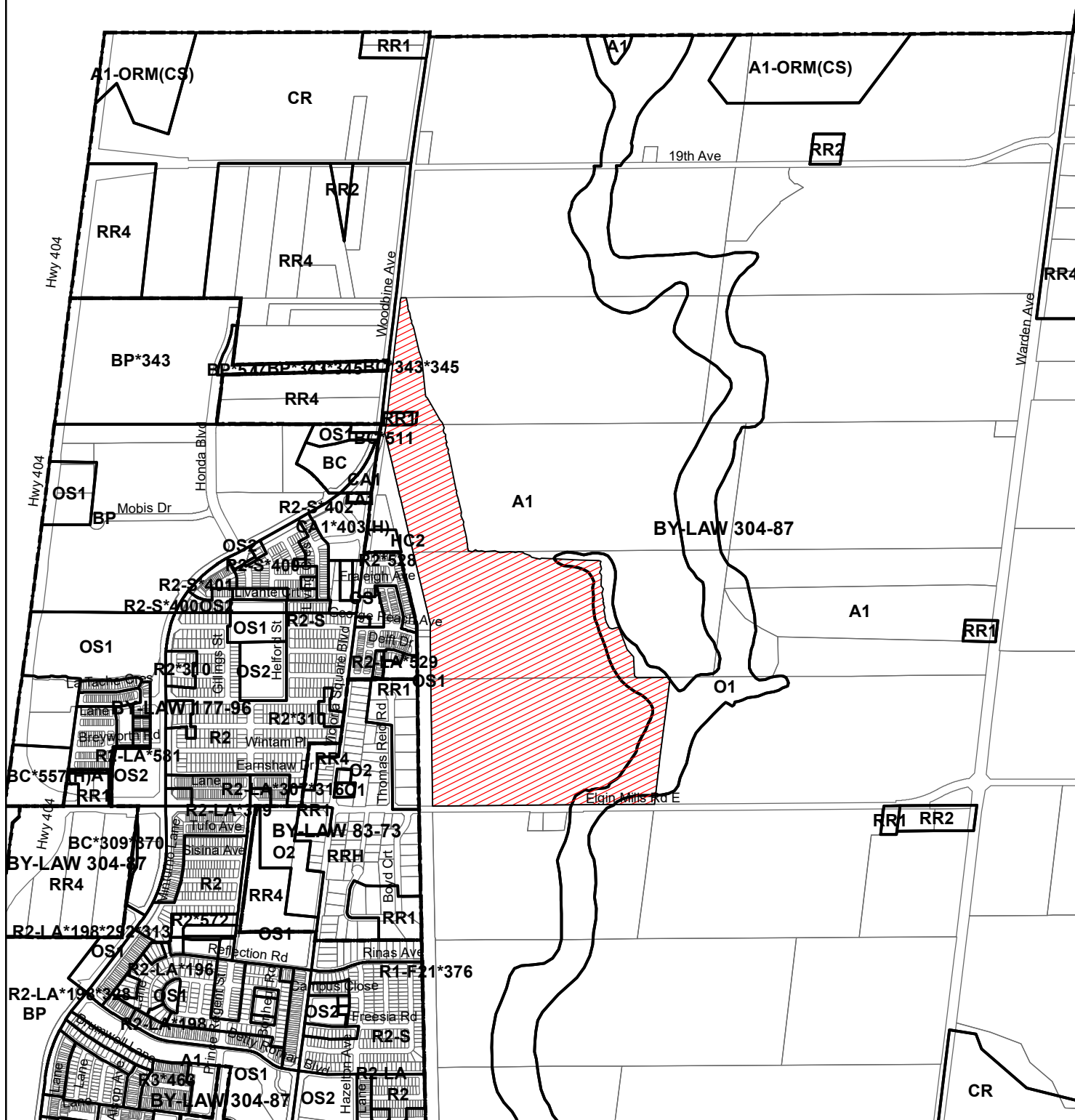
3208 Elgin Mills Rd, 11251 Woodbine Ave., 11139 Victoria Sq. Blvd.

 SUBJECT LANDS

FILE No. OP 19129512 (AC)

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Date: 30/09/2019



AREA CONTEXT / ZONING

APPLICANT: Victoria Glen Landowners Group

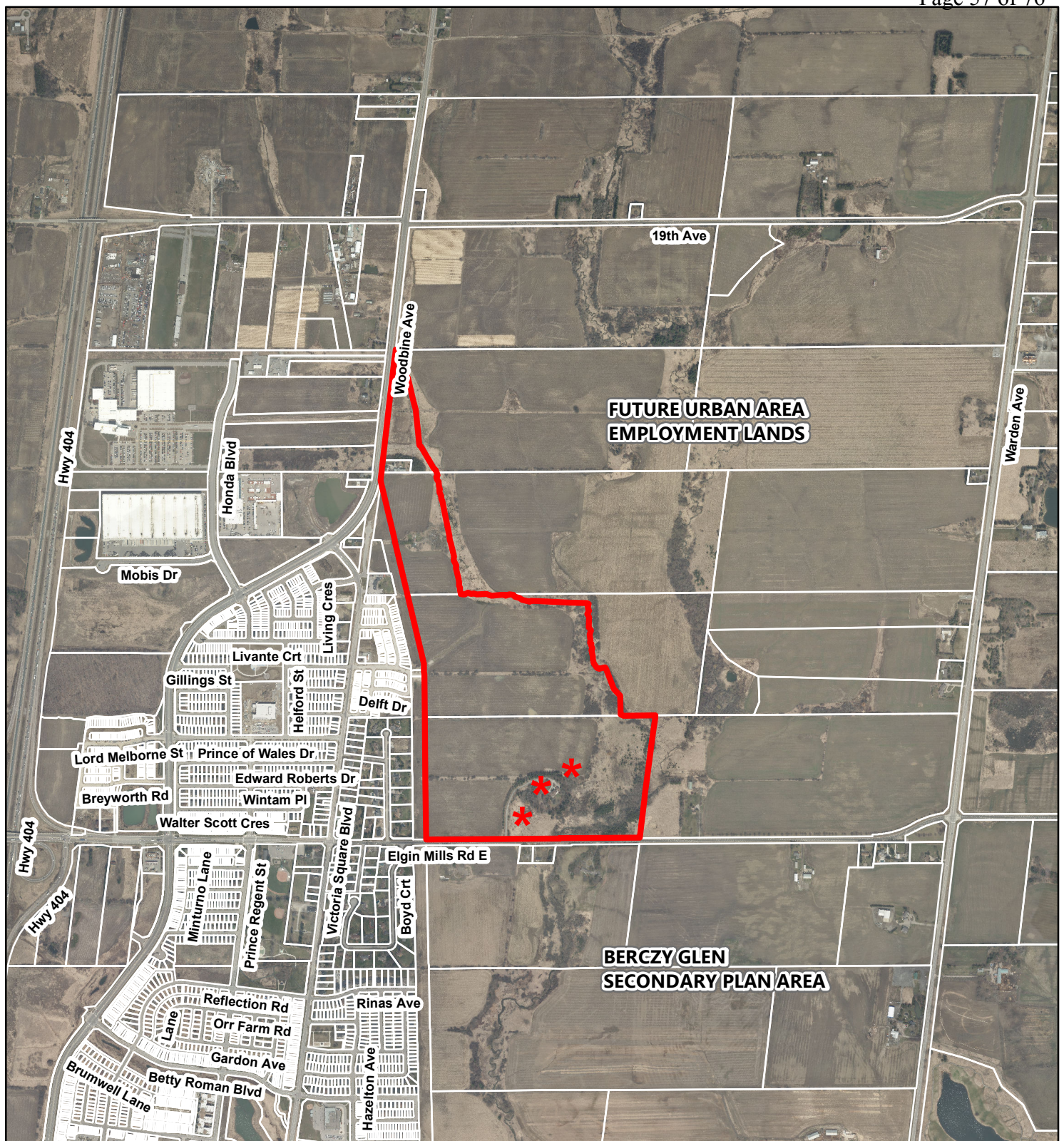
3208 Elgin Mills Rd, 11251 Woodbine Ave., 11139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

 SUBJECT LANDS

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Date: 30/09/2019



PROVINCIALY SIGNIFICANT WETLANDS (PSW) SUBJECT TO MESP & PROVINCIAL REVIEW

APPLICANT: Victoria Glen Landowners Group

3208 Elgin Mills Rd, 11251 Woodbine Ave.
1139 Victoria Sq. Blvd.

FILE No. OP 19129512 (AC)

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DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: AC

Date: 30/09/2019

FIGURE No. 8



- Subject Lands
- * Approximate Locations of PSWs

Table 1: Victoria Glen Secondary Plan General Land Use Statistics

Secondary Plan Gross Area			
		Hectares	Percent (%)
Greenway System		23.3	36.5
Developable Area		40.5	63.5
Gross Area		63.8	100
Components of Developable Area			
	Units	Hectares	Percent (%)
Residential	840	22.5	55.8
Single Detached/ Semi-Detached	410		
Townhouses	105		
Live/Work Condo Townhouses	25		
Apartments	300		
Commercial		0.3	0.8
Neighbourhood Park		1.9	4.6
Parkette		0.3	0.7
Vistas		0.2	0.5
Stormwater Management Facilities		2.5	6.1
Elementary School		2.5	6.1
Regional Road Widening		1.3	3.2
Collector/Local Roads/Laneways		9.0	22.2
Total		40.5	100



Report to: Development Services Commission

Meeting Date: November 12, 2019

SUBJECT: **Recommendation Report**
 Intention to Designate a Property under
 Part IV of the Ontario Heritage Act & Heritage Easement
 Agreement - Bishop-Reesor House
 7739 Ninth Line, Ward 7

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 staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act & Heritage Easement Agreement, Bishop-Reesor House, 7739 Ninth Line,” dated November 12, 2019, be received;
- 2) That as recommended by Heritage Markham, the Bishop-Reesor House at 7739 Ninth Line be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) That a by-law be passed to authorize the Mayor and Clerk to execute a Heritage Easement Agreement with the property owner of 7739 Ninth Line, and any other documents required to give effect thereto, in a form satisfactory to the City Solicitor;
- 7) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend to Council that the “Bishop-Reesor House” be designated under Part IV of the Ontario Heritage Act and that a Heritage Easement Agreement be authorized by Council in connection with a Zoning By-law Amendment Application affecting the property at 7739 Ninth Line.

BACKGROUND:**The property is listed on the City of Markham Register**

The subject property is located at 7739 Ninth Line, in the historic community of Box Grove. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City's inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designations) and Part V properties (district designation).

The Bishop-Reesor House, c.1890 is a prominent cultural heritage resource at the intersection of Ninth Line and Fourteenth Avenue

The Bishop-Reesor House, c.1890, is historically significant as the former home of a prominent local builder, James Bishop, and later the home of a noteworthy herbalist, Josephus Reesor. It is a representative example of a village dwelling in a vernacular interpretation of the Gothic Revival style, and is a landmark at the intersection of Ninth Line and Fourteenth Avenue, Box Grove.

The Statement of Significance is attached as Appendix 'A'.

The building has been evaluated using the City's heritage evaluation system

The building was researched by staff and then evaluated by Heritage Markham and staff using the City's heritage building evaluation system. The result was a Group 1 classification, the highest rating for a built cultural heritage resource (of major significance and worthy of designation under the Ontario Heritage Act).

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (the Bishop-Reesor House is a representative example of a village dwelling in a vernacular interpretation of the Gothic Revival style),

- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (this was the former home of a prominent local builder, James Bishop and later the home of a noteworthy herbalist, Josephus Reesor);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the Bishop-Reesor House is a landmark within the historic community of Box Grove).

Heritage Markham has recommended Heritage Designation and a Heritage Easement Agreement in connection with a Zoning Bylaw Amendment application

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The cultural heritage value of this Group 1 cultural heritage resource was considered by Heritage Markham on October 9, 2019 and the committee recommended that the resource be designated as a property of cultural heritage value or interest in association with Zoning By-law Amendment Application ZA 19 126535.

The Heritage Markham committee also recommended that a Heritage Easement Agreement be a requirement of its support for the land division that will result from the Zoning Amendment. Section 37(1) of the Ontario Heritage Act gives Council the authority to enter into easements or covenants with property owners for the conservation of property of cultural heritage value or interest. Generally, Heritage Easement Agreements require property owners to maintain the building, obtain City approval for any demolition or exterior alterations, and to maintain insurance coverage on the property.

OPTIONS/ DISCUSSION:

The Heritage Designation and Heritage Easement Agreement recommended for this cultural heritage resource are consistent with City policies

The City of Markham Official Plan 2014 contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process. The preservation of buildings of cultural heritage value on their original sites and their integration into new development, as the City has achieved in this case, is consistent with the policies of the Markham Official Plan 2014.

The owner is aware of the City's intention to designate this property under the Ontario Heritage Act and the Heritage Easement Agreement through the development approval process.

Staff has communicated with the property owner through their agent and they are aware that Heritage Markham has recommended Heritage Designation and a Heritage Easement Agreement in connection with their support for the Zoning Amendment Application, which will enable future severance of a building lot to the east of the heritage dwelling. The agent has advised staff to proceed with these processes.

Designation and Heritage Easements Agreements acknowledges the importance of the heritage resource

Designation and Heritage Easement Agreements signify to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation and Heritage Easement Agreements do not restrict the use of the property. However, they require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law and Heritage Easement Agreement. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property and a property protected by a Heritage Easement Agreement.

The Heritage Designation and Heritage Easement Agreement recommended for this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage Designation and Heritage Easement Agreements align with Markham's strategic priorities of Managed Growth and Environment. Designation and Heritage Easements recognize, promote and protect heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 7739 Ninth Line under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property.

Acceptance of this recommendation to approve a Heritage Easement Agreement requires that Council pass a by-law providing for the Mayor and Clerk to be authorized to enter into a heritage easement agreement with the property owner for the conservation of a property of cultural heritage value or interest. The Legal Services Department works

closely with the Heritage Planning Section in the preparation and processing of heritage easement agreements. A draft by-law is attached as Appendix 'B'.

RECOMMENDED BY:

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

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

Appendix 'B' – Draft By-law for Heritage Easement Agreement

FILE PATH:

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FIGURE 1

OWNERS: Chakraborty Indrajit
Sircar Ujjani

AGENT: Lucy Mar Guzman, Memar Architects Inc.

LOCATION MAP:



FIGURE 2

Building Photograph



Bishop-Reesor House, c.1890.

APPENDIX 'A'

Statement of Significance

Bishop-Reesor House 7739 Ninth Line c.1890

Description of Property

The Bishop-Reesor House is a two storey buff brick dwelling at the south-east corner of Ninth Line and Fourteenth Avenue in the historic hamlet of Box Grove.

Historical and Associative Value

The Bishop-Reesor House has historical and associative value as the former home of James and Capitola Bishop. James Bishop was a member of a family of prominent carpenter-builders active in the eastern part of Markham Township in the late 19th and early 20th centuries. James Bishop built a number of houses as speculative ventures in which he and his wife lived for short periods of time before selling and building anew. This property was sold to James' brother Thomas in 1900, who sold to Josephus and Elizabeth Reesor in 1901. Josephus Reesor, a retired Mennonite farmer who farmed south of Box Grove on Lot 3, Concession 9, was noteworthy in his Box Grove – Cedar Grove community as a skilled herbalist. Some of his remedies were said to have come from aboriginal sources and were passed down through generations of the family. The property remained in the ownership of the Reesor family until 1921.

Design and Physical Value

The Bishop-Reesor House is a representative example of a village dwelling in a vernacular interpretation of the Gothic Revival style. Its irregular plan, medium pitched roof with multiple gables, and overall sense of verticality, express the picturesque form of late Gothic Revival architecture, but in this example without some of the decorative elements typically associated with the style. There are no pointed-arched feature windows, and there is an absence of bargeboard trim in the gables. Fretwork details still visible on a portion of the west porch suggest that there may have originally been further wooden embellishments to this many-gabled village dwelling.

Contextual Value

The Bishop-Reesor House is of contextual value as one of several 19th century buildings that are found in the historic crossroads community of Box Grove. Its location at a prominent street corner, where one would expect that a commercial enterprise would have been located rather than a residence is unusual, resulting in a dwelling that is a landmark at the intersection. While many of the remaining heritage buildings in Box Grove are smaller in scale and are of frame construction, the Bishop-Reesor House is a superior class of dwelling and would have been noteworthy for its quality at the c.1890 time of construction.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Bishop-Reesor House include:

- Irregular plan outline;
- Masonry foundation;
- Buff brick walls with brick plinth and angled arches over door and window openings;
- Medium-pitched gable roof with open, overhanging eaves and steep Gothic Revival gable on the north side;
- Flat-headed one over one sash-style windows;
- Canted bay window on the north side of the house;
- Modified former open porch on the north side of the house, sheltering an entrance door, with a hipped roof and fretwork brackets and spandrels;
- Open, shed-roofed porch on the west side of the house, sheltering an entrance door;
- Gable-roofed frame wing at the south end of the house, clad in vertical tongue and groove wood siding.

APPENDIX 'B'

**BY-LAW 2019-XXX**

Being a By-law to authorize the execution
of Heritage Easement Agreements

WHEREAS section 37 (1) of the *Ontario Heritage Act*, R.S.O. 1990 c.O.18 authorizes the Council of a municipality to pass by-laws providing for the entering into heritage easements with owners of real property or interests in real property for the conservation of property of cultural heritage value or interest;

AND WHEREAS it has been determined that the property identified on Schedule "A" attached to this by-law is a property of cultural heritage value or interest;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and Clerk be authorized to execute Heritage Easement Agreements between the City of Markham and the property owners as set out on Schedule "A" attached to this by-law, for the lands described in Schedule "A", and any other documents required to give effect thereto in a form satisfactory to the City Solicitor.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
XX DAY OF XX, 2019.

KIMBERLEY KITTINGHAM,
CITY CLERK

FRANK SCARPITTI, MAYOR

Schedule “A” to By-law XXXX-XXX
Being a By-law to authorize the execution
of Heritage Easement Agreements

PROPERTY OWNER	MUNICIPAL ADDRESS	LEGAL DESCRIPTION
Chakraborty Indrajit Sircar Ujjani	7739 Ninth Line	CON 9 PT LOT 5



Report to: Development Services Committee

Meeting Date: November 12, 2019

SUBJECT: Intersection Improvement at George St. / Washington St. / Robinson St. / Joseph St. (Ward 4)

PREPARED BY: Loy Cheah, Sr. Manager, Transportation
David Porretta, Manager, Traffic Engineering

RECOMMENDATION:

- 1) That the report entitled “Intersection Improvement at George St. / Washington St. / Robinson St. / Joseph St. (Ward 4)” be received; and
- 2) That a Stop Control for southbound traffic on George Street be endorsed; and
- 3) That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include the north approach of the subject intersection; and
- 4) That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and
- 5) That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$500, be funded from capital project # 083-5350-19050-005 ‘Traffic Operational Improvements’; and
- 6) That York Region Police be requested to enforce the all-way stop control upon installation of the stop signs and passing of the By-law amendment; and further
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report summarizes the existing operating conditions at the subject intersection, and recommends implementing an all-way stop control to provide as a solution to address traffic operational issues.

BACKGROUND:

At the General Committee meeting on October 7, 2019, staff was requested to provide information regarding the above intersection and to see if this intersection improvement project can be added to the 2020 Budget.

The subject intersection is located in Markham Village in Ward 4, one block east of Main Street Markham and two blocks north of Highway 7. The Robinson-Joseph-Church corridor provides east/west movement through Markham Village and access to both Main Street Markham and 9th Line. The George-Washington corridor provides north/south movements and is used as a relief route for traffic on Main Street Markham, particularly during the AM and PM peak periods.

The subject intersection has an atypical design that may cause confusion for some drivers. There is a lack of pedestrian amenities at the intersection. Over the years, staff has incorporated advisory signage and pavement markings to improve the operations of this intersection.

OPTIONS/ DISCUSSION:**Existing Intersection Geometry**

An illustration of the existing intersection configuration can be found in Attachment “A”. The intersection was configured in the late 1970s with the intent to consolidate multiple east/west and north/south road alignments into one large intersection.

While the intersection does not meet current Engineering design standards, it has many characteristics, such as narrow road and boulevard widths, which are consistent with other local street characteristics in Markham Village and heritage areas.

Sidewalks are present on at least one side of each street approaching the intersection, which was the minimum requirements for minor collector roads at the time of construction. The intersection is not currently equipped with any pedestrian crossings or marked crosswalks and does not meet pedestrian accessibility (AODA) guidelines.

Existing Traffic Operations

All approaches have a stop control except for the north approach to the intersection (Southbound George Street) which operates under free-flow condition, while all other approaches have a stop control. The intersection is currently operating with minimal traffic delays. In the morning period, the predominant traffic flow at the intersection is southbound on George/Washington and westbound on Robinson, toward Main Street Markham. In the afternoon period, the peak traffic flow is reversed, with northbound and eastbound traffic being the predominant movements through the intersection.

Since 2012, there have been three reported collisions at the intersection (two in 2012 and one in 2013). While this is a low rate of collisions, they were all right angle (T-bone) collisions, indicating that eastbound drivers did not yield to southbound traffic, which has the right of way.

Signage at the intersection is present for eastbound traffic indicating that southbound traffic does not stop, however this is not a typical traffic control method.

Improvement to Traffic Operations

To address the traffic operational issues at the intersection, staff recommends the installation of Stop Control for southbound traffic on George Street. This improvement effectively changes the intersection control to an all-way stop condition (see Attachment “B”). This change will address the right angle (T-bone) collisions mentioned earlier as all traffic has to stop before entering the intersection. This will also allow a more balanced flow of traffic for the minor directions, i.e. more gaps for east-west movements. This option does not change the intersection geometry.

However, should Committee wish to change the intersection geometry to meet current engineering standard, this will require reconstruction of the intersection (see Attachment “C”). Design of the reconfiguration will take about 8-10 months, including procurement of a consultant. Furthermore, the reconstruction will take one construction season. A high-level cost estimate for the intersection reconstruction including detailed design will be approximately \$2.8 million. Up to 35% could be funded from Development Charges with the balance from tax funding.

FINANCIAL CONSIDERATIONS

The cost of materials and implementation of the recommended all-way stop control is in the amount of \$500, and can be funded from capital project #19050 “Traffic Operational Improvements”. On-going maintenance costs will be managed within the Operations Department’s existing operating budget; therefore, there is no incremental impact to the operating budget. There is no incremental life cycle impact.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendation is intended to improve the safe and efficient movement of vehicles through our transportation network, and to enhance safety of all road users. Therefore, the recommendations align with the City’s Strategic Plan goal of a “Safe & Sustainable Community”.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

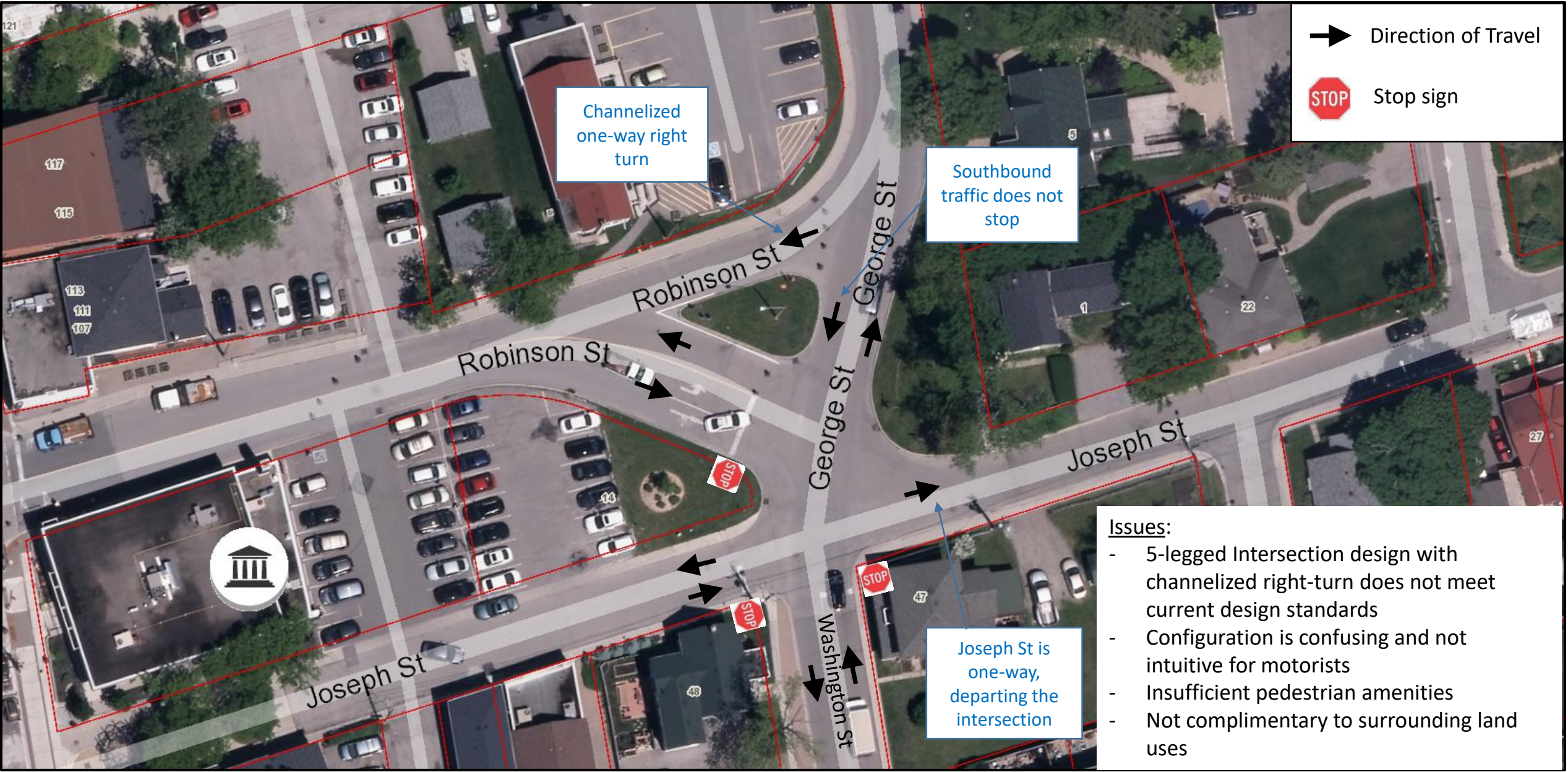
RECOMMENDED BY:

Brian Lee, P.Eng.
Director, Engineering

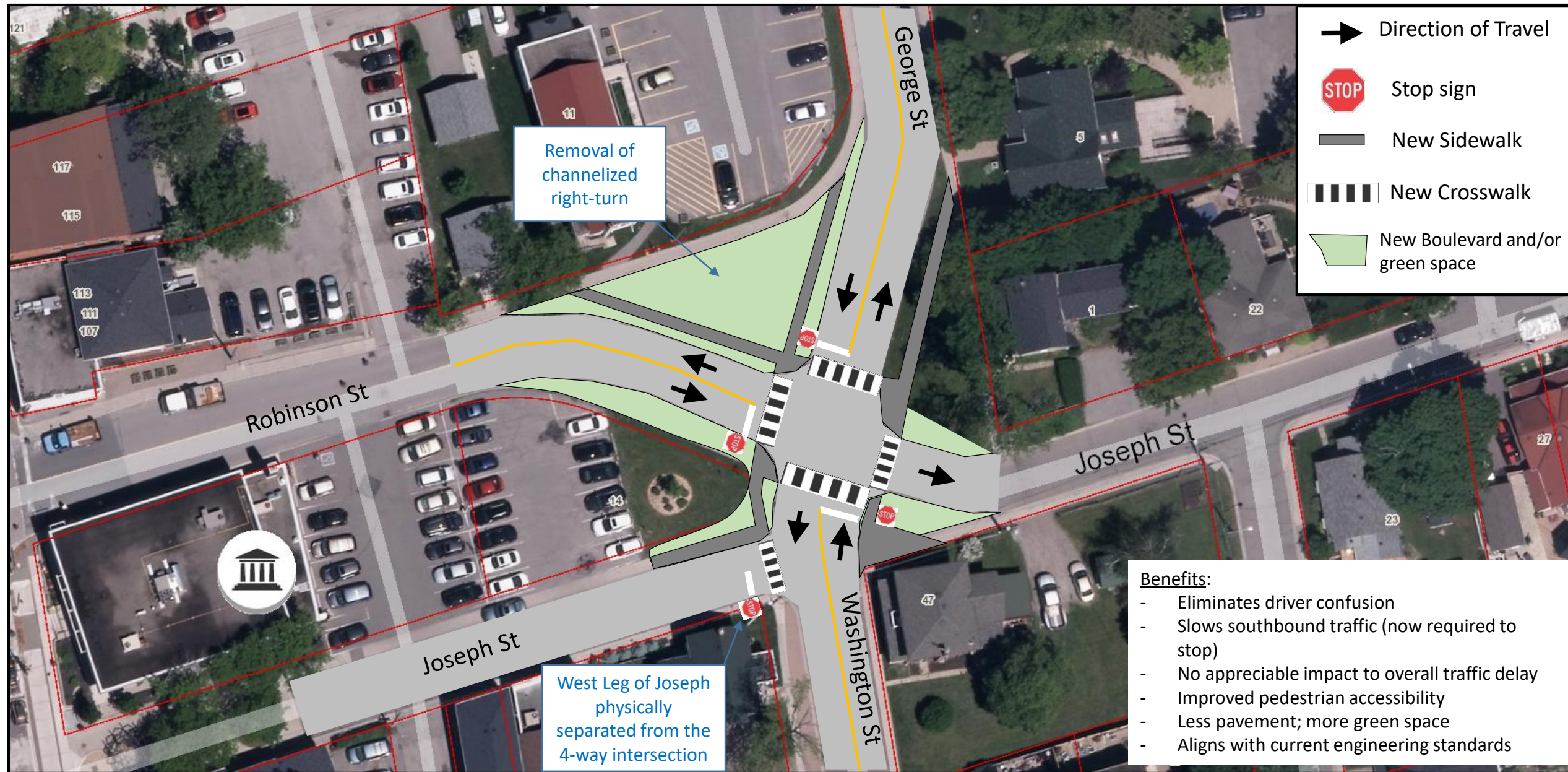
Arvin Prasad, MPA, RPP, MCIP
Commissioner, Development Services

ATTACHMENTS:

Attachment “A” – Existing Intersection Configuration
Attachment “B” – Recommended All-way Stop Control
Attachment “C” – Intersection Reconstruction
Attachment “D” – By-law Amendment









ATTACHMENT “D”

BY-LAW NUMBER _____
TO AMEND BY-LAW 106-71

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT TRAFFIC BY-LAW 106-71 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. That Schedule 12 of Traffic By-law 106-71, pertaining to “Compulsory Stops”, be amended by adding the following:

COLUMN 1	COLUMN 2	COLUMN 3
<u>INTERSECTION</u>	<u>FACING TRAFFIC</u>	<u>LOCATION OF STOP SIGN</u>
George Street & Robinson Street	Southbound on George Street	North side of Robinson Street, west side of George Street

2. The By-Law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS_____

DAY OF _____, 2019.

KIMBERLY KITTINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR