



Revised Electronic Development Services Committee

Agenda

Meeting No. 7

April 21, 2020, 9:00 AM – 1:00 PM

Live streamed

Note: Members of Development Services Committee will be participating in the meeting remotely.

Due to COVID-19, our facilities are closed to the public.
Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public will be permitted to submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make a virtual deputation please email
clerkspublic@markham.ca providing full name, contact information and item they wish to
speak to.

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Electronic Development Services Committee Revised Agenda

Revised Items are Italicized.

Meeting Number 7
April 21, 2020, 9:00 AM - 1:00 PM
Live streamed

Alternate formats for this document are available upon request.
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	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MARCH 9, 2020 (10.0)	9
1. That the minutes of the Development Services Committee meeting held March 9, 2020, 2019, be confirmed.	
3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES - MARCH 3, 2020 (10.0)	19
1. That the minutes of the Development Services Public meeting held March 3, 2020, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 DOORS OPEN ORGANIZING COMMITTEE MINUTES - JANUARY 23, 2020 (16.11)	25
1. That the minutes of the Doors Open Organizing Committee meeting	

held January 23, 2020, be received for information purposes.

- | | | |
|-----|---|----|
| 7.2 | CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – JANUARY 16, 2020 (16.34) | 28 |
| | 1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held January 16, 2020, be received for information purposes. | |
| 7.3 | VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JANUARY 20, 2020 (16.0) | 33 |
| | 1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held January 20, 2020, be received for information purposes. | |
| 7.4 | HERITAGE MARKHAM COMMITTEE MINUTES – FEBRUARY 12, 2020 AND MARCH 11, 2020 (16.11) | 40 |
| | 1. That the minutes of the Heritage Markham Committee meeting held February 12, 2020 and March 11, 2020, be received for information purposes. | |
| 7.5 | REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD OF NOVEMBER 15, 2019 TO FEBRUARY 15, 2020 (10.0) | 61 |
| | N. Orsi, ext. 8100 | |
| | 1. That the report entitled “Report on Incoming Planning Applications for the Period of November 15, 2019 to February 15, 2020”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report; and, | |
| | 2. That staff be authorized and directed to do all things necessary to give effect to this solution. | |
| 7.6 | INFORMATION REPORT 2020 FIRST QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3) | 67 |
| | R. Tadmore, ext. 6810 | |
| | 1. That the report titled ‘Information Report 2020 First Quarter Update of the Street and Park Name Reserve List’, be received; and, | |
| | 2. That Council approve the revised Street and Park Name Reserve List set out in Appendix ‘A’ attached to this report; and further, | |
| | 3. That Staff be authorized and directed to do all things necessary to give effect to this resolution. | |
| 7.7 | PRELIMINARY REPORT DIGRAM DEVELOPMENTS HELEN INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW | 84 |

AMENDMENT AND**DRAFT PLAN OF SUBDIVISION TO PERMIT AN EIGHT-STOREY
RESIDENTIAL BUILDING AT 55, 63 & 83 HELEN AVENUE (WARD 3)
FILE NOS. PLAN 19 137397 AND SU/ZA 17 135415 (10.3, 10.5)**

S. Bordone, ext. 8230

1. That the report titled “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit an eight-storey residential building at 55, 63, and 83 Helen Avenue (Ward 3), File Nos. PLAN 19 137937 and SU/ZA 17 135415” be received.

**7.8 JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE 33
DICKSON HILL ROAD (16.11.3)**

97

P. Wokral, ext. 7955

1. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and,
2. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to ate as per the requirements of the Ontario Heritage Act; and,
3. 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,
4. 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,
5. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council’s decision to designate the property; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**7.9 PRELIMINARY REPORT EMIX LTD., APPLICATIONS TO AMEND THE
OFFICIAL PLAN AND ZONING BY-LAW TO ADD COMMERCIAL USES
INCLUDING A COMMERCIAL SELF-STORAGE FACILITY AT 8400
WOODBINE AVENUE,**

109

**WEST SIDE OF WOODBINE AVENUE, NORTH OF PERTH AVENUE
(WARD 8) FILE NOS. PLAN 19 132742 AND PLAN 20 110587 (10.3, 10.5)**

R. Cefaratti, ext. 3675

1. That the report dated April 21, 2020, entitled “PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received.

7.10 PRELIMINARY REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 1212763 ONTARIO LTD. TO FACILITATE APPROXIMATELY 417 DWELLING UNITS, PARKLAND, TWO STORMWATER MANAGEMENT PONDS, GREENWAY AND THE SUPPORTING ROAD NETWORK

117

ON THE SUBJECT LANDS KNOWN LEGALLY AS PART OF LOTS 22 AND 23, CONCESSION 4 IN THE BERCZY GLEN SECONDARY PLAN AREA (WARD 2) FILE NO.: PLAN 19 142694 (10.7, 10.5)

D. Brutto, ext. 2468

1. That the report dated April 21, 2020 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (Ward 2)”, be received.

7.11 RECOMMENDATION REPORT DEMOLITION OF NON-HERITAGE PORTIONS OF A PROPERTY DESIGNATED UNDER PART IV OF THE ONTARIO HERITAGE ACT 10225 KENNEDY ROAD ROBINSON GLEN SECONDARY PLAN AREA, WARD 6 (16.11 & 10.13)

130

G. Duncan, ext. 2296

1. That the report titled “Recommendation Report, Demolition of Non-Heritage Portions of a Property Designated Under Part IV of the Ontario Heritage Act, 10225 Kennedy Road, Robinson Glen Secondary Plan Area, Ward 6, File No. 19 102709 DP”, dated April 21, 2020, be received; and,
2. That Council endorse the demolition of the non-heritage portions of the dwelling known as the Homer Wilson Farmhouse; and,
3. That the non-heritage portions of the building be carefully removed with manual demolition of selected areas adjoining the heritage building, to ensure no accidental damage by machine operation occurs; and,
4. That a plan or description of how any openings (windows and doors) in the heritage building are to be secured once the non-heritage portions

of the building have been removed be provided by the applicant, prior to the issuance of the demolition permit, to the satisfaction of the Manager of Heritage Planning; and,

5. That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be addressed to ensure that the heritage building remains in stable condition until its future restoration occurs; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. PRESENTATIONS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

8.1 CELEBRATE MARKHAM ACTION PLAN (10.16)

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C. Kakaflikas, ext. 6950 and D. De Los Santos, ext. 3663

Note: C. Kakaflikas, Acting Director Economic Growth, Culture & Entrepreneurship will provide a presentation on this matter.

1. The the presentation entitled "Celebrate Markham Action Plan", be received.

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT BERCZY ELGIN HOLDINGS INC. APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT TO FACILITATE THE CREATION OF APPROXIMATELY 788 RESIDENTIAL UNITS,

142

TWO SCHOOL BLOCKS OR PARTS THEREOF AND ONE PARK BLOCK ON THE SUBJECT PROPERTY KNOWN MUNICIPALLY AS 3575 ELGIN MILLS ROAD EAST (WARD 2) FILE NO'S.: SU/ZA 18 235522 (10.7, 10.5)

D. Brutto, ext. 2468

1. That the staff report dated April 21, 2020 titled "RECOMMENDATION REPORT, Berczy Elgin Holdings Inc., Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)," be received; and,
2. That the record of the Public Meeting held on March 26, 2019, regarding the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2), be received; and,
3. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall

through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,

4. That the application submitted by Berczy Elgin Holdings Inc. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix 'A' be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
5. That Draft Plan of Subdivision 19TM-18010 be approved, subject to the conditions set out in Appendix B of this report; and,
6. That the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design or his designate; and,
7. That draft plan approval for Draft Plan of Subdivision 19TM-18010 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
8. That servicing allocation for 788 units be assigned to Draft Plan of Subdivision 19TM-18010; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2 RECOMMENDATION REPORT APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY BERCZY WARDEN HOLDINGS INC. TO FACILITATE THE CREATION OF APPROXIMATELY 894 RESIDENTIAL UNITS AND MIXED USES ON THE LANDS KNOWN MUNICIPALLY AS 10348 WARDEN AVENUE (WARD 2) FILE NO'S.: ZA/SU 18 235516 (10.7, 10.5)

207

A. Crompton, ext. 2621

1. That the staff report dated April 21, 2020 titled "Recommendation Report, Applications for Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Warden Holdings Inc. to facilitate the creation of approximately 894 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)" be received; and,
2. That the record of the Public Meeting held on March 26, 2019, regarding the Draft Plan of Subdivision and Zoning By-law Amendment applications by Berczy Warden Holdings Inc. on the Subject Property known municipally as 10348 Warden Avenue, be received; and,
3. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall

through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,

4. That the application submitted by Berczy Warden Holdings Inc. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix 'A' be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
5. That Draft Plan of Subdivision 19TM-18009 be approved, subject to the conditions set out in Appendix B of this report;
6. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design, or his designate; and,
7. That draft plan approval for Plan of Subdivision 19TM-18009 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
8. That servicing allocation for 894 units be assigned to Draft Plan of Subdivision 19TM-18009; and further,,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

11. NOTICES OF MOTION

12. NEW/OTHER BUSINESS

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

13. ANNOUNCEMENTS

14. 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.

**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 6

March 9, 2020, 9:30 AM - 3:00 PM

Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Isa Lee
Regrets	Councillor Khalid Usman	
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 Development Manager, Planning & Urban Design Darryl Lyons, Manager, Policy Cristin Miller, Supervisor, Zoning Francesco Santaguida, Assistant City Solicitor Scott Chapman, Election & Council/Committee Coordinator

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee meeting convened at the hour of 9:33 AM in the Council Chamber with Regional Councillor Jim Jones presiding as Chair. Deputy Mayor Don Hamilton assumed the Chair at 1:19 PM for Transportation and Infrastructure Issues, No. 11.1. Councillor Alan Ho assumed the Chair at 1:22 PM for Culture and Economic Development Issues, No. 12.1. Regional Councillor Jim Jones re-assumed the Chair at 1:30 PM.

Regional Councillor Joe Li arrived at the meeting at 9:52 AM.

Councillor Amanda Collucci arrived at the meeting at 9:52 AM.

Development Services Committee recessed at 12:05 PM and reconvened at 1:03 PM.

Councillor Andrew Keyes left the meeting at 12:05 PM during recess.

Councillor Amanda Collucci left the meeting at 2:22 PM during confidential session.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 24, 2020 (10.0)

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held February 24, 2020, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following item:

9.1 - Markham Delegation to China

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 MARKHAM SUB-COMMITTEE MINUTES - FEBRUARY 4, 2020 (10.0)

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the minutes of the Markham Sub-Committee meeting held February 4, 2020, be received for information purposes.

Carried

7.2 RELEASE OF PROVINCIAL POLICY STATEMENT 2020 (10.0)

There was discussion regarding the changes to the Provincial Policy Statement's time horizon requiring municipalities to maintain a 15 year land supply for future residential growth. Members of Committee inquired as to the potential impact of this change on the City's existing planning policies and on the outcome of York Region's 2041 municipal comprehensive review.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. That the memorandum dated March 3, 2020 entitled "Release of Provincial Policy Statement 2020", be received.

Carried

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 WHITCHURCH-STOUFFVILLE HIGHWAY 48 CORRIDOR UPDATE (10.0)

Arvin Prasad, Commissioner, Development Services, delivered a presentation on the Whitchurch-Stouffville Highway 48 Corridor Visioning Exercise, including an overview of the study process to date and the Minister's Zoning Order (MZO) request submitted by Flato Developments Inc. for lands in the study area located within the City of Markham. It was noted that the Deputy Minister of Municipal Affairs and Housing has asked for comments from the City of Markham on the MZO request.

The Committee directed staff to continue to participate in the joint working group for the Whitchurch-Stouffville Highway 48 Corridor Visioning Exercise, and requested that staff provide regular updates on the status of the exercise.

Shakir Rehmatullah, Flato Developments Inc., addressed the Committee and provided members of Committee with an overview of the development concept proposed for the lands subject to the MZO request.

There was discussion regarding the potential implications of Council supporting the MZO request on similar requests for development outside the existing urban boundary and future urban area. The Committee considered various conditions for supporting the MZO request, including:

- Securing a greater range of affordable purpose-built rental seniors units than what is currently proposed;
- Securing the provision of affordable purpose-built secondary suites designed for seniors;

- Exploring a greater range of housing forms and types, such as duplexes, bungaloffs, and bungalow townhouses;
- Ensuring integrated design and connectivity between the proposed development and the adjacent community in Whitchurch-Stouffville;
- Exploring the possibility of an agreement with the Town of Whitchurch-Stouffville for shared municipal services for the proposed development; and,
- That the City retain final approval over all matters related to the detailed design of the development proposal through the draft plan of subdivision and site plan approval phases.

Development Services Committee consented to resolve into confidential session to receive confidential and privileged advice from the City Solicitor on this matter. The Committee continued discussion on this item upon returning from confidential session.

Staff provided members of Committee with a draft resolution for proposed comments to the Minister of Municipal Affairs and Housing on the MZO request. The Committee resolved to refer this matter to the March 10, 2020 Council agenda for further consideration. It was requested that staff revise the resolution to reflect Council's support for the MZO request subject to the conditions identified during the meeting. It was also requested that staff provide members of Council with a more detailed conceptual site plan reflecting the relationship of the development proposal to surrounding Greenbelt lands and the adjacent woodlot.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the presentation provided by Arvin Prasad, Commissioner of Development Services entitled "Whitchurch-Stouffville Highway 48 Corridor Update", be received; **and,**
2. **That it be reaffirmed that staff be directed to participate in a joint working group for the Whitchurch-Stouffville Highway 48 Corridor Visioning Exercise regarding the study area lands within the City of Markham; and further,**
3. **That staff be directed to report back to Development Services Committee on the status of the Whitchurch-Stouffville Highway 48 Corridor Visioning Exercise on a regular basis.**

Carried

Staff provided the following draft resolution for consideration by Development Services Committee:

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

Whereas the Province of Ontario has made it a priority to tackle the housing crisis with various measures including streamlining of development approvals; and,

Whereas the Province has approved the 2019 Growth Plan which allows for 40 ha urban boundary expansions outside the Municipal Comprehensive Review process subject to Regional approval; and,

Whereas the Town of Whitchurch Stouffville has initiated a visioning exercise for its lands within the Hwy. 48 corridor including lands within Markham at the City/Town boundary; and,

Whereas the Minister of Municipal Affairs has requested comments on an Minister's Zoning Order (MZO) application by Flato Developments Inc. for lands at the Town of Whitchurch Stouffville and City of Markham boundary at Hwy 48; and,

Whereas the Flato Development Inc. lands subject to the MZO consists of 3.5 ha parcel proposed for a minimum of 120 purpose built rental seniors units and 34 market ownership townhouse units with aging in place ground floor units; and,

Whereas there have been no rental seniors developments constructed in the City of Markham or any proposals currently with the City; and,

Whereas the Flato Development Inc. proposal would bring benefits to the City of Markham including rental development, seniors housing, and servicing to the Dickson Hill Hamlet, if required; and,

Whereas, should the MZO be approved, the developer would be required to obtain full site plan approval and payment of all development application fees;

Therefore now it be resolved:

- 1. That Council supports the application by Flato Development Inc, for a MZO for its 3.5 ha parcel within the City of Markham; and,**

2. **That Staff be directed to bring back a benefits package clearly articulating the benefits to be derived should this proposal be approved, in discussions with the landowner, for Council approval.**

Referred

9. PRESENTATIONS – CULTURE AND ECONOMIC DEVELOPMENT ISSUES

9.1 MARKHAM DELEGATION TO CHINA (10.16)

Councillor Alan Ho addressed the Committee and delivered a presentation on the City of Markham's business delegation to China, including an overview of the business mission objectives, meetings and activities, and key outcomes.

Gabriel Lam, MISP Management Inc., addressed the Committee and spoke in regard to the City's business delegation to China. Mr. Lam commented on the success of the delegation and expressed his support for continuing to work with the City in the promotion of the Markham Innovation Exchange (MiX) project.

There was discussion regarding the Harbin Initiative green and low-carbon concept. There was also discussion on next steps and follow-up actions on business opportunities identified during the delegation. There was further discussion on a potential future partnership between the Harbin Institute of Technology and York University.

Moved by Regional Councillor Joe Li

Seconded by Councillor Isa Lee

1. That the presentation provided by Councillor Alan Ho entitled "Markham Delegation to China" be received; and,
2. **That the deputation of Gabriel Lam, MISP Management Inc., be received.**

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 GROUND SIGN VARIANCE – MARKHAM SUBARU 9401 MARKHAM ROAD APPLICATION NO. 19.112248.000.00. SP (10.13, 2.16)

Cristin Miller, Supervisor, Zoning, provided members of Committee with an overview of the City of Markham's Sign By-law and the ground sign variance requested by the applicant.

Carlo Vigliatore, Markham Subaru, addressed the Committee and explained the applicant's rationale for the variance request.

The Committee discussed potential alternate strategies for improving the visibility of the subject sign within the existing permissions of the by-law.

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jack Heath

1. That the ground sign variance application by Markham Subaru at 9401 Markham Road, Application No. 19.112248.000.00.SP, BE DENIED; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

11.1 RECOVERY OF PAYMENT FOR CONSTRUCTION OF STORM AND SANITARY SEWER SYSTEM ON HOUGHTON BOULEVARD (WARD 4) (5.5)

Brian Lee, Director, Engineering, introduced the item and provided members of Development Services Committee with an overview of the staff report.

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the report entitled “Recovery of Payment for Construction of Storm and Sanitary Sewer System on Houghton Boulevard (Ward 4)” be received; and,
2. That the Finance Department recover the total project cost of \$387,250.00 for the installation of storm and sanitary sewers and service connections to the property line (including construction costs, engineering and contract administration fees) for the subject properties equally and that the following items be approved; and,
 - a. Council enacts a Local Sewer Fee By-Law pursuant to Section 391 of the *Municipal Act 2001* for the recovery of costs associated with the storm and sanitary sewer installation substantially in the form attached as per Attachment ‘A’ – Local Sewer Fee By-law;
 - b. Costs per lot be paid either as a one-time payment or annual payment up to a maximum of 10 years accruing interests at the same rate as the York Region 10 Year Debenture Rate, 3.00% starting in 2020 and ending in 2029;

- c. There will be no interest payable if the costs per lot are paid in full with a one-time payment by April 30, 2020;
- d. The collected funds for the storm and sanitary local sewers be reimbursed to the Life Cycle Replacement and Capital Reserve Fund; and further,
- 3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. REGULAR REPORTS – CULTURE AND ECONOMIC DEVELOPMENT ISSUES

12.1 FLATO MARKHAM THEATRE ADVISORY BOARD MINUTES – JANUARY 27, 2020 (16.0)

Scott Chapman, Election and Committee Coordinator, provided members of Development Services Committee with an overview of the staff recommendation.

There was discussion regarding the existing legislative context surrounding electronic participation for local board and committee meetings under the *Municipal Act*.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Amanda Collucci

- 1. That the minutes of the Flato Markham Theatre Advisory Board meeting held January 27, 2020, be received for information purposes; and;
- 2. That the following recommendation from the Flato Markham Theatre Advisory Board minutes held January 27, 2020 be referred to staff for a report and recommendation:

“WHEREAS the City of Markham is recognized as Canada’s high tech capital, and in an effort to maintain that status and keep up with current and evolving technologies, the Flato Markham Theatre Advisory Board requests that Council consider a board member who participates in a meeting via teleconferencing, skype, or other similar methods, be counted as part of a quorum, which is not permitted under current legislation.”

Carried

13. MOTIONS

There were no motions.

14. NOTICES OF MOTION

There were no notices of motion.

15. NEW/OTHER BUSINESS

There was no new / other business.

16. ANNOUNCEMENTS

There were no announcements.

17. CONFIDENTIAL ITEMS

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Amanda Collucci

That, in accordance with Section 239 (2) of the *Municipal Act*, Development Services Committee resolve into a confidential session at 1:32 PM to discuss the following matters:

Carried

17.1 DEVELOPMENT AND POLICY ISSUES**17.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - FEBRUARY 24, 2020 (10.0) [Section 239 (2) (f)]**

Development Services Committee confirmed the February 24, 2020 confidential minutes.

17.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; – LPAT APPEAL - 271, 337 TO 343 AND 347 TO 357 WILLIAM FORSTER ROAD (WARD 5) [SECTION 239 (2) (e)] (8.0)

Development Services Committee consented to place this matter on the March 10, 2020 confidential Council agenda for consideration.

17.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; LPAT APPEAL ARYEH CONSTRUCTION LIMITED (WARD 3) [SECTION 239 (2) (e)]

Development Services Committee consented to place this matter on the March 10, 2020 confidential Council agenda for consideration.

17.1.4 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; - LANGSTAFF GATEWAY PROPERTY MATTERS (8.0) [Section 239 (2) (f)]

Development Services Committee consented to place this matter on the March 10, 2020 confidential Council agenda for consideration.

17.1.5 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE - WHITCHURCH-STOUFFVILLE HIGHWAY 48 CORRIDOR UPDATE (10.0) [Section 239 (2) (f)]

Development Services Committee received confidential and privileged advice from the City Solicitor on this matter.

Moved by Councillor Keith Irish
Seconded by Deputy Mayor Don Hamilton

That the Development Services Committee confidential session adjourn at 3:14 PM.

Carried

18. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Isa Lee

That the Development Services Committee meeting adjourn at 3:57 PM.

Carried



Development Services Public Meeting Minutes

Meeting Number 2

March 3, 2020, 7:00 PM - 10:00 PM

Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Isa Lee
Regrets	Councillor Amanda Collucci	Councillor Khalid Usman
Staff	Biju Karumanchery, Director, Planning & Urban Design Sabrina Bordone, Senior Planner, Central District Stephen Lue, Manager, Central District	Laura Gold, Council/Committee Coordinator Scott Chapman, Election & Council/Committee Coordinator

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:02 PM in the Council Chamber with Councillor Keith Irish presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT ONEPIECE IDEAL (MS) DEVELOPMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A 47-STOREY, MIXED-USE RESIDENTIAL BUILDING

**WITH A TOTAL OF 362 UNITS ON THE PHASE 1 (WESTERLY)
PORTION OF 28 MAIN ST. FILE NOS. PLAN 19 142690 (WARD 3) (10.3,
10.5)**

The Public Meeting this date was to consider an application submitted by OnePiece Ideal (MS) Developments Inc., for Official Plan Amendment and Zoning By-law Amendment to permit a 47-story, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3) File No. PLAN 19 142690.

The Committee Clerk advised that 1947 notices were mailed on February 12, 2020, and that a Public Meeting sign was posted on February 5, 2020. The following two written submissions were received regarding this proposal:

1. Cathryn Robertson for Edna Robertson, Amica Resident – expressing concern
2. Roger and Donna Lambert, Unionville Residents – in objection

Sabrina Bordone, Senior Planner gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant's Architect provided a presentation regarding the proposal.

The following deputations were made regarding this development application:

Rick Tranquada, Unionville Ratepayers Association provided the following concerns and feedback regarding the development proposal:

- The use of a nine story above ground parking structure in lieu of underground parking;
- The increase in height of the building to 47 stories;
- The proposed height of the building is not compatible with the Main Street Unionville Area, and it may set precedence for future developments in the area;
- The lack of a current Secondary Plan for the area;
- That the design of the above ground parking structure be attractive and maintained over the long-term, and that this condition be included as part of the Site Plan Agreement;
- That the developer consider adding a green roof, tree planter and amenities for residents on the top of the garage to improve the aesthetics of the structure;

- Asked that the above ground parking be isolated to Phase 1 of development, and that 20% of the units from Phase 1 be transferred to phase 2 development in order to reduce the height;
- Suggested eliminating the park on Main Street Unionville, and Enterprise Blvd to add a third building that would accommodate the additional units from Phase 1 and possibly some of the units from the current Phase 2;
- Suggested that a slurry wall system be used in Phase 2 of the development to permit for underground parking if feasible.

Masood Mohajer provided the following concerns and feedback regarding the development proposal:

- That a 47 story building is being built within 170 meters from the heritage district;
- The transition in property types should be more subtle, as the surrounding area is low density.
- The wind and shadows the building may create.

Shanta Sundarason expressed the following concern and feedback regarding the development proposal:

- The impact the development proposal will have on people living in the area;
- Requested Council take the necessary steps to minimize the impact of the added density to the area resulting from the development.

Paul Marsh expressed the following concerns and feedback regarding the development proposal:

- The area needs to be planned prior to being developed, suggesting that a precinct plan for the area is needed;
- The parking should be underground;
- The height of the building is too high, considering its close proximity to the heritage area;
- The building design includes too much massing.

Annalisa Longo, Planner, Rockport Group provided the following feedback on behalf of Amica and the Safe & Sound Self Storage Inc.:

- Supported the development application if approved as proposed provided the form of the Zoning By-law Amendment reflects the negotiations between OnePiece Ideal (MS) Developments Inc. and Amica Unionville Inc.

Beverly Dutoff expressed the following concerns regarding the development proposal:

- The height of the development proposal;
- The impact the building may have on Bill Crothers High School (wind and shadow impact);
- There are no plans to protect pedestrians.

Sam Orrico provided the following feedback on the development proposal:

- The height of the development proposal is too high.

Members of Council provided the following feedback on the development proposal:

- Requested there be underground or above ground connections (or a combination of the two) to the YMCA, Pan Am Centre, and GO Station;
- Did not support the height of the building;
- Requested that staff look at the possibility of moving some of the density being proposed in Phase 1 of the development, to Phase 2 of the development by eliminating the park on the corner of Main Street Unionville and Enterprise and absorbing the additional density at that location in a third building in order to reduce the height of the Phase 1 structure;
- Suggested the Secondary Plan for the area needs to be updated so that the big picture can be considered when approving development applications in this area;
- Noted that the School Board has not identified any concerns with the development proposal;
- Suggested some of the units should be purpose built rentals;
- Asked that the Shadow Study be provided to the Development Services Committee;
- Suggested selling the parking and condominium units separately to reduce the number of parking spaces required.

In response to inquiries from Members of Council and the public, the Applicant advised that the development proposal is comprised of 362 units, which are a combination of one, two, and three bedroom units. The density of the building will likely be maintained, but minor changes can still be made to the development proposal.

In response to inquiries from Members of Council and the public, Staff advised that Phase 1 of the development proposal is not able to support underground parking without putting the neighbouring properties at risk, as a slurry wall cannot be supported due to the narrow width of the property. Phase 1 does include one underground level that accommodates mechanical and building operations and a resident bicycle parking area. Phase 2 of the development may be able to support underground parking with the installation of a slurry wall.

Staff also advised that a shadow study has indicated that the development proposal will have minimal impact to neighbouring properties, and advised that the LPAT will likely give little consideration to the height of the building if the City appealed the development application, as the density of the proposal remains the same.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the depositions made at the March 3, 2020 Development Services Public Meeting by Rick Tranquada, Masood Mohajer, Shanta Sundarason, Paul Marsh, Annalisa Longo, Beverley Dutoff, and Sam Orrico regarding the proposed Official Plan Amendment and Zoning By-Law Amendment to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3), File No. PLAN 19 142690", be received; and,
2. That the Development Services Commission report dated February 24, 2020, entitled "Preliminary Report, OnePiece Ideal (MS) Developments Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3), File No. PLAN 19 142690", be received; and,
3. That the Record of the Public Meeting held on March 3, 2020 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
4. That the applications by OnePiece Ideal (MS) Developments Inc., for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN

19 142690), be referred back to staff for a report and a recommendation; and further,

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

Carried

4. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Karen Rea

That the Development Services Public Meeting adjourn at 9:05 PM.

Carried

Doors Open Markham 2020 – Event Day Saturday, September 12

ORGANIZING COMMITTEE MINUTES

**Thursday, January 23, 2020
Lucullus Café, 169 Enterprise Drive**

Present: K. Ng, Chair; A. Fuyarchuk, Vice-Chair; A. McPhee, M. S. Khan. Staff: G. Duncan, R. Paranchothy. Regrets were received from Councillors McAlpine & Keyes, E. Girard.

The meeting began at 7:12 p.m., A. Fuyarchuk in the Chair until K. Ng arrived at 7:20.

1. Confirmation of Agenda:

The agenda was accepted with no changes.

2. Minutes of November 28, 2019

The minutes of November 28, 2019 were accepted as written.

3. Staff Support for the Doors Open Markham Organizing Committee – Recent Changes

Mr. Ragavan Paranchothy was welcomed to the meeting. He is stepping into the Corporate Communications role on Doors Open in place of Heather Hogan for a period of time. Staff recently met to review the Doors Open programme with Mr. Paranchothy to bring him up to date.

4. Event Date – Potential Change

At the November 28, 2019 meeting, the Chair had suggested the idea of moving Doors Open Markham to the spring. Staff discussed this idea internally and recommend this not be done because the community has become accustomed to a September Doors Open event, and also because in May 2020 Markham is hosting the Ontario Heritage Conference and a great deal of staff time will be devoted to planning for and holding that event. The committee members agreed to keep the September 12 event date. The Chair had not arrived at the meeting at this point so did not participate in the discussion.

5. Budget

At the November 28, 2019 meeting, the committee had asked if H. Hogan could produce a final account of the funds spent on Doors Open 2019 to assist with planning the 2020 budget. R. Paranchothy advised that he will obtain the figures from the Finance Department. The committee is also interested in the figures for the 2018 event.

The Finance Department has advised staff of a deficit in the Doors Open Markham account of \$3,784.41. This is mainly due to the annual Ontario Heritage Trust registration fee of \$1,695 not being accounted for in the spending of the annual Celebrate Markham grant of \$7,500 for the years 2018 and 2019. This deficit can be paid down over time by the committee not spending the full grant amount. For 2020, if the registration fee of \$1,695 is deducted from \$7,500, the actual amount of available funds is \$5,805. [K. Ng arrived at the meeting at this point in the discussion].

The committee discussed how sponsorship could offset costs and thereby help to pay down the deficit (corporate sponsorship was further discussed under Item 8). The committee discussed looking at the budget and expenditures from 2018 and 2019 to see where expenditures could be cut for the 2020 event. The elimination of the costly T-shirts was one suggestion to trim expenses.

6. Committee Member Attendance

Staff advised that Laura Gold of the Clerk's Department has offered to contact those committee members who are not attending committee meetings to see if they are now unable to participate due to other time commitments that were not apparent when they applied to join the committee. Names of non-participating committee members will be removed from the active members list once the Clerk's Department has been advised of their intentions, and they will not longer receive agendas and minutes.

7. New Committee Members

The Clerk's Department is in the process of advertising for new members for the Doors Open Committee to top up the complement of members needed to plan and run the event. One application has been received so far.

8. Remington Partnership Evaluation

This item was deferred from the November 28, 2019 meeting. The general topic of corporate sponsorship for the Doors Open Markham event was the focus of discussion. There are mixed opinions on the committee as to whether corporate sponsorship and the inclusion of company logos on promotional material is appropriate. It was agreed that this topic requires further detailed discussion, perhaps at a future meeting specially devoted to sponsorship or at least to comprise half the time of a regular committee meeting.

9. Site Selection: Repeat Sites

R. Paranchothy spoke about the advantages of refreshing the Doors Open Markham event with new sites, and the idea of rotating popular repeat sites to enable visitors year by year to see the full range of these popular sites. The committee discussed the ideal number of sites for the overall event to make better use of funds and volunteer time, initially suggesting 15 and a strict

timeline to close off the submission of additional sites. In the end it was agreed to hold off on deciding on an ideal number until further work is done on securing sites for the 2020 event.

The following “core sites” were agreed upon to be repeated for the 2020 event:

Thornhill: Thornhill Village Library, Heintzman House

Unionville: Stiver Mill, Unionville Train Station, Varley Art Gallery

Markham Village: Markham Village Train Station, Markham Village Fire Hall

10. Site Selection: New Sites Relating to Environmental Theme, Primary Event Image

Committee members agreed to think about potential new sites and provide their suggestions to staff prior to the next meeting, so they can be known in advance to facilitate more efficient discussion at the next committee meeting. The question was asked if Markham has an environmental committee that could be contacted to see if they would be interested in getting involved given this year’s provincial theme.

The committee agreed that the primary event image is going to be the Markham Village Train Station. R. Paranchothy advised that the image is due to the Ontario Heritage Trust on Monday. A. Fuyarchuk offered to contact Dianne More of the Markham Village Conservancy to see if she has a good photo. K. Ng also recalled that good photos were uploaded to the Google Drive by former committee member Kenny Wang.

11. New Business

None.

12. Next Meeting

The next meeting of the Doors Open Committee is tentatively planned for Thursday, February 27, 2020, 7:00 p.m., at City Hall. Staff was asked to contact Councillors McAlpine and Keyes to see if that date works for them.

The meeting wrapped up about 8:55 p.m.



**CYCLING AND
PEDESTRIAN ADVISORY
COMMITTEE**

**THURSDAY, JANUARY 16, 2020
CIVIC CENTRE – CANADA ROOM**

MINUTES

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Elisabeth Tan
Steve Glassman
Anthony Ko
Paul Salvo
Daniel Yeung
Colin Cassar
Doug Wolfe
Amit Arora
Jozsef Zerczi
Deputy Mayor, Don Hamilton
Councillor Ward 3, Reid McAlpine

Staff:

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

Agencies:

Diana Kakamousias, York Region

Regrets:

Reena Mistry, YRDSB and YRCDSB
Barry Martin, Accessibility Advisory Committee

Guest:

Roman Komarov

Regrets:

Councillor Ward 8, Isa Lee
Gordon Lawson
Gerry Shaw
Zain Khan

The Cycling and Pedestrian Advisory Committee convened at 7:02 p.m. with David Rawcliffe, presiding as Chair.

1. DISCLOSURE OF INTEREST

None disclosed.

Chair reminded Members that Conflict disclosures must be in writing pursuant to Committee Rules as announced at last meeting.

2. **APPROVAL/MODIFICATIONS OF AGENDA**

Agenda be accepted as presented, with the addition of Item 6.2.

3. **MINUTES OF THE MARKHAM CYCLING & PEDESTRIAN ADVISORY COMMITTEE MEETING HELD ON December 12, 2019**

Moved by Don Hamilton

Seconded by Jozsef Zerczi

That the minutes from December 12, 2019 Cycling & Pedestrian Advisory Committee meeting be approved.

Carried

4. **PERTINENT INFORMATION FROM GUEST SPEAKERS**

None.

5. **BUSINESS ARISING FROM LAST MEETING**

5.1 Areas of Concern (2)

Staff presented updates on the two (out of three) areas of concern that were discussed at the last meeting.

- A. Bill Crothers and Enterprise Blvd. – Staff reported that signage have been installed to advise proper crossing at the signals. Staff continues to work with GO Transit for bus route change to better service students.
- B. Unionville Main Street and Highway 7 – Staff reported that York Region requires a dedicated bike facility north of Highway 7 be in place in order to install pavement marking through the intersection. The Region ROW on the north side of Highway 7 appears to be large enough for such a “receiving facility”. York Region will conduct a traffic analysis in the future to determine the potential of lane configuration to accommodate bike lanes.

6. **STANDING ITEMS & ONGOING PROJECTS**

6.1 City's Ongoing AT Project Updates

Staff presented the list of the 2020 Workplan for all Active Transportation related projects. Staff also provided detailed updates on the status of various ongoing AT Projects, including John St. MUP, Sidewalk Completion Program, Bike-share Study, Cycling Map Update, Markham Centre Trail and more.

6.2 School Program and Pilots

Peter Miasek provided an overview of the Active Travel to School Pilot which it currently has 9 participating elementary schools in Markham including: Legacy Public School, John McCrae Public School, Castlemore Public School, Randall Public School, Stonebridge Public School, Copper Glen Public School, David Suzuki Public School, St. Francis Xavier Catholic School, and San Lorenzo Ruiz Catholic School.

He reported the recent labour dispute imposes challenges to the program with difficulties in event promotion and collecting monthly data counts at the participating schools. The funding of the program ends in June but it may be extended to next school year subject to further discussion.

6.3 Active Transportation Master Plan - Updates

Staff reported that the project has moved onto the next phase to review design of AT facilities including transition, surface treatments and intersections. It was mentioned that there may be a third round of public consultation scheduled for spring time.

6.4 Reports to Council

Staff presented a list of upcoming reports to be presented to Council.

It was mentioned that there are advantages to continue the delivery of the CPAC Annual Business Plan at DSC. Staff to share the 2019 DSC Presentation (2018 Review /2019 Business Plan).

6.5 E.A. - Updates

Staff reported on the Cedar/Red Cedar EA Study and announced that February 7th is the deadline to submit comments.

6.8: York Region Updates

York Region provided the following updates:

- Bike Share Report - Project consultant is finalizing the additional assignment as part of the Phase 2 Bike Share Feasibility Report. It is anticipated that YR Staff will report back at the March meeting.
- E-Scooter pilot in Ontario – YR Staff presented a memo to Regional Council in response to MTO's announcement of a 5-year E-Scooter pilot in Ontario. The memo outlined details of MTO's pilot framework, which requires by-law to be passed by individual lower municipality, and that York Region Staff will work with local and neighbouring municipalities to develop a consistent approach.
- York Region announced that they will have a booth at the upcoming Toronto International Bike Show on March 6-8.

In addition, Diana shared further updates on these projects:

- The “Pedestrian Cycling Planning and Design Guidelines” is completed and the “Wayfinding Strategy” is soon to be completed and will soon be posted on the York Region website.
- York Region will continue to use eco-counters to collect bicycle usage data. There was a problem with the 2019 data and the information cannot be used.
- The Flex-Post along Hwy 7 will be installed again this year. There was a question to extend the flex post to the remaining section of Hwy 7 in Markham.
- In process of procuring consultant for a new cycling map update.
- The YR Active Transportation Program includes several funding components:
 - AT Infrastructure is funded through the Pedestrian & Cycling Partnership Program and the Pedestrian and Cycling Program, both of which have \$500K per year. Outreach is funded through the TDM Program (\$250K per year).
 - Development TDM budget line is used for the implementation of development funded TDM such as active transportation education, resources and information Active transportation infrastructure

7. INFO ITEM/NEW BUSINESS/ANNOUNCEMENTS

7.1 Chair and Vice-Chair Elections

Prior to the election of Chair and Vice-Chair, staff provided a list for all current CPAC Members, reviewed responsibilities of Chair and Vice-Chair, and the election process. David Rawcliffe and Peter Miasek briefly reported on their duties over the past years acting in these positions.

For the position of Chair, David Rawcliffe was nominated. As there was no other nominee, David Rawcliffe is acclaimed as the Chair of CPAC.

Acclaimed

For the position of Vice-Chair, Peter Miasek and Steve Glassman were nominated. There was a discussion to have 2 Vice-Chairs moving forward. Both Peter and Steve accepted this approach.

Moved by Paul Salvo
Seconded by Don Hamilton

That the following positions be endorsed by CPAC:

- 1) New Chair of CPAC be **David Rawcliffe**, acclaimed; and
- 2) New Vice-Chairs of CPAC be **Peter Miasek** and **Steve Glassman**, to rotate whenever the Chair is unavailable, such rotation to be decided at the discretion of Chair and both Vice-Chair subject to availability.

Carried

7.2 Lake to Lake MUP issues

Peter reported that York Region, in respond to a collective email request sent a few weeks ago, provided a detailed response regarding deficiencies of the Lake-to-Lake MUP. He appreciated the information and highlighted that there are deficiencies along the trail to be addressed as part of the curbside VIVA stops construction program in order to improve the experience of riders.

7.3 Markham Cycles Funding Update

Staff reported that Markham Cycles met with the Mayor, CPAC Councillors and Senior Management in December. At the meeting, the Mayor is supportive of the program, and tasked Staff to find \$30,000 in the budget to fund the project. Staff will report back once funding is confirmed.

7.4 Jane's Walk

Paul Salvo announced that there will be 3 walking tours to be held on May 2 and 3, more details to follow.

7.5 Park People

Anthony Ko reported that 16 seniors have been trained as walk leaders.

8. **AGENDA ITEMS FOR THE NEXT MEETING**

- Subcommittees list – for new Members to consider joining
- Jane's Walk

2020 Meeting Dates:

- February 20
- March 19
- April 16
- May 21
- June 18
- September 17
- October 15
- November 19
- December 10.

ADJOURNMENT

The Cycling and Pedestrian Advisory Committee adjourned at 8:57 P.M.

Varley-McKay Art Foundation of Markham
January 20, 2020
Art Gallery
5:00 PM

Attendance:

Board of Directors Present: Terrence Pochmurski, Chair, Councillor Reid McAlpine, Joseph Schmidt, Amin Giga, Craig McQuat, Mathew Reilly, Edie Yeomans, and Carolyn Le Quere (tele-conference)

Staff: Niamh O’Laoghaire, Director, Varley Art Gallery, Francesca Dauphinais, Cultural Development Officer, Amanda Schmidt, Assistant, Culture and Economic Development, Laura Gold, Council/Committee Coordinator

Observer:

Regrets: John Ingram, and Lisa Joy-Facey

Item	Discussion	Action
1. Call to Order	The Varley-McKay Art Foundation of Markham convened at 5:10 PM with Terrence Pochmurski in the Chair.	
2. Changes to the Agenda	The following item “Staff for the Foundation” was added to the agenda, but was not discussed, as it was later removed from the agenda.	
3. Review of the Minutes	<p>Moved by Jim Schmidt Seconded by Councillor Reid McAlpine</p> <p>That the Minutes from the October 28, and December 10, 2019 Varley-McKay Art Foundation of Markham be received.</p> <p style="text-align: right;">Carried</p>	

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
4. Memorandum of Understanding Update	<p>Terrence Pochmurski presented the following proposed edits to the Memorandum of Understanding (MOU):</p> <ul style="list-style-type: none"> • Remove the Volunteer Committee; • Remove the need to prepare a Strategic Plan on an annual basis; • Look at possibly modernizing the goals of the gallery. <p>The Development Officer suggested clarifying both the City's role and the Foundation's role in managing the Foundation's volunteer program in the MOU.</p> <p>The Clerk advised that the Board will need to pass a resolution approving the final version of the updated MOU. The Director of the Gallery will then need to prepare a Report to Council to obtain Council's endorsement of the proposed changes to the MOU.</p>	<p>Bring back final version of MOU for Board's approval – Chair and Vice-Chair</p>
5. Director's Report	<p>Niamh O'Laoghaire, Director, Varley Art Gallery, Director of the Varley Art Gallery presented her Director's Report. Some of the highlights of the report included:</p> <p><u>Attendance</u> Attendance at the Gallery increased in 2019 by 6,392 people. Staff have discussed how attendance at the Gallery should be counted, and have agreed to count everyone that enters the gallery towards the attendance.</p> <p><u>Social Media</u> The Varley now has 1,500 followers on Instagram.</p> <p><u>OAAG Award</u> The Varley Art Gallery was awarded an OAAG Exhibition of the Year Award for <i>Moving Through Darkness into the clearing</i> at the OAAG Gala on November 25, 2019 at the Harbourfront Centre Theatre.</p>	

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
	<p><u>PIA Sponsorship</u> The Varley Art Gallery will be receiving \$5,000 in sponsorship from Partners in Art (PIA) to be used to support the upcoming exhibition <i>Emotional Landscapes</i> curated by Tak Pham, which opens on February 15, 2020 at the Gallery. The Foundation played an important role in obtaining this sponsorship.</p> <p><u>Canadian Art</u> The Varley's exhibition <i>Filling the Klein bottle</i> has made it to <i>Canadian Art's</i> "What to See in 2020" list.</p> <p><u>2020 Contact Photography Festival</u> The Varley's two major 2019 summer exhibitions, Jessica Thalmann's, <i>Two Truths and a Lie</i>, and <i>Memorial Geographies</i> will be presented as "featured exhibitions" in the 2020 Contact Photography Festival, which is the largest photography festival in the world.</p> <p><u>Varley-McKay Art Foundation of Markham Funding Request</u> The Board approved the Director of the Gallery's request for \$50K to support the Gallery's programs.</p> <p>Moved by Edie Yeomans Seconded by Craig McQuat</p> <p>That the Varley-McKay Art Foundation of Markham approve the transfer of \$50K to the Gallery to be put towards its programs.</p> <p style="text-align: right;">Carried</p> <p><u>Exhibitions</u></p>	

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
	<p>The 2020 Exhibition Schedule was presented to the Board.</p> <p><u>Staffing Updates</u> A staffing update was provided.</p> <p><u>Public Programs and Events</u> An update on the Varley's public programs and events was provided. It was noted that the small ceremony honouring outgoing Board Member Howard Back was a success.</p> <p><u>Education Programs</u> The Gallery has received a steady stream of educational bookings, but has received recent cancellations due to the teachers' strike.</p> <p><u>Facilities</u> The renovation of the Deacon Kitchen is complete. The Board was encouraged to view the new kitchen after the meeting.</p> <p>The Varley had to close on January 14, 2020 for a short period of time due to the lobby not being fit for staff or the public, as a result to work being done to replace the HVAC system.</p>	
<p>6. Development Officer Report</p>	<p>2. Development Officer Report Fran Dauphinais, Development Officer presented her report. Some of the highlights of the report included:</p> <p><u>Rouge: Varley Gala</u></p> <ul style="list-style-type: none"> • Net revenue for the 2019 Gala - \$26,682.45 <p>The Givergy Proposal was presented as an option for conducting the 2020 auction at the Gala.</p>	

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
	<p>Some of the benefits of the proposal included:</p> <ul style="list-style-type: none"> • Reduces the cost of hosting the auction; • Provides a lot more options, such as the auction can serve a broader audience, as people not in attendance at the event can participate in the auction; • Makes the auction more interactive; • Reduces the need for paper ballots, as participants will bid on items through their phone by connecting through a URL or through iPads, which will be provided by Givergy and available for use at the event; • Eliminates the need for signs; • Other companies are happy with their services - the Calgary Ronald McDonald House has used Givergy for approximately 6 years to run their charity auction; • Has vacation packages that can be purchased at a reasonable price; • Does not require the Foundation to use any of Givergy's items for its silent auction. <p>A professional auctioneer would still be required to run the auction. A quote from the Auctionista has been received for \$2,500, but the Board will likely go with a less expensive auctioneer.</p> <p>Moved by Craig McQuat Seconded by Edie Yeomans</p> <p>That the Board approve using Givergy to run its auction for the 2020 Rouge Gala. Carried</p>	

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
	<u>Vintages at the Varley</u> <ul style="list-style-type: none"> • Lead sponsor – Wines of South Africa - will be providing the wine (in-kind); • Entertainment Sponsor – Cattnach Hindson Sutton VanVeldhuizen - \$1,000; • Supporting Sponsors – UBIA and Royal Envelopes - \$500 each; • Each Director was requested to sell 6-10 tickets each (the tickets cost \$75 each). 	Sell 6-10 tickets to the Vintages at the Varley - all Board of Directors
7. Sub-Committee Report	<p>There were no Sub-Committee reports provided at this time, as the events were discussed under the Development Officer Report.</p> <p>The Board was encouraged to focus on selling tickets and getting sponsorship for its fundraising events.</p> <p>Foundation Staff are currently looking at the possibility of selling advertising space on the Foundation's website, and in the Gala's Program. The Foundation would control which type of advertisements are permitted.</p>	
8. New Business	<p>The Development Officer requested that the Board review the Our Forté's Board Engagement and Donor Prospect Plan, suggesting that improving Board Engagement could expand the Board's fundraising capacity.</p>	<p>Review the Board Engagement Package – All Board of Directors</p>
9. Meeting Dates	<p>The Board approved the following 2020 meeting dates:</p> <ul style="list-style-type: none"> • March 9, 2020 • April 27, 2020 • June 8, 2020 AGM, and Board Meeting immediately following • September 14, 2020 • October 19, 2020 • December 7, 2020 	<p>Send out the Outlook meeting requests for 2020 – Laura Gold</p>

Varley-McKay Art Foundation of Markham

January 20, 2020

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Item	Discussion	Action
	The Clerk was requested to send out the Outlook meeting requests for the 2020 meeting dates.	
10. Adjournment	The Varley-McKay Art Foundation of Markham adjourned at 6:28 PM.	

List of Action Items

Action	Meeting Date	Member Responsible for Completion of Task	Status
1. Inquire why the Foundation is not eligible to be issued a raffle license	December 9, 2019	Laura Gold	Waiting for response.
2. Continue to work on getting a credit card for the Foundation,	December 9, 2019	Francesca Dauphinais, and Terrence Pochmurski	
3. Present Final Version of Updated Memorandum of Understanding to the Board.	January 20, 2020	Terrence Pochmurski and Craig McQuat	
4. Review the Board Engagement Package	January 20, 2020	All Directors	
5. Send out the Outlook meeting requests for 2020	January 20, 2020	Laura Gold	



Heritage Markham Committee Minutes

Meeting Number: 2
February 12, 2020, 7:15 PM
Canada Room

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar	Paul Tiefenbach Evelin Ellison Ken Davis Doug Denby
Regrets	David Nesbitt Shan Goel	Anthony Farr Jennifer Peter-Morales
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	George Duncan, Senior Heritage Planner Alex Sepe, Committee Clerk

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

1. Addendum Agenda

- 11 Princess Street - Request for Feedback: Metal Slate Roofing for New Dwelling

2. New Business from Committee Members

Recommendation:

That the February 12, 2020 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE JANUARY 8, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 8, 2020 be received and adopted, as presented.

Carried

3.3 END OF TERM FOR MEMBER - HERITAGE MARKHAM COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham acknowledges and appreciates the 2 ½ years of commitment and service provided by Maria Cerone to the Heritage Markham Committee.

Carried

4. PART TWO - DEPUTATIONS

4.1 SITE PLAN CONTROL APPLICATION

45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

NEW SINGLE DETACHED DWELLING (16.11)

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

F. Hemon-Morneau, Technician

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details of the Site Plan application. He indicated that the revised

drawings show that the garage is recessed 1.2 metres (4 ft) and conforms to the guidelines of the Thornhill Heritage Conservation District Plan, and the building elevations now label where siding is to be used. The applicant was informed that six window pane divisions are required rather than four, in addition staff requested that the applicant advise if the skirting material will be brick or stone. Staff continued by stating that the applicant has added window pane divisions to the rear windows of the home and that the roof material is an asphalt shingle. Moreover, the applicant has submitted a streetscape plan to show neighbouring building elevations, and the roof height has been lowered from 9.33 metres (30.7 ft) to 8.87 metres (29.1 ft).

Mr. Ilya Batov, the owner of the property addressed the Committee and informed that the cladding material is brick, not stone, and in addition he has contacted the Zoning section to determine if the application meets applicable zoning requirements.

The applicant was asked if the project would require removal of any trees from the property. Mr. Ilya Batov indicated that one tree will be removed as per the arborist report, but no trees will be removed from the front of the property.

The committee members recommended that the front door be an Arts and Crafts style door with ¼ lite.

Recommendation:

That Heritage Markham supports the revised design from a heritage perspective subject to:

- Revision of front façade windows to 6/1 single-hung and any other streetscape windows be the same; and,
- The front door to be an Arts and Crafts style, ¼ lite; and further,
- The applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

7751 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

131 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)**FILE NUMBERS:**

- HE 20 106255
- HE 20 107736

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATION**11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT****4360 HIGHWAY 7 EAST, UNIONVILLE HERITAGE CONSERVATION DISTRICT****DELEGATED APPROVALS: BUILDING AND SIGN PERMITS (16.11)****FILE NUMBERS:**

- 19 138593 HP
- 20 106901 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.3 CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a. Society for the Preservation of Historic Thornhill Newsletter, February 2020
(Staff has full copy)
- b. Ontario Heritage Trust: Heritage Matters...more! Newsletter, February 2020

Carried

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

30 COLBORNE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

FRONT YARD AND SIDE YARD FENCES (16.11)

FILE NUMBER: HE 19 141022

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

George Duncan, Senior Heritage Planner, addressed the Committee informing them that this property previously had a traditional white picket fence in the front yard, the majority of which was removed during the construction of the residential addition to allow for the installation of construction hoarding. Staff were of the understanding that the former fence would be reconstructed when construction was complete. Markham staff were contacted in November 2019 and informed that a new fence was under construction. On November 26, 2019, a heritage permit was submitted. The fence is not a traditional picket fence and is not a design reflected in the Thornhill Heritage Conservation District Plan. Despite the new front yard fence not being reflective of traditional picket fence designs found in the district plan it does have similarities to one in an archival photograph of another historic Markham township location. The owner has committed to re-planting the former yew hedge that was removed without approval along the west property boundary near the front of the property.

The Committee received an email from Pam Birrell, President of the Society for the Preservation of Historic Thornhill, recommending that the fence designs for 30 Colborne St. comply with the Thornhill District Conservation Plan. SPOHT also noted that Colborne Street represents the heart of the Thornhill Conservation District and appropriate fence design and vegetation are an important element of the heritage streetscape. If approved, it was suggested that both the front fence and the side privacy fence be painted white.

The applicant addressed the committee indicating that the fence will be painted white to match the character of the area, and custom caps will be added to the fence posts. In addition, soft landscaping will be finished for summer 2020.

The issue of the west façade chimney brick colour was also discussed.

Recommendation:

1. That Heritage Markham Committee has no objection to the Heritage Permit application for a new front yard fence at 30 Colborne Street based on the example of a historic precedent shown in the book, Markham Remembered, on the condition that the new front yard fence be painted white and appropriate wooden caps be installed on the posts in consultation with Heritage Staff; and,
2. That Heritage Markham Committee has no objection to the rear yard privacy fence (visible from the front of the property) as the re-planting of a vegetative hedge along the west boundary (near the garage) will help soften the impact over time; and,
3. That Heritage Markham Committee supports the re-planting of the Japanese yew hedge to replace the yew hedge that was removed along the west boundary of the property; and further,
4. That Heritage Markham Committee supports staining the brick chimney to reflect a red brick colour representative of old Thornhill.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS AND CONSENT APPLICATIONS

162 & 174 MAIN STREET**182 MAIN STREET****186 MAIN STREET****188 & 194 MAIN STREET****CREATION OF A REAR LOT DEVELOPMENT PARCEL****UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)****FILE NUMBERS:**

- B/22/19
- A/116/19
- A/117/19
- B/23/19
- A/118/19
- B/24/19
- A/119/19
- B/25/19
- A/120/19

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary, Committee of Adjustment

George Duncan, Senior Heritage Planner, addressed the Committee informing that the above noted minor variance and consent applications are a group of applications submitted by KLM Planning Partners Inc. on behalf of three separate property owners. These applications will create a single development parcel in the rear of the adjacent properties for a future mixed-use development that will include underground parking and replace existing surface parking that serves Main Street. Access easements will be required to be registered by the applicant in favour of the commercial properties on Main Street to provide vehicular access and parking spaces.

The planning consultant Keith McKinnon, from KLM Planning and the Owner, Harshal Dave were in attendance.

Doug Denby expressed concern regarding the application. He stated that the consent and variance applications will convert the small village into a town, severely changing the character of Main Street.

Recommendation:

That Heritage Markham has no comment on the Consent and Minor Variance applications for 162 & 174 Main Street, 182 Main Street, 186 Main Street, and 188 & 194 Main Street from a heritage perspective, subject to securing heritage easement agreements as a condition of consent approval for the following properties:

- the Queen's Hotel (162 & 174 Main Street)
- the Stiver-Summerfeldt Store (182 Main Street)
- Unionville's First Post Office and Store (188 & 194 Main Street)

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

7.1 STUDIES

STRATEGY TO ADDRESS CULTURAL HERITAGE RESOURCES IN THE NORTH DISTRICT EMPLOYMENT LANDS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, informed the committee that the City of Markham retained planning, urban design and architecture firm, MHBC to assist in the development of a strategy to address cultural heritage resources in the North District Employment Lands. Once options are developed, MHBC will present their findings to the Markham Heritage Committee for feedback.

Recommendation:

That Heritage Markham Committee receive the update on the consultant study entitled 'Strategy to Address Cultural Heritage Resources in the North District Employment Lands', as information.

Carried

7.2 INFORMATION

ONTARIO HERITAGE CONFERENCE UPDATE (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

C. Kakaflikas, Director, Economic Growth, Culture & Entrepreneurship

Regan Hutcheson, Manager of Heritage Planning, reviewed the update memo and responded to questions.

Recommendation:

That Heritage Markham Committee receive for information the update on the Ontario Heritage Conference (May 28-30, 2020) being organized and hosted by the City of Markham.

Carried

7.3 STUDIES

MAIN STREET UNIONVILLE COMMERCIAL CORE STREETSCAPE MASTER PLAN 2020, FINAL DRAFT STUDY REPORT - UPDATE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, presented to the Committee the preferred concept, streetscape features and enhanced treatment options as outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report. A preferred concept and suggested streetscape plan was presented to the Unionville Sub-Committee on January 23, 2020, and the sub committee recommended the endorsement of Modified Concept #2 and the

Enhanced Treatment Option #6. Modified concept #2 features a reduced road cross-section, with a preference for 2.0 metre sidewalks and a larger boulevard on the east side.

Councillor Karen Rea expressed concern regarding the use of pavers given the challenges experienced in the Markham Village streetscape project. In response, it was noted that using a concrete base and proper installation techniques are key to success.

Recommendation:

1. That Heritage Markham Committee receive the staff presentation on the preferred concept, streetscape features and enhanced treatment options outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report; and,
2. That Heritage Markham supports the Modified Concept #2 and Enhanced Treatment Option #6 for the Main Street from a heritage perspective; and further,
3. That Heritage Markham supports the improvements to the East Lane from a heritage perspective.

Carried

7.4 ADVOCACY

HERITAGE EDUCATION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning offered to defer this presentation to the March meeting.

Recommendation:

That Heritage Markham Committee defer this item to the March meeting.

Postponed

8. PART SIX - NEW BUSINESS

REQUEST FOR FEEDBACK

11 PRINCESS STREET: METAL SLATE ROOFING FOR NEW DWELLING (16.11)

The Committee reviewed the staff memo on a request to use a metal shingle product rather than asphalt shingles for a new dwelling in the Markham Village Heritage Conservation District.

Recommendation:

That Heritage Markham does not support the substitution of metal slate cladding for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street.

Carried

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 9:26 PM.



Heritage Markham Committee Minutes

Meeting Number: 3
March 11, 2020, 7:15 PM
Canada Room

Members	Graham Dewar Doug Denby Evelin Ellison Anthony Farr Shan Goel	Councillor Keith Irish Councillor Reid McAlpine Jason McCauley Councillor Karen Rea Paul Tiefenbach
Regrets	Ken Davis	David Nesbitt
Staff	George Duncan, Senior Heritage Planner Regan Hutcheson, Manager, Heritage Planning	Victoria Hamilton, Committee Secretary (PT)

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:21 PM by asking for any disclosures of interest with respect to items on the agenda.

The Chair introduced new Heritage Markham Committee member, Jason McCauley, and welcomed him.

Jason briefly introduced himself to the Committee.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business

- 4592 Highway 7, Unionville, Review of Property Status

Recommendation:

That the March 11, 2020 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE FEBRUARY 12, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 12, 2020 be received and adopted, as presented.

Carried

4. PART TWO - DEPUTATIONS

4.1 REQUEST FOR FEEDBACK

12 WILSON STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT STATUS OF BUILDING FROM A CULTURAL HERITAGE PERSPECTIVE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, informed the Committee that further discussion had taken place with the Applicant since this item was added to the agenda, and that the Applicant had requested to defer discussion regarding this matter until the April meeting to allow time for further research.

Recommendation:

That Heritage Markham accept the deferral of discussion regarding the building at 12 Wilson Street until the April meeting.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

185 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

**10 PETER STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
4160 19TH AVENUE, ALMIRA COMMUNITY - INDIVIDUALLY
DESIGNATED**

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBERS:

- HE 20 109326
- HE 20 109112
- HE 20 109142

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

**7895 YONGE STREET, THORNHILL HERITAGE CONSERVATION
DISTRICT**

**272 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT**

DELEGATED APPROVALS: SIGN PERMITS (16.11)

FILE NUMBERS:

- 20 107732 SP
- 20 109485 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.3 SITE PLAN CONTROL APPLICATION

**45 JOHN STREET, THORNHILL HERITAGE CONSERVATION
DISTRICT**

**NEW SINGLE DETACHED DWELLING – SECOND REVISED
ELEVATIONS (16.11)**

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

F. Hemon-Morneau, Project Planner

There was discussion regarding the windows on the east and west side elevations and whether they should follow the same pattern as on the front of the dwelling.

A Committee member expressed concern that the east elevation windows would be visible from the street. Another member commented that the existing setbacks on the side elevations should be kept in mind.

R. Hutcheson displayed the Site Plan presented at the February 2020 meeting, which showed the setbacks and how the dwelling compared to the neighbouring buildings.

A Committee member asked if staff could request the applicant to consider modifying the side window glazing to match the new front window treatment.

In response to a Committee member, staff confirmed that the back windows would be bird friendly.

Recommendation:

That Heritage Markham supports the use of casement windows in the design shown in the second revised design for the proposed new dwelling at 45 John Street based on its Arts and Crafts style inspiration.

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

**11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
METAL SHINGLE ROOFING FOR NEW DWELLING (16.11)
FILE NUMBER: SPC 19 122591**

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that there were no other heritage buildings on the street and that mostly custom homes with neo traditional designs were being built. He stated that a sample of the granular-coated metal

shingle had not been provided for the meeting, but product brochures were available to show the Committee.

A Committee member mentioned that the property had a number of pine trees and that the sap from the pine trees often decreased the lifespan of asphalt shingles. He stated that the granular-coated metal shingles were used in Muskoka as an alternative, and did not look like metal shingles when viewed from the ground.

Councillor K. Rea proposed an amendment to the staff recommendation; that Heritage Markham supports the proposed granular-coated metal shingle cladding, as a test case, provided that a sample of the material is submitted to staff for review and final determination.

Another Committee member noted that two houses in Thornhill had metal shingles that stood out as metal shingles, and requested that staff carefully scrutinize the material.

Recommendation:

That Heritage Markham supports the substitution of granular-coated metal shingle cladding “DECRA Shingle XD” for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street in an appropriate heritage colour as determined by staff, as a test case, provided that the applicant first submits a sample of the material for staff review and approval.

Carried

6.2 DEMOLITION PERMIT APPLICATION

10225 KENNEDY ROAD - INDIVIDUALLY DESIGNATED PROPERTY REMOVAL OF NON-HERITAGE ADDITIONS HOMER WILSON FARMHOUSE (16.11)

FILE NUMBER: 19 102709 DP

Extracts:

R. Hutcheson, Manager of Heritage Planning
C. Bird, Director, Building Standards

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He reviewed the layout of the exterior and the materials used. G. Duncan noted that the elements proposed for demolition did not contribute to the heritage value and features of the building, were not identified as heritage attributes in the Designation By-Law, and were also a fire and safety concern.

There was discussion as to how a feature was determined to be of heritage value. G. Duncan advised that it was on a case by case basis, but that consideration was given to aspects such as the date of construction, the feature that was added, and the quality of the design and construction. In this case, the additions were not considered to add to the heritage value.

A Committee member stressed the importance of receiving a commitment from the Applicant to begin work expeditiously.

Councillor K. Rea requested an amendment to the staff recommendation; that the Applicant submit a plan to board up and secure all openings prior to the issuance of a demolition permit.

In response to a query, staff advised that the Committee would have an opportunity to review the restoration plan prior to any construction, and at that time, it would be determined if a south side porch was suitable.

In response to a query, staff advised that the addition was likely built post-World War 2.

A Committee member expressed concern that original parts of the porch may have been covered over, and recommended including a caveat to protect any heritage features that became apparent during demolition.

Staff clarified that the additions proposed for demolition were not designated as heritage. The north and west porches were protected as heritage features, but not the south porch.

Recommendation:

That Heritage Markham has no objection to the demolition of the identified portions of the designated Homer Wilson Farmhouse that do not contribute to the heritage value, subject to the following conditions:

- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs; and,
- That a plan or description of how all openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided to the satisfaction of the Manager of Heritage Planning prior to the issuance of a demolition permit; and further,

- That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration.

Carried

6.3 BUILDING EVALUATION

33 DICKSON HILL ROAD, DICKSON HILL BUILDING EVALUATION AND CLASSIFICATION OF THE JOSEPH PIPHER HOUSE AND ACCESSORY BUILDING (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. The property was classified as Group 1 (of major significance and importance, worthy of designation).

A Committee member inquired if the house could be moved from its current location. G. Dewar, as a member of the Building Evaluation Sub-Committee that reviewed the property, advised that the building was made of fieldstone and would be very difficult to move. He noted that the Committee would review the Site Plan before any future development.

Recommendation:

That Heritage Markham supports the classification of the historic buildings at 33 Dickson Hill Road as evaluated by the Building Evaluation Sub-Committee of Heritage Markham, in support of the proposed designation of the property.

Carried

6.4 REQUEST FOR FEEDBACK

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES PROPOSED REVISION TO DESIGN OF APPROVED ADDITION (16.11)

FILE NUMBER: SC 17 167062

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and noted that the Applicant had received Site Plan approval and a building permit, however wished to modify some features from the approved drawings.

In response to a query regarding the french doors and rear elevation, staff advised that the property was located within Markham Heritage Estates, and therefore a higher standard of historical authenticity was expected. The property was also a corner lot, so visibility was high.

Regarding the widening of the addition, staff advised that there was a ground floor plate maximum in Markham Heritage Estates, and that a bylaw variance application would be required if the square footage was greater. Staff noted that variances had been secured by other Markham Heritage Estate homes.

There was discussion regarding the timing of the construction, and the Committee's preference for the work to begin as soon as possible. Staff advised that the current Site Plan agreement required the commencement of work within one year of approval. Options to expedite the initiation and completion of the construction were discussed. Staff advised that a letter of credit would be obtained that was tied into the completion of the work.

A Committee member commented that the mortgage discount should not begin until after the house was inhabited.

There was discussion regarding the proportions of the proposed dwelling, and it was noted that the design was already approved.

The Committee proposed an amendment to the recommendation; that staff consider discussing options with legal counsel to have the Applicant initiate the work in a timely manner.

Graham Dewar departed the meeting at 8:33 p.m.

By consent of the Committee, Keith Irish assumed the role of Chair for the remainder of the meeting.

Recommendation:

1. That Heritage Markham would have no objection from a heritage perspective to a site plan application to widen the proposed rear addition by 2 feet, as shown in the drawing date stamped March 4, 2020 provided that the following revisions are made to the drawings:

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to

provide veranda railings in compliance with the Ontario Building Code;

- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style; and,

2. That Heritage Markham has no objection to any variance to the By-law required to permit the proposed 2 ft. widening of the addition as illustrated in the drawing date stamped March 4, 2020; and,

3. That final review of any development application in order to approve the revised addition as illustrated in the drawings date stamped March 4, 2020 be delegated to the City, (Heritage Section) staff; and,

4. That the applicant enter into a Site Plan agreement containing the standard conditions regarding materials, colours, windows etc.; and further,

5. That staff consider consulting with legal counsel to find a way to have the Applicant initiate the work in a timely manner, including the concept of a letter of credit to ensure the project is initiated.

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

7.1 STUDIES/PROJECTS

HERITAGE EDUCATION

MAKE 'SAVE AND RE-USE' THE NORM – ALIGNING HERITAGE PRESERVATION WITH PROVINCIAL PRIORITIES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, reviewed a presentation created by the Architectural Conservancy of Ontario.

The Committee requested that staff forward a copy of the presentation to all Committee members and that the same presentation, if possible, be given to Markham Council, as well as York Region Council. Staff would confirm with the ACO if the presentation could be shared.

Recommendation:

That Heritage Markham Committee receive for information; and,

That the presentation be made available to Markham Council and York Region Council.

Carried

8. PART SIX - NEW BUSINESS

8.1 REQUEST FOR FEEDBACK

4592 HIGHWAY 7, UNIONVILLE REVIEW OF PROPERTY STATUS (16.11)

Regan Hutcheson, Manager, Heritage Planning, addressed the Committee and advised that the property was not on the Markham Register of Property of Cultural Heritage Value or Interest, either as a listed property or designated property. Staff has had enquiries as to the status of the property.

Staff asked the Committee for feedback on the situation and the property's unprotected status. R. Hutcheson noted that the Markham Official Plan did indicate that there may be properties of cultural heritage interest that were not yet identified or designated, or included in the Register, but may still be worthy of conservation and inclusion in the Register.

A Committee member noted that the location of the building was problematic as it was out of context with its surroundings. Committee enquired as to how many houses of this style remained in Markham. Staff indicated that further research would have to be undertaken, but the house appeared to date from the 1910-20 period of construction.

Recommendation:

That Heritage Markham supports the investigation and evaluation of the historical nature of the property by Heritage staff.

Carried

8.2 DESCRIPTION CORRECTION

YORK REGION WEBSITE**ANNSWELL COURT FOUNDATION DESCRIPTION (16.11)**

A Committee member advised that on the York Region website, the location of the Annswell Court Foundation was listed as Vaughan, however, it should read Thornhill or Markham.

The Committee requested that staff contact York Region to have this corrected.

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 9:05 PM.



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT:	Report on Incoming Planning Applications for the period of November 15, 2019 to February 15, 2020
PREPARED BY:	Nathalie Orsi, Planning Department ext. 8100
REVIEWED BY:	Ron Blake, Senior Manager of Development, ext.2600

RECOMMENDATION:

1. That the report entitled “Report on Incoming Planning Applications for the period of November 15, 2019 to February 15, 2020”, be received and staff be directed to process the applications in accordance with the approval route outlined in the report.
2. That staff be authorized and directed to do all things necessary to give effect to this solution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

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

BACKGROUND:

Not applicable.

OPTIONS/ DISCUSSION:

This report is reporting on a total of:

- 5 -Zoning Amendments applications
- 3 -Official Plan Amendment application
- 7 -Site Plan Control applications
- 1 -Draft Plan of Subdivision application
- 3 -Draft Plan of Condominium applications

AMANDA codes for file names have changed as follows:

PLAN – Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision Applications (now combined for ePLAN digital application submission).

SPC – Site Plan Control Approval Application

CNDO – Application for Approval of Draft Plan of Condominium

The chart below outlines each application type, the property location (ward, district and address), a brief description of the proposal/request and the approval route, for all development related applications received through the period of November 15, 2019 to February 15, 2020. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
1.	CNDO 19 141104	1, West	<ul style="list-style-type: none"> • Devron Developments c/o (Andrew Murphy) • 7089 Yonge Street • Located at the south east corner of Yonge Street and Grandview Avenue. • Draft Plan of Condominium Application for 213 unit, 27-storey residential condominium development. 	Staff
2.	SPC 19141283	1, West	<ul style="list-style-type: none"> • EXP c/o Scott Passmore • 14 Cedar Avenue • Located south of the Langstaff Road, east of Yonge Street • Site Plan Control Application for new soil recycling and processing building. 	Staff
3.	PLAN 19-141513	7, East	<ul style="list-style-type: none"> • Incon Holdings (Markham Rd.) Ltd., c/o Raymond Ng. • 7350 Markham Road • Located on the south west corner of Markham Road, and Golden Avenue • Official Plan and Zoning Amendment Applications to permit 697 apartments, 104 townhouses and 145m² retail space within two buildings ranging from 8 to 16 storeys. 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
4.	SPC 19 141563	8, Central	<ul style="list-style-type: none"> • Weins Canada Inc. c/o R. H. Carter Architects Inc. (Emil Frank) • 7537 Woodbine Avenue • Located east side of Woodbine Avenue, south of Riviera Drive • Site Plan Control Application to reconstruct a car showroom and existing repair collision centre. 	Staff
5.	CNDO 19 141 567	7, East	<ul style="list-style-type: none"> • Calexico Holdings Inc. c/o (Clay Liebel) • Block 151, Plan 65M-4619 (municipal address not yet activated) on Kirkham Drive • Located west of Markham. Road, north of Steeles Avenue East. • Draft Plan of Condominium Application for 92 freehold semi-detached units on a common element road. 	Staff
6.	PLAN 19 142029	5, East	<ul style="list-style-type: none"> • City of Markham c/o /VG Architects (Thomas Wilson) • 10192 9th Line • Located west side of 9th Line, north of Major Mackenzie • Zoning Amendment Application for new City of Markham Operations Works Yard to include storage and office facilities 	Council/Committee
7.	SPC 19 142354	1, Heritage	<ul style="list-style-type: none"> • Ilya Batov c/o Lasonne Engineering Limited (Daniel Falzon) • 45 John Street • Located east side of Yonge Street, south side of John Street. • Site Plan Control Application for a single family dwelling. 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
8.	SPC 19 142377	1, West	<ul style="list-style-type: none"> • Dilawri Group c/o Architectural Instinct (Facundo Varela) • 7079 Yonge Street • Located on the north east corner of Yonge and Woodward Avenue. • Site Plan Control Application for façade improvements. 	Staff
9	PLAN 19 142694	2, North	<ul style="list-style-type: none"> • 1212763 Ontario Limited c/o Malone Given Parsons Ltd., (Emily Grant) • Address not yet assigned • Located north of Major Mackenzie Drive and east of the Hydro One corridor and east of Woodbine Avenue. • Zoning Amendment and Draft Plan of Subdivision Applications for 417 residential units. 	Council/Committee
10.	PLAN 19 142690	8, Central	<ul style="list-style-type: none"> • OnePiece Ideal (MS) Developments Inc. c/o Evans Planning Inc. (Adam Layton) • 28 Main Street • Located south of Highway 7 on the west side of Main Street. • Official Plan and Zoning Amendment Applications to permit an increase in height from 33 storeys to 47 storeys to accommodate an integrated above ground parking structure in the Phase 1 development. 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
11.	SPC 20 106477	4, Heritage	<ul style="list-style-type: none"> • Ken Jian Wong c/o SDG Design (Stefano DiGuilio) • 28 Church Street • Located east of Main Street Markham North in the Markham Village Heritage District. • Site Plan Control Application restore the existing 1 storey heritage home and construct a new 2 storey addition. 	Staff
12.	PLAN 20 106679	8, Central	<ul style="list-style-type: none"> • Neamsby Investment Inc. c/o Jessica Byers • 1181-1271 Denison Street • Located west of Birchmount Road on the south side of Denison Street • Official Plan and Zoning By-Law Amendment Applications to permit restaurant uses and site specific exceptions. 	Council/Committee
13.	SPC 20 107969	3, Central	<ul style="list-style-type: none"> • Southshore Investments Inc. c/o RH Carter Architects Inc. (Phil Frederickson) • 4600 Highway 7 East • Located at the north side of Highway 7, west of Kennedy Road. • Site Plan Control Application to redevelop a new 2 storey motor vehicle sales and service building. 	Council/Committee

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

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

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

ATTACHMENTS:

Not applicable.



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: Information Report 2020 First Quarter Update of the Street and Park Name Reserve List

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

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

RECOMMENDATION:

1. That the report titled 'Information Report 2020 First Quarter Update of the Street and Park Name Reserve List', be received;
2. And that Council approve the revised Street and Park Name Reserve List set out in Appendix 'A' attached to this report.
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides a quarterly update of the Street and Park Name Reserve List for the first quarter of 2020.

BACKGROUND:

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

OPTIONS/ DISCUSSION:

A revised street and park name reserve list is attached as Appendix 'A' to this report. It includes all previously approved names that are either still available for use, or have been reserved, but not used. Additional names proposed during the first quarter of 2020 are indicated in the "New Additions" column. Certain names have been deleted from the previous list to reflect names taken from the reserve list and applied to new streets or parks through recent plan registrations. The origin of names in the reserve list is indicated in the "Source" column. The general locations of names are identified in the "Ward" column when known.

Below, is a “quick reference” noting the names that were added to the Street and Park Name Reserve List during the first quarter of 2020.

Name	Source	Reason for Addition
Lica	OnePiece Developments	Requested by Developer
Luke	OnePiece Developments	Requested by Developer
Yans Way	Gemterra	Requested by Developer

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

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

ATTACHMENTS:

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

Appendix 'A'

3/23/2020

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Abbeyhill	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Achray	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ackerman	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Aisha	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Alan Francis	available	Veterans List	Yes	27-Aug-2004		Street	
Albans	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Albert Firman	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Ley	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Albert Newell	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Shank	available		Yes	13-Mar-1998		Street	
Albert Travis	available	Veterans List	Yes	27-Aug-2004		Street	
Alec Cloke Boulevard	available	Unknown Source	No	08-Jul-1997		Street	
Alexander Donaldson	available	Veterans List	Yes	27-Aug-2004		Street	
Alexander Raab	available	Request by Mayor for contributions to Markham	No	16-Aug-2004		Street	
Alf Hill	available	Unknown Source	No	08-Jul-1997		Street	
Alford	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Alfred Bothwright	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Dukes	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Pope	reserved for East Team	Veterans List	Yes	13-Mar-1998		Street	4
Alfredo	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Allah-Rakha Rahman	available	Requested through Culture Services	No	12-Aug-2013		Street	
Allegheny	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Alloa	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Alyaan	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Amsler	reserved for West Team	Reserved by Developer	No	27-Nov-2007		Street	6
Anchorway Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Andon Court	reserved for Central Team	Requested by Developer	No	01-Oct-2008		Street	8
Andress Street	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Angus West	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Archibald Hopkins	available	Veterans List	Yes	13-Mar-1998		Street	
Aristotle Avenue	reserved for 404-407 ramp extension by Mayor	Requested by Mayor	No	04-Apr-2014		Street	
Arthur Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Arthur Latcham Way	reserved for East Team	Requested by Markham Stouffville Hospital	No	11-Sep-2015		Street	5
Arthur Plaxton	available	Veterans List	Yes	27-Aug-2004		Street	
Arthur White	available	Veterans List	Yes	27-Aug-2004		Street	
Attenborough Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Avaleena	reserved for Central Team	Reserved by Developer	No	27-Nov-2007		Street	3
Baderow Road	available	Unknown Source	No	08-Jul-1997		Street	
Barnbogle	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Barra	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Batticaloa	available	Requested by Councillor	No	01-Sep-2011		Street	
Baum	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Beaufort	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Benjamin Fowlie	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Sauder	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Wilmot	available	Region of York Report	No	05-Dec-1998		Street	
Billy Bishop	reserved for Buttonville Airport development	Requested by Councillor Hamilton	Yes	20-Jan-2012		Street	
Birdie	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Birdsfoot	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	
Birmingham Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Black Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blacknose Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackoak Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackwood	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blanche	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Blue Hill Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Blueberry Hill Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Bousfield Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Boyington Street	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Brian	reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Briggin Hill	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Bright Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Brownell Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Brumwell Street	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Buckendahl	available	Region of York Report	No	05-Dec-1998		Street	
Calcutta	available	Requested by Councillor	No	25-Nov-2011		Street	
Canadian Open	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canmore	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canna	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Carmine	reserved for East Team	Reserved by Developer	No	13-Mar-1998		Street	7
Carnegie Mellon	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Carneros	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Carole Bell	available	Unknown Source	No	13-Mar-1998		Street	
Cart	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Caseley	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Castleford	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Castlemill Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Caviglia	Reserved for East Team	Requested by Developer	No	17-Sep-2019		Street	7
Cecil Sinclair	available		Yes	13-Mar-1998		Street	
Celebration Drive	reserved for South Team	Reserved by Developer	No	31-Mar-2005		Street	8
Celtic	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Chang Le	available	Requested by Councillor Chiu	No	12-May-2016		Street	
Channel Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Chappellet	available	Region of York Report	No	05-Dec-1998		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Charles Kellett	available	Veterans List	Yes	27-Aug-2004		Street	
Charleston	Reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	5
Charlottetown	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Chellew	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	7
Chennai	available	Requested by Councillor	No	25-Nov-2011		Street	
Chisholm	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Clare Westcott Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Clarence Burkholder	available	Veterans List	Yes	27-Aug-2004		Street	
Claude Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Clifford Andrews	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Clifford Coathup	available	Veterans List	Yes	13-Mar-1998		Street	
Clifford Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Coleluke Lane	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Collinson Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	6
Colonel Lapeyre	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Comely Court	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Conan	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Concanmar Drive	available	Unknown Source	No	08-Jul-1997		Street	
Constable Styles Avenue	reserved for West Team	Requested by Staff	No	30-Nov-2015		Street	5
Convergence	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Cora Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Corev Trail	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Cornell Fields	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Cornfield Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Corporate Drive	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Courtyard Drive	reserved for Markham Centre	Reserved by Developer	No	12-Aug-2005		Street	6
Cowgate	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Craig Kielburger	available	Requested by Councillor Shore	No	15-Mar-2012		Street	
Creativity	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Creekside	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Creekvalley	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Crichton	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Cropfield Avenue	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Crows Nest Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Cuthbert	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Dawn Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Dean Park Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Dearie Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Debbi Wilkes	available	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Del Monte	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Denarius	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Denholme Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Detective Constable Robert Plunkett	available	Requested by resident	No	07-Nov-2016		Park	7
Devereux Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Diamond Leaf Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Diamondwood	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Digreen	reserved for East Team	Requested by Developer	No	15-Jun-2015		Street	5
Disraeli Street	available	Request by Heritage Staff	No	29-Apr-2003		Street	
Doctor Mary Hickman Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Doctor Wesley Robinson	available	Region of York Report	No	05-Dec-1998		Street	
Doten	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	5
Downfield Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Drumin	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Duke Of Kent Way	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	6
Dunlevy	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Dunsheath	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Eaglesnest Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
East Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Eastcote	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Eastern Skies Court	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Eday	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Edmonton	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Edward Booth	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Edward Sanderson	available	Region of York Report	No	05-Dec-1998		Street	
Edzell	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Eelam	available	Requested by Councillor	No	01-Sep-2011		Street	
Eglinton Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Elgin Hisey	available		Yes	13-Mar-1998		Street	
Elm Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Elmer Natrass	available	Veterans List	Yes	27-Aug-2004		Street	
Embankment	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Empress of Australia Avenue	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Erdman Beynon	available	Veterans List	Yes	27-Aug-2004		Street	
Erin Hills	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Erintol	Reserved for East Team	Requested by Developer	No	18-Jun-2019		Street	7
Ernest Jones	available	Veterans List	Yes	27-Aug-2004		Street	
Ernest Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Eugene Breuls	available	Veterans List	Yes	27-Aug-2004		Street	
Evelyn Hughes Street	reserved for 19TM-16004 4031 16th Avenue (Unionville) Inc.	Requested by Mayor	No	26-May-2016		Street	
Evens Yard	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Fairamilia Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Fairchild Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Fairgreen Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Fairtree Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Faithful Way	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
Falconi	Reserved for North Team	Requested by Developer	No	21-Nov-2019		Street	6
Fallway	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Farrington Drive	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Farrow Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Fearn Abbey	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ferndown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Fernhill	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Feskew	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Finley Way	Reserved for East Team	Requested by Developer	No	17-Sep-2019		Street	7
Finsbury Park	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Flato Drive	available	Requested by Councillor Ho	No	06-Dec-2019		Street	2
Floyd Ford	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Forest Bay Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Forest Meadow Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
Fortess Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Foula	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Fountainbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Frank Collins	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Fred LaBlanc	available	Veterans List	Yes	27-Aug-2004		Street	
Fred Poole	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Freeman Williams	available	Veterans List	Yes	27-Aug-2004		Street	
Freshwater Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frisinger	available	Region of York Report	No	05-Dec-1998		Street	
Frontage Street	reserved for Central Team	Requested by Central Team	No	05-Sep-2013		Street	3
Gable Hurst Way	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Ganzhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Gardener's Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Gardon Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Garnet Vanzant	available	Veterans List	Yes	13-Mar-1998		Street	
Gary	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Gaythorne Hardy	available	Veterans List	Yes	27-Aug-2004		Street	
Gehman	available	Region of York Report	No	14-Sep-1999		Street	
George Crossley	available	Veterans List	Yes	27-Aug-2004		Street	
Ghandi Avenue	available	Requested by Councillor Kanapathi	No	20-Jan-2012		Street	
Giannone Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Gilbert Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Glen Eagle Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Glencairn Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Glencastle	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Glenwood Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Godfrey Willis	available	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Gohn	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Golden Horseshoe	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Goldenacre Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Golf Terrace Gates	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Gooseberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Gordon Gunn	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Ogden	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Underwood	available	Veterans List	Yes	27-Aug-2004		Street	
Great Wellington Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Greencastle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Greenton Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Grindlay Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Guardhouse Court	available	Unknown Source	No	08-Jul-1997		Street	
Guelph	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Gypsy	available	Unknown Source	No	08-Jul-1997		Street	
Harbour Court	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Harold Coakwell	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Harold Humphrey	available	Requested by resident through Mayor's office	No	18-Sep-2008		Street	
Harold Mackie	available	Veterans List	Yes	27-Aug-2004		Street	
Harvard	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Harvey Bunker	available	Veterans List	Yes	27-Aug-2004		Street	
Harvey Latimer	available	Veterans List	Yes	27-Aug-2004		Street	
Haute Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Hawley	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Herbert Baron	reserved for South Team	Reserved by Developer	No	23-Jul-2001		Street	
Herbert Luesby	available	Veterans List	Yes	27-Aug-2004		Street	
Herbert Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	5
Herman Gilroy	available	Veterans List	Yes	27-Aug-2004		Street	
Heston	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Hethery Norris	available	Veterans List	Yes	27-Aug-2004		Street	
Highworth Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Hillhousefield	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Hillsview Drive	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Hobor	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Hollybank Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Hollycroft Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Home Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Howe Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Inn Trail	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Innovation	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Iqbal Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019		Street	7
Irwin Selleck	available	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Island Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Island Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jack Carson	available	Request by Mayor for contributions to Markham	No	10-Apr-2007		Street	
Jack German	available	Veterans List	Yes	27-Aug-2004		Street	
Jackson Eli Way	reserved for East Team	Requested by Developer	No	22-Apr-2013		Street	7
Jacob Heise	reserved for West Team	Requested by relative of former resident	No	29-Oct-2008		Street	
Jason-Robert Road	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Jayne	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jean Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Jenkins Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Jenny Street	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Jerusalem	reserved for West Team	Unknown Source	No	08-Jul-1997		Street	
Jessica Antonella	available	Unknown Source	No	13-Mar-1998		Street	
Jiangmen	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Jinnah Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019		Street	7
Jocov Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Joelco	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Johann	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
John Anthony	reserved for Central Team	Requested by Developer	No	01-Mar-2016		Street	2
John Canning Road	available	Region of York Report	No	14-Sep-1999		Street	
John Ferrara	reserved for Central Team	Requested by Staff	No	15-Jun-2017		Park	8
John Gibson	available	Requested by Mayor	No	03-Oct-2019		Street	
John Rolph	available	Veterans List	Yes	27-Aug-2004		Street	
Jolivia	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Jonas Ramer	available	Request by Heritage Staff	No	21-Mar-2003		Street	
Josslyn Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Jura	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Kai Ping Avenue	available	Requested by Councillor Ho	No	30-Jan-2018		Street	2
Kamil Sadiq	available	Request by Mayor Seniors service award	No	24-Jul-2007		Street	
Kathleen McKay Lane	reserved for Unionville Lane	Requested by Mayor to honour art donations	No	11-Aug-2008		Street	3
Katrine	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Kentgrove Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Killbear	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Kingscrossing	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Kirkyton	available	Unknown Source	No	08-Jul-1997		Street	
Koch Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Kohn	available	Unknown Source	No	08-Jul-1997		Street	
Konyen	reserved for West Team	Reserved by Developer	No	25-Sep-2007		Street	6
Kraemer	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Kylemore	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Labrador Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Laggan	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Lali Vij	available	Requested by resident	No	12-Apr-2011		Street	
Lathrop	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leamington	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Leaside Drive	reserved for Central Team	Requested by Developer	No	29-Nov-2010		Street	3
LeeAnne Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lepp	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leslie Richards	available	Veterans List	Yes	27-Aug-2004		Street	
Lethbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Leven Lodge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Lewisview Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Liam Lane	reserved for East Team	Requested by Developer	No	22-May-2018		Street	7
Lica	Reserved for West Team	Requested by Developer	No	02-Mar-2020	1st Quarter 2020	Street	2
Lillidale Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lillybeth Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Loch Ness	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Loconda	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Logano	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Longacres	reserved for Central Team	Requested by Developer	No	22-Jan-2014		Street	3
Longridge	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Lord Stanley Way	reserved for Central Team	Requested by Developer	No	12-May-2017		Street	3
Lorne Glen	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Lount's	available	Region of York Report	No	05-Dec-1998		Street	
Lowry Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Luke	Reserved for West Team	Requested by Developer	No	02-Mar-2020	1st Quarter 2020	Street	2
Madawaska	reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	7
Magdalen Wong	Reserved for West Team	Requested by Councillor Ho	No	12-Apr-2019		Street	2
Mallavi	available	Requested by Councillor	No	01-Sep-2011		Street	
Malpeque Way	reserved for East Team	Reserved by Developer	No	12-Apr-2001		Street	5
Maple Wood Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Maplelain Farm	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Marconi Road	reserved for Central Team	Requested by Mayor	No	01-Apr-2014		Street	
Markham Live	reserved for Central Team	Requested by Staff	No	17-Oct-2011		Street	3
Markham Uptown Drive	reserved for Central Team	Requested by Staff	No	16-Mar-2011		Street	3
Markham Veteran's	available	Requested by Veterans' Association	No	07-Oct-2013		Street	
Marquis Avenue	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Mason Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Matunin	available	Requested by Councillor Hamilton	No	10-Nov-2015		Street	
Maxfield Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Maximillian	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mayor Roman Drive	available	Unknown Source	No	08-Jul-1997		Street	
Maytime Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
McElwain	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
McGriskin Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
McGriskin Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mchenry Place	available	Unknown Source	No	08-Jul-1997		Street	
Mears	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
Meizhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Merchiston Gardens	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Merrymount Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Miko	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mile Road Court	available	Unknown Source	No	08-Jul-1997		Street	
Milnesplace	available	Unknown Source	No	08-Jul-1997		Street	
Mindanao	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Minnie	Reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mission Cap	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Mona Mathews	available	Request by Resident	No	17-Jan-2006		Street	
Monarch Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moon Glow Court	reserved for South Team	Reserved by Developer	No	05-Dec-1998		Street	7
Moraine Mews Avenue	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Morningside Drive	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Mortonhall	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Moses White	available	Region of York Report	No	05-Dec-1998		Street	
Mourant Mews	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mullai	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Mumbai Drive	reserved for street along Aaniin Community Centre	Requested by Council	No	22-Jul-2011		Street	
Mumford Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Muriel Williams	available	Requested by Councillor Heath	No	20-Jan-2012		Street	
Myrtle Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Nairn	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Nanak	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Nanhai	reserved for Central Team	Requested by Councillor Chiu	No	27-Nov-2012		Street	8
Nanjing Avenue	available	Requested by Councillor Ho	No	21-Apr-2016		Street	
Nannyberry Crescent	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Nassau Street	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Newington	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Nigh	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Nightingale Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Noerdlingen	available	Request by Mayor to honour Markham's Twin City	No	21-Sep-1998		Street	
Norman Bethune Avenue	reserved for Hwy 404 flyover	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Norman Maxwell Street	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
North Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
North Berwick	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
North Links	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Northglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Norton Downs	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Oakland Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Old Course	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Old Nassau	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Old Waverly	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Oriental Crescent	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Orlando Avenue	reserved for West Team	Requested by Engineering Dept.	No	25-May-2017		Street	2
Orville Caruthers	available	Veterans List	Yes	27-Aug-2004		Street	
Oscar Steeper	available	Veterans List	Yes	27-Aug-2004		Street	
Pacific Grove	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Palace	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Palmdale Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paradigm	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Parkgate Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Parkside	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Paul Martin Sr Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Paul Weed	available	Unknown Source	No	01-Feb-901		Street	
Pearl	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Percheron Court	available	Unknown Source	No	08-Jul-1997		Street	
Percy Rye	available	Veterans List	Yes	27-Aug-2004		Street	
Periwinkle Street	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Perthshire	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Peter Ramer Street	available	Requested by Heritage Planning	No	29-May-2009		Street	
Petly Court	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Pevensey	available	Unknown Source	No	08-Jul-1997		Street	
Pfeiffer	Reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Philipp Eckardt	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Phillipsen	Reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Pierre Elliott Trudeau	reserved for East Team	Request by Mayor in honour of Prime Minister	No	23-Feb-2001		Street	5
Pimlico	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Pinestone Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Pinner	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Pope John Paul II Square North	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square South	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square West	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Port Down	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Port Vale	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Portstewart	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Prince Charles	reserved for West Team	Reserved by Developer	No	12-Apr-2001		Street	4
Princess Of Wales	reserved for South Team	Reserved by Developer	No	16-Sep-1997		Street	
Professional	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Queen Emma Drive	reserved for West Team	Requested by Developer	No	25-May-2017		Street	2

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Quigg Drive	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Quiplow	available	Unknown Source	No	08-Jul-1997		Street	
Rabin	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	7
Ralph Hicks	available	Veterans List	Yes	27-Aug-2004		Street	
Ralph Madill	available	Veterans List	Yes	13-Mar-1998		Street	
Ralph Westland	available	Veterans List	Yes	27-Aug-2004		Street	
Rampart Boulevard	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Ramsey Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Raymond Schell	available	Veterans List	Yes	27-Aug-2004		Street	
Read's Corners Boulevard	reserved by West Team	Request by Staff for future by-passed Woodbine	No	18-Dec-2006		Street	5
Redshaw	Reserved for North Team	Requested by Developer	No	13-Nov-2019		Street	6
Reesorton	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Regant Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Regence Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Reign	Reserved for East Team	Requested by Developer	No	13-Nov-2019		Street	7
Reno Street	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Research Road	reserved for Markham Centre	Request by Staff for Markham Centre	No	13-Feb-2006		Street	3
Restoule	available	Region of York Report	No	14-Sep-1999		Street	
Richard Pedrick	available		Yes	13-Mar-1998		Street	
Rigfoot Farm Road	available	Unknown Source	No	08-Jul-1997		Street	
Ritchie Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Roberge Road	available	Unknown Source	No	06-Apr-2004		Street	
Robert Baker Drive	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Robert Dunkes	available	Veterans List	Yes	27-Aug-2004		Street	
Robert Eaton	reserved for East Team		Yes	13-Mar-1998		Street	
Romandale	reserved for West Team	Unknown Source	No	13-Mar-1998		Street	6
Rombauer	available	Region of York Report	No	14-Sep-1999		Street	
Ron Moran	available	Requested by daughter of former Councillor	No	18-Dec-2009		Street	
Roselake Terrace	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Rosevale Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ross Bartlett	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Rouge Terrace	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Rouge Valley Drive East	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Rover House	available	Region of York Report	No	14-Sep-1999		Street	
Roy Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Roy Mustard	available	Veterans List	Yes	27-Aug-2004		Street	
Royal Aberdeen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Dornach	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Portcawl	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Ruskov Lane	reserved for West Team	Requested by Developer	No	20-Jan-2012		Street	6
Rustridge	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	7
Ruth Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Ryler Way	Reserved for East Team	Requested by Developer	No	07-Jul-2019		Street	7
Saddle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saddledown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saigen	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Saint John	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Salma	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Sampaguita	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Sand Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sanday	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sauder	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Schmidt	available	Region of York Report	No	14-Sep-1999		Street	
Scotthelen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Shadow Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Shefford Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Shen Zhen Avenue	available	Requested by Councillor Ho	No	20-Feb-2018		Street	2
Sheridan	reserved for Central Team	Requested by Central Team	No	15-Jul-2013		Street	3
Shiverham	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Shunde Street	reserved for West Team	Requested by Councillor Ho	No	28-Oct-2013		Street	
Silverberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Silvermills	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Simcoe Promenade	reserved for Central Team	Requested by Staff	No	15-Feb-2017		Street	3
Sir Isaac Brock	available	Region of York Report	No	14-Sep-1999		Street	
Sissons	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Skibow Castle	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Slateford	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Smith Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Smithwood Road	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Snider Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Snider Heights Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
South Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Southglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Spartan	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Spottsiwood Road	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Spring Mountain Trail	reserved for West Team	Reserved by Developer	No	12-Nov-2002		Street	6
Springwell Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
St. Giles	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
St. James Palace Road	available	Unknown Source	No	12-Apr-2001		Street	
St. Leonard's	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Starlane Avenue	reserved for South Team	Reserved by Developer	No	13-Mar-1998		Street	7
Startrail Crescent	reserved for South Team	Reserved by Developer	No	14-Sep-1999		Street	7
State Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Stephen B Roman Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6

Appendix 'A'

3/23/2020

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Stepwood Road	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Stoeber	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Stollery	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Stranrear	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Stratburn Way	reserved for West Team	Requested by Developer	No	25-Mar-2019		Street	6
Sundrum	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sweetgrass Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Swinley Forest	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Swiss Cottage	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Tara Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Tatra Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Tees Side	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
The Blessings	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Thomas Catterall	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Clayton	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	6
Thomas Griffiths	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Hope	reserved for East Team		Yes	13-Mar-1998		Street	
Thomas Lynch	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Wakeling	available	Veterans List	Yes	27-Aug-2004		Street	
Thoroughbred Drive	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	4
Tianhe Road	available	Requested by Councillor Ho	No	27-Apr-2017		Street	
Tobias	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Todman Lane	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	4
Tommy Thompson Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Tomor Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Toronto	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Trans	available	Unknown Source	No	08-Jul-1997		Street	
Traulsen	available	Region of York Report	No	14-Sep-1999		Street	
Traynor	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Tulla	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Tulocay	available	Region of York Report	No	14-Sep-1999		Street	
Turtle Bay	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Universal	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
University	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Urmy	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Vancise	available	Unknown Source	No	08-Jul-1997		Street	
Vandaam Street	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Vanderbergh	available	Region of York Report	No	14-Sep-1999		Street	
Vanderheyden	available	Unknown Source	No	08-Jul-1997		Street	
Vanni	reserved for Councillor Kanapathi	Requested by Councillor	No	01-Sep-2011		Street	
Ventura Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Vice Chancellor Road	available	Unknown Source	No	08-Jul-1997		Street	

Appendix 'A'

3/23/2020

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Victor Herbert Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Victor Hopwood	available	Veterans List	Yes	27-Aug-2004		Street	
Victoria Chase	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Victoria Square Boulevard	reserved for West Team	Request by Staff for future by-passed Woodbine	No	19-Feb-2007		Street	6
Victoria Square By-Pass	reserved for West Team	Request by Staff for future by-passed Woodbine	No	29-Mar-2007		Street	6
Viewforth	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Visayas	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Vysoka Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Wahba Way	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Wallen McBride	available		Yes	13-Mar-1998		Street	
Walleye Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Walton Heath	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Warmouth Avenue	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Warrington Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	4
Water Rock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Waters Edge Boulevard	reserved for East Team	Reserved by Developer	No	08-Sep-2004		Street	5
Waverley Steps	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
West Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
West Stadium	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
West Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
West Village	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Western Gailes	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Westmeath	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Westray	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Whitechapel Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Whitehorse	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Wilhelm	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
William Bradley	available	Requested by Councillor Horchik to honour resident	No	19-Sep-2008		Street	
William Keough	available	Veterans List	Yes	27-Aug-2004		Street	
William Lickorish	available	Veterans List	Yes	27-Aug-2004		Street	
William Lyon	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
William Meleta	Reserved for Central Team	Requested by Councillor Hamilton	No	14-Nov-2018		Street	3
William Shearn	reserved for West Team	Requested by Resident	No	11-Nov-2015		Street	6
William Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	
Wimbledon	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Woodbine By-Pass	reserved for West Team	Request by Staff for Woodbine by-pass road	No	29-Mar-2007		Street	6
Woodbrook	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Woodhole Spa	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Woods Alley	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Woodstock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Wulff Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Wycombe	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4

Appendix 'A'

3/23/2020

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Xiamen (Amoy)	available	Requested by Councillor Chiu	No	12-Mar-2015		Street	
Yans Way	Reserved for West Team	Requested by Developer	No	02-Mar-2020	1st Quarter 2020	Street	2
Yarl	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Yellow Brick	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Yogapuram	available	Requested by Councillor	No	01-Sep-2011		Street	
Youngbranch	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5



Report to: Development Services Committee

Report Date: April 21, 2020

SUBJECT: PRELIMINARY REPORT
 Digram Developments (Helen) Inc.
 Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit an eight-storey residential building at 55, 63, and 83 Helen Avenue (Ward 3)

File Nos. PLAN 19 137397 and SU/ZA 17 135415

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
 Senior Planner, Central District

REVIEWED BY: Stephen Lue, M.C.I.P., R.P.P., extension 2520
 Manager, Central District

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit an eight-storey residential building at 55, 63, and 83 Helen Avenue (Ward 3), File Nos. PLAN 19 137937 and SU/ZA 17 135415” be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (the “Applications”) submitted by Digram Developments (Helen) Inc. (the “Owner”). This report contains general information in regards to applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

Applications deemed complete

Staff deemed the Applications complete on December 19, 2019.

The next steps in the planning process include:

- Holding the statutory Public Meeting at a future date when appropriate; and,
- Consideration of a recommendation report by the Development Services Committee (“DSC”).

It should be noted that the Applications are moving forward during a period when the Province of Ontario has suspended the *Planning Act* timelines for the appeal of an application to the Local Planning Appeal Tribunal. Municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can be met (e.g. sending of notices, public meetings, etc.). The Applications have been circulated to commenting departments and agencies. Further, Staff will proceed with the normal resolution of issues and case management will be undertaken. At the time of the writing of this report, matters respecting the holding of Public Meetings, finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:

The subject lands are generally located east of Kennedy Road, north of Highway 407 and are municipally known as 55, 63, and 83 Helen Avenue (the “Subject Lands”), as shown on Figure 1. The Subject Lands have an approximate area of 1.18 ha (2.91 ac) with approximate frontages of 112 m (367 ft) along Helen Avenue and 23 m (75 ft) along Greenberg Gate. Three single detached dwellings and accessory structures occupy the Subject Lands, which are generally flat with vegetation dispersed throughout. The surrounding land uses are shown on Figure 3.

Application History

The following summarizes the history of the Applications:

January 2, 2018: the Owner submitted the applications for Draft Plan of Subdivision and Zoning By-law Amendment for the Original Proposal, as shown on Figure 4, which included 11 single-detached dwellings, 26 townhouse units (approximately 29 units when combined with part lots), extensions of Caboto Trail and Peshawar Avenue, a 0.235 ha park block to be merged with the existing 0.130 ha (0.321 ac) separate park block to the north (already City-owned and secured through a previous development application), and a 0.162 ha (0.4 ac) future development block.

February 2, 2018: Staff deemed the original applications complete.

April 16, 2018: A Preliminary Report was received by the DSC based on the Original Proposal, which the Owner revised prior to the statutory Public Meeting.

June 19, 2018: the statutory Public Meeting was held to consider the Revised Proposal, as shown on Figure 5, which included 11 single-detached units, 15 townhouse units (approximately 29 units when combined with part lots), extensions of Caboto Trail and Peshawar Avenue and a new Street “1”, and a 0.312 ha park block. At the conclusion of the

statutory Public Meeting, the applications were referred back to Staff for further review and a final recommendation report.

Nov. 29, 2019: the Owner submitted applications for a new Official Plan Amendment and further revisions to the Draft Plan of Subdivision and Zoning By-law Amendment for the development shown on Figures 6 and 7, which includes a high-density residential block, extension of Peshawar Avenue, and a 0.233 ha (0.576 ac) park block to be merged with the existing 0.130 ha (0.321 ac) separate park block to the north (already City-owned and secured through a previous development application), as detailed below.

Dec. 19, 2019: Staff deemed the Applications complete.

Official Plan and Zoning

The Subject Lands are designated “Residential Low Rise” in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). This designation permits a variety of grade-related, low-density housing types, including detached dwellings, semi-detached dwellings, townhouses excluding back-to-back townhouses and small multiplex buildings containing three to six units.

Following the statutory Public Meeting, the Owner further revised the development proposal, by replacing the ground-oriented units in the earlier proposals with a high-density residential block, as discussed further below, which does not conform to the “Residential Low Rise” policies of the 2014 Official Plan. The Owner submitted an Official Plan Amendment application to redesignate the Subject Lands to “Residential High Rise” and increase the maximum density from 2.5 to 3.46 times the area of the lot [Floor Space Index (“FSI”)].

The Subject Lands are zoned “Rural Residential One” (RR1) by By-law 304-87, as amended (Figure 2), which permits one single-family detached dwelling per lot. The Owner submitted a Zoning By-law Amendment application to delete the Subject Lands from the designated area of By-law 304-87, as amended, in order for new zoning provisions to be enacted under the “Residential Four” (R4) zone category of By-law 177-96, as amended, including but not limited to site-specific development standards and parking requirements.

If the Applications are approved, the proposed park block will also need to be rezoned from “Rural Residential One” (RR1) by By-law 304-87 to “Open Space One” (OS1) in By-law 177-96, as amended.

The Owner proposes an eight-storey residential building on Block 1

The Owner’s development proposal (the “Proposed Development”) includes the following, as conceptually shown in Figures 6 and 7:

-
- a high-density block fronting Helen Avenue (Block 1) that includes an eight-storey residential building
 - 301 units with an approximate gross floor area (“GFA”) of 22,061 m² (237,470 ft²)
 - a park block (Block 2), with an approximate area of 0.233 ha (0.576 ac) at the southeast portion of the revised draft plan, to be integrated with an existing park block to the north that the City has already secured through a previous development application
 - the westerly extension of Peshawar Avenue, which turns 90 degrees north to connect with Helen Avenue

With the Owner’s submission of an Official Plan Amendment application to facilitate the high-density residential block, the Owner scoped the development limits of the original Draft Plan of Subdivision and Zoning By-law Amendment applications as shown in Figures 6 and 7. The remainder of the Owner’s lands, south of the proposed westerly extension of Peshawar Avenue, are no longer part of the Applications. The original applications for Draft Plan of Subdivision and Zoning By-law Amendment were revised to reflect the Proposed Development.

The details of the Proposed Development will be refined further through a separate future Site Plan Approval application, should Council approve the current Applications. At this time, the Owner conceptually proposes a “U- shaped” building as shown in Figure 7. The Proposed Development steps down to five and three storeys along the easterly building interface with the existing single-detached dwellings.

The Owner proposes two full movement driveway accesses to provide access to the Proposed Development: one along the proposed westerly extension of Peshawar Avenue and one along Helen Avenue (Figure 7). The Owner proposes to locate the main building entrance along Helen Avenue, with a pick-up and drop-off area located within in the proposed internal courtyard. Surface parking for 31 visitor parking spaces and associated drive aisles are located within the proposed internal courtyard with the remaining parking (334 spaces) in two underground levels accessed by a ramp under the east side of the south wing. The Owner further proposes a parking reduction, as discussed further below.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, among others, identified through the circulation and detailed review of the Proposed Development will be addressed in a final report to the DSC:

- Review of the submitted Planning Justification Report and Urban Design Brief, draft Official Plan Amendment, and draft Zoning By-law Amendment, submitted by the Owner, as prepared by KLM Planning Partners Inc.
- Review of the conceptual block plan prepared by the Owner that encompasses the area bounded by Helen Avenue to the north, Greenberg Gate to the east, Highway 407 to the south and Kennedy Road to the west, and in the context of the Markham Centre Secondary Plan Update, which the City is currently undertaking.

-
- Review of the appropriateness of the Owner's Proposed Development having regard for matters, including, but not limited to, the following:
 - compatibility with the existing and planned surrounding land uses
 - the appropriateness of the proposed density and building height
 - contribution to community benefits including public art
 - built form and massing, building orientation, transitions, and angular planes
 - traffic impacts, parking, and transportation demand management
 - municipal servicing, including upgrades to existing sewers
 - the appropriateness of the proposed park block size, configuration, and appropriate ratios of parkland dedication requirements and cash in lieu of parkland
 - affordable housing, purpose-built rental, senior-focused housing, and family friendly units
 - the potential for additional land consolidation
 - Prior to the formal future submission of a Site Plan Application, the review of the Applications will consider the following, but not limited to matters, which will be fine-tuned at the site plan stage:
 - Sun and shadow and wind effects
 - Pedestrian connections, driveway accesses and locations
 - Sustainability measure, bird-friendly guidelines, and accessibility
 - The City's Parking Standards By-law 28-97, as amended, requires parking for an apartment dwelling to be provided at a rate of 1.25 parking spaces per dwelling unit, plus 0.25 parking spaces per dwelling unit for visitors. The Owner proposes a reduced parking rate of 1 parking space per dwelling unit, plus 0.20 parking spaces per dwelling unit for visitors. The Owner submitted a Parking Utilization Study that is currently under review by the City's Transportation Planning Staff.
 - Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
 - Tree Inventory and Preservation Plan
 - Shadow Study
 - Angular Plane Study
 - Functional Servicing and Stormwater Management Report
 - Geotechnical Investigation
 - Hydrogeological Investigation
 - Traffic Impact Study and Functional Servicing Report
 - Parking Utilization Study
 - Phase 1 and Phase 2 Environmental Site Assessments
 - The Proposed Development shall consider any requirements of external agencies including, but not limited to, the Ministry of Transportation and York Region.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications will be evaluated in the context of growth management, environmental considerations and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report, if necessary.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo (2019)

Figure 4: Original Proposal

Figure 5: Revised Proposal – June 19, 2018 Public Meeting

Figure 6: Proposed Development

Figure 7: Conceptual Site Plan (Block 1)

AGENT:

Alistair Shields

KLM Planning Partners Inc.

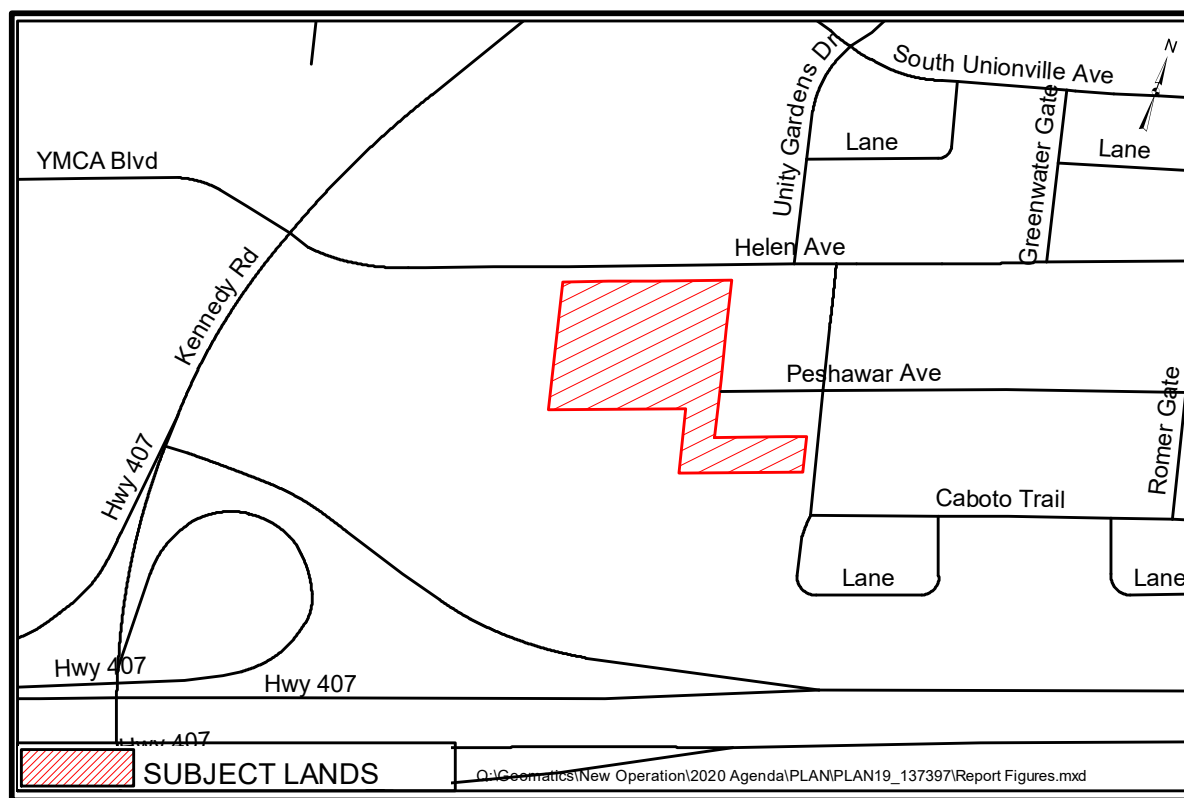
64 Jardin Drive, Unit 1B

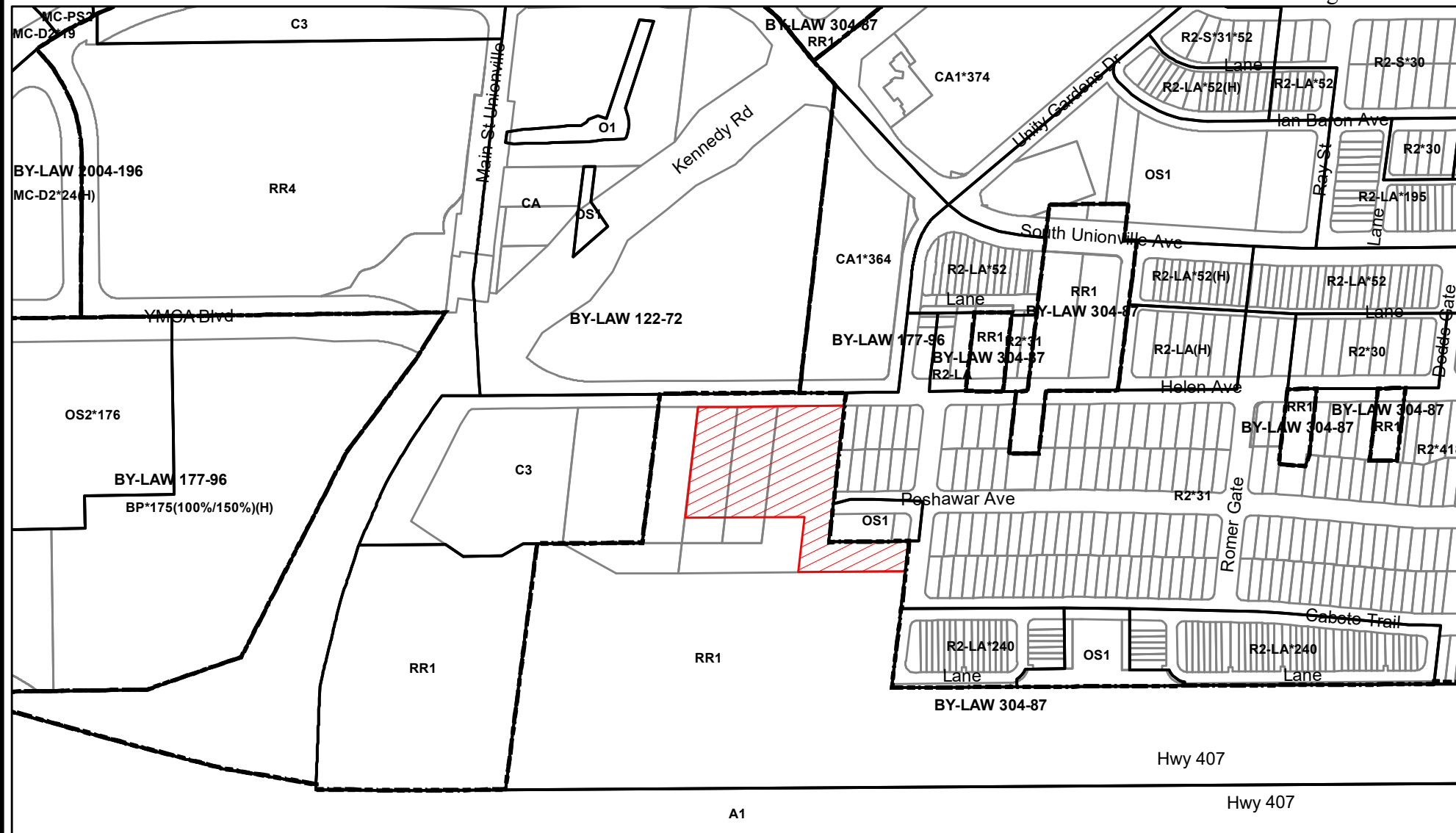
Concord, ON

Tel: (905) 699-4055

Email: ashiields@klmplanning.com

File path: Amanda\File 19 137397\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

 SUBJECT LANDS

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 30/3/2020

FIGURE No. 2



AERIAL PHOTO (2019)

APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

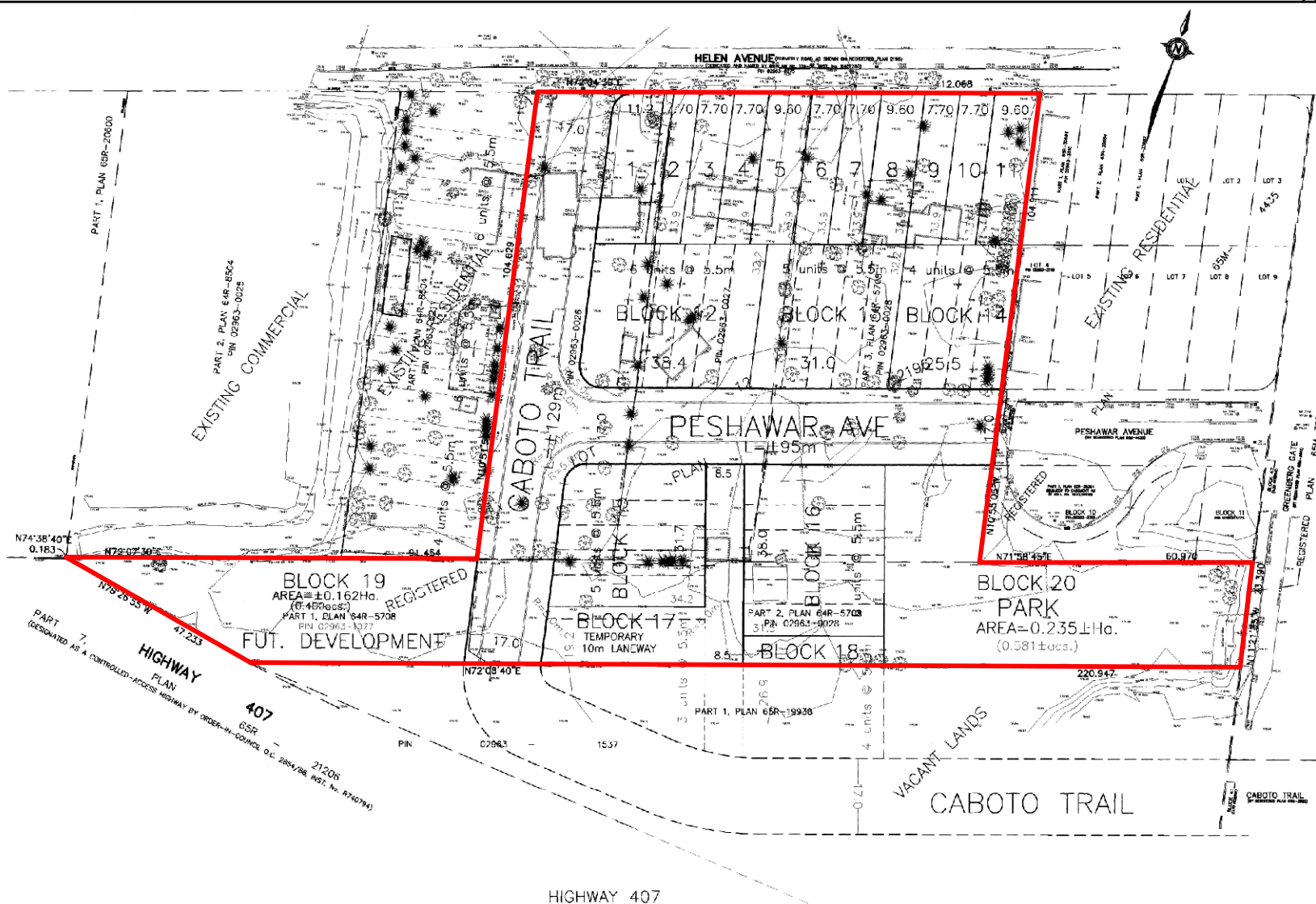
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Checked By: SB

 SUBJECT LANDS

DATE: 30/3/2020

FIGURE No. 3



ORIGINAL PROPOSAL

APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

 SUBJECT LANDS

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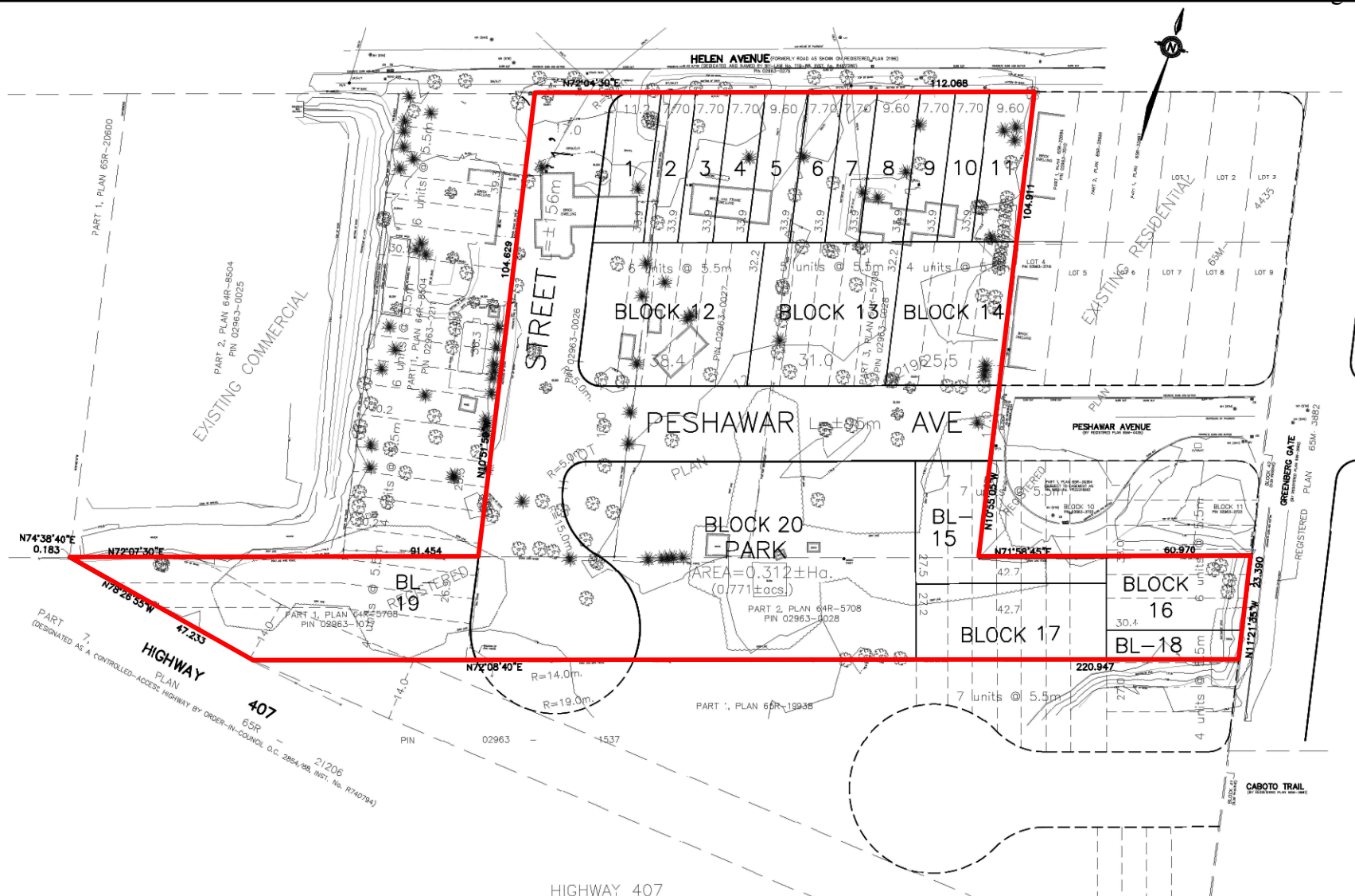
 MARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: SB

DATE: 30/3/2020

FIGURE No. 4



REVISED PROPOSAL - JUNE 19, 2018 PUBLIC MEETING

APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

 SUBJECT LANDS

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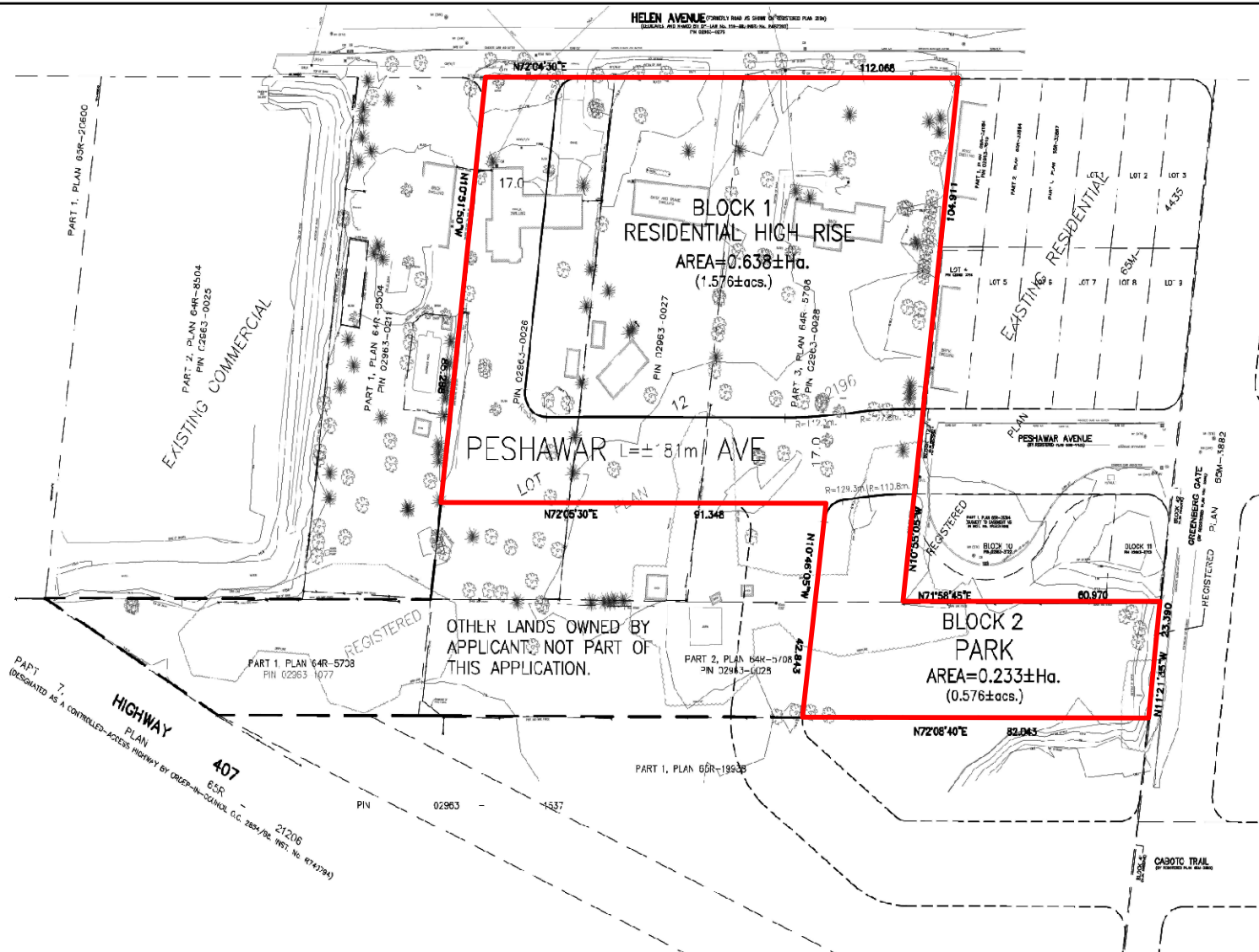
DATE: 30/3/2020

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

FIGURE No. 5



PROPOSED DEVELOPMENT

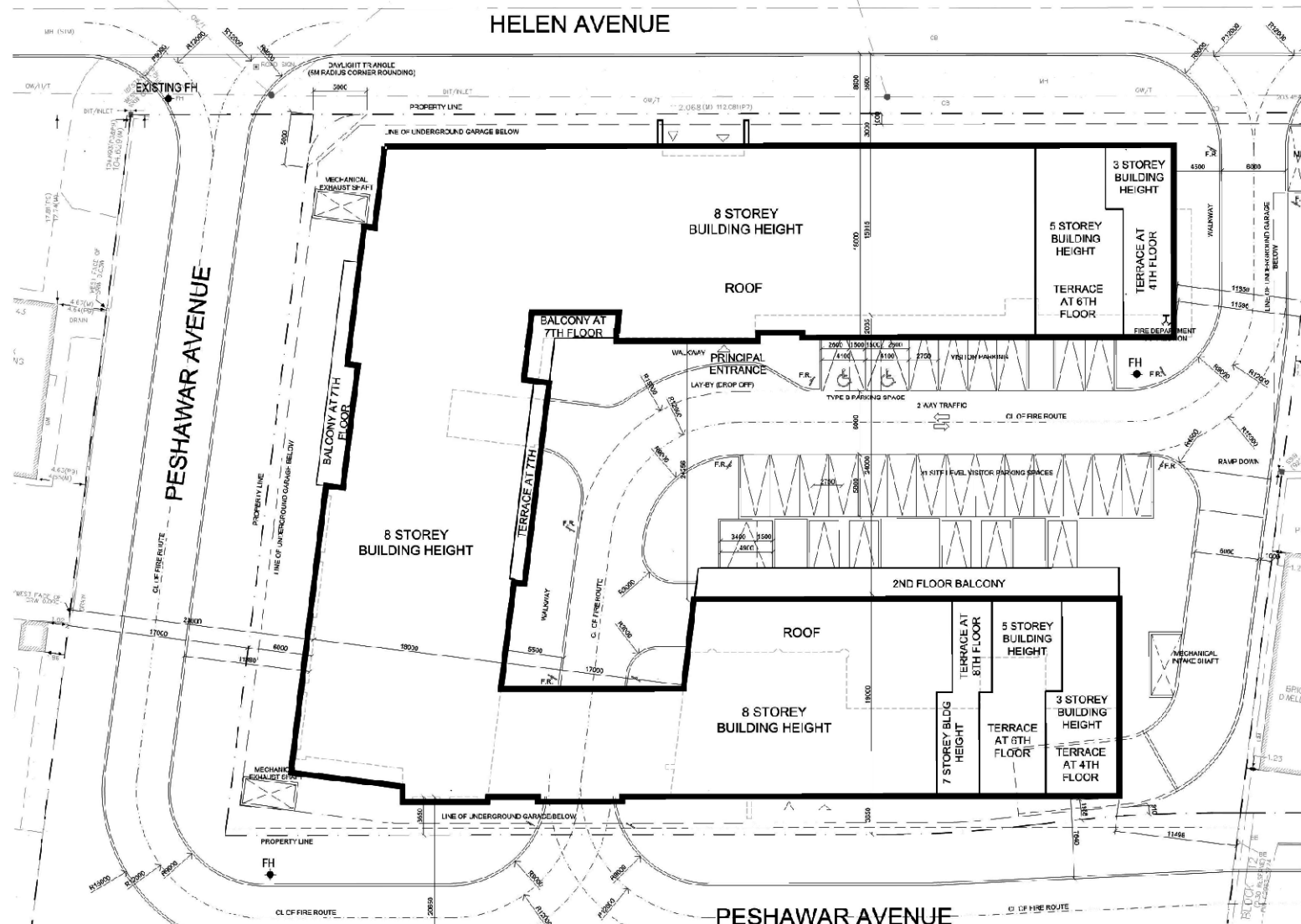
APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

 SUBJECT LANDS

DATE: 30/3/2020

FIGURE No. 6



CONCEPTUAL SITE PLAN (BLOCK 1)

APPLICANT: Digram Developments (Helen) Inc.

FILE No. PLAN 19137397 (SB)

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Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: Joseph & Leah Pipher Farmhouse and Smokehouse 33
Dickson Hill Road

PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 2) 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;
- 3) 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;
- 4) 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;
- 5) That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend to Council that the "Joseph and Leah Pipher Farmhouse and Smokehouse" be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:

The property is listed on the Markham Register

The subject buildings are located at 33 Dickson Hill Road. The property 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, Part IV properties (individual designations) and Part V properties (district designation).

The Joseph and Leah Pipher Farmhouse is a fine example of mid-19th century local field stone classical revival farmhouse constructed for a prosperous farming family

The Joseph and Leah Pipher Farmhouse is undoubtedly Markham's finest remaining field stone building. It is remarkable for being a full two stories in height, and for the quality of stonework. The house retains almost all of its original exterior and interior features and is a testament to the industry and prosperity of the Pipher family (see Figure 3- Photographs of the Joseph and Leah Pipher farmhouse).

The smokehouse is an excellent example of a mid-19th century specialized accessory farm building

Based on an archival picture, the smokehouse/summer kitchen located in front and to the side of the main house, was just one of a large complex of buildings that made up the Pipher farm (See Figure 5 – Archival Photograph of the Pipher farmstead). This substantial local clay brick building is a rare surviving example of a specialized farm building that retains most of its original features (See Figure 4 – Photograph of the Joseph and Lean Pipher Smokehouse).

The buildings were evaluated using the City's heritage evaluation system

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Joseph and Leah Pipher House and Smokehouse were evaluated as Group 1 Heritage Buildings. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the Ontario Heritage Act.

The buildings have 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 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,
 - Displays a high degree of craftsmanship or artistic merit,
 - Demonstrates a high degree of technical or scientific achievement.
- 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;

-
- Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
 - The property has contextual value because it:
 - Is important in defining , maintaining or supporting the character of an area
 - Is physically, functionally, visually or historically linked to its surroundings
 - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the property merits designation under Part IV (Section 29) of the Ontario Heritage Act for its design, associative and contextual value.

From a design perspective, the Joseph and Leah Pipher Farmhouse is a rare example of a mid-19th century, two storey fieldstone dwelling which displays the highest quality of stonework in the City of Markham. The Joseph and Leah smokehouse is also a rare surviving example of specialized farm building constructed from local clay brick. The original architectural features of both buildings remain remarkably intact.

The property has associative value as the two buildings are the only surviving buildings of what was once a large complex of farm buildings just outside the Hamlet of Dickson Hill owned by the Piphers, who were a Pennsylvania-German Mennonite family that settled in Markham as early as 1803 (See Figure 5- Archival Photograph of the Pipher Farmstead). The Pipher house is also directly associated with a stone mason who learned his trade while incarcerated in the Kingston Penitentiary for his participation in the Upper Canada Rebellion of 1837.

The property has contextual value as it maintains and contributes to the rural character of the area.

The Statement of Significance – Reasons for Designation is attached as Appendix 'A'.

Heritage Markham has recommended designation

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. Heritage Markham has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.

OPTIONS/ DISCUSSION:

The protection and conservation of heritage resources is consistent with City policies

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The owner has been advised that designation is being recommended and has responded with no objections. The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects 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 33 Dickson's Hill 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

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

Appendix 'A' – Statement of Significance/ Reasons for Designation

FIGURE 1- Owner and Location Map

Ian Clark
37 Camelot Way
Markham ON, L3P 3W2

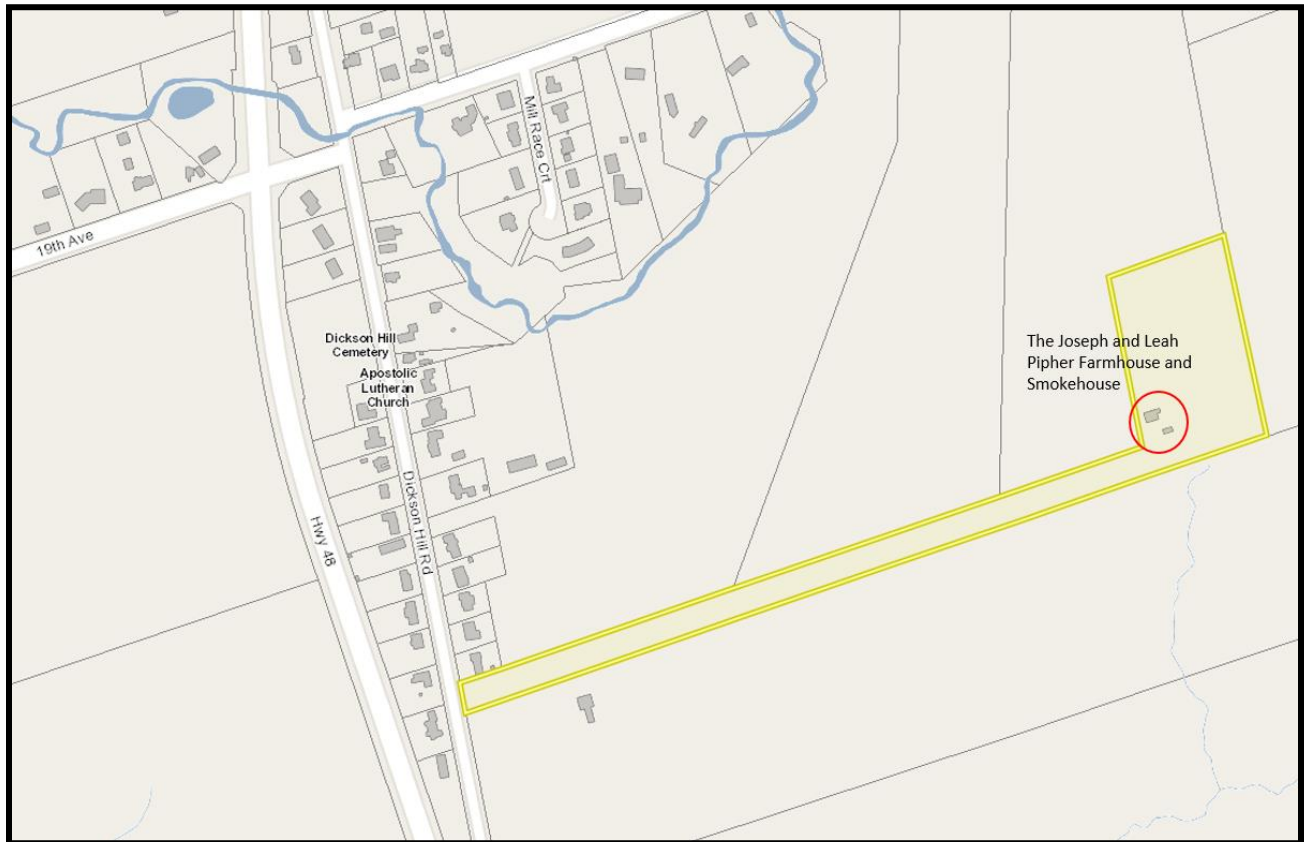


FIGURE 2 - Aerial Map



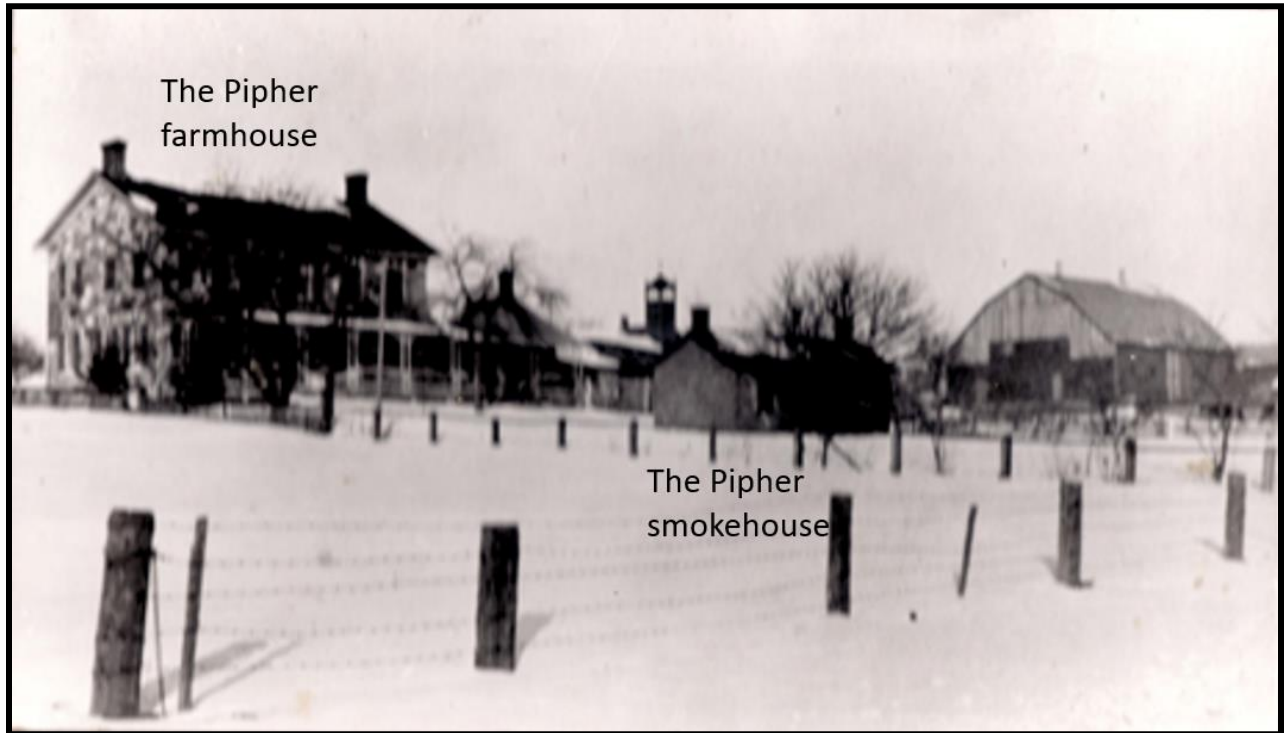
FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse



FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse



FIGURE 5 – Archival Photograph of the Joseph and Leah Pipher Farmstead



Appendix 'A' Statement of Significance

Joseph and Leah Pipher House 33 Dickson Hill Road 1861

Description of Property

The Joseph and Leah Pipher House is a two storey stone farmhouse located on a keyhole lot on the east side of Dickson Hill Road in the historic hamlet of Dickson Hill. The house is set back from the road to the extent that it is not visible from the road, and faces south.

Historical and Associative Value

The Joseph and Leah Pipher House has historical and associative value for its association with the Pipher family, a Pennsylvania-German Mennonite family that were living on Lot 27, Concession 7, Markham Township at the time of William Berczy's census of 1803. Joseph Pipher, born in Canada in the year 1800, was the youngest of the three sons of Samuel Pipher and Barbara (Labar) Pipher. He purchased the 200 acres of Lot 29, Concession 8 from Absolom Sommers in 1826. His first wife was Catherine Kleiser, who died in 1836. His second wife was Leah Kaiser. Their original home was a one and half storey frame dwelling. In 1861, the family constructed a fine two storey stone house that still stands at 33 Dickson Hill Road, well removed from the road. The Historical Atlas of York County map of Markham Township, dated 1878, illustrates the stone house near the centre of the lot, with an adjoining orchard. The house is said to have been constructed by a stone mason that learned his trade while incarcerated in Kingston for an incident connected with the Upper Canadian Rebellion of 1837. According to the 1861 census, two stone masons resided on the Pipher farm at that time, Wallingford Sanders and Robert Hill. It is probable that they were the builders of the stone farmhouse at 33 Dickson Hill Road. The portion of the farm where the stone house stands was inherited by a son, Isaac Pipher, in 1867, and remained in the ownership of the family until 1904, when it was sold to David Moyer, a local Mennonite farmer. His son, Harvey Moyer, resided here. The property was sold out of the Moyer family in 1960.

Design and Physical Value

The Joseph and Leah Pipher House is of design and physical value as Markham's finest remaining example of mid-19th century stone construction. The substantial two-storey dwelling, in a vernacular interpretation of the neo-classical style, is remarkable for its scale, being a full two storeys in height with a 5-bay front. The house retains most of its original detailing, including the front doorcase, single-hung six over six windows, louvered wood shutters, and a substantial wood cornice. The most noteworthy feature of the Pipher House is the stonework on the south (front) and west walls, which was rendered in dressed, coursed, multi-coloured fieldstone, squared and dressed with a crandalled finish and accented with quarried limestone brought in from another locality. Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date "1861."

An archival photograph provides visual evidence of a former full-width veranda supported on wood treillage, and a one-storey stone kitchen wing at the east end of the main block. A portion of this kitchen wing remains as a shed-roofed extension of the east gable-end wall.

Contextual Value

The Joseph and Leah Pipher House is one of a number of stone houses to have been constructed in Markham Township in the 19th century. It is arguably the finest remaining example due to its scale, the quality of its design and construction, and for its authenticity in terms of remaining original building fabric. The Pipher House is part of an agricultural landscape on the east side of the historic hamlet of Dickson Hill, associated with the hamlet due to the location of its long farm lane that connects the property to Dickson Hill Road. The farmhouse was once part of a complete farmstead with a barn and other outbuildings; today the only outbuilding still standing is a one storey brick building that once contained a bake oven and smokehouse.

Significant Heritage Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House include:

- The scale form and massing of the two storey main block with its rectangular plan, and one storey remnant of the stone kitchen wing on the east gable end;
- Multi-coloured fieldstone walls with the front and west sides in coursed, dressed squared stone and north and east walls in coursed random rubble;
- Datestone inscribed “1861” over main entrance door;
- Gable roof with eave returns and wood cornice mouldings;
- Red brick gable-end, corbelled chimneys;
- Main entrance on south wall with multi-paned transom and sidelights with wood panels below, and six panelled wood door;
- Six over six wood single-hung windows with functional louvered wood shutters and lugsills;
- Quarter circle attic windows on west gable end, with a fan-shaped pattern of muntin bars;
- Six-paned attic windows on east gable end;
- The scale form and massing of the one storey red brick outbuilding with its gable roof with open, overhanging eaves, single stack corbelled brick chimney at the west gable end, three wood four-panel doors on the north wall and two wood six-paned windows and one wood six over six single-hung window on the south wall.



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

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

RECOMMENDATION:

1. That the report dated April 21, 2020, entitled “PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by Corbett Land Strategies Inc., on behalf of Emix Ltd., to permit additional uses on the subject lands. The application contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete:

The Zoning By-law Amendment application was deemed complete on September 20, 2019.
The Official Plan Amendment application was deemed complete on March 23, 2020.

Next Steps:

1. A Statutory Public Meeting will be scheduled when appropriate;
2. Staff will prepare a Recommendation Report on the zoning by-law amendment at a future date, if required;

Application Processing

This application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the processing of applications. The application will be circulated to commenting departments and agencies and normal resolution of issues and case management will be undertaken. At the time of writing of this report, matters respecting the holding of public meetings, finalization of approvals and appeals had not

been resolved. These matters will continue to be investigated by the Development Services Commission and Legal Services.

BACKGROUND:

Property and Area Context

The 1.24 ha. (3.07 ac.) subject property is located on the northwest corner of Woodbine Avenue and Perth Avenue. The property also has road frontage on the east side of Cochrane Drive. The site contains a large retail warehouse style, three storey commercial building with a gross floor area of 10,509 m² (113,119 ft²) and asphalt parking lot areas. Existing uses operating within the building include a furniture outlet and an immigration office. Located to the north are various commercial operations including Princess Auto and Fit 4 Less. To the south, across Perth Avenue, is a hotel (Comfort Inn) and other commercial uses. To the east, across Woodbine Avenue, are various commercial uses including an appliance store (Goemans Appliances). To the west across Cochrane Drive are industrial uses and an office building (see Figures 1, 2 and 3). An application for Site Plan approval, to redevelop the above noted adjacent hotel property at 8330 Woodbine Avenue, was endorsed in principle by Development Services Committee in April of 2019. This proposal was endorsed by staff in November of 2019 (File SPC 18 253507).

PROPOSAL

The owner is proposing to renovate the second and third floors of the existing three (3) storey building for a commercial self-storage facility. There are no external changes proposed to be made to the existing building. The existing zoning is very specific as to the types of retail uses permitted. Consequently, the owner is also proposing to broaden the permission for retail store types as well as to permit restaurants and a banquet hall.

OFFICIAL PLAN

2014 Official Plan

The subject lands are designated 'Commercial' in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated by the LPAT on April 9, 2018). The designation provides for a broad range of commercial uses including complementary retail, service, and office uses, as well as restaurants, banquet halls, financial institutions, light manufacturing, processing and warehousing. This designation does not provide for a commercial self-storage facility use, which would require an official plan amendment.

Staff note that lands designated 'Commercial' form part of the City's 'Employment Area' as shown on Map 1 – Markham Structure. The Official Plan recognizes that this designation provides for large format retail development, adjacent to other Employment Area designated lands.

ZONING

These lands are currently zoned SC1 – Special Commercial One Zone under By-law 165-80, as amended, which permits very specific commercial uses including lumber and building supplies outlets, sales of home improvement products, personal service shops, book stores, banks, hotels and motels, pet stores and supplies, furniture sales and repair, commercial schools as well as recreational and entertainment facilities.

The owner is proposing to add a commercial storage facility as a permitted use, broaden the types for retail uses permitted, and permit restaurants and banquet hall uses on the subject property.

OPTIONS/ DISCUSSION:

The following is a list or preliminary summary of comments raised to date. Other matters that are identified through the detailed review of these applications will be discussed in a future recommendation report, if required. Some of the issues identified include, but are not limited to:

Building Standards Department

The Zoning section has advised that the proposed change of use requires additional parking, as per the City's Parking Standards By-law. The total parking requirement for the proposed self-storage use and existing first floor business office is 387 spaces, whereas 188 spaces are currently provided. In addition 5 % of the total parking spaces (19) are required to be accessible spaces.

Engineering

A Parking Study was received in late January of 2020 to support the proposed parking reduction. The Study was reviewed by Transportation Engineering staff. The Study indicates that, although the Parking Standards By-law requires a minimum of 387 spaces for the proposed commercial self-storage use and existing first floor businesses, the current on-site parking supply of 188 spaces is sufficient to for both uses, and Transportation Engineering staff have accepted these findings.

A Functional Servicing Report (FSR) was received in support of the applications to amend the Official Plan and Zoning By-law. Development Engineering and Waterworks staff concur with the FSR findings that no additional services are required to accommodate the proposed commercial self-storage facility and additional commercial uses through these applications.

Existing Built Form

The existing building is a warehouse style building that was designed to contain large retail outlets such as furniture stores or building material suppliers. The building only requires interior alterations to accommodate a proposed commercial self-storage facility. The remaining portions of the building will contain the existing Immigration consulting office and other commercial tenants.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities.

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, Development Services

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

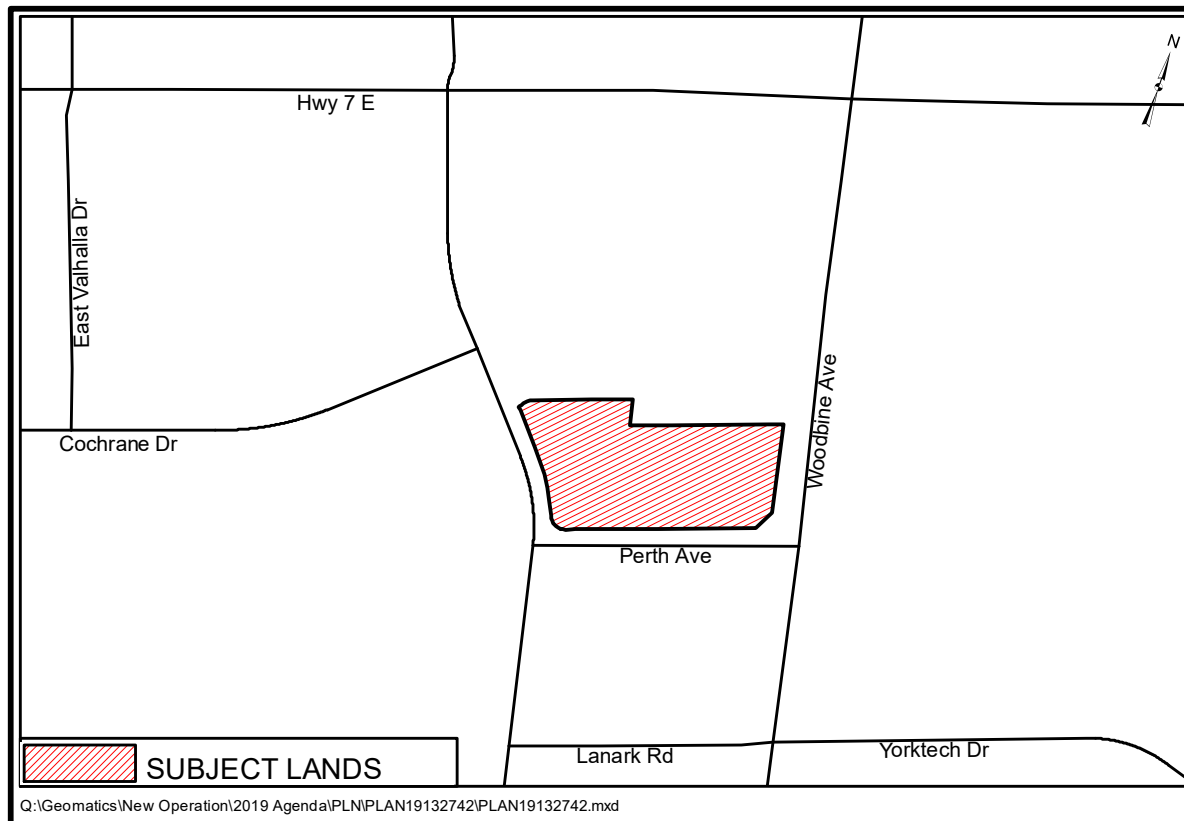
Figure 4 – Site Plan

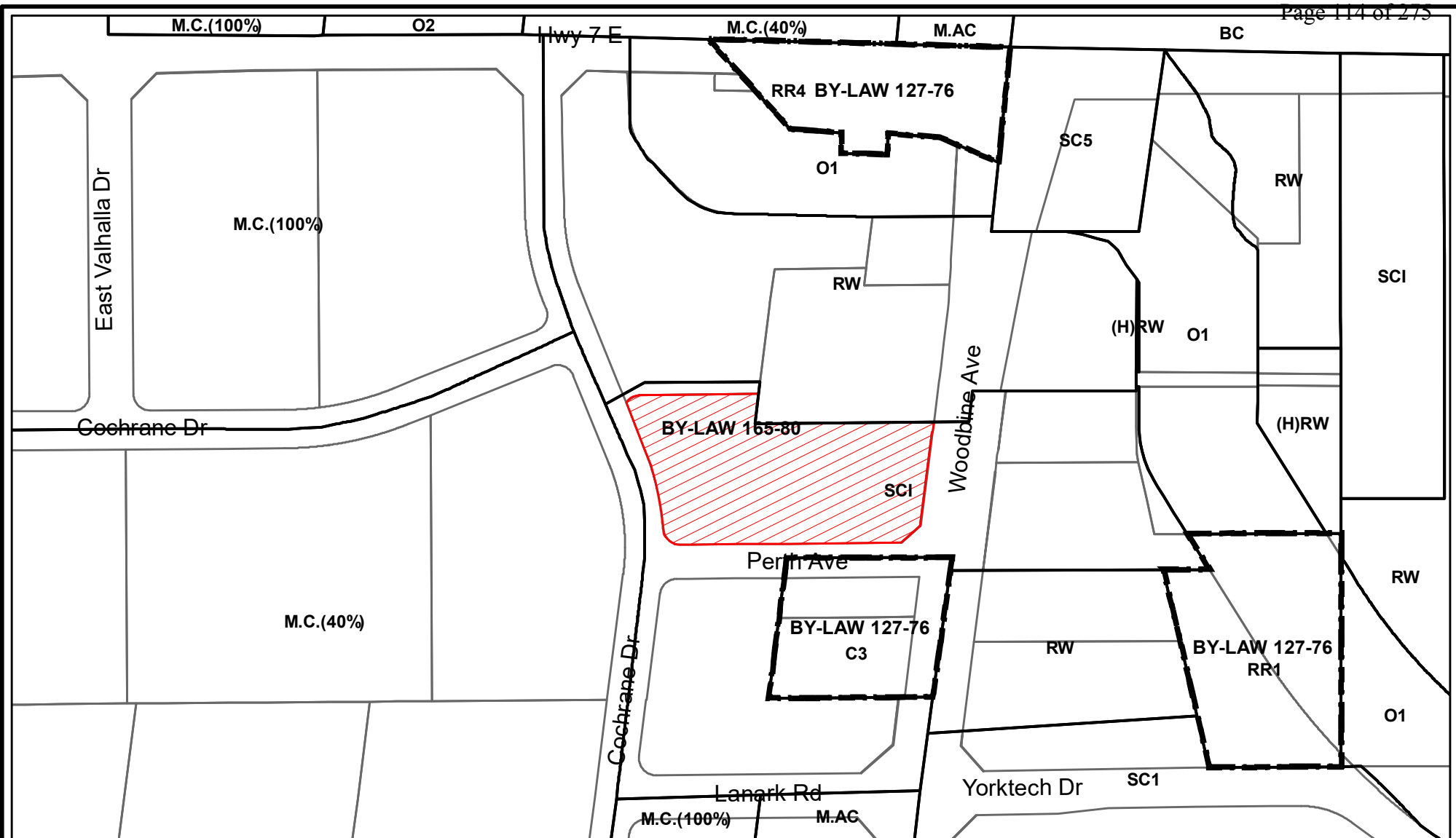
OWNER:

Emix Ltd.
63 Wingold Avenue
Toronto, ON
Phone: (416) 480-0006
Fax: (416) 352-6021

APPLICANT/AGENT:

Corbett Land Strategies Inc.
C/O John Corbett
483 Dundas Street West
Oakville, Ontario L6M 1L9
Phone (289) 725-9229
Email: john@corbettlandstrategies.ca





AREA CONTEXT / ZONING

APPLICANT: Corbett Land Strategies Inc.
8400 Woodbine Avenue

FILE No. PLAN19-132742 & PLAN20-110587

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

Date: 27/01/2020

FIGURE No. 2

 SUBJECT LANDS



AERIAL PHOTO (2019)

APPLICANT: Corbett Land Strategies Inc.
8400 Woodbine Avenue

FILE No. PLAN19-132742 & PLAN20-110587

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

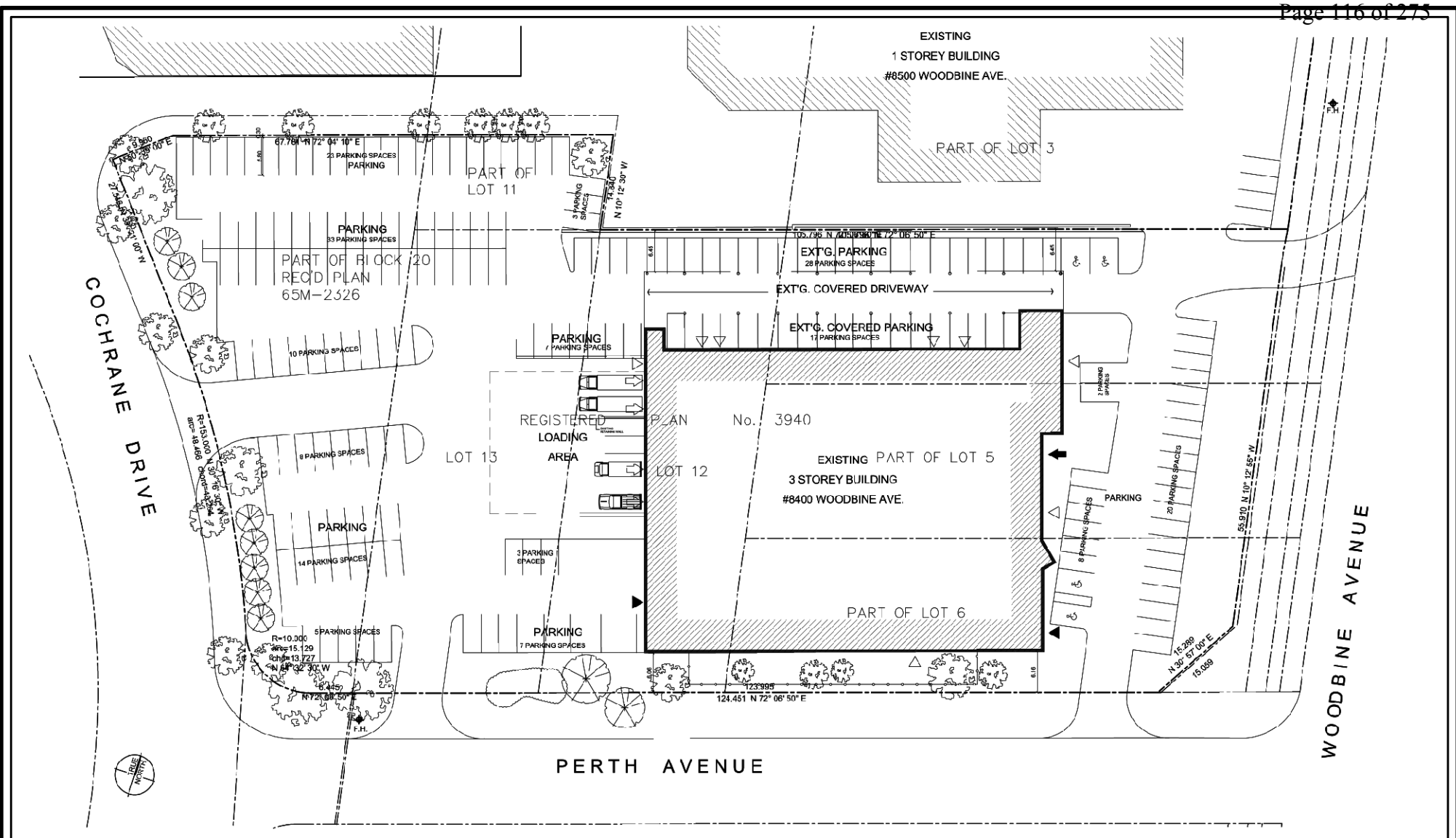
Checked By: RC

Date: 27/01/2020

FIGURE No. 3

 SUBJECT LANDS





SITE PLAN

APPLICANT: Corbett Land Strategies Inc.
8400 Woodbine Avenue

FILE No. PLAN19-132742 & PLAN20-110587

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

Date: 27/01/2020

FIGURE No. 4

--- SUBJECT LANDS



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: PRELIMINARY REPORT

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (Ward 2)
File No.: PLAN 19 142694

PREPARED BY: Daniel Brutto, MCIP, RPP ext. 2468
Senior Planner, North District

REVIEWED BY: Stephen Kitagawa, MCIP, RPP ext. 2531
Acting Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated April 21, 2020 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (Ward 2)”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by 1212763 Ontario Ltd. (the “Owner”). This report contains general information regarding applicable policies, as well as other issues and should not be viewed as Staff’s opinion or recommendation on the Applications.

PROCESS TO DATE AND NEXT STEPS:

- December 2019 - Applications received
- January 2020 - Applications deemed complete
- A Public Meeting will be scheduled at a future date when appropriate.

It should be noted that this application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the appeal of an application to the Local Planning Appeal Tribunal. Municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can

be met (e.g. sending of notices, public meetings, etc.). The application will be circulated to commenting departments and agencies. Further, staff will proceed with the normal resolution of issues and case management will be undertaken. At the time of the writing of this report, matters respecting the holding of Public Meetings, finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:

Subject property and area context

Part of Lots 22 and 23, Concession 4 (the “Subject Lands”) consist of approximately 37.15 hectares (91.8 acres), situated in the south west quadrant of the Berczy Glen Secondary Plan Area, which is bounded by Elgin Mills Road East to the north, Warden Avenue to the east, existing estate residential subdivisions/Greenway to the south and the hydro corridor to the west (See Figure 1: Location Map).

The Subject Lands are used for agricultural operations and are bisected by the Berczy Creek from north to south (See Figure 2: Aerial Photo). Surrounding land uses include (See Figure 3: Area Context/Zoning):

- North: Agricultural lands subject to Draft Approved Plan of Subdivision 19TM-18004 for 747 residential units (known as Mattamy Rinas);
- East: Agricultural lands, a portion of which are subject to Draft Plan of Subdivision 19TM-18009 for 898 residential units (known as Berczy Warden); and,
- South: Low-rise residential estate subdivision (known as Jennings Gate Estates);
- West: Hydro corridor and further west is a low-rise residential community (known as the East Cathedral Community).

PROPOSAL:

The Owner has submitted the Applications on the Subject Lands to facilitate the creation of approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network (the “Proposal”) (See Figure 4: Draft Plan of Subdivision). Table 1 below summarizes the number and type of units proposed:

Table 1: Proposed Built Form

Unit Type	Minimum Frontage (m)	Units
Single Detached (348 units)	13.7	77
	11.6	141
	9.4*	69
	8.1*	61
Townhouse (69 units)	6.0*	69
Total	-	417

*Lane-based units

Parkland included in the Proposal consists of 2.27 hectares of a community park to be assembled with community park blocks located on the adjoining lands (Block 374), a 1.86 hectare park (Block 375) and a 0.10 hectare parkette (Block 376).

The road network is comprised of local roads, collector roads and laneways all of which are public. Extensions of Vine Cliff Boulevard (labelled as Street 'A' on Figure 4) and Stoney Hill Boulevard (labelled as Street 'B' on Figure 4) are identified in the Proposal, as well as crossings of the Berczy Creek for these respective collector roads.

Table 2 below provides a complete statistical summary of the proposal.

Table 2: Draft Plan of Subdivision Schedule of Land Use

Land Use		Length (m)	Units	Area (ha.)
Single Detached		-	348	11.57
Townhouses		-	69	0.97
Future Development		-	-	0.30
Community Park		-	-	2.27
Park		-	-	1.86
Parkette		-	-	0.10
Vista		-	-	0.07
SWM Ponds		-	-	2.85
Open Space		-	-	8.19
Servicing Block		-	-	0.04
Streets 'A-B' @ 24.5m ROW		780	-	8.93
Street 'C' @ 21.8m ROW		335	-	
Streets 'D-O'	@ 18.5m -15.5m ROW	2,455	-	
	@ 16.5m ROW	295	-	
	@ 15.5m ROW	115	-	
Laneways 'A-E' @ 10m-8.5m ROW		700	-	37.15
Total		4680	417	
Proposed Units Per Net Residential Hectare				33.3

To facilitate implementation of the Proposal, the Zoning By-law Amendment application proposes to re-zone the subject lands from 'Agricultural One (A1)' and 'Open Space One (O1)' under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including special provisions.

PLANNING POLICY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region and the City of Markham under the *Planning Act*. The following section identifies the policy framework, which will be used to evaluate the Proposal.

Provincial Policy Framework

Provincial Policy Statement, 2014 (the "PPS")

The PPS provides direction on matters of Provincial interest related to land use planning and development. The PPS provides the direction for the efficient use of land and development patterns, which support sustainability by promoting strong, livable, healthy and resilient communities, while protecting the environment and public health and encouraging safety and economic growth. Staff will evaluate the Proposal to determine if it is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”)

The Growth Plan provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protection and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form. Staff will evaluate the Proposal to determine if it conforms to the Growth Plan.

Greenbelt Plan, 2017 (the “Greenbelt Plan”)

The Greenbelt Plan provides specific land use policies on where urban growth will not occur in order to provide for the permanent protection of agriculture and the natural environment. Staff will evaluate the Proposal to determine if it conforms to the Greenbelt Plan.

Section 51(24) of the *Planning Act*

Section 51 (24) of the *Planning Act* sets out the criteria which a draft plan of subdivision must have regard for, which includes: the suitability of the land for the purpose proposed, dimensions and shape of the proposed lots, conservation of natural resources and flood control, adequacy of school sites, highways and the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy. Staff will evaluate the Proposal to determine if it has regard for Section 51 (24) of the *Planning Act*.

Regional Policy Framework

York Region Official Plan 2010 (the “Regional Official Plan”)

The Regional Official Plan includes policies to guide land-use planning consistent with the requirements of the Growth Plan to encourage high quality urban design, attractive buildings, landscaping and public streetscapes. Staff will evaluate the Proposal to determine if it conforms to the Regional Official Plan.

City of Markham Policy Framework

Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) sets out land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Lands ‘Residential Low Rise’ and ‘Greenway’ (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). It provides direction for the development of a Conceptual Master Plan for the entire Future Urban Area (FUA) as the

basis for the development of Secondary Plans. Staff will evaluate the Proposal to determine conformity to the City's Official Plan.

Berczy Glen Secondary Plan (the "Secondary Plan")

The Secondary Plan includes detailed policies to guide future development and growth in the Berczy Glen community to 2031, providing a comprehensive policy framework for Council decision making with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 - Detailed Land Use designates the Subject Lands 'Residential Low Rise', 'Greenway' and identifies two symbols denoting stormwater management facilities and one symbol denoting a portion of the community park (See Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use). In addition, the south portion of the Subject Lands are subject to a site-specific policy, the intent of which is to provide an appropriate transition between the Proposal and the Jennings Gate Estates to the south.

The Secondary Plan also contains minimum density targets, minimum building heights and specific development criteria associated with each land use. Staff will evaluate the Proposal to determine if it conforms to the Secondary Plan.

Berczy Glen Community Design Plan (the "Design Guidelines")

The Design Guidelines sets out to achieve a coordinated approach to urban design throughout the community. Among other things, it provides direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features, etc. Staff will evaluate the Proposal to determine if it has regard for the Design Guidelines.

Zoning

The subject property is zoned 'Agricultural One (A1)' and 'Open Space One (O1)' under By-law 304-87, as amended (See Figure 3: Area Context/Zoning). A zoning by-law amendment is required to permit urban development on the Subject Lands.

OPTIONS/ DISCUSSION:

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

1. Greenway interface
 - a. A reduction in the overall percentage of units back-lotting onto the Greenway in accordance with the Design Guidelines.
 - b. Enhanced opportunities for pedestrian connections to the planned trail system within the Greenway.
 - c. Opportunities for restoration of the Greenway.
2. Jennings Gate Estates interface
 - a. Review of the interface between the proposed lots, which abut the existing estate residential subdivision to the south is ongoing, based on the site-

-
- specific policies in the Secondary Plan and the Design Guidelines, including tree preservation where appropriate.
3. Lane lengths and snow storage
 - a. Staff, including fire, operations and urban design, are reviewing the proposed laneway system to determine the appropriate lane lengths and areas for snow storage notches and walkways.
 4. Parkland
 - a. Appropriateness of the location and size of parks based on the Secondary Plan and the Design Guidelines, including locating a park in the southern quadrant of the Proposal.
 - b. Staff do not support the portion of parkland block 375 located within the City's Greenway and Greenbelt Plan given, among other reasons, the Design Plan does not identify the need, the steep topography would make it difficult to program and the lands are identified for restoration.
 5. Purpose built secondary suites, seniors housing and affordable housing
 - a. The Owner is asked to provide opportunities for purchasers to implement secondary suites in the future (i.e. rough in service, flexible floor plans, etc.) and opportunities for aging in place friendly units (i.e. master bedrooms on the ground floor, elevator retrofit opportunities, etc.).
 6. Hydro One - Extensions of Stoney Hill Boulevard and Vine Cliff Boulevard
 - a. The Secondary Plan identifies road connections to Stoney Hill Boulevard and Vine Cliff Boulevard in the neighbouring residential community to the west known as the East Cathedral Community. The Owner and staff will continue to work with Hydro One to transfer the lands for the right-of-way (ROW) directly from Ontario Infrastructure and Lands Corporation to the City of Markham.
 7. Review the appropriateness of the proposed zoning by-law amendment
 - a. Staff are reviewing the proposed site-specific development standards (i.e. reduced rear yard setback and increased maximum building height) in the context of the existing and planned uses, among other considerations.
 8. Community Energy Plan
 - a. A Community Energy Plan (the "CEP") for the FUA has been completed. The CEP identified and advances strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. The Owner is expected to adhere to the CEP.
 9. Public art contribution
 - a. Section 37 contribution for the provision of public art needs to be finalized for implementation through the amending zoning by-law.
 10. Outstanding comments
 - a. Comments from various internal departments and external agencies are outstanding and may result in changes to the plan, including the Toronto and Region Conservation Authority.
 11. Outstanding Secondary Plan studies
 - a. Several Berczy Glen Secondary Plan studies have yet to be finalized which may impact the Proposal. Such studies include the Master Environmental Servicing Plan, Berczy Glen Phasing Plan and the Collector Road

Environmental Assessment Study. It is anticipated completion of these studies will be conditions of Draft Plan of Subdivision approval.

12. Technical studies/reports currently under review

- a. Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Functional Servicing and Stormwater Management Report, Planning Opinion Report, Transportation Mobility Study, Tree Inventory and Preservation Plan, Environmental Impact Study, Archeological Assessment, Environmental Noise Feasibility Study, Hydrogeological Assessment, Geomorphic Study, Geotechnical Investigation Report and Phase 1 Environmental Site Assessment.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal is being considered within the context of the City's strategic priorities of safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal has been circulated to various departments and external agencies and is currently under review. Requirements of the city and external agencies will be reflected in the Draft Plan of Subdivision conditions and Zoning By-law Amendment.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

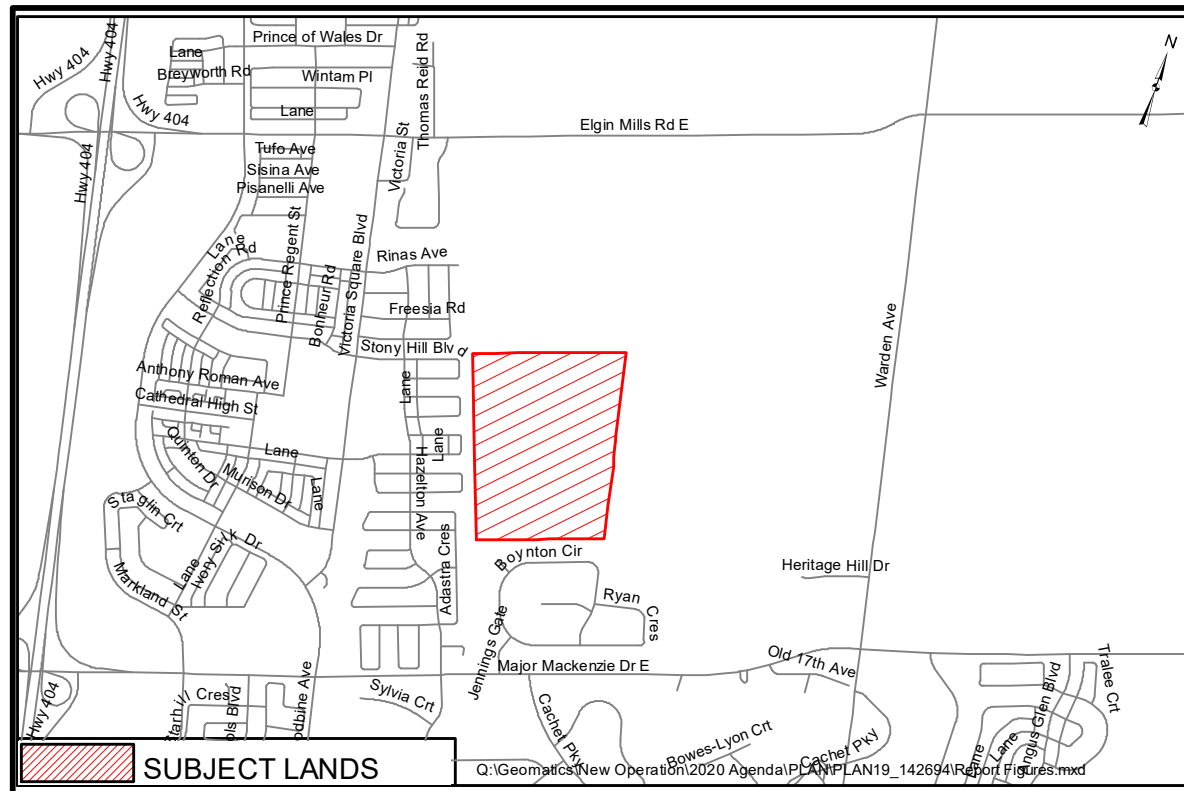
Figure 2: Aerial Photo

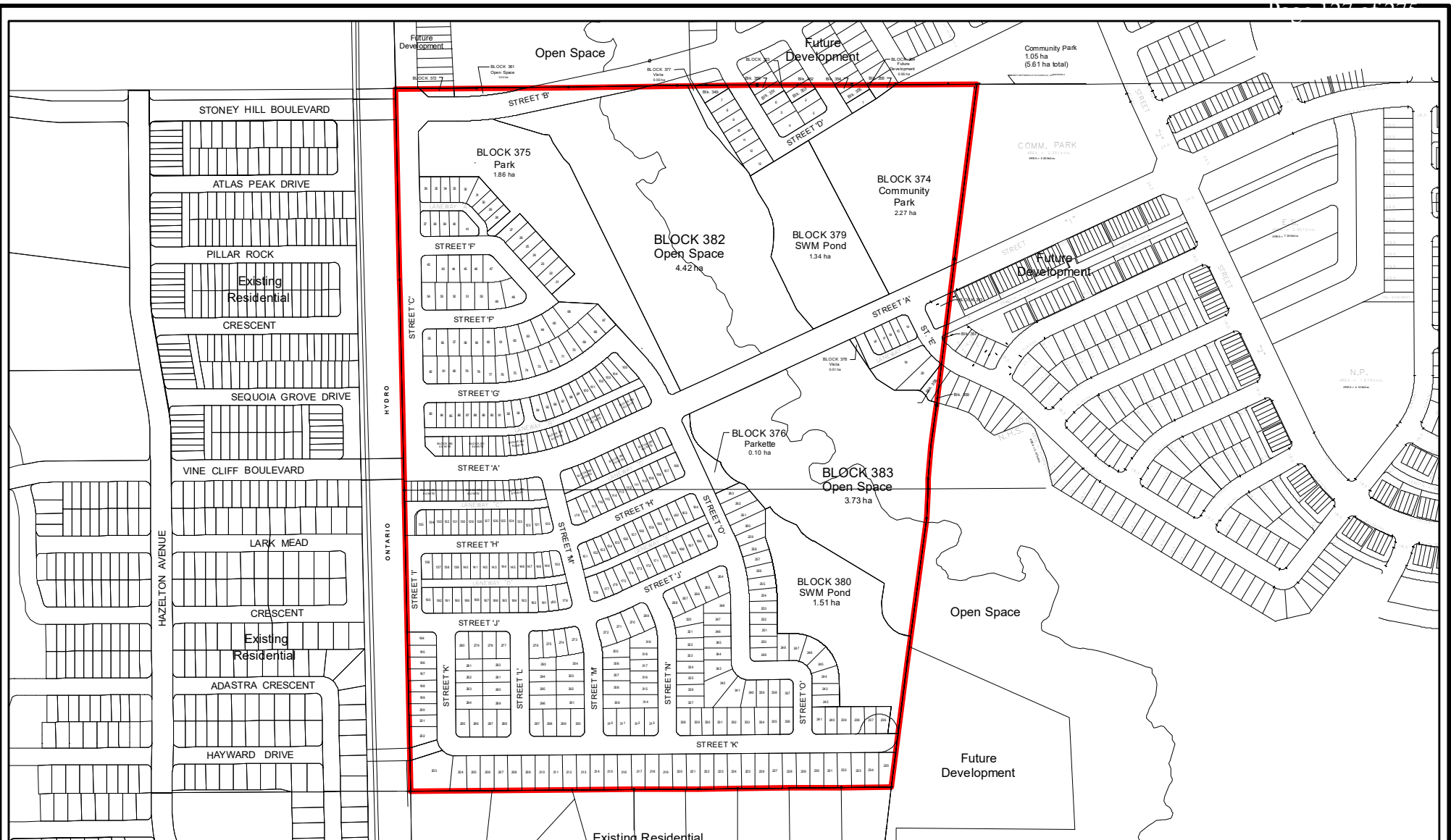
Figure 3: Area Context/Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: 2014 Official Plan Map 3 Extract - Land Use

Figure 6: Berczy Glen Secondary Plan - Land Use Map





DRAFT PLAN OF SUBDIVISION

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

 SUBJECT LANDS

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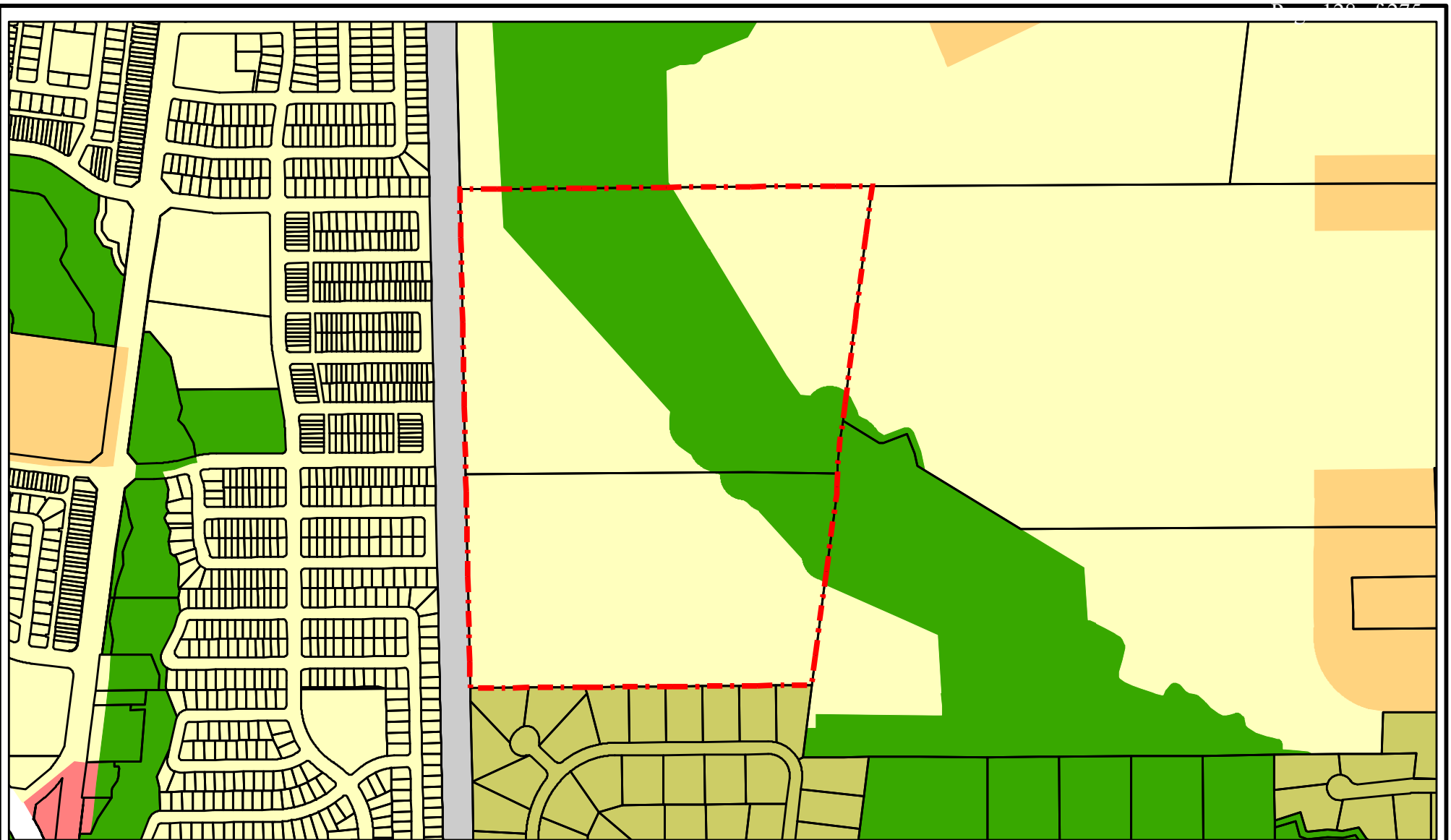
DATE: 07/02/2020

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB

FIGURE No. 4



OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: 1212763 Ontario Limited

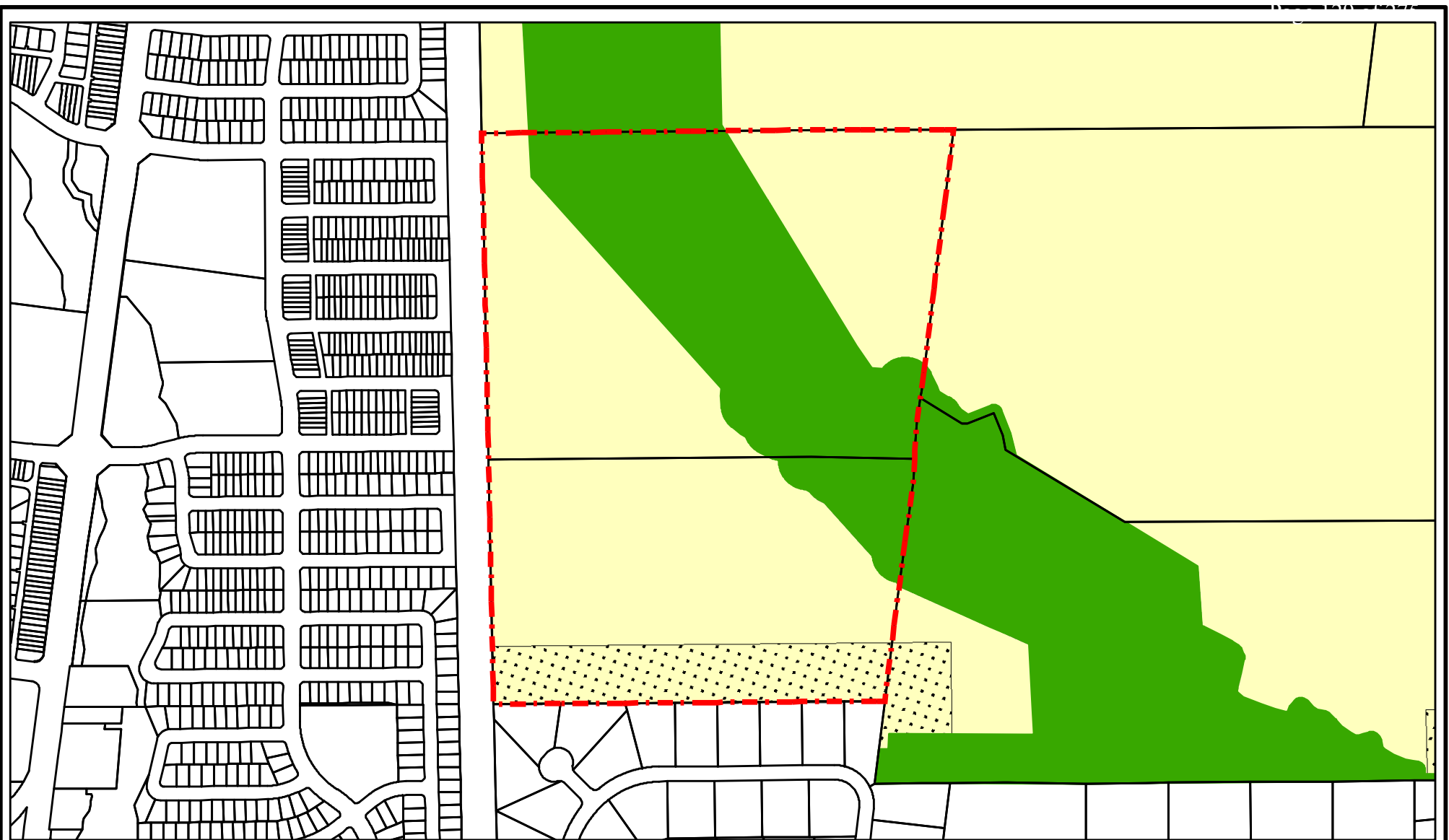
FILE No. PLAN 19 142694

	Residential Low Rise		Mixed Use Low Rise
	Residential Mid Rise		Greenway
	Residential Estate		Transportation and Utilities

 SUBJECT LANDS










DATE: 07/02/2020



BERCZY GLEN SECONDARY PLAN - LAND USE

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

	Residential Low Rise		Mixed Use Mid Rise
	See Section 8.2.1.6		See Section 8.3.1.6
	Residential Mid Rise I		Greenway
	Residential Mid Rise II		

 SUBJECT LANDS

DATE: 07/02/2020



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: **Recommendation Report**
 Demolition of Non-Heritage Portions of a Property
 Designated under Part IV of the Ontario Heritage Act
 10225 Kennedy Road
 Robinson Glen Secondary Plan Area, Ward 6

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

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

RECOMMENDATION:

- 1) That the report titled “Recommendation Report, Demolition of Non-Heritage Portions of a Property Designated Under Part IV of the Ontario Heritage Act, 10225 Kennedy Road, Robinson Glen Secondary Plan Area, Ward 6, File No. 19 102709 DP”, dated April 21, 2020, be received;
- 2) That Council endorse the demolition of the non-heritage portions of the dwelling known as the Homer Wilson Farmhouse;
- 3) That the non-heritage portions of the building be carefully removed with manual demolition of selected areas adjoining the heritage building, to ensure no accidental damage by machine operation occurs;
- 4) That a plan or description of how any openings (windows and doors) in the heritage building are to be secured once the non-heritage portions of the building have been removed be provided by the applicant, prior to the issuance of the demolition permit, to the satisfaction of the Manager of Heritage Planning;
- 5) That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be addressed to ensure that the heritage building remains in stable condition until its future restoration occurs;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council support the application for demolition of the non-heritage portions of the vacant dwelling at 10225 Kennedy Road known as the Homer Wilson Farmhouse, within the Robinson Glen Secondary Plan Area, to address property standards issues.

BACKGROUND:**The Homer Wilson Farmhouse is a designated cultural heritage resource**

The subject property, owned by Fieldgate Developments, is located within the Robinson Glen Secondary Plan area of the North Markham Planning District. The property is designated under Part IV of the Ontario Heritage Act, By-law 2008-22. The Homer Wilson Farmhouse, c.1900, is one of three protected cultural heritage features at 10225 Kennedy Road, which also includes the Pingle Farm Cemetery and the J. P. Carr Cottage (Figure 2).

The property is vacant pending future development

The Homer Wilson Farmhouse is currently in a vacant state, awaiting its incorporation into future development, in accordance with the Markham Official Plan 2014 and Secondary Plan policies.

A demolition permit application has been submitted for the removal of non-heritage portions of the Homer Wilson Farmhouse

In 2019, By-law Enforcement staff conducted a series of inspections on properties where vacant heritage buildings are located. This action was initiated after Council passed amendments to the Property Standards By-Law and Keep Markham Beautiful By-Law with special provisions regarding the treatment of heritage buildings. The subject property was inspected and it was found that the frame additions to the rear wing of the heritage building were in very poor condition.

The property owner advised staff that due to the deteriorated condition of the additions, and their non-heritage status, their intention is to remove them rather than repair them. They have applied for a demolition permit for the removal of selected portions of the vacant dwelling (illustrated in Figure 3).

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

Although the portions of the building intended to be demolished are not considered to possess cultural heritage value, as a property designated under Part IV of the Ontario Heritage Act, according to Section 34 (1) of the Act, an owner is required to obtain a permit from the municipality to:

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

The Act allows a municipality to delegate its power to grant permits for the alteration of an individually-designated property to an employee or official of the municipality. Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, the City's Legal staff, has determined that the delegation authority does not include applications for demolition or removal. Therefore, all applications for demolition of designated buildings or parts of buildings, whether of cultural heritage value or not, must be considered by Council.

Staff has no objection to the proposed demolition of the non-heritage portions of the Homer Wilson Farmhouse

Staff supports the proposed removal of the non-heritage portions of the vacant Homer Wilson Farmhouse in response to property standards issues. No parts of the building proposed to be demolished are included in the Statement of Significance.

Heritage Markham reviewed the application at its meeting of March 11, 2020

The Heritage Markham Committee reviewed the application for partial demolition at its meeting of March 11, 2020 and had no objection to the removal of the non-heritage portions of the Homer Wilson Farmhouse, subject to conditions relating to the method of removal, securing of any opening exposed after removal, and repairs to the heritage building to ensure it is kept in a stabilized state pending future restoration. These conditions have been incorporated into the recommendations in this Staff Report.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Applicant & Location Map

Figure 2: Building Photograph

Figure 3: Diagram Showing Portions of the Building to be Removed

FILE PATH: Q:\Development\Heritage\PROPERTY\KENNEDY\10225\DSC March 30 2020.doc

FIGURE 1**APPLICANT NAME & LOCATION MAP**

APPLICANT/OWNERS: Fieldgate Developments

LOCATION MAP

FIGURE 2
BUILDING PHOTOGRAPH



J. P. Carr Cottage (left), Homer Wilson Farmhouse (centre)
Additions to be Removed (right – white siding)

FIGURE 3**Portions of Building to be Removed/Demolished**



Celebrate Markham Action Plan

April 21, 2020



Background

- Certain event/program organizers have contacted the City for information about the City's position with respect to Celebrate Markham, specifically regarding:
 - The possibility of financial relief for organizers who have had to cancel events due to the COVID-19 disruption and who have incurred unrecoverable/non-deferrable expenses
 - The implications of altering a proposed project that was supposed to occur in-person to a virtual format
- Decisions about funding approvals/allocations to organizations for the April 1, 2020 to March 31, 2021 funding year have not yet been made – progress on this report to Council was put on hold when the disruption and a Provincial emergency was declared



Background continued

- At this point in time, there is insufficient data for staff to finalize a recommendation about financial relief without any tangible details on impact/exposure
- The recommended action plan requires that staff gather more information directly from event/project organizers and applicants before making recommendations to Council
- A report with final recommendations will then be drafted and submitted for Council consideration at the next possible DSC meeting



Recommended Actions

1. Staff will proactively send an update/inquiry email communication to all eligible applicants asking them to indicate the status of their proposed project among the following three possibilities:
 - a) **Cancelled** – For organizations that have had to cancel events due to COVID-19 and as a result have incurred unrecoverable/non-deferrable expenses ("sunk costs"), we would like to understand the details of those expenses, so we may begin to explore possible options.
 - b) **Postponed** – Applications can be processed as normal but recommend that any in-person projects be postponed beyond June 30, 2020. Closer to that date, proposals will be reassessed to determine if public health directives have changed.
 - Note: Any planned postponement beyond March 31, 2021 will be given consideration as part of the next Celebrate Markham funding cycle (a new application form will not be required).



Recommended Actions

1. Continued:
 - c) **Switch to virtual delivery** – Staff will request a revised budget, workplan, estimated impact (# of participants and economic impact to the community) and the proposed virtual platform.
 - Note: switching to a virtual option for a proposed project may result in a change to the amount of funding an organization would otherwise be eligible for, depending on the revised budget, workplan and estimated impact (and to remain consistent with established Celebrate Markham guidelines).
2. For applicants under the Seniors Clubs category – we recommend that those applications be processed as normal, since funding of projects in that category are for year-round programming.



Recommended Actions

3. Only those organizations who would have otherwise been eligible to be considered for the current funding cycle (April 1, 2020 to March 31, 2021) will be contacted. Ineligible applications will not be contacted.
4. Organizations should be given two weeks to respond, otherwise their application will be processed as originally received. Staff will follow-up by email and phone after 1-week for organizations who have not responded
5. In order to process information in a timely manner, additional staff from other departments will need to be re-deployed to assist.
6. Staff will analyze submitted information within 1-2 weeks after receipt from organizers and formulate final recommendations for Council
7. Final Recommendations will be provided in a report to Council, pending the information received from this recommended plan of action. This report will be targeted for presentation by early-mid June, 2020



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: RECOMMENDATION REPORT

Berczy Elgin Holdings Inc.

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)
File No's.: SU/ZA 18 235522

PREPARED BY: Daniel Brutto, MCIP, RPP ext. 2468
Senior Planner, North District

REVIEWED BY: Stephen Kitagawa, MCIP, RPP ext. 2531
Acting Development Manager, North District

RECOMMENDATION:

- 1) THAT the staff report dated April 21, 2020 titled "RECOMMENDATION REPORT, Berczy Elgin Holdings Inc., Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2)," be received;
- 2) THAT the record of the Public Meeting held on March 26, 2019, regarding the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Elgin Holdings Inc. on the subject property known municipally as 3575 Elgin Mills Road East (Ward 2), be received;
- 3) THAT in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council;
- 4) THAT the application submitted by Berczy Elgin Holdings Inc. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix 'A' be finalized and brought forward to a future Council meeting to be enacted without further notice;
- 5) THAT Draft Plan of Subdivision 19TM-18010 be approved, subject to the conditions set out in Appendix B of this report;
- 6) THAT the Director of Planning and Urban Design or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in Appendix B, as may be amended by the Director of Planning and Urban Design or his designate;

-
- 7) THAT draft plan approval for Draft Plan of Subdivision 19TM-18010 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period;
 - 8) THAT servicing allocation for 788 units be assigned to Draft Plan of Subdivision 19TM-18010; and,
 - 9) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Berczy Elgin Holdings Inc. has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof and one park block on the subject property known municipally as 3575 Elgin Mills Road East (See Figure 4: Draft Plan of Subdivision).

The 28.2 hectares (69.7 acres) subject property is located west of Warden Avenue, south of Elgin Mills Road East, within the Berczy Glen Secondary Plan Area (See Figure 1: Location Map). It is primarily used for agricultural operations and among other structures, contains a listed heritage structure adjacent to Elgin Mills Road East referred to as the Lyon-Schell-Frisby House (See Figure 2: Aerial Photo). Surrounding land uses primarily consist of agricultural and rural residential uses.

A statutory Public Meeting was held by the Development Services Committee (DSC) on March 26, 2019 to seek input on the applications. A number of area residents, landowners and Committee members provided comments, including but not limited to: mitigating impacts on neighboring rural residential uses; encouraging the re-use of the listed heritage structure; encouraging senior friendly housing, affordable housing and a varied housing product; seeking more information on arterial/collector road phasing; and, providing roundabouts where possible.

In response to the matters raised at the Public Meeting and those outlined in Staff's preliminary report dated February 11, 2019, the applicant submitted a revised proposal (See Figure 4: Draft Plan of Subdivision). The revised proposal, as discussed in this report, addresses matters raised by members of DSC, the public, City staff and external agencies throughout the review process.

Staff are of the opinion that the Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2014; conform to all applicable Provincial, Regional and Municipal plans, have regard to Section 51(24) of the Planning Act; represent good planning; and are in the public interest. Staff recommend that Council approve the Draft Plan of Subdivision subject to the conditions attached as Appendix B. Staff are finalizing the content of the draft Zoning By-law Amendment with the applicant, in consultation with applicable public agencies/City departments and in accordance with this report. Staff therefore recommend that the draft zoning by-law, attached as Appendix A, be brought forward to a future Council meeting once the by-law has been finalized.

PURPOSE:

The purpose of this report is to provide an overview, evaluation and staff recommendations with regard to the applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Berczy Elgin Holdings Incorporated (the “Owner”).

PROCESS TO DATE:

- November 2018 - Applications deemed complete
- February 2019 - Preliminary report to Development Services Committee
- March 2019 - Statutory Public Meeting
- February 2020 - revised plans submitted.

Next steps

- If approved, the Owner will be required to clear the Conditions of Draft Plan of Subdivision Approval attached in Appendix B, enter into a subdivision agreement with the City and register the draft plan.

It should be noted that this application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the appeal of an application to the Local Planning Appeal Tribunal. Municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can be met. At the time of the writing of this report, matters respecting finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:**The Subject Property is located within the Berczy Glen Secondary Plan Area**

3575 Elgin Mills Road East (the “Subject Property”) consists of approximately 28.2 hectares (69.7 acres), located west of Warden Avenue, south of Elgin Mills Road East (See Figure 1: Location Map). It is located within the City’s Future Urban Area (the “FUA”), more specifically the Berczy Glen Secondary Plan Area, which is bounded by Elgin Mills Road to the north; Warden Avenue to the east; a residential estate subdivision to the south; and the Hydro corridor to the west (the “Secondary Plan Area”).

The Subject Property is primarily used for agricultural operations, contains a listed heritage structure adjacent to Elgin Mills Road East referred to as the Lyon-Schell-Frisby House, a barn complex and several metal-clad agricultural outbuildings (See Figure 2: Aerial Photo).

Surrounding land uses include (See Figure 3: Area Context/Zoning):

- North: Elgin Mills Road East with agricultural uses to the north, which form a part of the City’s Future Employment Area;
- East: Rural residential and agricultural uses intended for residential/mixed use development in the Berczy Glen Secondary Plan;
- South: Agricultural uses intended for residential development in the Berczy Glen Secondary Plan; and,

- West: Agricultural uses intended for residential development in the Berczy Glen Secondary Plan, currently subject to Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Mattamy Homes.

PROPOSAL:

The Owner has submitted Draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the creation of two elementary school blocks or parts thereof, one park block, approximately 788 residential units and the supporting road/lane network, which includes access to Elgin Mills Road East (the “Proposal”) (See Figure 4: Draft Plan of Subdivision). Table 1 below summarizes the Proposal statistics.

Key changes made to the Proposal during the review process include:

- Unit count reduced from 798 to 788 (-10 units)
- Snow storage notches/walkways and mid-block connector lanes introduced
- Local road rights-of-way increased from 18 metres to 18.5 metres
- York Catholic District School Board site (Block 206) size increased to 2.4 hectares
- Neighbourhood park (Block 207) size increased to 1 hectare

To facilitate implementation of the Proposal, the Zoning By-law Amendment application proposes to re-zone the Subject Property from ‘Agricultural One (A1)’ under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including special provisions. The draft zoning by-law amendment is attached is Appendix A.

Table 1: Draft Plan of Subdivision Statistics

Land Use (Residential)	Units	Hectares (Acres)
Detached Dwellings	178	5.74 (14.18)
Laneway townhouses	117	1.80 (4.44)
Residential Mid-rise	458	7.67 (18.96)
Mixed Use Mid-rise	35	0.58 (1.43)
Total (Residential)	893	15.79 (39)
Land Use (Other)	Blocks	Hectares (Acres)
Neighbourhood Park	207	1.00 (2.47)
Elementary Schools	205-206	4.41 (10.91)
Walkways (adjacent snow storage notch)	209-211	0.02 (0.07)
Road widening	208	0.66 (1.63)
Collector/Local Roads/Laneways	-	6.29 (15.54)
Total (Other)		12.38 (30.59)
Total (All)	788	28.17 (69.60)

Public Consultation

A Public Meeting was held on March 26, 2019. Matters with respect to the original draft plan of subdivision were identified through written submissions and comments made by

members of the Committee and the public. The following is a summary of the matters raised:

- Encouraged the adaptive reuse of the listed heritage dwelling;
- Concerns that the Proposal would impact the neighbouring rural residential properties to the east;
- The need for senior friendly housing, affordable housing and a variety of housing forms;
- Residents expressed preference for roundabouts;
- Requested additional information regarding collector and arterial road phasing and improvement projects.

The discussion section of this report (begins on page 8) outlines how these matters have been considered.

PLANNING POLICY AND REGULATORY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region and the City of Markham under the *Planning Act, R.S.O. 1990*. The following section describes how the Proposal meets the respective policies and regulations.

Provincial Policy Framework

The Proposal is consistent with the Provincial Policy Statement, 2014 (the “PPS”)

The PPS provides direction on matters of Provincial interest related to land use planning and development. The PPS provides the direction for the efficient use of land and development patterns, which support sustainability by promoting strong, livable, healthy and resilient communities, while protecting the environment and public health and encouraging safety and economic growth.

The Subject Property is located within a defined settlement area, which is designated for development in both the York Region and City of Markham Official Plans. Consistent with the policies of the PPS, the Proposal promotes density, which efficiently uses land and resources and supports alternative transportation modes, incorporates a range and mix of housing styles, protects a listed heritage dwelling and achieves efficiency by utilizing a master planned road and servicing network. Staff are satisfied that the Proposal is consistent with the PPS.

The Proposal conforms to the Provincial Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”)

The Growth Plan provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan, 2017 is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form.

The Subject Property is located within a Designated Greenfield Area (DGA) of the Growth Plan, 2017. DGA lands are planned for development and are required to accommodate forecasted growth to the horizon of the Growth Plan. Staff are of the opinion that the

Proposal conforms to the Growth Plan, 2017, as it is located within a DGA, promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact community.

The Proposal has regard to Section 51(24) of the *Planning Act*

Section 51 (24) of the Ontario Planning Act sets out the criteria which a draft plan of subdivision must have regard for. Consideration has been given to the criteria, including the suitability of the land for the purpose proposed, dimensions and shape of the proposed lots, conservation of natural resources and flood control, adequacy of school sites, highways and the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy. Staff are of the opinion that the Proposal has regard for the criteria.

Regional Policy Framework

The Proposal conforms to the York Region Official Plan 2010 (the "Regional Official Plan")

The Regional Official Plan includes policies to guide land-use planning consistent with the requirements of the Growth Plan to encourage high quality urban design, attractive buildings, landscaping and public streetscapes.

The Regional Official Plan designates the Subject Property as 'Urban Area' on Map 1 – Regional Structure. This designation permits a range of uses including those provided in the Proposal. Furthermore, the Proposal achieves the density targets required by the plan, promotes a diverse mix of land uses, protects the listed heritage structure and provides a range and mix of housing types. Staff are satisfied the Proposal conforms with the Regional Official Plan.

City of Markham Policy Framework

The Proposal conforms to the Markham Official Plan, 2014 (the "City's Official Plan")

The City's Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) is a statutory document under the *Planning Act* that sets out land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Property 'Residential Low Rise', 'Residential Mid Rise' and 'Mixed Use Mid Rise' (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). It provides direction for the development of a Conceptual Master Plan for the FUA as the basis for the development of Secondary Plans, including the Berczy Glen Secondary Plan. The Conceptual Master Plan for the FUA was completed and endorsed by Council in November 2017.

The Proposal conforms to the Berczy Glen Secondary Plan (the "Secondary Plan")

The Secondary Plan includes detailed policies to guide future development and growth in the Berczy Glen community to 2031, providing a comprehensive policy framework for Council decisions with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 - Detailed Land Use designates the Subject Property 'Residential Low Rise', 'Residential Mid Rise I' and 'Mixed Use Mid Rise' and identifies two symbols denoting public and catholic elementary school sites and one symbol denoting a neighbourhood park (See Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use). The Secondary Plan contains minimum and maximum density targets, minimum and maximum building heights and specific development criteria associated with each land use. Table 2 below identifies the density calculations for the Proposal.

Table 2: Proposal Density Analysis

Designation	Area (Hectares)	Units	Secondary Plan Density Range (units per net hectare)*	Proposed Density (units per net hectare)
Residential Low Rise	7.42	266.5	25-45	35.94
Residential Mid Rise I	8.20	486.5	40-70	59.32
Mixed Use Mid Rise	0.58	35	40-70	60.14

*Calculated based on the requirements of Section 8.1.8 of the Secondary Plan

Staff have reviewed the Proposal in the context of the Secondary Plan and are satisfied the Proposal conforms to the Berczy Glen Secondary Plan.

The proposal has regard for the Berczy Glen Community Design Plan (the "Guidelines")
The Guidelines set out to achieve a coordinated approach to urban design throughout the community. Among other things, the Guidelines provide direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features, etc. Staff are of the opinion the Proposal meets the objectives of the Guidelines.

As a condition of draft plan approval, the Guidelines require the Owner to retain a design consultant to prepare architectural control guidelines to the satisfaction of the City prior to execution of the subdivision agreement. Architectural control guidelines will ensure that the future townhouses, single detached dwellings and mid-rise development elevations are designed in a manner that incorporates the requirements and criteria of the Guidelines. This will ensure that the physical elements of the dwellings visible from the public realm contribute to the development of a sense of place and address components such as the location of main entrances and porches, roof slopes, corner lot architecture and materials. Building permit applications will only be accepted and processed when drawings are stamped and signed by the Design Control Architect to ensure that the dwellings have been designed in accordance with the approved Architectural Control Guidelines.

Zoning

The Subject Property is zoned 'Agriculture One Zone (A1)' by By-law 304-87, as amended (See Figure 4: Area Context/Zoning). To facilitate implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to re-zone the Subject Property from 'Agricultural One (A1)' under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including any special

provisions. The draft Zoning By-law Amendment can be found in Appendix A, and once finalized will be brought forward to a future Council meeting.

DISCUSSION:

The following section identifies how the matters raised throughout the application review process, including those raised at the Public Meeting, have been resolved.

Matters raised through public consultation by DSC and members of the public**Lyon-Schell-Frisby heritage house to be preserved under the Ontario Heritage Act**

The Subject Property contains the Lyon-Schell-Frisby House, c.1850, a one-and-a half storey brick farmhouse that is listed on the *Markham Register of Property of Cultural Heritage Value or Interest* (the “Heritage Building”).

At Heritage Markham’s meeting on January 9, 2019 the following recommendation was passed with respect to the Heritage Building:

“That Heritage Markham strongly recommends the retention of the Lyon-Schell-Frisby House at 3575 Elgin Mills Road East on its original site on an appropriate size lot to provide ample space for landscape, amenity space, and any potential additions, and its integration into the proposed development; and,

That Heritage Markham recommends that the standard Heritage Condition of Draft Approval be included in the approval of the Draft Plan of Subdivision application.”

Heritage planning recommends that the heritage building be retained on its original site as required by the cultural heritage planning policies of the City’s Official Plan. Included in the Draft Plan of Subdivision conditions attached as Appendix B are the standard Heritage conditions of draft plan approval, which include requirements for the preservation and maintenance of the heritage building, a heritage easement agreement, heritage designation, site plan approval and the requirement for an interpretive plaque.

Restoration of the Heritage Building, will be subject to site plan approval. At this stage, details such as landscaping, amenity space and compatibility with future development will be further examined by staff. Some of the permitted uses for the Heritage Building include day care centres, convenience retail and personal services.

Barn complex to be salvaged for lumber by the Frisby family for a future residence

At Heritage Markham’s meeting on January 9, 2019, staff were directed to further examine the barn and outbuildings to determine their significance and potential options for the buildings.

City staff, the Owners representatives and two members of the Frisby family conducted a site visit on April 23, 2019. Members of the Frisby family advised that the barn was constructed in 1912 and that they had arranged with the Owner to salvage the lumber from the barn for a future residence. On May 8, 2019 Heritage Markham passed a motion in support of salvaging the lumber from only the barn by the Frisby family for a future new

residence and that staff investigate options for the City to obtain a financial security to ensure the salvaged lumber is used for its stated purpose.

Residents to the east to be protected during construction activity

At the public meeting, residents along Elgin Mills Road located east of the Proposal raised concerns with regards to the construction impacts. These residents will be protected from potential erosion and sedimentation during construction of the subdivision through draft plan conditions that shall require the preparation of an erosion and sediment control plan (the “Plan”) in accordance with the City’s design criteria and the “Erosion and Sediment Control Guideline for Urban Construction (2006)”. The Plan will identify erosion control practices (i.e. staged earthworks, track walking, stabilization, etc.) as well as sediment controls (fencing, mud mats, catchbasin sediment control devices, etc.).

In addition to erosion and sediment control practices during construction, there are by-laws in place to protect residents during construction activity. Specifically, the City’s Noise By-law 2017-74 prohibits the operation of any equipment in connection with construction: all day on Sundays and Statutory Holidays; from 7pm one day to 7am the next day; Fridays from 7pm to 9am Saturday; and after 5pm on Saturday.

Senior Friendly Housing and Purpose Built Secondary Suites

The *Planning Act*, as amended by The Strong Communities Through Affordable Housing Act (Bill 140), requires municipalities to pass zoning by-laws permitting secondary suites in detached, semi-detached and townhouses, as well as in ancillary structures. The effect of these legislative changes is to identify affordable housing as a matter of provincial interest with secondary suites playing a key role in the provision of affordable housing. Secondary suites provide more affordable housing choices and secondary incomes through private rental units for residents. In accordance with provincial legislation, as-of-right secondary suites are permitted in the draft zoning by-law for all units.

The Owner has developed a list of options that they will be offering to their purchasers at the time of sale that aim to facilitate aging in place and improved accessibility. The following features will be available as design options:

- Optional ramps where suitable
- Optional master bedroom on the main floor on select models
- Optional elevators on select models
- Optional secondary entrances to facilitate secondary suites

Additionally, the following custom design options will be available:

- Double front entry doors for detached designs
- Open floor plans where possible, with minimum hallway widths of 36 inches or greater
- All door handles in the home will be pull down lever style design
- Electrical outlets may be placed 18- 24 inches from the floor level throughout the home, except over kitchen and bathroom counters, at the purchaser’s request
- The main bathroom will have wood reinforcing built into the walls of the bath tub and over the toilet for future installation of grab bars

-
- A walk-in shower will be provided in all master bathrooms
 - Generous Master Ensuite shower sizes that can accommodate shower seats
 - Generous main floor stair widths to accommodate future chair lifts

Roundabouts

At the Public Meeting residents inquired about opportunities for roundabouts to be incorporated within the Proposal and at the intersection of Warden Avenue and Elgin Mills Road East. A roundabout is one of several alternative traffic controls that are typically considered in any development. The decision on roundabouts as a potential traffic control depends on various factors, namely surrounding land use, traffic operations, and technical feasibility. Based on these considerations, it is determined that there is not a suitable location for where roundabouts will be beneficial within the Proposal given the intersecting road functions (mostly local roads). A roundabout at the Warden Avenue and Elgin Mills Road East intersection will be addressed as part of the City's environmental assessment study for Elgin Mills Road East. York Region policy also requires that roundabouts be considered as an option when undertaking environmental assessment studies for its intersection improvements.

Infrastructure Phasing Plan

At the Public Meeting, members of Development Services Committee raised questions about phasing infrastructure, such as roads, bridges and municipal services, within the Secondary Plan Area and with respect to the surrounding regional road network (i.e., Warden Avenue, Elgin Mills Road East). The Berczy Glen Development Phasing Plan (the "Phasing Plan") includes information relating to, among other things: timing milestones for servicing, active transportation, road linkages, utility infrastructure, and requirements for interim works. The Engineering Department has incorporated a draft plan condition outlining that registration be phased in accordance with a completed Phasing Plan.

Municipal Class Environmental Assessment (EA) Study for Elgin Mills Road corridor

With the anticipated development in the Future Urban Area, ~~it is expected that~~ a number of regional and municipal roads and intersections are required to be built or widened in order to accommodate the projected population growth. The following are ~~the~~ arterial/collector roads identified for road widening as part of the FUA, and the agency responsible for undertaking of the Municipal Class EA: -

- Elgin Mills Road – Victoria Square Boulevard to McCowan Road (City of Markham)
- Warden Avenue – Major Mackenzie Drive East to north of Elgin Mills (York Region)
- Kennedy Road – Major Mackenzie Drive East to Elgin Mills Road East (York Region)

Matters raised by City Staff and Public Agencies

School boards have confirmed the size and location of sites provided are acceptable

The Proposal includes one full size catholic elementary school site (Block 206) and a partial public elementary school site (Block 205) based on the requirements of the

Secondary Plan (See Figure 4: Draft Plan of Subdivision and Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use).

The respective school boards have confirmed that the size and locations of the school sites are appropriate. It is anticipated that the partial public elementary school site (2 hectares) will become a full 2.4 hectare site when a draft plan of subdivision is submitted to the City for the lands located to the east of the Subject Property. Included in the Draft Plan of Subdivision conditions attached as Appendix B are the respective school board conditions.

Proposed parkland meets the objectives of the Community Design Plan and conforms to the Secondary Plan

The Community Design Plan and Secondary Plan identify the locations and sizes of parks in the Berczy Glen community, irrespective of property ownership. Together these plans ensure an integrated and comprehensive approach that considers linkages and connectivity, facility requirements, and interface conditions.

As well, these plans identify the requirement for a one hectare Neighbourhood Park on the Subject Property, which the Proposal provides in Block 207.

In accordance with the City's Parkland Dedication By-law 195-90 and the *Planning Act, R.S.O. 1990, c.P.13*, as amended, the parkland requirement for the Proposal is 2.63 ha (based on the number of units), resulting in a under-dedication of 1.63 ha., calculated on a site-specific basis.

However, given that the parkland block shown in the Proposal meets the parkland provision strategies set out in the Community Design Plan and Secondary Plan, which provide for 100% parkland dedication on a Community-wide basis, it is Staff's opinion that the proposed parkland conveyance, while representing an under dedication on a site specific basis, is acceptable in the context of the Community as a whole, and no additional cash in lieu of parkland would be required. In the context of large greenfield communities like Berczy Glen it is common for some landowners to under dedicate parkland while others over dedicate parkland on a property-specific basis. Typically, staff require these discrepancies to be resolved through the Landowners Group and are implemented from the City's standpoint through a Master Parks Agreement. Staff have incorporated a draft plan condition reserving the right to require a Master Parks Agreement and/or revisions to this draft plan of subdivision to incorporate additional parkland, prior to release of the lands for registration.

Residential mid-rise blocks and mixed-use mid-rise block are subject to site plan approval

Blocks 202 and 203 are proposed to be developed in the future with residential mid-rise product. This may include building forms such as townhouses including back to back and stack townhouses, small multiplex buildings containing 3 to 6 units and apartments with heights ranging from 2 to 4 storeys.

Block 204 forms a portion of a larger mixed use mid-rise block and is proposed to be developed at some time in the future with residential and possible commercial uses (i.e.

offices, restaurant, retail, etc.) Building forms considered by the Secondary Plan, include stack townhouses, apartment buildings and multi-storey non-residential or mixed-use buildings ranging in height from 3 to 6 storeys.

These blocks are subject to site plan approval including a review of built form transitions to adjacent uses, landscaping, massing, parking supply, vehicular and pedestrian circulation, building materials, waste management, among other matters.

The Community Energy Plan (the “CEP”) and sustainability initiatives

The CEP for the Future Urban Area is finalized, but is a living document and will be updated as needed over time. The CEP will identify and advance sustainable development practices as they relate to energy use and generation within the Secondary Plan Area. Staff have incorporated a draft plan condition requiring the Owner to agree to the mandatory measures of the CEP, such as high energy efficiency building design.

The Proposal will feature efficient and resilient development to support a healthy, livable and safe community in accordance with directions of the PPS, Growth Plan and the applicable sustainable development policies of the Regional Official Plan and the City’s Official Plan. The applicant has incorporated the following sustainability initiatives:

- Low-Impact Development (LIDs) features, such as rear yard infiltration trenches and/or permeable paver driveways
- Infiltration facilities in park blocks, school blocks and mixed-use blocks to help reduce the likelihood of flooding and meet water balance objectives
- High energy efficiency building design, including:
 - A minimum of R60 in the attic/roof insulation
 - R10 underslab insulation
 - Triple pane windows or equivalent high performance double pane (U-value 1.4 or lower)
 - Electric Vehicle wiring in all garages
 - Implementation of the Solar Strategy outline in the CEP
 - Smart thermostats and in-home energy displays
- Design and construct all buildings greater than 5 storeys to LEED Silver certification or exceed by 25% the energy efficiency levels attained by conforming to SB-10, Division 3, Chapter 2 or Chapter 3 and participate in YR Servicing Incentive Program or Sustainable Development Through LEED®.

Section 37 contributions including Public Art

As part of the approval of the Zoning By-law Amendment, which seeks to intensify the subject lands with residential and mixed-use development, the Owner will be asked to provide financial contributions towards public art, pursuant to Section 37 of the *Planning Act*. This requirement is included in the draft Zoning By-law Amendment, attached as Appendix A.

The Master Environmental Servicing Plan for the Berczy Glen Secondary Plan (the “MESP”)

The MESP has been prepared in support of the Secondary Plan. The MESP assesses a range of environmental and engineering matters associated with the development of lands in the Secondary Plan area. It outlines existing conditions relating to surface water, groundwater, terrestrial and aquatic resources. It defines the Berczy Glen Greenway System, assesses and recommends stormwater management (SWM), site grading, transportation, water and wastewater servicing requirements. The MESP also identifies potential impacts and mitigation measures, including conceptual design requirements for SWM ponds, Low Impact Development (LID) measures, site grading, management of headwater drainage features (HDFs), wetland water balance, Berczy Creek road crossing designs and restoration/enhancement recommendations.

The Engineering Department has incorporated a draft condition requiring that the MESP be finalized and accepted by the City to the satisfaction of the Commissioner of Development Services prior to final approval of Berczy Elgin Holdings Inc. Draft Plan of Subdivision.

Ongoing FUA Class Environmental Assessment (the “Class EA”)

The City of Markham undertook the Future Urban Area Conceptual Master Plan (2017) Volume 2 – Transportation, Water and Wastewater Master Plan 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) for all collector roads.

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 to determine the collector road alignment.

The Proposal contains three collector roads, whose alignment will be confirmed through Phases 3 and 4 of the ongoing Class EA. The Engineering Department has incorporated a draft plan condition requiring the completion and approval of the Class EA prior to registration of the draft plan. The draft plan condition states that the Owner agrees to revise this draft plan as necessary to incorporate the recommendations of the Class EA.

Fire Department Requirements

To ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the Proposal. One access to Elgin Mills Road East from Street “1” is shown on the Proposal. A partial second access to Elgin Mills Road East is also shown on the Draft Plan of Subdivision (Street “2”). This second access is required to be fully constructed, and is included as a condition of draft approval (see Appendix B). The Owner is expected to coordinate construction with the adjacent landowner, Mattamy Homes.

A fire station is not required on the Subject Property or within the Berczy Glen Secondary Plan Area. To serve the FUA, a Fire Station is planned to be located within the boundaries

of the Angus Glen Secondary Plan Area, which is located east of Warden Avenue, south of Elgin Mills Road, west of Kennedy Road and north of Major Mackenzie Drive.

Resolution to permit minor variances within two years of by-law enactment are recommended

The Owner requests that Council grant exemption from subsection 45 (1.3) of the *Planning Act*, which will permit applications for minor variances within two years of the enactment of the amending by-law attached as Appendix A. Staff have no objection to this request as the Zoning By-law Amendment is associated with the Draft Plan of Subdivision and is required to implement the Proposal. Minor variances that continue to uphold the intent of the zoning by-law should not be prohibited. Staff will have the opportunity to review the appropriateness of any requested minor variances should such applications be made in the future. This provision is included in the Resolution of Council.

Municipal servicing is available

There is sufficient servicing allocation available from the current allocation reserve to accommodate the Proposal. The City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner.

Final approval of the physical servicing of the subdivision relies on the technical submissions to the Engineering Department following draft approval, including final acceptance of the Functional Servicing Report to the satisfaction of the Director of Engineering. This requirement is reflected in Appendix B: Conditions of Draft Plan of Subdivision Approval.

Berczy Glen Developers Group obligations (the “Developers Group”)

The Secondary Plan integrates the locations of public infrastructure (roads, stormwater management facilities) and the provisions of other community facilities (parks, schools, roads, road improvements, servicing), regardless of property boundaries.

To ensure all affected property owners contribute equitably towards the public infrastructure and provisions of other community facilities, a draft plan condition requiring all Owners in the Secondary Plan Area to enter into the Berczy Glen Developers Group Agreement has been incorporated into the conditions. (See Appendix B: Conditions of Draft Plan of Subdivision Approval).

CONCLUSION:

Berczy Elgin Holdings Inc. has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 788 residential units, two school blocks or parts thereof, one park block on the Subject Property known municipally as 3575 Elgin Mills Road East.

Based on the discussion above, staff are of the opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2014, conform to all applicable Provincial, Regional and Municipal plans, has regard to Section 51(24) of the Planning Act, represents good planning and is in the public interest.

Staff recommend that Council approve and Draft Plan of Subdivision subject to the conditions attached as Appendix B.

Staff are finalizing the content of the Zoning By-law Amendment with the applicant, in consultation with applicable public agencies/City departments and in accordance with this report. Staff therefore recommend that the zoning by-law, attached as Appendix A, be brought forward to a future Council meeting for enactment once the by-law has been finalized.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal has been reviewed in the context of the City's Strategic Priorities of Safe Sustainable and Complete Community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal was circulated to internal City department and external agencies. Requirements of the City and external agencies have been reflected in the conditions of draft plan of subdivision approval and the implementing zoning by-law amendment (See Appendix A: Draft Zoning By-law Amendment and Appendix B: Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: 2014 Official Plan Map 3 Extract - Land Use Plan

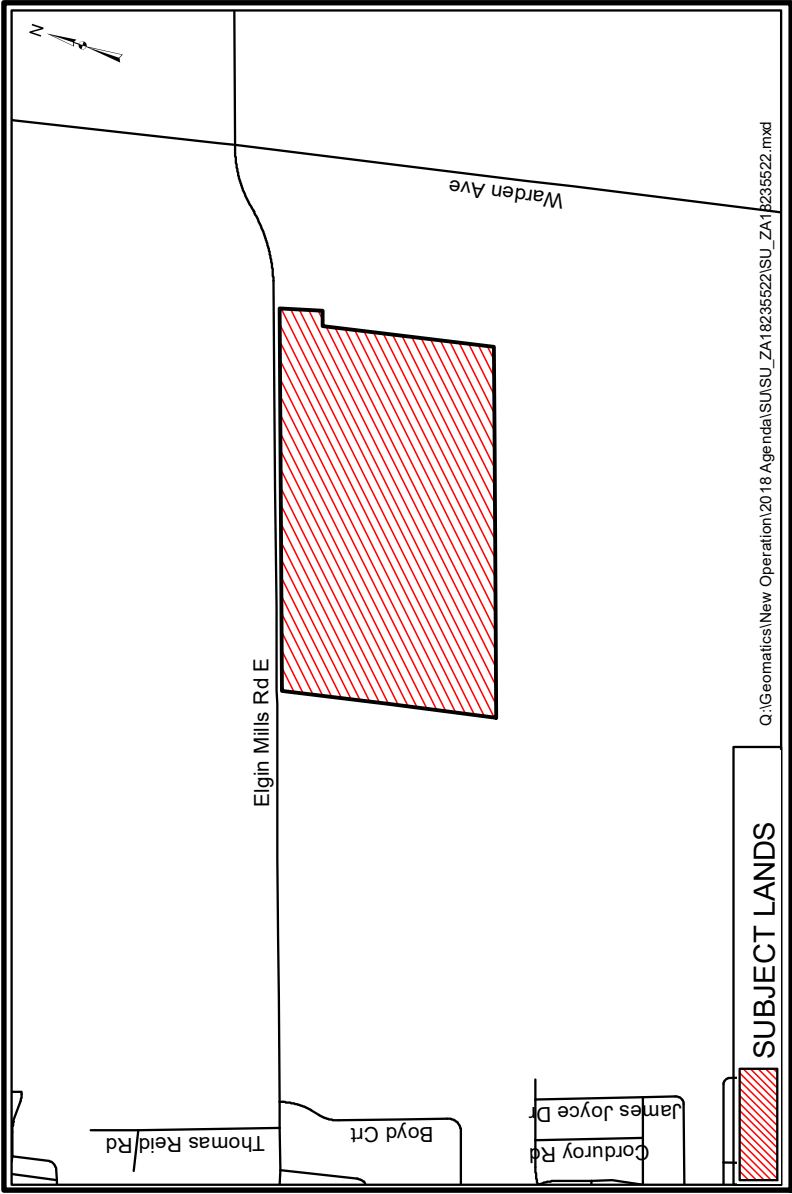
Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use Plan

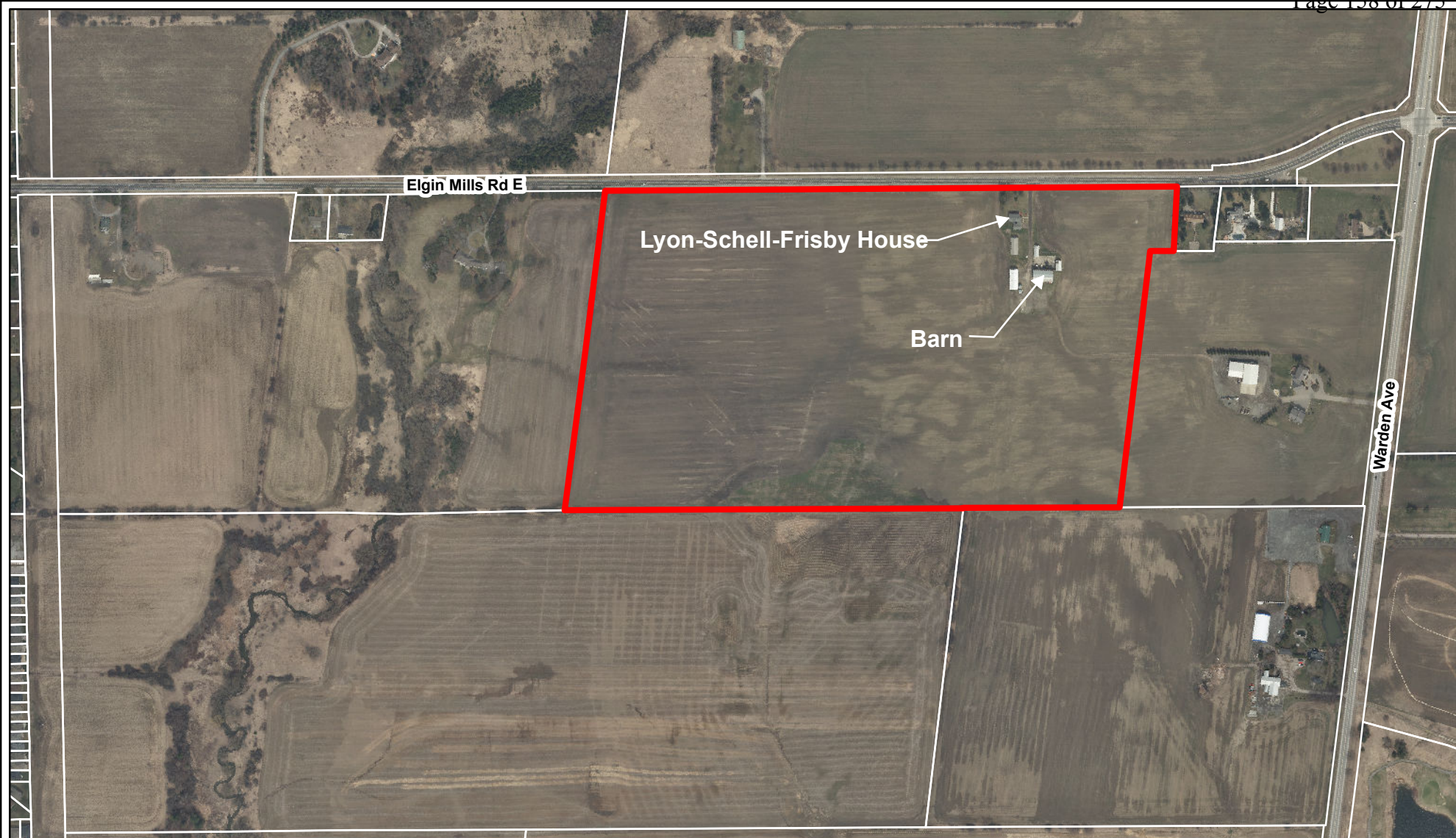
Appendix A: Draft Zoning By-law Amendment

Appendix B: Conditions of Draft Plan of Subdivision Approval

APPLICANT/AGENT:

KLM Planning Partners Inc. - Keith MacKinnon
64 Jardin Drive
Concord, Ontario L4K 3P3
Tel: (905) 669-4055





AERIAL PHOTO (2018)

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

 SUBJECT LANDS

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Date: 07/01/2019

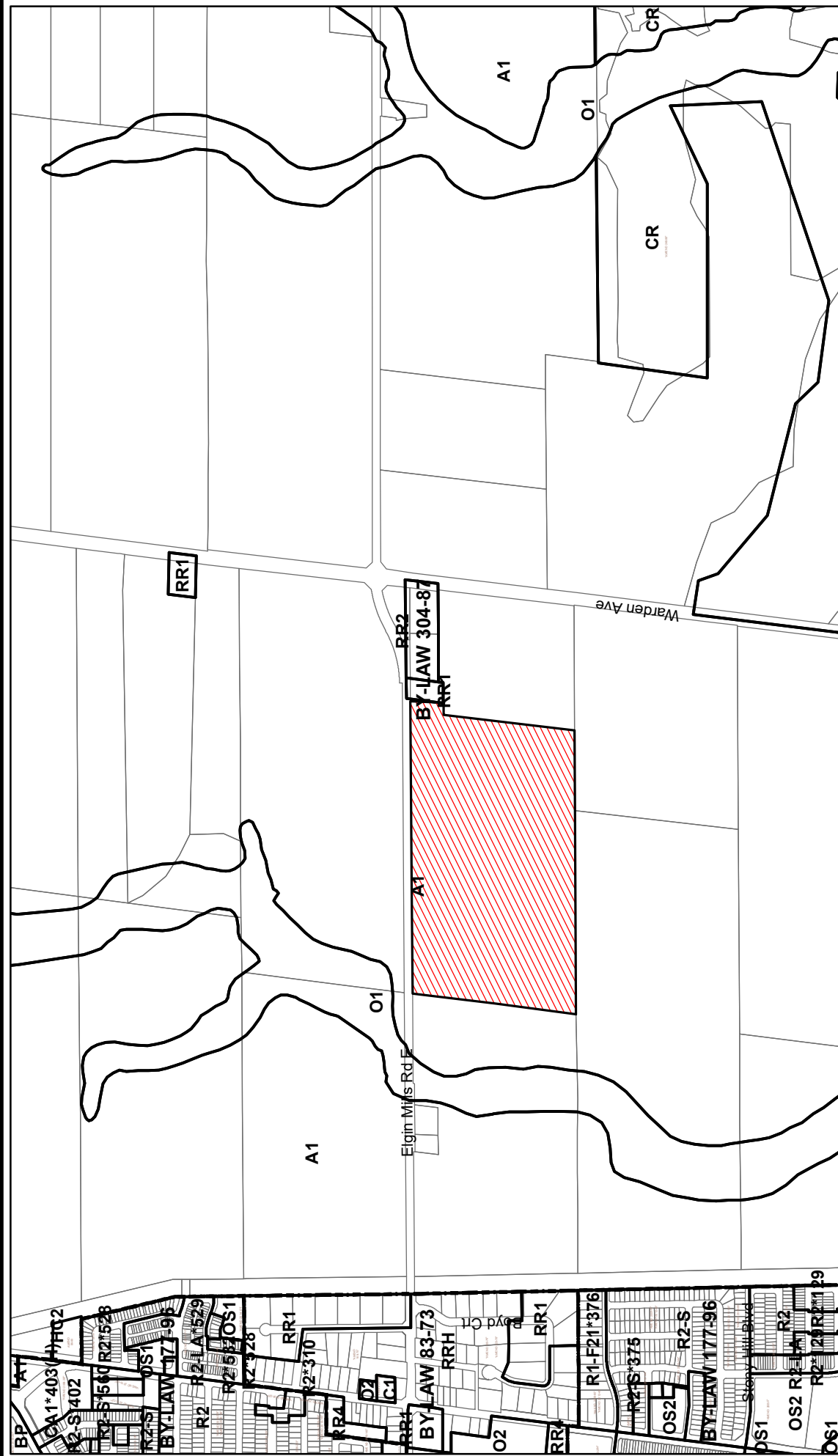


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

FIGURE No. 2



AREA CONTEXT / ZONING

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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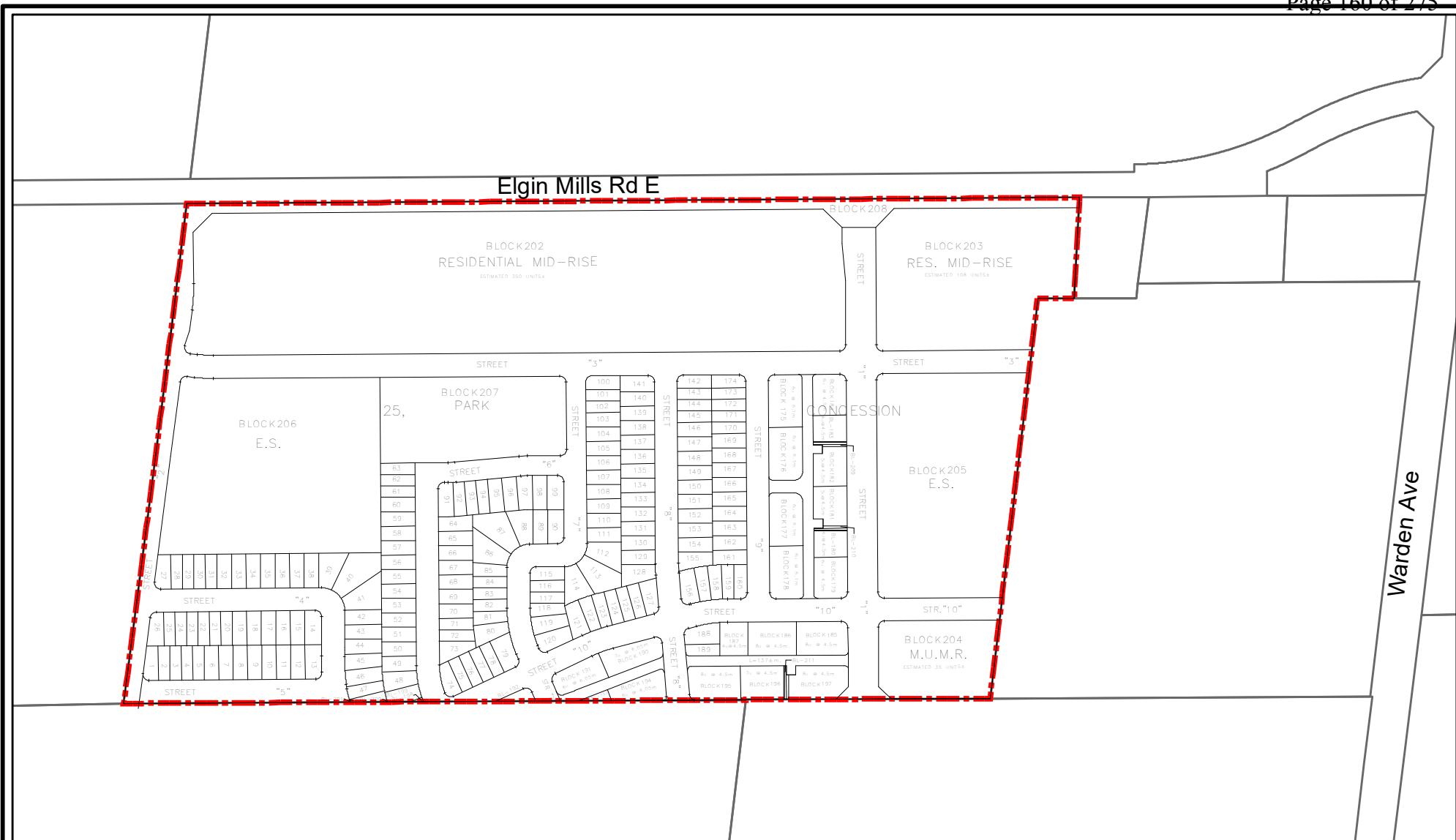
MARKHAM DEVELOPMENT SERVICES COMMISSION

 SUBJECT LANDS

Drawn By: CPW
Checked By: SK

Date: 07/01/2019

FIGURE No. 3



DRAFT PLAN OF SUBDIVISION

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

 SUBJECT LANDS

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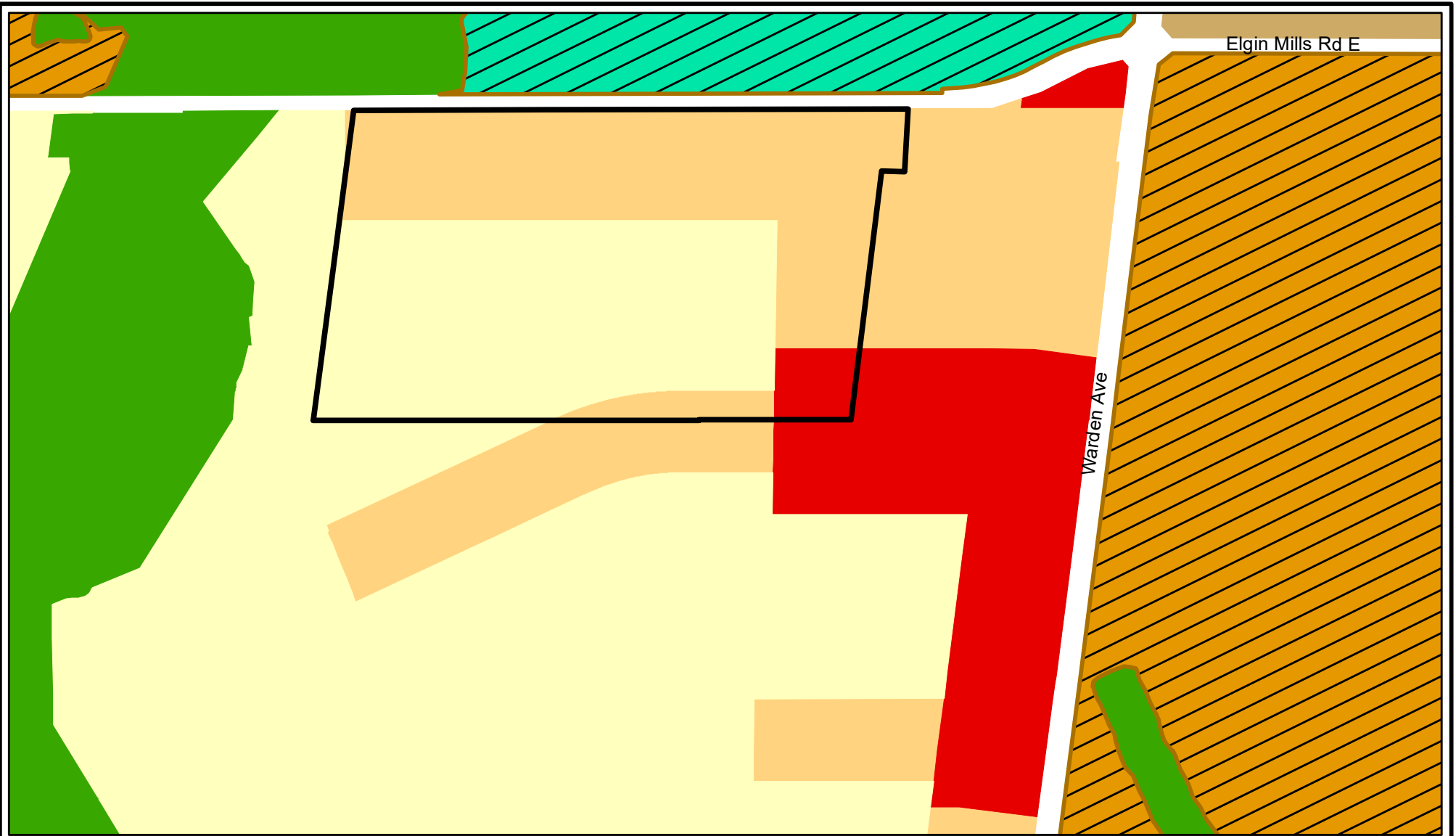
Date: 07/01/2019

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SK

FIGURE No. 4



OFFICIAL PLAN MAP3 - LAND USE

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

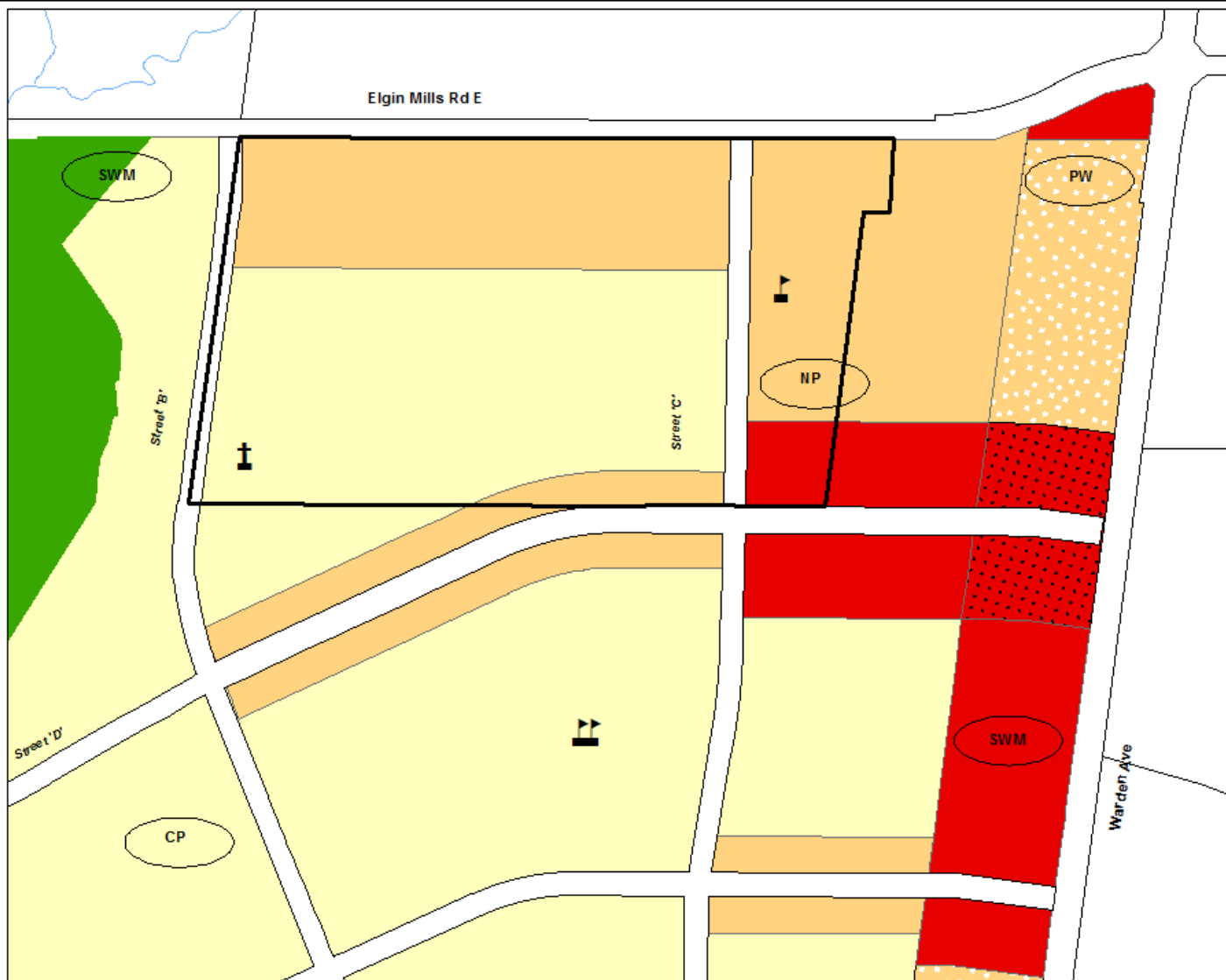
FILE No. SU_ZA 18235522 (SK)

- Countryside
- Future Employment Area
- Future Neighbourhood Area
- Greenway

- Mixed Use Mid Rise
- Residential Low Rise
- Residential Mid Rise

Subject Lands

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BERCZY GLEN SECONDARY PLAN - LAND USE MAP

APPLICANT: Berczy Elgin Holdings Inc.
3575 Elgin Mills Road

FILE No. SU_ZA 18235522 (SK)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

- RESIDENTIAL**
- Residential Low Rise
 - See Section 8.2.1.6
 - Residential Mid Rise I
 - Residential Mid Rise II
- MIXED USE**
- Mixed Use Mid Rise
 - See Section 8.3.1.6

- GREENWAY SYSTEM**
- Greenway
- PARKS AND OPEN SPACE**
- CP/NP Community Park / Neighbourhood Park
 - SWM Stormwater Management Facility

- COMMUNITY INFRASTRUCTURE, SERVICE FACILITIES**
- Public Elementary School
 - Public Secondary School
 - Catholic Elementary School
- OTHER**
- PW Place of Worship

Subject Lands

Date: 02/03/2020

FIGURE No. 6

Drawn By: CPW

Checked By: SK

Appendix B: Conditions of Draft Plan of Subdivision Approval

THE CONDITIONS OF THE CITY OF MARKHAM TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-18010 (BERCZY ELGIN HOLDING INC.) ARE AS FOLLOWS:

1.0 General

- 1.1 Approval shall relate to a draft plan of subdivision prepared by KLM Planning Partners Inc., identified as Project No. P-2992, Drawing Number 19:4 dated March 24, 2020 subject to outstanding City comments being addressed including, but not limited the following redline conditions. The draft plan may be further redlined revised, if necessary, in order to meet the City's requirements:
 - To ensure reliability of access for Fire Department vehicles under all conditions two means of street access, independent of each other are to be provided into the development. The following access into the subdivision are to be completed:
 - Street '2' to Elgin Mills Road East identified as Fire Department access into the development.
 - A block of townhouses shall not exceed a distance of 45m. Alternative compliance may be proposed and will be subject to the approval of the Fire Chief.
 - 9 m inside turning radius be provided for all changes in direction of the fire route.
 - Minimum 12.0 m centerline turning radius provided throughout the site.
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on **April, XX 2023** unless extended by the City upon application by the Owner.
- 1.3 The Owner acknowledges and understands that prior to final approval of this draft plan of subdivision, an amendment to the city's zoning by-laws to implement the plan shall have come into effect in accordance with the provisions of the Planning Act.
- 1.4 The Owner shall enter into a subdivision agreement with the City agreeing to satisfy all conditions of the City and Agencies, financial and otherwise, prior to final approval to the satisfaction of the City Solicitor.
- 1.5 The Owner agrees to obtain required approvals from York Region, the Toronto and Region Conservation Authority (TRCA) and any other applicable public agencies to the satisfaction of the Commissioner of Development Services.
- 1.6 Prior to the release for registration of any phase within this draft Plan of Subdivision, the Owner agrees to prepare and submit to the satisfaction of the City

of Markham, all technical reports, studies, and drawings, including but not limited to, the master environmental servicing plan, transportation studies, functional traffic designs, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to support the draft Plan of Subdivision. The Owner agrees to revise the draft Plan(s) of Subdivision as necessary to address all outstanding comments and incorporate the design and recommendations of the accepted technical reports, studies, and drawings.

- 1.7 The Owner agrees not to register the draft Plan of Subdivision until such time the Class Environmental Assessment (Class EA) Study for the collector roads in the Future Urban Area (FUA) currently being carried out by the FUA participating landowners has been completed and approved. The Owner agrees to revise this draft Plan of Subdivision as necessary to incorporate the recommendations of the Class EA Study. The Owner further agrees that, notwithstanding the maximum right-of-way width for minor collector roads, if it is determined through further review and studies that additional right-of-way width is required to accommodate additional lanes, then the required right-of-way width shall be provided without compensation and without requiring an amendment to the Berczy Glen Secondary Plan.
- 1.8 The Owner acknowledges that the Class EA Study for Elgin Mills Road E is currently being carried out by the City. The Owner agrees to revise this draft Plan of Subdivision as necessary to incorporate the recommendations of the Class EA Study.

The Owner further agrees not to register any phase of the subdivision until such time a phasing assessment is completed, detailing the timing of road widening and intersection improvements required on Elgin Mills Road East to support the phasing plan for the Berczy Glen Community area.
- 1.9 Prior to registration of any phase in the subdivision, the Owner agrees that the City will require a phasing plan accepted by the City for the Berczy Glen Community area (the "Phasing Plan"). The Owner agrees to develop the lands in accordance with the Phasing Plan to the satisfaction of the Director of Engineering.
- 1.10 The Owner agrees to design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, sewers, watermains, light standards, utilities, stormwater management facilities, and roads to the satisfaction of, and at no cost to, the City of Markham.
- 1.11 The Owner agrees to pay to the City, all required fees, in accordance with the City's By-Law No. 211-83, as amended by Council from time to time.
- 1.12 The Owner agrees in the Subdivision Agreement or the Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase of the draft Plan

of Subdivision as required by the City of Markham, prior to the construction of any municipal infrastructure required to service that phase of development.

- 1.13 The Owner agrees to enter into a construction agreement and/or an encroachment agreement and/or any other agreement deemed necessary to permit the construction of municipal services, roads, stormwater management facilities or any other services that are required external to the draft Plan of Subdivision and that are required to service the proposed subdivision to the satisfaction of the Director of Engineering and the City Solicitor (the “External Works”). The Owner agrees to obtain a road occupancy permit if required and/or permission or license to enter, from the external land owners prior to commencing the External Works to the satisfaction of the Director of Engineering, Director of Operations and City Solicitor. The Owner further agrees to pay all costs associated with the construction of the External Works on lands owned by the City, to the satisfaction of the Director of Engineering.
- 1.14 The Owner agrees to include in the building permit application all mitigation recommendation from the geotechnical consultant to waterproof basements, which are below the ground water to the satisfaction of the Chief Building Official on a lot specific basis. The Owner further covenants and agrees that the acceptance of these measures will be subject to approval from the Chief Building Official.

2.0 Roads

- 2.1 The Owner agrees to provide names of all road allowances within the draft plan of subdivision, to the satisfaction of the City and the Regional Municipality of York (“the Region”).
- 2.2 The Owner agrees to design and construct all municipal roads in accordance with City standards and specifications.
- 2.3 The Owner agrees to provide temporary turning circles where required at the Owners cost and remove them and restore the streets to their normal condition at the Owners cost when required by the City, to the satisfaction of the City of Markham. The Owner agrees that the design of the temporary turning circles, and any implications on surrounding land use, shall be addressed in the Subdivision Agreement to the satisfaction of the City.
- 2.4 The Owner acknowledges and agrees that prior to registration of any phase of development, to update and finalize the Transportation Impact Assessment Study to include a road infrastructure phasing assessment for different phases of development within the Berczy Elgin and Berczy Warden draft plans of subdivision, reflective of the proposed Phasing Plan (defined in 1.10) and proposed timeline for the boundary roads widening and collector roads construction. The road infrastructure phasing assessment will define the timing for the required road improvements (boundary roads, internal roads, and Berczy

Creek crossing) to be in place to support the number of residential units proposed for each phase of development to the satisfaction of the Director of Engineering. Accordingly, the Owner agrees to:

- a) Implement the recommendations of the accepted Transportation Impact Assessment Study and road infrastructure phasing assessment; and
 - b) Acquire and convey to the City any lands external to the Draft Plan of Subdivision as necessary to complete the road infrastructure requirements as recommended in the accepted Transportation Impact Assessment Study and road infrastructure phasing assessment; and
 - c) Enter into an agreement with the City and external landowners to permit construction of roads infrastructure and related services, that are required external to the draft Plan of Subdivision and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.
- 2.5 Prior to the registration of any phase of the subdivision, the Owner agrees to provide a basic 36 metre right-of-way for Elgin Mills Road East. All property lines shall be referenced from a point 18 metres from the centerline of construction on Elgin Mills Road and any lands required for additional turn lanes at the intersections will be conveyed to the City for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Director of Engineering and the City Solicitor.
- 2.6 Prior to registration, the Owner acknowledges that revisions to Street 7 road geometry may be required to address related design and operational comments to the satisfaction of the Director of Engineering. The Owner further acknowledges that such revision will impact the immediate lot layout, which may require redline revisions.
- 2.7 Prior to registration, the Owner acknowledges and agrees that accesses to the residential mid-rise blocks shall be restricted to Street 3 and that the Owner shall determine the appropriate locations for future driveways along Street 3 within the context of the subject draft plan, to the satisfaction of the Director of Engineering.
- 2.8 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to identify locations where pedestrian crossovers are appropriate to support and maintain continuity of active transportation network to the satisfaction of the Director of Engineering. Furthermore, the Owner agrees to design and construct pedestrian crossovers, where required, to the satisfaction of the Director of Engineering. The pedestrian crossovers shall be constructed at the Owner's sole cost.
- 2.8 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to confirm the timing to implement traffic control signals at the Elgin Mills Road East / Street 2 intersection and the

Elgin Mills Road East / Street 1 intersection, within the context of the subject development phasing and the Elgin Mills Road East widening, to the satisfaction of the Director of Engineering. Furthermore, should it be determined that traffic signals are required as part of any phase of development but before the widening of Elgin Mills Road East, the Owner agrees to design and construct traffic control signals including turn lane requirements for the said intersections to the satisfaction of the Director of Engineering. The traffic control signals and required turn lanes shall be constructed at the Owner's sole cost.

2.8 Street '2':

- a) The Owner acknowledges that Street 2 within the Owner's subdivision constitutes approximately the east half of the right-of-way of Street 2 and the remainder of Street L right-of-way (the "Remainder Right-of-Way") is located on the adjacent lands with municipal address of 3319 Elgin Mills Road E owned by Monarch Berczy Glen Development Ltd. (the "Adjacent Lands"). The Owner agrees prior to the acceptance of engineering drawings, to provide the City with documentation indicating that the Remainder Right-of-Way has been acquired by the Owner, or that permission has been obtained from the Adjacent Lands to allow the Owner to complete the construction of Street 2, in accordance with the accepted engineering drawings.
- b) The Owner covenants and agrees, prior to the registration of any Plan of Subdivision that includes Street 2, to make arrangements to acquire the Remainder Right-of-Way from the Adjacent Lands and convey it to the City for road purposes upon the registration of that Plan of Subdivision, free of all costs and encumbrances to the satisfaction of the City Solicitor, to the City.
- c) The Owner covenants and agrees to enter into an agreement with the City and the owner of the Adjacent Lands to permit construction of services, roads, stormwater management facilities or any other services that are required external to the draft Plan of Subdivision (or site plan) and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.

3.0 Tree Inventory and Tree Preservation Plan

- 3.1 The Owner shall submit for approval a tree inventory and tree preservation plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.
- 3.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Preservation Plan prior to the issuance of a Top Soil Stripping

Permit, Site Alteration Permit or Pre-Servicing Agreement to the satisfaction of the Director of Planning and Urban Design.

- 3.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.
- 3.4 The Owner shall submit for approval from the Director of Planning and Urban Design, as part of the tree inventory and tree preservation plan and in accordance with the City of Markham Streetscape Manual, a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
 - a) Trees between 20cm and 40cm diameter at breast height (DBH) shall be replaced at a ratio of 2:1.
 - b) All trees over 40cm DBH shall have an individual valuation submitted to the City by an ISA certified Arborist in accordance with the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal (2000).
 - c) Where a site does not allow for the 2:1 replacement, the City will require cash in lieu for tree replacement based on valuation of section b).
 - d) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.
- 3.5 The owner acknowledges and agrees to implement the tree compensation schedule on a phase by phase basis, including submission of an updated Tree Inventory and Preservation Plan and Landscape Plans for each phase of development.

4.0 Community Design

- 4.1 The Owner shall implement and incorporate all requirements of the approved Berczy Glen Community Design Plan into all landscape plans, architectural control guidelines, engineering plans and any other required design documents.
- 4.2 The Owner shall retain a design consultant to prepare architectural control guidelines to be submitted to the Director of Planning and Urban Design for approval prior to execution of the subdivision agreement.
- 4.3 The Architectural Control Guidelines shall include provisions requiring buildings to comply with the City's Bird Friendly Guidelines.
- 4.4 The Owner shall retain a design consultant acceptable to the City's Director of Planning and Urban Design to implement the Architectural Control Guidelines.

- 4.5 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural control guidelines.
- 4.6 The Owner shall ensure that the design architect for any buildings within this draft plan of subdivision shall not also assume the role of control architect for this draft plan of subdivision.
- 4.7 The Owner acknowledges and agrees to submit townhouse siting applications for all lane-based townhouses in accordance with the City Site Plan Control By-Law 262-94, as amended, to the satisfaction of the City's Director of Planning and Urban Design.

5.0 Parks and Open Space

- 5.1 The Owner covenant and agrees that the parkland dedication requirement is 2.63 hectares, calculated at a rate of 1 hectare per 300 units, as specified in the Parkland Dedication By-law 195-90, and calculated as follows:
- Number of units $788/300 = 2.63$ ha.
- 5.2 The Owner acknowledges and agrees that the parkland dedication for this draft plan of subdivision shall be a minimum of 2.63 ha, and that this satisfies the parkland dedication requirements for a total of up to but not exceeding the approved draft plan of subdivision unit count.
- 5.3 The Owner covenants and agrees to convey Park Block 207 to the City, free of all costs and encumbrances to the satisfaction of the Director of Planning and Urban Design, upon registration of the plan of subdivision.

Block Number	Area
Block 207	1.000 ha.
Total	1.000 ha

- 5.4 Conveyance of Park Block 207 will satisfy a portion (1.000 ha.) of the parkland dedication for this development. Prior to registration, the remaining parkland dedication requirement (1.63 ha.) will be reconciled through one of the approaches listed below. The City reserves the right to require any one of these approaches or a combination thereof, at the discretion of the City's Director of Planning and Urban Design:
- a) A Master Parkland Agreement entered into between the Berczy Glen land owner group and the City;

- b) A redlined Draft Plan of subdivision providing additional land dedication;
 - c) Any alternative arrangement at the sole discretion of the Director of Planning and Urban Design.
- 5.5 A letter of credit may be held for the remaining parkland dedication until an approach has been approved by the City's Director of Planning and Urban Design.
- 5.6 The Owner shall post approved copies of the Natural Heritage Restoration Plans for the Greenway and Open Space Blocks and Conceptual Park Development Master Plans for the parks in all sales offices for dwelling units within the draft plan of subdivision.

6.0 Landscape Works

- 6.1 Prior to the release for registration of every phase within this Draft Plan of Subdivision, the Owner shall submit landscape plans prepared by a qualified landscape architect based upon: the City of Markham FUA Urban Design Guidelines, the approved Architectural Control Guidelines, the approved Natural Heritage Restoration Plan, and the approved Berczy Glen Community Design, to the satisfaction of the Director of Planning and Urban Design and including the following:
- a) For all public streets, streetscape plan and street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009;
 - b) A specialized depth of topsoil (200mm) in the entire municipal boulevard to appropriately plant boulevard trees in accordance with the City of Markham Streetscape Manual dated June 2009;
 - c) For all corner lots provide privacy wood screen corner lot fencing as required;
 - d) Noise attenuation fencing as required;
 - e) For all lots backing or flanking onto an Open Space Block , Greenway, Park Block, School Block or SWM Block, provide 1.5m high black vinyl chain-link fence on the property line installed prior to occupancy, as determined appropriate by the Director Planning;
 - f) For all open space, stormwater and walkway blocks provide landscaping;
 - g) A trail network;
 - h) Restoration works identified in the Natural Heritage Restoration Plan;

- i) Any other landscaping as determined in the Community Design Plan, Architectural Control Guidelines and the Tree Inventory and Compensation Schedule.
- 6.2 The Owner shall construct all landscape works referred to in condition 6.1 in accordance with the approved plans at no cost to the City. The construction of trail network, item 6.1 g), may be eligible for Development Charge credits at the discretion of the Director of Planning and Urban Design.
 - 6.3 The Owner shall not permit their builders to charge home purchasers for the items listed in condition 6.1.
 - 6.4 The Owner shall include in all agreements of purchase and sale the following clause:

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

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD Or IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS to meet 4.1a)
- FENCING AS REQUIRED BY THE CITY
- FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY
- FENCING OF PARKS, WALKWAYS AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES
- DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

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

7.0 Parkland Servicing

- 7.1 The Owner shall covenant and agree to rough grade, topsoil, seed and maintain, free of stock piles and debris, all, park blocks within the subdivision to the satisfaction of the Director of Planning & Urban Design. The park blocks shall be maintained until such time as the parks have been constructed and formally assumed by the City.

- 7.2 The Owner shall submit grading, servicing and survey plans by a qualified person for all park blocks, to the satisfaction of the Director of Planning & Urban Design.
- 7.3 The Owner shall provide a current geotechnical report by a qualified person all park blocks, to the satisfaction of the Director of Planning & Urban Design.

8.0 Trail System

- 8.1 The Owner acknowledges and agrees to implement a trail system in the Open Space and Greenway blocks as per the requirements of the Community Design Plan to the satisfaction of the City's Director of Planning and Urban Design and the City's Director of Engineering. The trail system may be implemented corresponding to the time of the conveyance of the Open Space and Greenway blocks containing sections of the associated Greenway restoration works, and/or the time of construction of restoration works, to the City's Director of Planning and Urban Design's satisfaction. The Owner agrees that the trail system shall be implemented and constructed through an agreement between the owners of this draft plan, the other land owners within Berczy Glen Secondary Plan area, and the City.

9.0 Financial

- 9.1 Prior to execution of the subdivision agreement, the Owner shall provide a letter of credit, in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, ecological restoration landscape works and the under-dedicated portion of the parkland dedication requirement.
- 9.2 The Owner shall provide a Land Appraisal Report to the Manager of Real Property for the purpose of determining the required letter of credit amount contribution for the under-dedicated portion of the required parkland dedication. The Land Appraisal Report is subject to the City's terms of reference and conformance with the *Parkland Dedication By-law 195-90* and with the *Planning Act*.
- 9.3 That the Owner covenants and agrees to enter into a Section 37 Agreement to secure the provision of Public Art by the City for the lands zoned xx, as required by implementing zoning by-law.

10.0 Municipal Services

- 10.1 The Owner agrees to design and construct all municipal services in accordance with City standards and specifications.
- 10.2 The Owner agrees to design the watermain system to service the development will have a minimum of two independent water supply points to provide for

adequate system redundancy and looping for domestic and fire protection purposes to the satisfaction of the Director of Engineering.

- 10.3 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 10.4 The Owner agrees to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the Director of Engineering in the event that field conditions show that the implementation of the servicing and stormwater management strategies recommended in the previously accepted functional servicing and stormwater management reports need to be modified.
- 10.5 The Owner acknowledges that the servicing of the lands requires construction of new sanitary sewers and, upgrades to the existing downstream sanitary sewer system that eventually connects to the York-Durham Sanitary Sewer on 16th Avenue. For this clause the construction of the new sanitary sewers and the upgrade to the existing downstream sanitary sewers are collectively referred to as the “Sanitary Upgrades”. The Owner agrees to pay the City upon execution of the subdivision agreement, the Owners’ share for the cost of the Sanitary Upgrades in accordance with the City’s Area Specific Development Charge to the satisfaction of the Director of Engineering.

Alternatively, the City may at its discretion permit the Owner to enter into a developers’ group agreement for the construction of the Sanitary Upgrades. The Owner agrees that any developers’ group agreement relating to the construction of the said upgrades shall be to the satisfaction of the Director of Engineering and City Solicitor, and that its costs to undertake such upgrades will be financially secured in the Owner’s subdivision agreement.

- 10.6 The Owner agrees, if the proposed sewers connect to existing downstream sewers that are not assumed by the City, to undertake and pay for a sewer video inspection program for the existing sewers to the satisfaction of the Director of Engineering. The Owner further agrees to do the sewer video inspection:
 - a) Prior to the connection being made;
 - b) Upon the removal of the temporary bulkhead or as directed by the Director of Engineering; and
 - c) Upon all roads, parking lots, driveways in the Owners Subdivision having been paved to the final grades, sidewalks, walkways, multi-use paths constructed and boulevards sodded.

The Owner further agrees to provide securities for the video inspection and for flushing and cleaning the existing downstream sewers to the satisfaction of the Director of Engineering.

- 10.7 The Owner agrees that major overland flows from the subdivision will traverse through external lands not owned by the Owner. The Owner agrees to make the necessary arrangements with the adjacent property owner to construct the overland flow route(s) on the external lands to the downstream receiving stormwater management pond, and convey lands or easement required for the conveyance of overland flows to the satisfaction of the Director of Engineering.
- 10.8 The Owner acknowledges that the stormwater management pond shown as Pond # 2 in the Functional Servicing Report dated October 2019 prepared by SCS Consulting are on lands not owned by the Owner. The Owner agrees to acquire from the neighbouring landowner and convey to the City, free of all costs and encumbrances, upon registration of the plan subdivision, the lands required to construct the above stormwater management ponds to service the Owner's subdivision development to the satisfaction of the City Solicitor and Director of Engineering (the "SWM Pond Land").

The Owner further agrees that should the Owner wish to proceed with the underground servicing work within the internal subdivision including works on the SWM Pond Land as a part of a pre-servicing agreement, the City at its discretion may permit subject to the Owner making necessary arrangements with any neighbouring landowner for the works on the SWM Pond Land, and provide evidence indicating the Owner has permission to access the lands and construct the works on the SWM Pond Land, to the satisfaction of the City Solicitor and Director of Engineering, or their respective designates.

- 10.9 The Owner acknowledges that the sanitary sewer required to service the Owner's development will be required to be extended either along Warden Avenue and Major Mackenzie Drive east, or, through external lands east of Warden Avenue (the "External Lands") owned by the City and other property owner(s) (the "External Owners"). In the event the Owner is required to advance the construction of the sanitary sewer extension through the External Lands to service the Owner's development, the Owner agrees to coordinate the design and alignment of the sanitary sewer extension with the External Owners and use best efforts to ensure the alignment of sanitary sewer extension will be in its ultimate location, to the satisfaction of the Director of Engineering. The Owner further agrees that any sewers not in its ultimate will be considered a temporary sewer ("Temporary Sewer") and will not be assumed by the City.

11.0 Lands to be Conveyed to the City Easements

- 11.1 The Owner agrees to grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the Plan of Subdivision. The Owner also agrees to provide for any easements and

works external to the draft Plan of Subdivision, including works within Hydro One Lands, necessary to connect watermain and storm and sanitary sewers to existing watermain, stormwater management facilities and sanitary sewers to the satisfaction of the City. The Owner agrees to construct the lands within the limit of the easement in a manner satisfactory to the Director of Engineering to allow the municipal services within the easement to be properly maintained by the City.

- 11.2 The Owner agrees to convey 0.3 metre reserves at the end(s) of Streets 1, 3, 6, 7, 8, 10 and along south limit of Street 5 if required, to the City, and any additional reserves if requested, free of all costs and encumbrances, upon registration of the Plan of Subdivision.

12.0 Utilities

- 12.1 The Owner agrees that hydro-electric, telephone, District Energy System, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City of Markham and authorized agencies.
- 12.2 The Owner agrees to enter into any agreement or agreements required by any applicable utility companies, including Powerstream, Enwave, Enbridge, telecommunications companies, etc.
- 12.3 The Owner agrees to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 12.4 The Owner agrees to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.
- 12.5 The Owner covenants and agrees to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 12.6 The Owner acknowledges and agrees that standard community mailbox installations are to be done by Canada Post at locations approved by the

municipality and shown on the Composite Utility Plan. The Owner agrees that should it propose an enhanced community mailbox installation, any costs over and above the standard installation must be borne by the Owner, and be subject to approval by the City in consultation with Canada Post.

- 12.7 The owner shall covenant and agree in the subdivision agreement to be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
- 12.8 The Owner shall covenant and agree in the subdivision agreement to provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - a) An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.
 - b) Any required walkway across the boulevard.
 - c) Any required curb depressions for wheelchair access.
- 12.9 The owner/developer further agrees to provide Canada Post at least 60 days' notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.
- 12.10 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

13.0 Environmental Clearance

- 13.1 The Owner agrees to retain a "Qualified Person" to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The "Qualified Person" shall be defined as the person who meets the qualifications prescribed by the *Environmental Protection Act* and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City's Environmental Policy and Procedures for Conveyance of Land to the City Pursuant to the Planning Act.
- 13.2 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental

Protection Act and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.

- 13.3 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the draft Plan of Subdivision, the Owner agrees to submit environmental clearance(s) and Reliance Letter(s) from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City's standard and will be signed by the Qualified Person and a person authorized to bind the Owner's company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 13.4 The Owner agrees that if, during construction of a phase within the draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the Environmental Protection Act and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.
- 13.5 The Owner agrees to assume full responsibility for the environmental condition of the lands comprising the draft Plan of Subdivision. The Owner further agrees to indemnify and save harmless the City, its directors, officers, Mayor, councilors, employees and agents from any and all actions, causes of action, suite, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the lands comprising the draft Plan of Subdivision and the execution of this Agreement.

14.0 Heritage

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

been addressed in accordance with licensing and resource conservation requirements.

- 14.2 The Owner shall covenant and agree in the subdivision agreement to implement any measures recommended by the heritage resource assessment, to the satisfaction of the City and the Ministry of Culture.
- 14.3 The Owner covenants and agrees to retain the Heritage Building (Lyon-Schell-Frisby House), known municipally as 3575 Elgin Mills Road, in its existing location, on Block 202,
- 14.4 The Owner covenants and agrees to protect and conserve the Heritage Building through the following means:
 - a) To keep the Heritage Building occupied for as long as possible prior to commencement of site/construction work to prevent vandalism and deterioration;
 - b) To maintain the Heritage Building in good and sound conditions at all times prior to and during the development of the property;
 - c) Once the Heritage Building is unoccupied, to undertake the following to prevent vandalism and deterioration:
 - secure and protect the building from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property;
 - erect a "No-trespassing" sign in a visible location on the property indicating that the Heritage Building is to be preserved onsite and should not be vandalized and/or scavenged; and
 - install a 8 ft high fence around the perimeter of the house to protect the dwelling until the completion of construction in the vicinity or the commencement of long-term occupancy of the dwelling as confirmed by City (Heritage Section) staff.
- 14.5 Prior to final approval of the plan of subdivision or any phase thereof, the Owner is to implement the following measures to protect the Heritage Building:
 - a) The Owner is to provide at its expense a legal survey of the Heritage Building to facilitate the registration of the designation by-law and Heritage Easement Agreement on the created/proposed lot(s);
 - b) The Owner is to enter into a Heritage Easement Agreement for the Heritage Building with the City;
 - c) The Owner is to permit the designation of the property under Part IV of the Ontario Heritage Act;
 - d) The Owner is to provide a Letter of Credit for the Heritage Building to ensure the preservation of the existing building within its lot (total

\$250,000). The letter of credit shall be retained for use by the City and shall not be released until the following has been addressed:

- construction and grading on the subject lands and adjacent lots, and roads have been completed to the satisfaction of the City(Commissioner of Development Services),
 - the building has been connected to municipal services,
 - the exterior restoration of the Heritage Building is complete,
 - the buildings meet the basic standards of occupancy as confirmed by the Building Standards Department, and
 - all other heritage requirements of the Subdivision Agreement have been completed;
- e) The Owner is to enter into a site plan agreement with the City for the Heritage Building, containing details on the site plan such as driveway, grading, connections to municipal services, trees to be preserved and detailed elevations outlining the proposed restoration plan, any additions and alterations, and any proposed garage.

14.6 The owner shall covenant and agree in the subdivision agreement to preserve the Heritage Building through the following means:

- a) to provide and implement a traditional restoration plan for the Heritage Building, prepared by a qualified architect with demonstrated experience in heritage restoration projects, that would be reviewed and approved by the City (Heritage Section). The restoration plan is to be included in a site plan agreement for the property and the work secured through a \$250,000 Letter of Credit as mentioned in clause 15.5 (d);
- b) to complete the exterior restoration of the Heritage Building, connection of all municipal services to the allocated lot (water, gas, hydro, cable, telephone etc.) and ensure basic standards of occupancy as confirmed by Building Standards Department within two years of registration of the plan of subdivision;
- c) to ensure that the architectural design and elevations of dwellings proposed for adjacent lots is compatible with the restored heritage dwelling;
- d) to ensure that the final proposed grading on the lots adjacent to Heritage Building is consistent with the existing historic grading of the Heritage Building lot;
- e) To ensure that the historic front of the Heritage Building retains a front yard appearance, the type of fencing should be limited to a low residential picket fence rather than privacy fencing;

14.7 The Owner shall covenant and agree in the subdivision agreement to prepare and implement a marketing plan, to the satisfaction of the Commissioner of Development Services, which details the ways and means the Heritage Building(s) will be marketed to prospective purchasers;

14.8 The Owner shall covenant and agree in the subdivision agreement to provide notice and commemoration of the Heritage Building through the following means:

a) to provide and install at its cost, an interpretative baked enamel plaque for each Heritage Building(s), in a publicly visible location on the property. The plaque is to be designed according to the specifications of the "Markham Remembered" program, and outline the history of the house. Details of the design and location of the plaque are to be submitted for review and approval of the City (Heritage Section);

b) to include the following notice in each Offer of Purchase and Sale for the Heritage Building:

“Purchasers are advised that the existing building on this property is designated pursuant to the Ontario Heritage Act, and is subject to a heritage easement agreement with the City of Markham. Any proposed additions or alterations to the exterior of the existing dwelling shall be subject to review and approval of plans by the City.”

14.9 Prior to final approval of the plan of subdivision or any phase thereof, the Manager of Heritage Planning shall advise that Conditions 14.1 to 14.8, inclusive, have been satisfied.

15.0 Well Monitoring Program and Mitigation Plan

15.1 Prior to the finalizing of pre-servicing agreement or subdivision agreement, whichever is earlier, the Owner agrees to complete a hydrogeological assessment report to ensure there is no impacts to the shallow and/or deep groundwater and to any of the existing active wells found within the Zone of Influence (ZOI) as determined by the consultant. The Owner further agrees to implement any mitigation measures recommended in the hydrogeological assessment report to the satisfaction of the Director of Engineering.

16.0 Streetlight Types

16.1 The Owner agrees to contact the Engineering Department prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

17.0 Development Charges

17.1 The City acknowledges and agrees that the portion of collector road right-of-way exceeding 23.5 metres width in the draft plan of subdivision are eligible for City Wide Development Charge Credits and agrees to reimburse the Owner for their portion of the construction and property costs associated with roads identified as Street 2 (from Elgin Mills Road to south limit of subdivision) and Street 1 (Elgin Mills Road to south limit of subdivision) within the plan of subdivision. The

maximum Development Charge Credits available to the Owner shall be the lesser of the Actual Capital Cost of the Works or the cost of the Works as established in the 2017 Development Charges Background Study and, shall be completed through an agreement and be consistent with the City's Development Charges Credit and Reimbursement Policy. The Owner and City acknowledge and agree that the cost included in the 2017 Development Charges Background Study for this portion of the works is nine hundred and sixty-nine thousand, four hundred and eighty dollars (\$679,210.00) and represents the maximum development charge credits to be granted.

- 17.2 The Owner further acknowledges and agrees that a collector road, Street 2, in the Owner's draft plan of subdivision has a right-of-way partially within lands not owned by the Owner. The Development Charge Credit for Street 2 will be applied to the landowner that has acquired and owns the lands that comprise the full right-of-way of the collector roads and advances the construction of such collector roads.

18.0 Other City Requirements

- 18.1 Prior to final approval of the draft plan or any phase thereof, the Owner shall enter into a Developers Group Agreement(s) to ensure the provision of community and common facilities such as school sites, municipal services, parks and public roads in the Berczy Glen Secondary Plan area, to the satisfaction of the City (Commissioner of Development Services and City Solicitor), and a certificate confirming completion of such agreement(s) shall be provided to the City by the Developers Group Trustee to the satisfaction of the City Solicitor.
- 18.2 That the Owner covenants and agrees to provide written clearance from the Trustee of the Berczy Glen Secondary Plan Landowners Group respecting all of the lands within the draft plan, prior to registration of the draft plan for the proposed development or any portion of the subject lands within the draft plan, to the satisfaction of the Director of Planning and Urban Design.
- 18.3 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased, prior to any Agreements of Purchase and Sale being executed by the Owner, a builder, or their real estate agents:

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

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

- 18.4 The Owner acknowledges and agrees that firebreak lots within the draft plan shall be designated in the subdivision agreement, to the satisfaction of the Fire Chief. The Owner shall provide a letter of credit in an amount to be determined by the Fire Chief at the subdivision agreement stage to ensure compliance with this condition.
- 18.5 The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued for lands in any stage of development within the draft plan of subdivision until the Director of Building Services has been advised by the Fire Chief that there is an adequate water supply for firefighting operations and acceptable access for firefighting equipment is available. The Owner shall further covenant and agree that fire protection sprinklers (if required) are installed to the satisfaction of the Fire Chief or his designate.
- 18.6 The Owner shall acknowledge and agree that the adequacy and reliability of water supplies for firefighting purposes are subject to review and approval of the Fire Chief or his designate.
- 18.7 The Owner shall acknowledge and agree in the subdivision agreement that to ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the development. The following access into the subdivision are to be completed:
 - Street '2' to Elgin Mills Road East identified as Fire Department access into the development.

At no time shall either approved Fire Department vehicle access into the development be obstructed by any means (fencing, concrete barriers or other). This provision includes during daily construction, afterhours, weekends and holidays. It shall be the Owners responsibility to secure the site without obstructing these access points.
- 18.8 The Owner shall acknowledge and agree that single detached dwelling laneways shall not exceed 120.0 metres and townhouse and Single detached laneways with detached garages shall not exceed 90.0 metres.
- 18.9 The Owner shall covenant and agree in the subdivision agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
 - a) the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage;

- b) the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side; and,
- c) overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City

- 18.10 The Owner covenants and agrees to purchase from the City two (2) recycling containers, one (1) green bin and one (1) kitchen collector per residence so that each purchaser may participate in the City's waste diversion program. Furthermore, the Owner shall ensure that the recycling containers, green bins, kitchen collectors and educational materials are deposited in each home on or before the date of closing.
- 18.11 The Owner covenants and agrees to contact the City at least four (4) weeks prior to unit occupancy to arrange an appointment time in which the recycling containers, green bins, kitchen collectors and educational materials are to be collected by the Owner.
- 18.12 The Owner covenants and agrees to pay to the City the cost for recycling containers, green bins and kitchen collectors and to provide said recycling containers, green bins and kitchen collectors to purchasers at the same cost as paid to the City.
- 18.13 The Owner covenants and agrees that during the construction phase of the development, unobstructed roadway access to a width no less than 6 metres will be provided for the safe passage of municipal waste and recycling collection vehicles on the designated collection day. Furthermore, if required, the Owner shall provide vehicle turning space that meets the City's engineering design standards. The Owner agrees that at times when the above defined access cannot be provided, the Owner shall be responsible for moving all residential waste, recyclables and organics from the occupied units to an agreed upon centralized location at the Owner's expense, for collection by the City.
- 18.14 The Owner covenant and agrees in the subdivision agreement to implement the strategy and actions of the Community Energy Plan in support of the City's net zero emissions by 2050 objective, to the satisfaction of the Director of Sustainability and Asset Management and the Director of Planning and Urban Design.

19.0 York Region

- 19.1 The following conditions shall be included in the Subdivision Agreement:
- a) The Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- b) The Owner shall agree that the proposed direct connection of the 600mm diameter watermain on Warden Avenue to the Region's 1050mm diameter watermain on Major Mackenzie Drive shall be designed, installed and commissioned to the satisfaction of the Region.
- c) The Owner shall agree to provide a vehicular and pedestrian interconnection from Block 203 (as shown on DWG.No.-19:4) to the properties located at 3655, 3693, 3695 Elgin Mills Road, 10726 Warden Avenue and the lands located at the southwest corner of the Elgin Mills Road and Warden Avenue intersection.
- d) The Owner shall agree to include the following clause in the subsequent Purchase and Sale Agreement, Site Plan Agreement, Condominium Agreement and Declaration of Condominium Agreement:

“THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT A VEHICULAR INTERCONNECTION WILL BE PROVIDED TO THE PROPERTIES LOCATED AT 3655, 3693, 3695 ELGIN MILLS ROAD AND 10726 WARDEN AVENUE. THE VEHICULAR INTERCONNECTION WILL BE PROVIDED EITHER AT THE TIME WHEN IMPROVEMENTS ARE MADE TO ELGIN MILLS ROAD AND AN ACCESS MANAGEMENT PLAN IS PROVIDED OR WHEN REDEVELOPMENT ON THESE LANDS OCCUR.”
- e) The Owner shall agree that private access to Elgin Mills Road will not be permitted. All private access shall be provided via local roads or lane-ways, where appropriate. This will apply to Block 202 & 203 (as shown on DWG.No.-19:4).
- f) The Owner shall agree to include the following clause in the subsequent Purchase and Sale Agreement, Site Plan Agreement, Condominium Agreement and Declaration of Condominium Agreement:

“THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT A VEHICULAR ACCESS WILL NOT BE PERMITTED TO ELGIN MILLS ROAD FROM BLOCKS 202 & 203 (AS SHOWN ON DWG.No.-19:4)”
- g) The Owner shall agree, in wording satisfactory to Development Engineering, to implement the recommendations of the Transportation Mobility Plan Study, Transportation Demand Management and the Detailed Phasing Plan, to the satisfaction of the Region.
- h) The Owner shall agree to reserve an unobstructed location for the future construction of passenger standing areas/shelter pads identified below:

On Street: Elgin Mills Road East

At Street: Street 1

Location: SW corner

Standard Specifications: 1.01

Standard Specifications: 1.02

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

- i) The Owner shall agree, in wording satisfactory to Development Engineering, to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

19.2 The Owner covenants and agrees that prior to final approval of the plan, that:

- a) York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Markham for the development proposed within this draft plan of subdivision or any phase thereof.
- b) The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Markham and York Region.
- c) The Owner shall agree that the following lands will be conveyed to City of Markham for public highway purposes, free of all costs and encumbrances, to the satisfaction of City of Markham Solicitor:
 - a widening across the full frontage of the site where it abuts Elgin Mills Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Elgin Mills Road and any lands required for additional turn lanes at the intersections, and
 - a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Elgin Mills Road and adjacent to the above noted widening(s).
- c) The Owner shall provide a Master Environmental Servicing Plan Transportation Study, to the satisfaction of the Region.
- d) The Owner shall provide a detailed phasing plan for the Berczy Glen Secondary Plan, to the satisfaction of the Region.

- e) The Owner shall provide a Transportation Mobility Plan Study based on the updated Master Environmental Servicing Plan Transportation Study, to the satisfaction of the Region, to the satisfaction of the Region.
- f) Concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - i) Plan and Profile for the road and intersections;
 - ii) Grading and Servicing;
 - iii) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - iv) Signalization and Illumination Designs;
 - v) Requirements of York Region Transit/Viva;
 - vi) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - vii) Functional Servicing Report;
 - viii) Stormwater Management Report;
 - ix) Water supply and distribution report and model.
- g) The Owner shall provide a copy of the executed Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- h) The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
- i) The Regional Corporate Services Department shall advise that Condition 20 has been satisfied.

20.0 Toronto and Region Conservation Authority

- 20.1 The Owner shall covenant and agree in the subdivision agreement that **prior to** any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) A comprehensive stormwater management report identifying all interim and permanent stormwater servicing and all associated phasing. This report must identify all of the proposed stormwater management facilities to which the subject lands will drain and provide details with respect to the interim stormwater servicing that is to be employed prior to all of the

ultimate facilities located off of the subject property being fully operational. This report shall identify phasing and sequencing of the transition from interim to permanent facilities, and identify all interim drainage routes between the subject property and all adjacent stormwater management ponds, which may be required prior to permanent infrastructure being available. Detailed design shall be provided for all interim stormwater management ponds that may be required to service the subject lands prior to permanent facilities being available.

- b) A final Environmental Impact Study (EIS), including detailed impact mitigation, restoration and enhancement recommendations and plans to the satisfaction of the TRCA. This report shall also outline measures to be taken to avoid contravention of the Migratory Birds Convention Act.
- c) Detailed engineering report and plans for the proposed development of the subject lands, and how it will comply with all related Master Environmental Servicing Plan and TRCA requirements, to the satisfaction of the TRCA. This report and plans shall include:
 - i) plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as identified in the subwatershed study and within the approved MESP will be achieved during and post-development;
 - ii) appropriate Stormwater Management Practices (SWMP's) to be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources (including thermal and turbidity impacts). This must include identification of potential construction and permanent impacts to impacted or receiving natural systems;
 - iii) proposed methods for controlling or minimizing erosion and sediment on-site in accordance with current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS will be mitigated. The report will also have specific plans for ESC monitoring and reporting, as required by TRCA. All areas to be protected must be effectively isolated through appropriate measures prior to any site alteration being initiated. The ESC report and strategy shall also integrate all relevant mitigation measures included in the EIS. As part of the Erosion and Sediment Control Report, the identification of vulnerable receiving features is required;

- iv) the integration of Low Impact Development (LID) measures and source and conveyance controls to mimic to the extent possible, pre-development hydrology and to reduce post-development runoff volumes. Multiple LID measures shall be used as part of an overall treatment train approach, consistent with the subwatershed study, to the satisfaction of the TRCA. the size and location of all LID measures associated with this development shall be confirmed to the satisfaction of the TRCA. Specific site water balance targets, and methods and locations for implementation of LIDs shall be provided;
- v) identification and quantification of the specific measures that are being employed to ensure that there will be no predicted erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. The report must identify in detail, how downstream erosion associated with flows generated from this development is being avoided;
- vi) detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied. Demonstration of how the receiving stormwater management ponds are being managed during the construction phase while some or all of the LIDs are not in operation;
- vii) demonstrate how the pre-development drainage patterns are being preserved, post- development (to the greatest extent possible), in accordance with the approved MESP. The report shall include an impact mitigation report which demonstrates how construction and development shall minimize the potential impacts any flow diversion on the natural systems on or off the subject property, and including any broader impacts upon the sub watershed. Alterations to the approved drainage patterns in the Subwatershed Study (SWS) will require a reassessment of the SWS model utilized, and model calibration to demonstrate how the feature-based water balance is maintained;
- viii) all stormwater outfalls, outflow channels and/or flow dispersal measures associated with stormwater management discharge, be designed to incorporate TRCA's design guidelines. This includes regard for additional enhancements to water quality, quantity control, mitigation of thermal impacts to the receiving habitat, reduce potential erosion and maximize potential infiltration, and integrate naturalized outlet channels where applicable, to the satisfaction of the TRCA;
- ix) all applicable plans illustrating that all works, site alterations, construction staging, or materials associated with these activities, will

not encroach or be placed on lands to be conveyed to a public agency as part of this plan of subdivision;

- x) identification of any proposed FDCs, with an assessment of anticipated flow volumes, and potential opportunities to promote infiltration or appropriately convey the groundwater to the Natural Heritage Features. The FDC outlet locations shall be coordinated with adjacent landowners to minimize impacts and maximize potential benefits. The SWS model may need to be updated and the Feature Based Water Balance should be updated to account for any such measures;
- xi) a comprehensive assessment of the construction methodology, area of impact, phasing, impact mitigation, contingency measures, stabilization and restoration proposed for all infrastructure crossings proposed within the Greenway system for all such infrastructure being constructed by the developer.

20.2 The Owner shall covenant and agree in the subdivision agreement that *prior to* any development, pre-servicing or site alteration, the applicant shall demonstrate that suitable arrangements have been made with adjacent landowners on which all requisite stormwater management facilities have been proposed, to allow for the construction and operation of the proposed interim and/or permanent facilities. And, that the owner demonstrates that arrangements have been made for all requisite interim conveyance channels and measures to remain in place on external lands, until such time permanent infrastructure is available to convey stormwater from the subject lands to off-site stormwater management ponds.

20.3 The Owner shall covenant and agree in the subdivision agreement that *prior to* any development, pre-servicing or site alteration, the applicant shall submit and attain the approval of the TRCA for:

- a) An adequate hydrogeological assessment, demonstrating that the groundwater related requirements of the SWS and MESP are being met or exceeded. The report shall:
 - i) provide a ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, any necessary mitigation and dewatering requirements must be identified.
 - ii) Assess the need for liners associated with the stormwater management system, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not

require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated;

- iii) Provide information detailing all anticipated temporary or passive dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA.
- b) Detailed water balance and feature-based water balance assessments that will identify measures that will be implemented during construction and post-construction to: mimic the pre-development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features - including but not necessarily limited to wetlands, watercourses, woodlands; provide for on- site retention of precipitation on-site in accordance with the SWS and MESP to the satisfaction of the TRCA; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain and not exceed target flows to downstream wetlands and watercourses, to the satisfaction of TRCA staff. This study must provide detailed design of the system(s), and implementation information and measures, including adaptive management and monitoring. A detailed terms of reference shall be provided to TRCA, and to the satisfaction of TRCA prior to the completion of the report.
- c) Provide a comprehensive monitoring plan to assess the functioning and effectiveness of proposed stormwater LID (in accordance with the MESP), FDC and source and conveyance measures.
- d) the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development. No grading, pre-servicing or temporary stormwater management works are to be initiated until such time as a permit from the TRCA and all requisite TRCA approvals are attained;
- e) To provide for all warning clauses and information identified in TRCA's conditions.
- f) That the applicant provide confirmation that they are aware of their responsibilities with respect to all necessary approvals under the Endangered Species Act, and that they commit to attain all necessary approvals.

- g) That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA;
 - i) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions, including but not limited to the mitigation measures outlined in the Environmental Impact Study, completed to the satisfaction of TRCA;
 - ii) implement on-site erosion and sediment control plans as well as monitoring in accordance with current TRCA standards or MECP/MNRF Silt Smart as applicable;
 - iii) to maintain all stormwater management, LID and erosion and sedimentation control structures operating and in good repair during the construction period.
 - iv) to implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the subject property to TRCA's satisfaction;
 - v) to implement the water balance, feature based water balance, LID and adaptive management monitoring programs and provide the requisite funding and securities for the full duration of the monitoring to the satisfaction of the TRCA;
 - vi) that prior to a request for registration of any phase of this subdivision – should registration not occur within 10 years of draft approval of this plan - that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.
 - vii) To implement or provide the funding required for the implementation of all restoration and enhancement plantings and works to the satisfaction of TRCA and City of Markham. And, to provide a three-year monitoring and warranty on all planted materials.
- h) That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for private lots or blocks on which infiltration related infrastructure such as LID's, rear yard swales and catch basins are located which identifies the following:

i) “That underground and/or surface stormwater management infrastructure is located on the subject property, which forms an integral part of the stormwater management infrastructure for the community. It is the owner’s responsibility for the long-term maintenance of this system by ensuring that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form.”

- i) That the size and location of all proposed stormwater management blocks - to which the subject lands drain - be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- j) That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- k) That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA’s conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

21.0 Ministry of Natural Resources (MNR)

21.1 The Owner shall agree in the subdivision agreement to satisfy all requirements of the MNR with respect to the endangered species and any potential impacts on the draft plan of subdivision, and to provide written confirmation that it has consulted with MNR in this respect, to the satisfaction of the Commissioner of Development Services.

22.0 York Catholic District School Board

22.1 That the Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of **Block 206**.

22.2 That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Catholic District School Board that prior to final approval:

a)

- i. That the owner shall provide to the Board copies of its servicing, grading, drainage and landscape plans of Plan of Subdivision SU 18 235522 prior to their finalization for the Board's approval, such approval not to be unreasonably withheld or delayed.
 - ii. To grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If, in compliance with this clause, the addition of engineered fill, the removal of existing soil, or, in any way, the alteration of existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs.
 - iii. That if the removal of existing soil is greater than 4 feet in depth, remediation will be monitored and inspected by a qualified 3rd party consultant.
- b) To remove all trees and structures on Block 206, as determined by the Board.
- c) That Block 206 shall not be used for any interim control measures, including, but not limited to stockpiling of topsoil and other materials, storage of construction equipment as well as environmental control measures such as storm water management and siltation ponds.
- d) The Owner will, at its expense:
 - i. Construct and maintain temporary post and wire fencing on all boundaries of the Lands no later than the date of application of the base coat of asphalt on such roads on which the Lands abut to the specifications outlined in "Schedule A";
 - ii. Prior to the occupancy of adjacent residential lands, replace the temporary post and wire fencing along the boundary between the Lands and such adjacent residential lands with a 6 gauge galvanized chain link fence 1.8 metres in height, the side of which fence facing such residential lands to be placed two (2") inches inside the Lands from the boundary thereof, with the mesh on the Board side of the property;
 - iii. Prior to Completion, replace the temporary post and wire fencing then remaining with a 6 gauge galvanized chain link fence 1.8 metres in height on all other boundaries of the Lands as the Board may, no less than 60 days prior to Completion, direct.

- e) To erect on the school site at such time as the school access street is constructed a visible sign with the dimensions and containing the words in the order, form and configuration as duly required. (Please refer to the attached "Schedule B")
- f) To post "No Dumping" signs with the by-law number posted along the perimeter fence as required by the Board.
- g) To provide the foregoing at no cost to the Board.

22.3 That the Owner shall submit, at no cost to the Board, a report from a qualified consultant concerning:

- a) The suitability of Block 206 for construction purposes relating to soil bearing factors, surface drainage and topography and or grading plan. There shall be a minimum of 12 boreholes on the school site, in locations as approved by the Board.
- b) Phase 1 Environmental Testing reports for the school site to ensure the site is clear and free of all contaminates and unfit soil, as well as Phase 2 if required.
- c) The availability of natural gas, electrical, water, storm sewer, sanitary sewer, telephone and cable television services in a location along the property line. The location and specification of the above services shall be approved by the Board prior to installation. If these services are to be installed following the initial phase(s) of development, the Owner shall submit a letter to the Board, stating that the Owner will consult the Board prior to installation of services and obtain Board approval.
- d) A complete Transportation Master Plan.

22.4 That the Owner shall submit, at no cost to the Board, a certificate from the City of Markham confirming the following as they relate to a new school facility:

- a) The availability of a satisfactory water supply (both domestic and fire).
- b) An acceptable method of sewage disposal.
- c) Adequacy of electrical services.
- d) The availability of a satisfactory natural gas supply.
- e) That an adequate storm water management facility has been designed to accommodate a school site and ensure that water retention will not be required on this site.

- 22.5 The Owner shall supply the Board a certificate, from the local hydro authority, confirming an adequate capacity for a new school and that the Board will not incur future upstream costs.
- 22.6 That the Owner shall agree in words acceptable to the York Catholic District School Board, that the services referred to in Condition 22.3, complete with inspection manholes shall be installed at the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of the design of said services prior to the registration of the plan.
- 22.7 That the owner shall prior to closing, register a restrictive covenant running with all lands abutting **Block 206** which shall prohibit installation in any fence constructed along any boundary of **Block 206**, of any gate or access point from such abutting lands to **Block 206**.
- 22.8 That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision a clause providing as follows:
- “The construction of a Catholic School on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation”.
- 22.9 That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale for residential lots and units abutting the Lands stating that:
- “TEMPORARY FACILITIES/PORTABLES MAY BE PLACED ON THE LANDS IN ORDER TO ACCOMDATE STUDENTS IN EXCESS OF THE CAPACITY OF THE SCHOOL BUILDING”.
- 22.10 That in order to support walkable communities and School Travel Planning, sidewalks are to be provided throughout the community, at a minimum of 1 side of each municipal roadway within Plan of Subdivision SU 18 235522.
- 22.11 That roundabouts shall not be located adjacent to **Block 206**.
- 22.12 The Owner shall agree to include the following clause in the subsequent Purchase and Sale Agreement, Site Plan Agreement, Condominium Agreement and Declaration of Condominium Agreement:
- “THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT VEHICULAR ACCESS FROM BLOCK 202 ONTO STREET 3 ADJACENT TO BLOCK 206 SHALL ONLY CONSIST OF A SINGULAR ACCESS POINT / PRIVATE ROAD,

AND IS SUBJECT TO THE APPROVAL/CONSENT OF THE YORK CATHOLIC DISTRICT SCHOOL BOARD”

- 22.13 That prior to final approval, the owner agrees to coordinate a site walk with Board staff to visually inspect **Block 206**.

23.0 York Region District School Board

- 23.1 That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a partial public elementary school site. The partial public secondary school site, **Block 205**, shall contain not less than 2.008 hectares (4.96 acres).
- 23.2 That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
- a) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - b) to remove any buildings on the school site;
 - c) to remove trees, as required to accommodate school layout;
 - d) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
 - e) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - f) to construct a black vinyl coated chain link fence, Type II 1½“ mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;

- h) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - i) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site, a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
 - j) to provide the foregoing at no cost to the Board; and,
 - k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- b) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
- i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
 - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- c) That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition b) ii) shall be installed to the mid-point of the frontage of the school site and positioned as designated by the Board, at no cost to the Board.
- d) That prior to final approval, the Owner shall submit to the School Board an environmental impact study for the school block, initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the City of Markham which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- e) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment

for any upstream and downstream charges will be made by the original developer.

- g) That the subdivision agreement include warning clauses advising the City of Markham, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.
- h) That the York Region District School Board shall advise that conditions a) to g) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.

24.0 External Clearances

- 24.1 Prior to final approval of the draft plan of subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:
- a) Canada Post shall advise that Conditions 12.3 to 12.9 have been satisfied.
 - b) The Ministry of Culture shall advise that Conditions 14.1 and 14.2 have been satisfied.
 - c) The Regional Municipality of York Planning Department shall advise that Conditions 19.1 to 19.2 have been satisfied.
 - d) The Toronto and Region Conservation Authority shall advise that Conditions 20.1 and 20.3 have been satisfied.
 - e) York Catholic District School Board shall advise that Conditions 22.1 – 22.13 have been satisfied.
 - f) York Region District School Board shall advise that Conditions 23.1 – 23.2 have been satisfied.

Dated: XXXXXX

Ron Blake, Senior Development Manager

DRAFT

Appendix A: Draft Zoning By-law Amendment



BY-LAW 2020-[REDACTED]

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated areas of By-law 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

- 1. That By-law 304-87, as amended, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 304-87, as amended.

- 2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule “A” attached hereto.

 - 2.2 By zoning the lands outlined on Schedule “A” attached hereto:

from:
Agriculture One (A1) Zone (By-law 304-87);

to:
Residential Two - Special *A (R2-S*A) Zone (By-law 177-96);
Residential Two – Lane Access*B (R2-LA*B) Zone (By-law 177-96);
Residential Two – Lane Access*C (R2-LA*C) Zone (By-law 177-96);
Residential Three *D (R3*D) Zone (By-law 177-96);
Community Amenity Four *E (CA4*E) Zone (By-law 177-96);
Residential Two - Special *F (R2-S*F) Zone (By-law 177-96);
Open Space Two (OS2) Zone (By-law 177-96)

- 3. By adding the following subsection to Section 7- EXCEPTIONS:

Exception 7.A	Berczy Elgin Holdings Inc.	Parent Zone R2-S
File ZA 18 235522		Amending By-law 2020-
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020- and denoted by the symbol *A.		
7.A.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-S zone in Table A1	
b)	In addition to the uses permitted for the R2-S zone in Table A1, one accessory dwelling unit per lot	
7.A.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum lot frontage for single detached dwellings – 9.0 metres	

b)	Minimum required front yard – 3.0 metres
c)	Maximum garage width – 50 % of the lot frontage
d)	Minimum required exterior side yard – 2.4 metres
e)	Minimum required interior side yard – 1.2 metres and 0.3 metres
f)	Minimum required rear yard – 6.0 metres
g)	Maximum height – 12.5 metres
h)	The wall of an attached private garage that contains the opening for motor vehicle access shall be set back a minimum of 5.5 metres from the lot line that the driveway crosses to access the private garage. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 metres. A parking space on a driveway where part of the parking space is located outside of the lot is deemed to comply with Section 6.1.1.a) of By-law 28-97 (as amended).
i)	<div><div>i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres.</div><div>ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.</div></div>
j)	Special Provision #1 of Table B3 shall not apply.
k)	Section 6.2.4.2.b of By-law 28-97, as amended, shall not apply
l)	The maximum driveway width of a driveway crossing the front or exterior side lot line shall be the garage width plus 1.5 metres.

Exception 7.B	Berczy Elgin Holdings Inc.	Parent Zone R2-LA
File ZA 18 235522		Amending By-law 2020-
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020- and denoted by the symbol *B.		
7.B.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum lot frontage for townhouse dwellings – 6.0 metres	
b)	Minimum required front yard – 0.6 metres	
c)	Minimum required exterior side yard – 2.4 metres	
d)	Minimum required interior side yard – 0.0 metres for interior unit and 1.2 metres for end unit.	
e)	Minimum required rear yard – 0.0 metres	
f)	Maximum height – 14.5 metres	
g)	Minimum setback for garage from laneway – 0.6 metres	
h)	Maximum number of dwellings in a block – 8 units	
i)	Special Provision #2 of Table B4 shall not apply.	
j)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from the rear and side lot lines.	
k)	Notwithstanding the provisions of Section 6.6.1.c), a window bay, and bow or boxout window with or without foundation, may encroach into the minimum required front yard, minimum required rear yard, or minimum required exterior side yard a distance of no more than 0.6 metres.	

Exception 7.C	Berczy Elgin Holdings Inc.	Parent Zone R2-LA
File ZA 18 235522		Amending By-law 2020-
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020- and denoted by the symbol *C.		
7.C.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-LA zone in Table A1	

b)	In addition to the uses permitted for the R2-LA zone in Table A1, one accessory dwelling unit per lot
7.C.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum lot frontage for townhouse dwellings: i) 4.0 metres per unit on an interior lot ii) 5.2m per end unit on an interior lot; iii) 6.4m per end unit on a corner lot.
b)	Minimum required front yard – 0.6 metres
c)	Minimum required exterior side yard – 2.4 metres
d)	Minimum required interior side yard – 0.0 metres for interior unit and 1.2 metres for end unit.
e)	Minimum required rear yard – 0.6 metres
f)	Maximum height – 14.5 metres
g)	Maximum number of dwellings in a block – 9 units
h)	Special Provision #2 of Table B4 shall not apply.
i)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from any lot line.
j)	i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres. ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.
k)	Minimum required yard abutting a transformer notch – 0 metres
l)	A street line abutting a daylighting triangle on a corner lot shall be deemed to be the front lot line
m)	The minimum setback from the exterior setback shall be 1 metre for a driveway or parking pad crossing the rear lot line.

Exception 7.D		Berczy Elgin Holdings Inc.	Parent Zone R3
File ZA 18 235522			Amending By-law 2020-
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020- and denoted by the symbol *D.			
7.D.1 Only Permitted Uses			
The following uses are the only permitted uses:			
a)	Townhouse Dwellings		
b)	Triplex Dwellings		
c)	Quadruplex Dwellings		
d)	Multiple Dwellings		
e)	Apartment Dwellings		
f)	Home Occupation		
g)	Home Child Care		
h)	A single detached dwelling within a heritage building.		
i)	In addition to the other permitted uses, one accessory dwelling unit on a lot is permitted		
7.D.2 Special Zone Standards			
The following specific Zone Standards shall apply:			
a)	Minimum lot frontage for a townhouse dwellings accessed by a lane: i) 4.0m per unit on an interior lot: ii) 5.2m per end unit on an interior lot; iii) 6.4m per end unit on a corner lot.		
b)	Minimum required rear yard: i) On a lot accessed by a lane – 0.6 metres. ii) On a lot not accessed by a lane – 6.0 metres		
c)	Maximum height: i) If a portion of a building is located within 30 metres of a streetline abutting Elgin Mills Road East, the maximum height of the entire building shall be 24 metres.		

	ii) If no portion of a building is located within 30 metres of a streetline abutting Elgin Mills Road East, the maximum height of the entire building shall be 16 metres.
d)	Special Provisions #4 and #5 of Table B5 shall not apply
e)	Minimum required yard abutting a transformer notch – 0m
f)	Minimum building setback from a daylighting triangle – 0.6 metres.
g)	The minimum setback for a driveway or parking pad crossing the rear lot line from the exterior side lot line shall be 1.0m
h)	Section 6.5 – Dwelling Units and Section 6.7 – Frontage on a Public Street shall not apply.
i)	Minimum required rear front yard for townhouse dwellings: 0.6 metres
j)	Maximum garage width on a lot not accessed by a lane: not applicable
l)	The following shall apply to the single detached dwelling permitted in Section 7.D.1.h).: i) Minimum lot frontage: not applicable; ii) Minimum required front yard: 3.0 metres; iii) Minimum required exterior side yard: 2.4 metres iv) Minimum required interior side yard: 1.2 metres v) Minimum required rear yard on a lot accessed by a lane: 0.6 metres vi) Minimum required rear yard on a lot not accessed by a lane: 6.0 metres vii) Maximum height: 12.5 metres
m)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from any lot line.
n)	i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres. ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.
o)	Minimum required yard abutting a transformer notch – 0 metres
p)	The minimum setback from the exterior setback shall be 1 metre for a driveway or parking pad crossing the rear lot line.
q)	The provisions of Table B5 as amended by Section 7.H shall apply for multiple dwellings lane.

Exception 7.E	Berczy Elgin Holdings Inc.	Parent Zone CA4
File ZA 18 235522		Amending By-law 2020-
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020- and denoted by the symbol *E		
7.E.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Apartment Dwellings	
b)	Multiple Dwellings	
c)	Child Care Centre	
d)	Home Occupations	
e)	Retail Stores; Special Provision #7 of Table A2 shall not apply.	
7.E.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum required front yard: - 3.0 metres	
b)	Maximum front yard – not applicable	
c)	Minimum required exterior side yard – 3.0 metres	
d)	Maximum exterior side yard – not applicable	
e)	Minimum required interior side yard – 3.0 metres	
f)	Minimum required rear yard – 3.0 metres	
g)	Minimum width of landscaping adjacent to front and exterior side lot lines – not applicable.	
h)	Minimum width of landscaping adjacent to the interior side and rear lot lines – not applicable.	
i)	Maximum height – 24 metres	
j)	Special Provisions #13 and #14 of Table B7 shall not apply.	
k)	Minimum building setback from a daylighting triangle – 0.6 metres.	

l)	Sills, cornices, eaves, and roof overhangs may be located no closer than 0.1 metres from a daylighting triangle.
m)	Section 6.5 – <u>Dwelling Units</u> and Section 6.7 – <u>Frontage on a Public Street</u> shall not apply.
n)	Notwithstanding Section 6.1.4 – <u>Regulations for Parking Spaces</u> of By-law 28-97, as amended, to the contrary, tandem parking is permitted on lots with buildings containing more than 4 dwelling units and for Condominium Townhouse Dwellings with parking provided at grade and accessed via a private road.

Exception 7.F	Berczy Elgin Holdings Inc.	Parent Zone R2-S
File ZA 18 235522		Amending By-law 2020-
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *F as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.F.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-S zone in Table A1	
b)	In addition to the uses permitted for the R2-S zone in Table A1, one accessory dwelling unit per lot	
e)	Public School	
7.F.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3 as amended by Section 7.A shall apply for residential uses on a lot not accessed by a lane.	
b)	The provisions of Table B5 as amended by Section 7.B or the provisions of Table B5 as amended by Section 7.C shall apply for residential uses on a lot accessed by a lane.	
c)	The provisions of Table B9 shall apply for a Public School	

3. HOLDING PROVISIONS

3.1 To be filled in later.

Read a first, second and third time and passed on _____, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020-

A By-law to amend By-law 304-87 and 177-96, as amended

3575 Elgin Mills Road East

Lands located south of Elgin Mills Road East between Warden Avenue and Woodbine Avenue.

Part of Lot 25, Concession 4.

Lands Affected

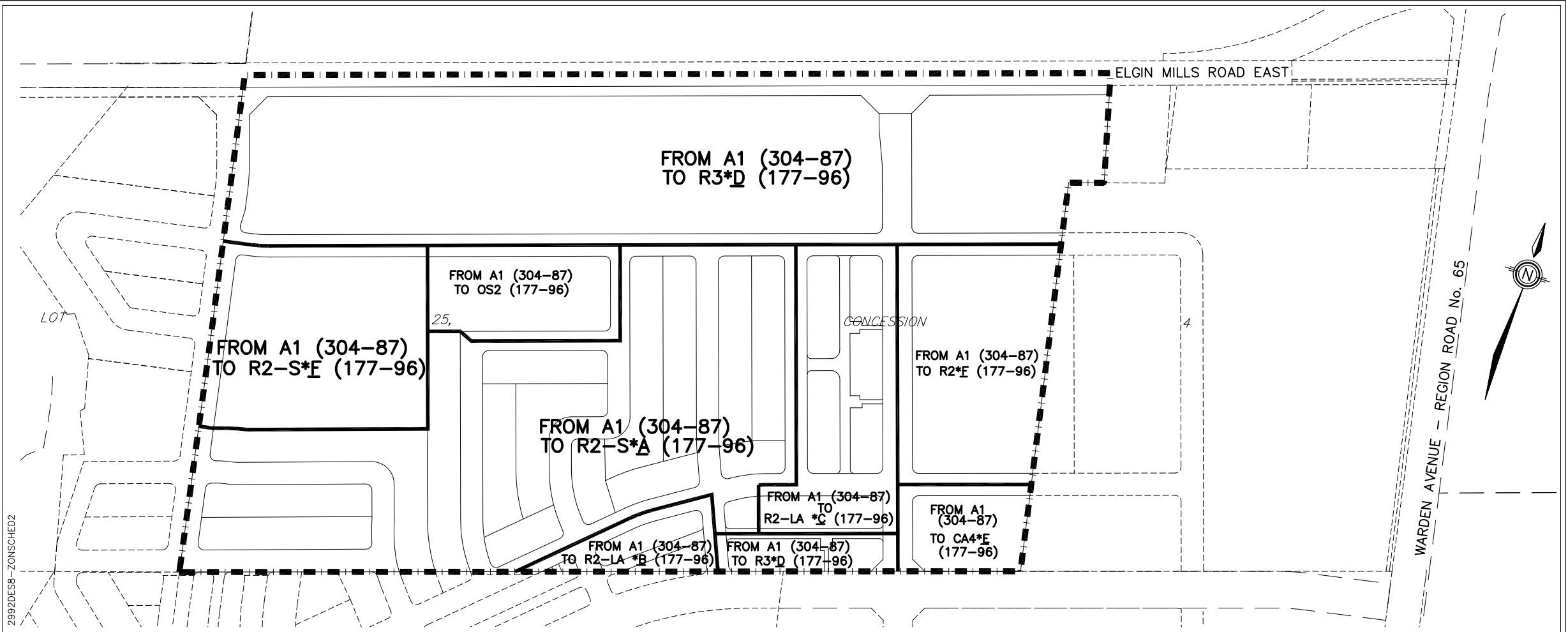
The proposed by-law amendment applies to approximately 28.2 hectares (69.7 acres) of land located on the south side of Elgin Mills Road East between Warden Avenue and Woodbine Avenue and municipally known as 3575 Elgin Mills Road East.

Existing Zoning

The subject land is currently zoned “Agriculture One (A1)” under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 304-87, as amended and By-law 177-96, as amended by rezoning the subject land to “Residential Two – Special *A (R2-S*A)”, “Residential Two – Lane Access *B (R2-LA*B)”, “Residential Two – Lane Access *C (R2-LA*C)”, “Residential Three *D (R3*D)”, “Community Amenity Four *E (CA4*E)”, “Residential Two - Special *F (R2-S*F)”, and “Open Space Two (OS2)” in By-law 177-96, as amended in order to facilitate residential development consisting of single detached and townhouse dwellings, mixed use development, two schools, and parkland including the introduction of site-specific development standards.



A BY-LAW TO AMEND BY-LAWS 177-96 AND 304-87

THIS IS SCHEDULE 'A' TO BY-LAW _____
PASSED THIS _____ DAY _____,

_____, MAYOR

_____, CLERK

	BOUNDARY OF AREA COVERED BY THIS BY-LAW		ZONE BOUNDARY
	R2-S RESIDENTIAL TWO - SPECIAL (BY-LAW 177-96)		OS2 OPEN SPACE TWO (BY-LAW 177-96)
	R2-LA RESIDENTIAL TWO - LANE ACCESS (BY-LAW 177-96)		A1 AGRICULTURAL ONE (BY-LAW 304-87)
	R3 RESIDENTIAL THREE (BY-LAW 177)		*No. EXCEPTION SECTION NUMBER
	CA4 COMMUNITY AMENITY FOUR (BY-LAW 177-96)		

NOTE: 1) DIMENSIONS ARE IN METRES
2) REFERENCE SHOULD BE MADE TO THE ORIGINAL BY-LAW LODGED IN THE OFFICE OF THE CLERK

SCALE N.T.S.



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: RECOMMENDATION REPORT
Applications for Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Warden Holdings Inc. to facilitate the creation of approximately 894 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)
File No's.: ZA/SU 18 235516

PREPARED BY: Amanda Crompton, MCIP, RPP ext. 2621
Planner II, North District

REVIEWED BY: Stephen Kitagawa, MCIP, RPP ext. 2531
Acting Development Manager, North District

RECOMMENDATION:

- 1) That the staff report dated April 21, 2020 titled "Recommendation Report, Applications for Draft Plan of Subdivision and Zoning By-law Amendment by Berczy Warden Holdings Inc. to facilitate the creation of approximately 894 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue (Ward 2)" be received;
- 2) That the record of the Public Meeting held on March 26, 2019, regarding the Draft Plan of Subdivision and Zoning By-law Amendment applications by Berczy Warden Holdings Inc. on the Subject Property known municipally as 10348 Warden Avenue, be received;
- 3) That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council;
- 4) That the application submitted by Berczy Warden Holdings Inc. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix 'A' be finalized and brought forward to a future Council meeting to be enacted without further notice.
- 5) That Draft Plan of Subdivision 19TM-18009 be approved, subject to the conditions set out in Appendix B of this report;
- 6) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out in

-
- Appendix B, as may be amended by the Director of Planning and Urban Design, or his designate;
- 7) That draft plan approval for Plan of Subdivision 19TM-18009 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period;
 - 8) That servicing allocation for 894 units be assigned to Draft Plan of Subdivision 19TM-18009; and,
 - 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Berczy Warden Holdings Inc. to provide for 894 residential units and mixed uses on the lands known municipally as 10348 Warden Avenue.

The 45 hectare (111 acre) Subject Lands are located on the west side of Warden Avenue, south of Elgin Mills Road, within the Berczy Glen Secondary Plan Area. The lands are currently used for agricultural operations. Surrounding land uses primarily consist of agricultural and rural residential uses.

A statutory Public Meeting was held by the Development Services Committee (DSC) on March 26, 2019 to seek input on the original Draft Plan of Subdivision. No public comments were made at the Public Meeting; however DSC members provided the following comments and direction: encourage senior friendly housing, affordable housing and a mix of housing forms; ensure the collector road network is complete in a timely manner to service future residents as homes are built; encourage the provision of bus transit services throughout the community; and confirm a local Fire Station is planned to serve the Berczy Glen community.

In response to the matters raised at the Public Meeting and those outlined in Staff's preliminary report dated February 11, 2019, the applicant submitted a revised proposal in November 2019. The revised proposal, as discussed in this report, addresses matters raised by members of DSC, City staff and external agencies throughout the review process.

Staff are of the opinion that the Draft Plan of Subdivision and implementing Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2014, conform to all applicable Provincial, Regional and Municipal plans, has regard to Section 51(24) of the *Planning Act*, represents good planning and is in the public interest. Staff recommend that Council approve the Draft Plan of Subdivision subject to the conditions attached as Appendix B. Staff are finalizing the content of the Zoning By-law Amendment with the Owner, in consultation with applicable public agencies/City departments and in accordance with this report. Staff therefore recommend that the zoning by-law, attached

as Appendix A, be brought forward to a future Council meeting once the by-law has been finalized.

PURPOSE:

This report recommends approval of Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”), submitted by Berczy Warden Holdings Inc. (the “Owner”), to permit residential and mixed uses on the lands known municipally as 10348 Warden Avenue (the “Subject Lands”).

PROCESS TO DATE:

- November 2018 – Applications were deemed complete by staff
- February 2019 – Development Services Committee (“DSC”) received the Preliminary Report
- March 2019 – The Statutory Public Meeting was held

Next Steps

- If approved, the Owner can clear conditions of Draft Plan of Subdivision approval attached in Appendix B, enter into a subdivision agreement with the City and register the draft plan.

Application Processing

This application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the appeal of an application to the Local Planning Appeal Tribunal. Municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can be met. At the time of the writing of this report, matters respecting finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:

The approximately 45 hectare (111 acre) Subject Lands are located on the west side of Warden Avenue, south of Elgin Mills Road, as shown on Figure 1: Location Map. The Subject Lands are located within the City’s Future Urban Area, more specifically the Berczy Glen Secondary Plan Area (the “Secondary Plan Area”), which is bounded by Elgin Mills Road East to the north, Warden Avenue to the east, the residential estate subdivision to the south and the hydro corridor to the west.

The Subject Lands are currently used for agricultural operations, as shown on Figure 2: Aerial Photo.

The surrounding land uses include:

- North: Agricultural uses and rural residential properties.
- East: The Angus Glen Golf Course and an agricultural property are located east of Warden Avenue.
- South: Agricultural uses and existing rural residential properties. Major Mackenzie Drive is located farther south.

- West: The Berczy Creek. Beyond the creek to the southwest is an existing residential neighbourhood. Beyond the creek to the west are agricultural lands.

Draft Plan of Subdivision and Zoning By-law Amendment applications for lands to the north and west of the subject lands were recently approved by the City (File No.: ZA/SU-18-181743).

PROPOSAL:

The Owner submitted Draft Plan of Subdivision and Zoning By-law Amendment applications to the City to facilitate the creation of approximately 894 residential units, an elementary school, a neighbourhood park, a parkette, part of a community park, an open space block, two stormwater management blocks, and the supporting road/lane network (the “Proposal”), as shown on Figure 3: Draft Plan of Subdivision. Table 1 below summarizes the Proposal statistics.

TABLE 1: Draft Plans of Subdivision Statistics		
Land Use (Residential)	Units	Hectares (Acres)
Detached Dwellings	196	6.42 (15.86)
Laneway townhouses	486	7.77 (19.2)
Back-to-back townhouses	72	0.83 (2.04)
Residential Mid-rise	16	0.31 (0.75)
Mixed Use Mid-rise	124	2.18 (5.38)
Total (Residential)	894	17.5 (43.2)
Land Use (Other)	Blocks	Hectares (Acres)
Parkette	307	4.2 (1.03)
Neighbourhood Park	308	2.00 (4.94)
Community Park	309	2.35 (5.81)
Elementary School	310	2.62 (6.47)
Stormwater Management Facilities	311 and 312	4.78 (11.81)
Open Space	314 and 315	0.42 (1.05)
Natural Heritage System	316	0.19 (0.48)
Buffer (adjacent street ‘14’, ‘16’ and ‘22’)	317-326	0.06 (0.15)
Walkways (adjacent snow storage notch)	329-336	0.08 (0.19)
Servicing Easement	327 and 328	0.12 (0.30)
Road widening	313	0.41 (1.02)
Collector/Local Roads/Laneways		14.04 (34.7)
Total (Other)		31.27 (77.27)
Total (All)	894	48.77 (120.47)

Since the initial submission of the Applications in November 2018, the Proposal has been revised by the Owner to address comments by City Staff, external agencies, members of DSC and the public. Some key changes include the following:

- The residential unit count was increased from 879 to 894;
- Local road rights-of-way were increased from 18 to 18.5 metres;
- Snow storage notches and mid-block connector lanes were introduced to laneways exceeding 90 metres in length;
- 72 back-to-back townhouses were introduced;
- Neighbourhood park (Block 308) size was increased to 2 hectares; and
- Backlotting adjacent the Greenway System was reduced and is now comparable to what is proposed in the Berczy Glen Community Design Plan.

To facilitate implementation of the Proposal, the Zoning By-law Amendment application proposes to rezone the subject property from 'Agriculture One (A1)' under By-law 304-87 to the appropriate zone categories under By-law 177-96, as amended, including special provisions. The draft Zoning By-law Amendment is attached as Appendix A.

Public Consultation

A Public Meeting was held on March 26, 2019. No written submissions were received regarding the Applications, and there were no public comments made at the Public Meeting. The following comments were shared by members of DSC:

- Encourage senior friendly housing, affordable housing and a mix of housing forms
- Ensure the collector road network is complete in a timely manner to service future residents as homes are built
- Encourage the provision of bus transit services throughout the community
- Confirm a local Fire Station is planned to serve the Berczy Glen community

The Discussion section of this report outlines how these comments have been addressed or considered.

PLANNING POLICY AND REGULATORY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region, and the City of Markham under the *Planning Act, R.S.O. 1990*. The following section describes how the Proposal meets the respective policies and regulations.

Provincial Policy Framework

The Proposal is consistent with the Provincial Policy Statement, 2014 (the "PPS")

The PPS provides direction on matters of Provincial interest related to land use planning and development. These matters include building strong communities with an emphasis on efficient development and land use patterns, wise use and management of resources and protecting public health and safety.

The Subject Property is located within a defined settlement area, which is designated for development in both the York Region and City of Markham Official Plans. Consistent

with the policies of the PPS, the Proposal promotes density, which efficiently uses land and resources and supports alternative transportation modes, incorporates a range and mix of housing styles, and achieves efficiency by utilizing a master planned road and servicing network. Staff are satisfied that the Proposal is consistent with the PPS.

The Proposal conforms to the Provincial Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”)

The Growth Plan provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan, 2017 is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form.

The Subject Lands are located within a Designated Greenfield Area (DGA) of the Growth Plan, 2017. DGA lands are planned for development and are required to accommodate forecasted growth to the horizon of the Growth Plan. Staff are of the opinion that the Proposal conforms to the Growth Plan, 2017, as it is located within a DGA, promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact community.

The development conforms to the Greenbelt Plan, 2017

The Greenbelt Plan “identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on the landscape.” The Greenbelt Plan is applicable to lands in the Berczy Creek corridor that run in a north/south direction through the Secondary Plan Area. The southwest corner of the Subject lands contains part of the Natural Heritage System lands associated with the Berczy Creek. These lands are designated “Protected Countryside” and “Natural Heritage System” in the Greenbelt Plan.

The Proposal does not provide for development in the Natural Heritage System. The Natural Heritage System lands located on Subject Lands (Block 316) are to be conveyed into public ownership for their long-term protection and stewardship.

The Proposal has regard to Section 51 (24) of the *Planning Act*

Section 51 (24) of the Ontario Planning Act sets out the criteria which a draft plan of subdivision must have regard for. Consideration has been given to the criteria, including the suitability of the land for the purpose proposed, dimensions and shape of the proposed lots, conservation of natural resources and flood control, adequacy of school sites, highways and the extent to which the Proposal’s design optimizes the available supply, means of supplying, efficient use and conservation of energy. Staff are of the opinion that the Proposal has regard for the criteria.

Regional Policy Framework

The Proposal conforms to the York Region Official Plan, 2010 (the “Regional Official Plan”)

The Regional Official Plan includes policies to guide land use planning consistent with requirements of the Growth Plan to encourage high quality urban design, attractive buildings, landscaping and public streetscapes.

The Regional Official Plan designates the Subject Lands as ‘Urban Area’ on Map 1 – Regional Structure. This designation permits a range of uses including those provided in the Proposal. Furthermore, the Proposal achieves the density targets required by the plan, promotes a diverse mix of land uses and provides a range and mix of housing types. Staff are satisfied the Proposal conforms with the Regional Official Plan.

City of Markham Policy Framework

The Proposal conforms to the Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) is a statutory document under the Ontario Planning Act that sets out land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Lands ‘Residential Low Rise’, ‘Residential Mid Rise’, ‘Mixed Use Mid Rise’ and ‘Greenway’, as shown on Figure 4: 2014 Official Plan Map 3 Extract - Land Use. It provides direction for the development of a Conceptual Master Plan for the entire Future Urban Area (FUA) lands as the basis for the development of Secondary Plans, including the Berczy Glen Secondary Plan. The Conceptual Master Plan for the FUA was completed and endorsed by Council in November 2017.

The Proposal conforms to the Berczy Glen Secondary Plan, 2019 (the “Secondary Plan”)

The Secondary Plan includes detailed policies to guide future development and growth in the Berczy Glen community to 2031, providing a comprehensive policy framework for Council decisions with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 – Detailed Land Use designates the Subject Lands ‘Residential Low Rise’, ‘Residential Mid Rise I’, ‘Residential Mid Rise II’, ‘Mixed Use Mid Rise’ and ‘Greenway’. The following symbols are also shown on Map SP1 within the boundary of the Subject Lands: one public elementary school symbol, one neighbourhood park symbol, part of a community park symbol, and two stormwater management facility symbols (see Figure 5: Berczy Glen Secondary Plan – Land Use Map Extract). The Secondary Plan contains minimum and maximum density targets, minimum and maximum building heights and specific development criteria associated with each land use. Table 2 below details the density calculations for the Proposal. Staff have reviewed the Proposal in the context of the Secondary Plan and are satisfied the Proposal conforms to the Berczy Glen Secondary Plan.

TABLE 2: Density Calculation				
Designation	Area (Hectares)	Units	Secondary Plan Density Range (units per net hectare)*	Proposed Density (units per net hectare)
Residential Low Rise	15.75	706	25-45	44.84
Residential Mid-Rise 1	1.16	64	40-70	54.41
Mixed Use Mid-Rise	2.18	124	40-70	56.91

*Calculated based on the requirements of Section 8.1.8 of the Secondary Plan

The Proposal has regard for the Berczy Glen Community Design Plan (the “Guidelines”)
The Guidelines set out to achieve a coordinated approach to urban design throughout the community. Among other things, the Guidelines provide direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features, etc. Staff have evaluated the Proposal in the context of the Community Design Plan and are of the opinion the Proposal has regard for the Guidelines.

As a condition of draft plan approval, in accordance with the Guidelines, the Owner is required to retain a design consultant to prepare architectural control guidelines to the satisfaction of the City prior to execution of the subdivision agreement. Architectural control guidelines will ensure that the future townhouses, mid-rise buildings, and single detached dwelling elevations are designed in a manner that incorporates the requirements and criteria of the Guidelines. This will ensure that the physical elements of the dwellings visible within the public realm contribute to the development of a sense of place and address components such as the location of main entrances and porches, roof slopes, corner lot architecture and materials. Building permit applications will only be accepted and processed when drawings are stamped and signed by the Design Control Architect to ensure that the dwellings have been designed in accordance with the approved architectural control guidelines.

Zoning

The Subject Lands are zoned ‘Agriculture One (A1)’ by By-law 304-87, as amended (See Figure 6: Area Context/ Zoning). To facilitate implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to re-zone the Subject Lands from ‘Agriculture One (A1)’ under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including any special provisions. The draft Zoning By-law Amendment can be found in Appendix A, and once finalized will be brought forward to a future Council meeting.

DISCUSSION:

The following section identifies how the matters raised throughout the application review process, including those raised at the Public Meeting, have been resolved.

Senior Friendly Housing and Purpose Built Secondary Suites

The *Planning Act*, as amended by The Strong Communities Through Affordable Housing Act (Bill 140), requires municipalities to pass zoning by-laws permitting secondary suites in detached, semi-detached and townhouses, as well as in ancillary structures. The effect of these legislative changes is to identify affordable housing as a matter of provincial interest with secondary suites playing a key role in the provision of affordable housing. Secondary suites provide more affordable housing choices and secondary incomes through private rental units for residents. In accordance with provincial legislation, as-of-right secondary suites are permitted in the draft Zoning By-law for all units.

The Owner has developed a list of options that they will be offering to their purchasers at the time of sale that aim to facilitate aging in place and improved accessibility. The following features will be available as design options:

- Optional master bedroom on the main floor on select models
- Optional elevators on select models
- Optional ramps where suitable
- Optional secondary entrances to facilitate secondary suites

Additionally, the following custom design options will be available:

- Double front entry doors for detached designs
- Open floor plans where possible, with minimum hallway widths of 36 inches or greater
- All door handles in the home will be pull down lever style design
- Electrical outlets may be placed 18- 24 inches from the floor level throughout the home, except over kitchen and bathroom counters, at the purchaser's request
- The main bathroom will have wood reinforcing built into the walls of the bath tub and over the toilet for future installation of grab bars
- A walk- in shower will be provided in all master bathrooms
- Generous Master Ensuite shower sizes that can accommodate shower seats
- Generous main floor stair widths to accommodate future chair lifts

Compact and Complete Communities supported by an Active Transportation Network

One of the guiding principles of the Berczy Glen Secondary Plan is to build compact and complete communities through the provision of residential neighbourhoods with a range of housing types, mixed use centres and corridors, and an interconnected system of parks that are all integrated with an active transportation network. The Proposal provides for an interconnected system of parks and open spaces, with connections provided by multi-use paths, sidewalks and trails. An active transportation network is proposed in the Berczy Glen Secondary Plan and supported by the Proposal, which includes multi-use paths and appropriate right-of-way widths to support future transit infrastructure. Bus transit stops will be provided throughout the Berczy Glen community at locations determined by York Region Transit/Viva. The proposal provides for a range of housing types, including detached dwellings, townhouse dwellings, back-to-back townhouse dwellings and a future mixed use mid-rise block. This range of housing types provides for more affordable housing choices, such as back-to-back townhouses and mid-rise building forms in the future mixed use block.

Block 305, located in the southwest corner of Warden Avenue and Street 1 (see Figure 3: Draft Plan of Subdivision), is proposed to be developed in the future with a mix of residential and non-residential uses in mid-rise buildings. Building forms under consideration include stacked townhouses, apartment buildings and multi-storey non-residential or mixed-use buildings ranging in height from 3 to 6 storeys. The development of this block will require Site Plan Approval from the City of Markham. The future Site Plan Application process will include evaluation of the site plan layout, building elevations, landscape and tree planting, vehicular and pedestrian circulation, vehicular parking, interface with the surrounding existing and planned developments, sustainable initiatives, parkland dedication or cash-in-lieu of parkland, etc.

Parkland Obligations

The Berczy Glen Community Design Plan, together with the Secondary Plan, identify the locations and sizes of parks in the Berczy Glen community. Planning for parks and open spaces within the Berczy Glen community was done during the Secondary Plan process to ensure an integrated and comprehensive approach that considers linkages and connectivity, facility requirements, and interface conditions. The interconnected system of parks and open spaces was designed to provide a range of passive and active recreation opportunities within walking distance of all neighbourhoods.

The parks proposed for the Berczy Glen Secondary Plan area consist of one Community Park, three Neighbourhood Parks, and ten Parkettes/Urban Parkettes. The Berczy Glen Community Design Plan and Secondary Plan identify the requirement for one Neighbourhood Park, a Parkette, and a portion of the six hectare Community Park to be provided on the Subject Lands.

In accordance with the City's Parkland Dedication By-law 195-90 and the *Planning Act, R.S.O. 1990, c.P.13*, as amended, the parkland requirement for the Proposal is 2.99 ha. The parkland calculation is based on the greater of 1 hectare per 300 units or 5% of land area capped at 1.2141ha/1000 pop.

The Proposal includes one 2.0 ha Neighbourhood Park, part of the Community Park (2.35 ha), and a 0.42 ha Parkette, totalling 4.77 ha of parkland. Based on the number of units proposed and the overall park space layout of the Community Design Plan, the total amount of parkland in the draft plan exceeds the required parkland dedication. At the same time, the total size of the Community Park, which traverses three different properties, will be 5.61 ha in size, whereas the Secondary Plan requires a minimum 6 ha Community Park. The over-dedication of total park space and the (shared) undersize of the Community Park must be resolved among the Landowners Group. It is Staff's opinion that a Master Parks Agreement be required to ensure parkland dedication in the Berczy Glen community meets the intent of the Community Design Plan and Secondary Plan, and the requirement of the City's Parkland Dedication By-law. Staff have incorporated a draft plan condition requiring a Master Parks Agreement prior to release of the lands for registration.

School Site Size and Location

The Proposal includes one full size public elementary school site (Block 310) based on the requirements of the Secondary Plan (See Figure 3: Draft Plan of Subdivision and Figure 5: Berczy Glen Secondary Plan - Land Use Map Extract). The York Region District School Board confirmed that the size and location of the school site is appropriate. Conditions for the school site are set out in the Draft Plan of Subdivision conditions attached as Appendix B.

The Master Environmental Servicing Plan for the Berczy Glen Secondary Plan (the “MESP”)

The MESP has been prepared in support of the Secondary Plan. The MESP assesses a range of environmental and engineering matters associated with the development of lands in the Secondary Plan area. It outlines existing conditions relating to surface water, groundwater, terrestrial and aquatic resources. It defines the Berczy Glen Greenway System, assesses and recommends stormwater management (SWM), site grading, transportation, water and wastewater servicing requirements. The MESP also identifies potential impacts and mitigation measures, including conceptual design requirements for SWM ponds, Low Impact Development (LID) measures, site grading, management of headwater drainage features (HDFs), wetland water balance, Berczy Creek road crossing designs and restoration/enhancement recommendations.

The Engineering Department has incorporated a draft plan condition requiring that the MESP be finalized and accepted by the City to the satisfaction of the Commissioner of Development Services prior to final approval of Berczy Warden Holdings Inc. Draft Plan of Subdivision.

Community Energy Plan (the “CEP”) and Sustainable Initiatives

The CEP for the Future Urban Area is finalized, but is a living document and will be updated as needed over time. The CEP will identify and advance sustainable development practices as they relate to energy use and generation within the Secondary Plan Area. Staff have incorporated a draft plan condition requiring the Owner to agree to the mandatory measures of the CEP, such as high energy efficiency building design.

The Proposal will feature efficient and resilient development to support a healthy, livable and safe community in accordance with directions of the PPS, Growth Plan and the applicable sustainable development policies of the Regional Official Plan and the City’s Official Plan. The applicant has incorporated the following sustainability initiatives:

- Low-Impact Development (LIDs) features, such as rear yard infiltration trenches and/or permeable paver driveways
- Infiltration facilities in park blocks, school blocks and mixed-use blocks to help reduce the likelihood of flooding and meet water balance objectives
- High energy efficiency building design, including:
 - A minimum of R60 in the attic/roof insulation
 - R10 underslab insulation
 - Triple pane windows or equivalent high performance double pane (U-value 1.4 or lower)

-
- Electric Vehicle wiring in all garages
 - Implementation of the Solar Strategy outline in the CEP
 - Smart thermostats and in-home energy displays
 - Design and construct all buildings greater than 5 storeys to LEED Silver certification or exceed by 25% the energy efficiency levels attained by conforming to SB-10, Division 3, Chapter 2 or Chapter 3 and participate in YR Servicing Incentive Program or Sustainable Development Through LEED®.

Phasing Plan

At the Public Meeting, members of Development Services Committee raised questions about phasing infrastructure, such as roads, bridges and municipal services, within the Secondary Plan Area and with respect to the surrounding regional road network (i.e., Warden Avenue, Elgin Mills Road East). The Berczy Glen Development Phasing Plan (the “Phasing Plan”) includes information relating to, among other things: timing milestones for servicing, active transportation, road linkages, utility infrastructure, and requirements for interim works. The Engineering Department has incorporated a draft plan condition outlining that registration be phased in accordance with a completed Phasing Plan.

Municipal Servicing

There is sufficient servicing allocation available from the current allocation reserve to accommodate the Proposal. The City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner.

Final approval of the physical servicing of the subdivision relies on the technical submissions to the Engineering Department following draft approval, including final acceptance of the Functional Servicing Report. The Engineering Department has provided relevant draft conditions in Appendix B.

Berczy Glen Developers Group obligations (the “Developers Group”)

The Secondary Plan integrates the locations of public infrastructure (roads, stormwater management facilities) and the provisions of other community facilities (parks, schools, roads, road improvements, servicing), regardless of property boundaries.

To ensure all affected property owners contribute equitably towards the public infrastructure and provisions of other community facilities, a draft plan condition requires the Owner to enter into the Berczy Glen Developers Group Agreement. (See Appendix B: Conditions of Draft Plan of Subdivision Approval).

Ongoing FUA Class Environmental Assessment (the “Class EA”)

The City of Markham undertook the Future Urban Area Conceptual Master Plan (2017) Volume 2 – Transportation, Water and Wastewater Master Plan 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) for all collector roads.

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 to determine the collector road alignment.

The Proposal contains three collector roads, whose alignment will be confirmed through Phases 3 and 4 of the ongoing Class EA. The Engineering Department has incorporated a draft plan condition requiring the completion and approval of the Class EA prior to registration of the draft plan. The draft plan condition states that the Owner agrees to revise this draft plan as necessary to incorporate the recommendations of the Class EA.

Fire Department Requirements

To ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the development. One access to Warden Avenue from Street “1” is shown on the Subject Lands on the Draft Plan of Subdivision. A second access to Warden Avenue from Street “2” is also shown on the Draft Plan of Subdivision; however, the portion of the road that connects to Warden Avenue is not located on the Subject Lands. This second access is required, and is included as a condition of draft approval (see Appendix B). The Owner has advised that they are coordinating with the adjacent landowner to the south to construct a second access to the Subject Lands.

A Fire Station is not required on the Subject Lands or within the Berczy Glen Secondary Plan Area. To serve the Future Urban Area, as per the FUA Community Structure Plan, a Fire Station is planned to be located within the boundaries of the Angus Glen Secondary Plan Area, which is located east of Warden Avenue, south of Elgin Mills Road, west of Kennedy Road and north of Major Mackenzie Drive.

Safety Fence

The property south of the Subject Lands is currently used for a farm operation. Staff have been advised by the owner of these lands that they intend to continue their agricultural operations. To ensure the safety of future residents and to prevent adverse impacts to the existing agricultural operation, Staff support the adjacent landowners request for a fence along the shared lot line to be constructed by the developer. Staff have included a condition of draft plan approval that requires construction of an acceptable fence.

Backlotting adjacent to the Natural Heritage System

The Draft Plan of Subdivision (see Figure 3: Draft Plan of Subdivision) currently includes backlotting adjacent to most of the Natural Heritage System (NHS) lands within this Draft Plan. Staff have been working with the Owner on options to minimize residential backlotting of the NHS to reduce the potential long-term negative impacts to the Greenway System and better integrates the natural environment into the subdivision. To achieve these goals, by facilitating a single-loaded road, grading is required into the NHS and on the adjacent landowners' property. Continued discussions with the Owner, adjacent landowner to the south, as well as the TRCA (where necessary), will help to confirm the acceptability of minor grading onto adjacent lands. Through a draft plan condition, the Owner is required to review opportunities, in consultation with staff and

stakeholders, to reduce backlotting and redline the Draft Plan of Subdivision to the satisfaction of the Director of Planning and Urban Design.

Section 37 Contributions

As part of the approval of the Zoning By-law Amendment, which seeks to intensify the subject lands with residential and mixed-use development, the Owner will be asked to provide financial contributions towards public art, pursuant to Section 37 of the *Planning Act*. This requirement is included in the draft Zoning By-law Amendment, attached as Appendix A.

Minor variances within two years of by-law enactment are permitted

The Owner requests that Council grant exemption from subsection 45 (1.3) of the *Planning Act*, which will permit applications for minor variances within two years of the enactment of the amending by-law attached as Appendix A. Staff have no objection to this request as the Zoning By-law Amendment is associated with the Draft Plan of Subdivision and is required to implement the Proposal. Minor variances that continue to uphold the intent of the zoning by-law should not be prohibited. Staff will have the opportunity to review the appropriateness of any requested minor variances should such applications be made in the future. This provision is included in the Resolution of Council.

CONCLUSION:

The Owner has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 894 residential units, an elementary school, a neighbourhood park, a parkette, part of a community park, an open space block, and two stormwater management facilities on the Subject Lands known municipally as 10348 Warden Avenue.

Based on the discussion above, Staff are of the opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendments are consistent with the Provincial Policy Statement, 2014, conform to all applicable Provincial, Regional and Municipal plans, has regard to Section 51(24) of the Planning Act, represents good planning and is in the public interest.

Staff recommend that Council approve the Draft Plan of Subdivision subject to the conditions attached as Appendix B.

Staff are finalizing the content of the Zoning By-law Amendment with the applicant, in consultation with applicable public agencies/City departments and in accordance with this report. Staff therefore recommend that the zoning by-law, attached as Appendix A, be brought forward to a future Council meeting for enactment once the by-law has been finalized.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed applications have been reviewed in the context of the City's Strategic Priorities of Safe Sustainable and Complete Community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal was circulated to internal City department and external agencies. Requirements of the City and external agencies have been reflected in the conditions of draft plan of subdivision approval and the implementing Zoning By-law Amendment (See Appendix A: Draft Zoning By-law Amendment and Appendix B: Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

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

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

ATTACHMENTS:**FIGURES**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Draft Plan of Subdivision

Figure 4: 2014 Official Plan Map 3 Extract - Land Use Plan

Figure 5: Berczy Glen Secondary Plan - Land Use Plan Extract

Figure 6: Area Context/Zoning

APPENDICES

Appendix A: Draft Zoning By-law Amendment

Appendix B: Conditions of Draft Plan of Subdivision Approval

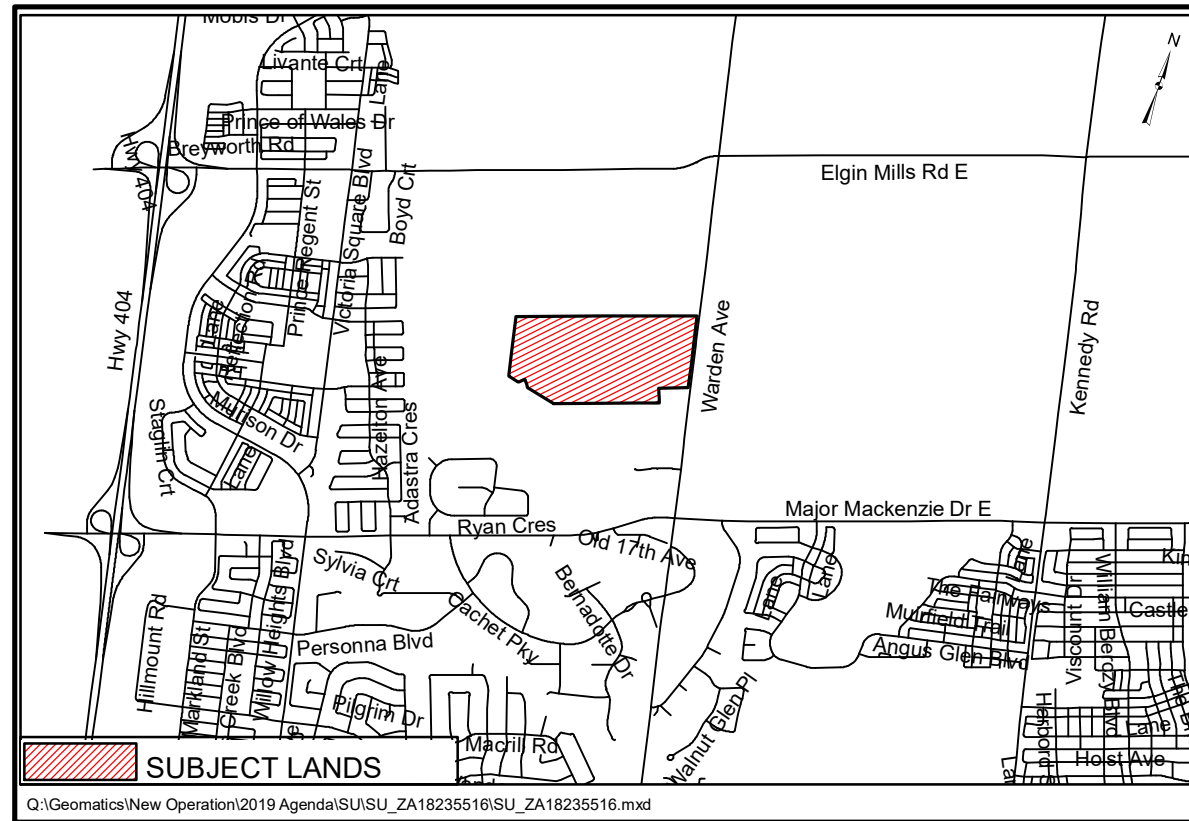
APPLICANT/AGENT:

KLM Planning Partners Inc. - Keith MacKinnon

64 Jardin Drive

Concord, Ontario L4K 3P3

Tel: (905) 669-4055





AERIAL PHOTO (2019)

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

 SUBJECT LANDS

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Date: 27/02/2020

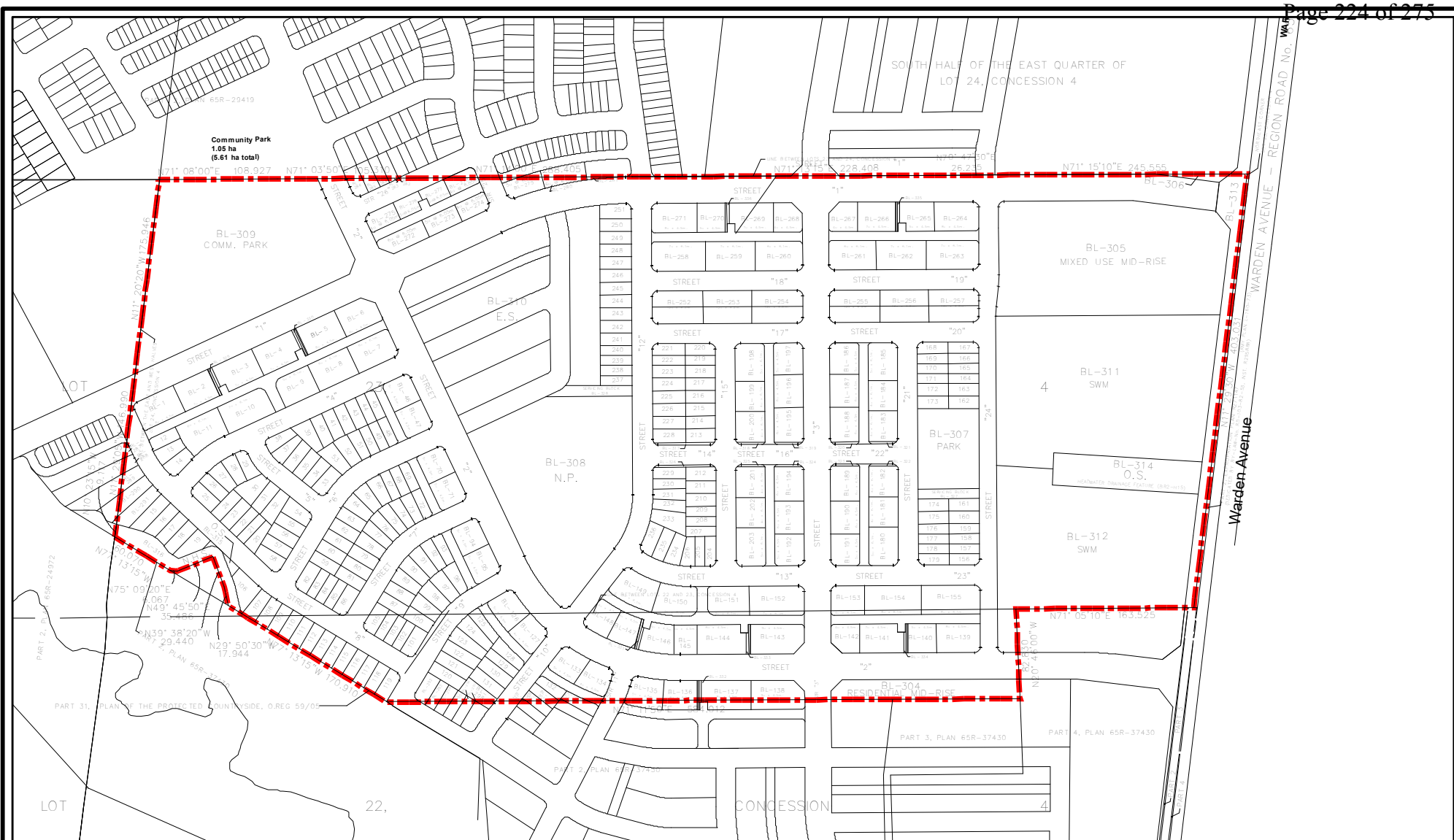


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AC

FIGURE No. 2



PROPOSED DRAFT PLAN

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

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MARKHAM DEVELOPMENT SERVICES COMMISSION

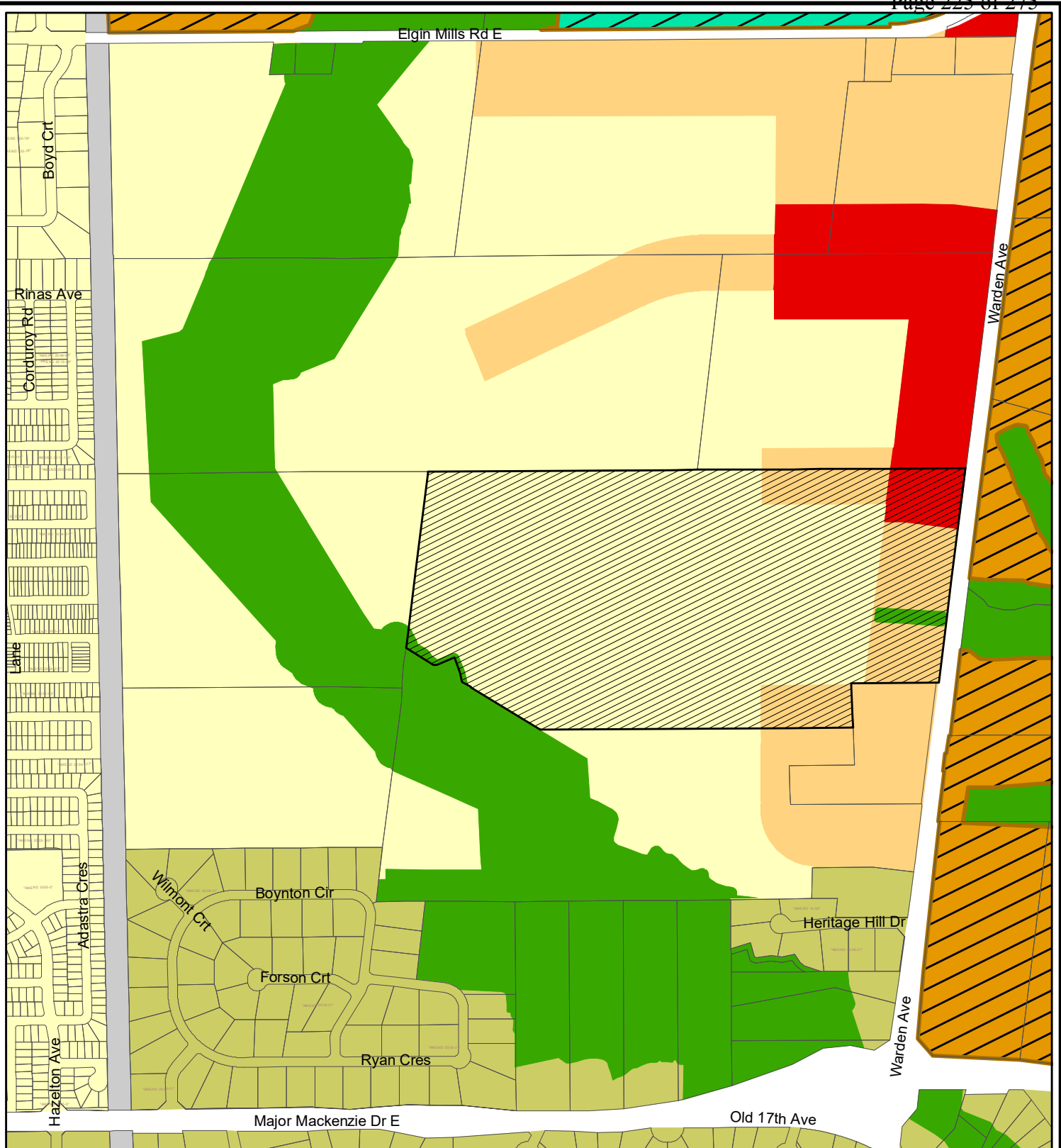
Drawn By: CPW

Checked By: AC

Date: 21/01/2019

FIGURE No. 3










 SUBJECT LANDS



2014 OFFICIAL PLAN MAP 3 EXTRACT - LAND USE PLAN

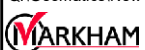
APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

FILE No. SU_ZA 18235516 (AC).

- | | |
|--|--|
|  Subject Lands |  Residential Estate |
|  Future Employment Area |  Residential Low Rise |
|  Future Neighbourhood Area |  Residential Mid Rise |
|  Greenway |  Mixed Use Mid Rise |
|  Transportation and Utilities | |

Date: 27/02/2020

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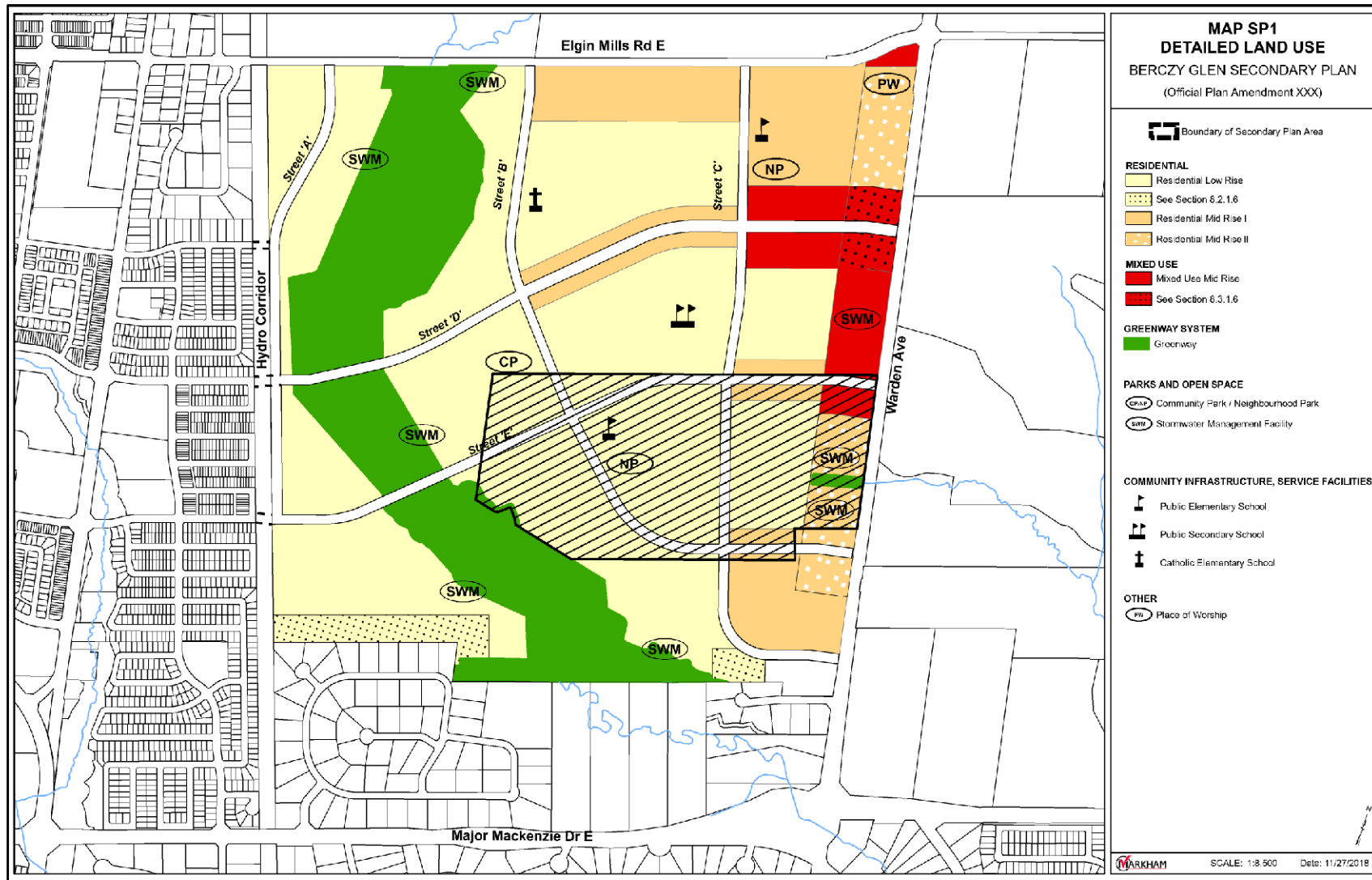


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT


Checked By: AC

FIGURE No. 4



BERCZY GLEN SECONDARY PLAN - LAND USE EXTRACT

APPLICANT: Berczy Warden Holdings
10348 Warden Avenue

 Subject Lands

FILE No. SU_ZA 18235516 (AC).

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Date: 27/02/2020

FIGURE No. 6



BY-LAW 2020-_____

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated areas of By-law 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

1. That By-law 304-87, as amended, are hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated areas of By-law 304-87, as amended.
2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule "A" attached hereto.
 - 2.2 By zoning the lands outlined on Schedule "A" attached hereto:

from:
Agriculture One (A1) Zone (By-law 304-87);

to:
Residential Two - Special *A (R2-S*A) Zone (By-law 177-96);
Residential Two – Lane Access*B (R2-LA*B) Zone (By-law 177-96);
Community Amenity Four *E (CA4*E) Zone (By-law 177-96);
Residential Two - Special *F (R2-S*F) Zone (By-law 177-96);
Residential Two – Lane Access*G (R2-LA*G) Zone (By-law 177-96);
Residential Three *H (R3*H) Zone (By-law 177-96);
Residential Three *I (R3*I) Zone (By-law 177-96);
Residential Two – Special *A*J (R2-S*A*J) Zone (By-law 177-96);
Residential Two – Special *A*K (R2-S*A*K) Zone (By-law 177-96);

**Open Space One (OS1) Zone (By-law 177-96;
Open Space Two (OS2) Zone (By-law 177-96)**

3. By adding the following subsection to Section 7- EXCEPTIONS:

Exception 7.A	Berczy Warden Holdings Inc.	Parent Zone R2-S
File ZA 18 235516		Amending By-law 2020-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020-_____ and denoted by the symbol *A.		
7.A.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-S zone in Table A1	
b)	In addition to the uses permitted for the R2-S zone in Table A1, one accessory dwelling unit per lot	
7.A.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum lot frontage for single detached dwellings – 9.0 metres	
b)	Minimum required front yard – 3.0 metres	
c)	Maximum garage width – 50 % of the lot frontage	
d)	Minimum required exterior side yard – 2.4 metres	
e)	Minimum required interior side yard – 1.2 metres and 0.3 metres	
f)	Minimum required rear yard – 6.0 metres	
g)	Maximum height – 12.5 metres	
h)	The wall of an attached private garage that contains the opening for motor vehicle access shall be set back a minimum of 5.5 metres from the lot line that the driveway crosses to access the private garage. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 metres. A parking space on a driveway where part of the parking space is located outside of the lot is deemed to comply with Section 6.1.1.a) of By-law 28-97 (as amended).	
i)	i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres. ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.	
j)	Special Provision #1 of Table B3 shall not apply.	
k)	Section 6.2.4.2.b of By-law 28-97, as amended, shall not apply	
l)	The maximum driveway width of a driveway crossing the front or exterior side lot line shall be the garage width plus 1.5 metres.	

Exception 7.B	Berczy Warden Holdings Inc.	Parent Zone R2-LA
File ZA 18 235516		Amending By-law 2020-____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2020-____ and denoted by the symbol *B.		
7.B.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum lot frontage for townhouse dwellings – 6.0 metres	
b)	Minimum required front yard – 0.6 metres	
c)	Minimum required exterior side yard – 2.4 metres	
d)	Minimum required interior side yard – 0.0 metres for interior unit and 1.2 metres for end unit.	
e)	Minimum required rear yard – 0.0 metres	
f)	Maximum height – 14.5 metres	
g)	Minimum setback for garage from laneway – 0.6 metres	
h)	Maximum number of dwellings in a block – 8 units	
i)	Special Provision #2 of Table B4 shall not apply.	
j)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from the rear and side lot lines.	
k)	Notwithstanding the provisions of Section 6.6.1.c), a window bay, and bow or boxout window with or without foundation may encroach into the minimum required front yard, minimum required rear yard, or minimum required exterior side yard a distance of no more than 0.6 metres.	

Exception 7.E	Berczy Warden Holdings Inc.	Parent Zone CA4
File ZA 18 235516		Amending By-law 2020-____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2020-____ and denoted by the symbol *E		
7.E.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Apartment Dwellings	
b)	Multiple Dwellings	
c)	Child Care Centre	
d)	Home Occupations	
e)	Retail Stores; Special Provision #7 of Table A2 shall not apply.	
7.E.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum required front yard: - 3.0 metres	
b)	Maximum front yard – not applicable	
c)	Minimum required exterior side yard – 3.0 metres	
d)	Maximum exterior side yard – not applicable	
e)	Minimum required interior side yard – 3.0 metres	

f)	Minimum required rear yard – 3.0 metres
g)	Minimum width of landscaping adjacent to front and exterior side lot lines – not applicable.
h)	Minimum width of landscaping adjacent to the interior side and rear lot lines – not applicable.
i)	Maximum height – 24 metres
j)	Special Provisions #13 and #14 of Table B7 shall not apply.
k)	Minimum building setback from a daylighting triangle – 0.6 metres.
l)	Sills, cornices, eaves, and roof overhangs may be located no closer than 0.1 metres from a daylighting triangle.
m)	Section 6.5 – <u>Dwelling Units</u> and Section 6.7 – <u>Frontage on a Public Street</u> shall not apply.
n)	Notwithstanding Section 6.1.4 – <u>Regulations for Parking Spaces</u> of By-law 28-97, as amended, to the contrary, tandem parking is permitted on lots with buildings containing more than 4 dwelling units and for Condominium Townhouse Dwellings with parking provided at grade and accessed via a private road.

Exception 7.F	Berczy Warden Holdings Inc.	Parent Zone R2-S
File ZA 18 235516		Amending By-law 2020-__
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *F as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.F.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-S zone in Table A1	
b)	In addition to the uses permitted for the R2-S zone in Table A1, one accessory dwelling unit per lot	
e)	Public School	
7.F.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	The provisions of Table B3 as amended by Section 7.A shall apply for residential uses on a lot not accessed by a lane.	
b)	The provisions of Table B5 as amended by Section 7.B or the provisions of Table B5 as amended by Section 7.G shall apply for residential uses on a lot accessed by a lane.	
c)	The provisions of Table B9 shall apply for a Public School	

Exception 7. <u>G</u>	Berczy Warden Holdings Inc.	Parent Zone R2-LA
File ZA 18 235516		Amending By-law 2020-____
Notwithstanding any other provisions of By-law, 177-96 the following provisions shall apply to the lands shown on Schedule "A" attached to By-law 2020-____ and denoted by the symbol *G.		
7.G.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R2-LA zone in Table A1	

b)	In addition to the uses permitted for the R2-LA zone in Table A1, one accessory dwelling unit per lot
7.G.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	Minimum lot frontage for townhouse dwellings: <ul style="list-style-type: none"> i) 4.0 metres per unit on an interior lot ii) 5.2m per end unit on an interior lot; iii) 6.4m per end unit on a corner lot.
b)	Minimum required front yard – 0.6 metres
c)	Minimum required exterior side yard – 2.4 metres
d)	Minimum required interior side yard – 0.0 metres for interior unit and 1.2 metres for end unit.
e)	Minimum required rear yard – 0.6 metres
f)	Maximum height – 14.5 metres
g)	Maximum number of dwellings in a block – 9 units
h)	Special Provision #2 of Table B4 shall not apply.
i)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from any lot line.
j)	<ul style="list-style-type: none"> i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres. ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.
k)	Minimum required yard abutting a transformer notch – 0 metres
m)	The minimum setback from the exterior setback shall be 1 metre for a driveway or parking pad crossing the rear lot line.

Exception 7.H	Berczy Warden Holdings Inc.	Parent Zone R3
File ZA 18 235516		Amending By-law 2020-____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020-____ and denoted by the symbol *H.		
7.H.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Triplex Dwellings	
c)	Quadruplex Dwellings	
d)	Multiple Dwellings	
e)	Apartment Dwellings	
f)	Home Occupation	
g)	Home Child Care	
i)	In addition to the other permitted uses, one accessory dwelling unit on a lot is permitted	
7.H.2 Special Zone Standards		

The following specific Zone Standards shall apply:	
a)	Minimum lot frontage for a townhouse dwellings accessed by a lane: i) 4.0m per unit on an interior lot; ii) 5.2m per end unit on an interior lot; iii) 6.4m per end unit on a corner lot.
b)	Minimum required rear yard: i) On a lot accessed by a lane – 0.6 metres. ii) On a lot not accessed by a lane – 6.0 metres
c)	Maximum height – 16 metres
d)	Special Provisions #4 and #5 of Table B5 shall not apply
e)	Minimum required yard abutting a transformer notch – 0m
f)	Minimum building setback from a daylighting triangle – 0.6 metres.
g)	The minimum setback for a driveway or parking pad crossing the rear lot line from the exterior side lot line shall be 1.0m
h)	Section 6.5 – <u>Dwelling Units</u> and Section 6.7 – <u>Frontage on a Public Street</u> shall not apply.
ij)	Minimum required rear front yard for townhouse dwellings: 0.6 metres
j)	Maximum garage width on a lot not accessed by a lane: not applicable
m)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from any lot line.
n)	i) Notwithstanding the provisions of Section 6.6.1.c), a window bay and bow or boxout window with or without foundation may encroach into the minimum required rear yard or into the minimum required interior side yard a distance of no more than 0.6 metres. ii) Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation may encroach into the minimum required front yard or into the minimum required exterior side yard a distance of 1 metre.
p)	The minimum setback from the exterior setback shall be 1 metre for a driveway or parking pad crossing the rear lot line.
q)	The provisions of Table B5 as amended by Section 7.H shall apply for multiple dwellings lane.

Exception 7.I	Berczy Warden Holdings Inc.	Parent Zone R3
File ZA 18 235516		Amending By-law 2020-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020-____ and denoted by the symbol *I.		
7.I.1 Only Permitted Uses		
The following uses are the only permitted uses:		
a)	Uses permitted for the R3 zone in Table A1	
i)	In addition to the uses permitted for the R3 zone within Table A1, one accessory dwelling unit on a lot is permitted	
7.I.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum lot frontage for multiple dwellings – 6.5 metres	
b)	Maximum garage width for multiple dwellings on a lot not accessed by a lane – 4.5 metres	

c)	Minimum required interior side yard for multiple dwellings: 0.0 metres for interior unit and 1.2 metres for an end unit.
d)	Minimum required rear yard for multiple dwellings: 0.0 metres
e)	Maximum height – 12.5 metres
f)	The wall of an attached private garage that contains the opening for motor vehicle access shall be set back a minimum of 5.5 metres from the lot line that the driveway crosses to access the private garage. If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 metres. A parking space on a driveway where part of the parking space is located outside of the lot is deemed to comply with Section 6.1.1.a) of By-law 28-97 (as amended).
g)	Special Provisions # 2 and #4 of Table B5 shall not apply
h)	Notwithstanding the provisions of Section 6.6.1.(a) encroachments shall include a fireplace encroachment, and all encroachments may be located no closer than 0.1 metres from any lot line.
i)	Notwithstanding the provisions of Section 6.6.1.d), a window bay and bow or boxout window with or without foundation, may encroach into the required front yard or into the required exterior side yard a distance of 1 metre.

Exception 7.J	Berczy Warden Holdings Inc.	Parent Zone R2-S
File ZA 18 235516		Amending By-law 2020-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020-____ and denoted by the symbol *J.		
7.J.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Notwithstanding Section 7.A.2.f) to the contrary, the minimum required rear yard shall be 3.0 metres.	
b)	Maximum height – 14.5 metres.	

Exception 7.K	Berczy Warden Holdings Inc.	Parent Zone R2-LA
File ZA 18 235516		Amending By-law 2020-_____
Notwithstanding any other provisions of By-law,177-96 the following provisions shall apply to the lands shown on Schedule “A” attached to By-law 2020-____ and denoted by the symbol *K.		
7.K.1 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Notwithstanding the provisions of Section 7.A.2.g) to the contrary, the Maximum height – 14.5 metres.	

4. HOLDING PROVISIONS

4.1 To be filled in later.

By-law 2020-_____
Page 8

Read a first, second and third time and passed on _____, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

DRAFT



EXPLANATORY NOTE

BY-LAW 2020-_____

A By-law to amend By-law 304-87 and 177-96, as amended

10348 Warden Avenue
Lands located west of Warden Avenue between Warden Mills Road and Major Mackenzie Drive.

Part of Lots 22 and 23, Concession 4.

Lands Affected

The proposed by-law amendment applies to approximately 45 hectares (111.2 acres) of land located on the west side of Warden Avenue mid-way between Warden Mills Road and Major Mackenzie Drive and municipally known as 10348 Warden Avenue.

Existing Zoning

The subject land is currently zoned “Agriculture One (A1)” under By-law 304-87, as amended.

Purpose and Effect

The purpose and effect of this By-law is to amend By-law 304-87, as amended and By-law 177-96, as amended by rezoning the subject land to “Residential Two - Special *A (R2-S*A)”, Residential Two – Lane Access *B (R2-LA*B), “Community Amenity Four *E (CA4*E)”, “Residential Two - Special *F (R2-S*F)”, “Residential Two – Lane Access *G (R2-LA*G)”, “Residential Three *H (R3*H)”, “Residential Three *I (R3*I)”, “Residential Two - Special *A*J (R2-S*A*J)”, “Residential Two - Special *A*K (R2-S*A*K)”, “Open Space One (OS1)”, and “Open Space Two (OS2)” in By-law 177-96, as amended in order to facilitate residential development consisting of single detached and townhouse dwellings, a school, parkland, mixed use development, stormwater management facilities, and open space, including the introduction of site-specific development standards.



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Appendix B: Conditions of Draft Plan of Subdivision Approval

THE CONDITIONS OF THE CITY OF MARKHAM TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-18009 (BERCZY WARDEN HOLDING INC.) ARE AS FOLLOWS:

1.0 General

- 1.1 Approval shall relate to a draft plan of subdivision prepared by KLM Planning Partners Inc., identified as Project No. P-2959, Drawing Number 20:9 dated March 24, 2020, subject to outstanding City comments being addressed including, but not limited the following redline conditions. The draft plan may be further redlined revised, if necessary, in order to meet the City's requirements:
 - To ensure reliability of access for Fire Department vehicles under all conditions two means of street access, independent of each other are to be provided into the development. The following access into the subdivision are to be completed:
 - Street 1 to Warden Avenue identified as Fire Department access into the development
 - Street 2 to Warden Avenue identified as Fire Department access into the development or Street 3 to Warden Avenue identified as Fire Department access into the development
 Each access into the subdivision shall be completed prior to commencing any construction.
 - A block of townhouses shall not exceed a distance of 45m. Alternative compliance may be proposed and will be subject to the approval of the Fire Chief.
 - A 3 m wide break between each townhouse block.
 - 9 m inside turning radius be provided for all changes in direction of the fire route.
 - Minimum 12.0 m centerline turning radius provided throughout the site.
 - Reduce backlotting adjacent the Natural Heritage System to the satisfaction of the Director of Planning and Urban Design.
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on April, XX 2023 unless extended by the City upon application by the Owner.
- 1.3 The Owner shall enter into a subdivision agreement with the City agreeing to satisfy all conditions of the City and Agencies, financial and otherwise, prior to final approval to the satisfaction of the City Solicitor.
- 1.4 The Owner acknowledges and understands that prior to final approval of this draft plan of subdivision, an amendment to the city's zoning by-laws to implement the

plan shall have come into effect in accordance with the provisions of the Planning Act.

- 1.5 The Owner agrees to obtain required approvals from York Region, the Toronto and Region Conservation Authority (TRCA) and any other applicable public agencies to the satisfaction of the Commissioner of Development Services.
- 1.6 Prior to the release for registration of any phase within this draft Plan of Subdivision, the Owner agrees to prepare and submit to the satisfaction of the City of Markham, all technical reports, studies, and drawings, including but not limited to, the master environmental servicing plan, transportation studies, functional traffic designs, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to support the draft Plan of Subdivision. The Owner agrees to revise the draft Plan(s) of Subdivision as necessary to address all outstanding comments and incorporate the design and recommendations of the accepted technical reports, studies, and drawings.
- 1.7 The Owner agrees not to register the draft Plan of Subdivision until such time the Class Environmental Assessment (Class EA) Study for the collector roads in the Future Urban Area (FUA) currently being carried out by the FUA participating landowners has been completed and approved. The Owner agrees to revise this draft Plan of Subdivision as necessary to incorporate the recommendations of the Class EA Study. The Owner further agrees that, notwithstanding the maximum right-of-way width for minor collector roads, if it is determined through further review and studies that additional right-of-way width is required to accommodate additional lanes, then the required right-of-way width shall be provided without compensation and without requiring an amendment to the Berczy Glen Secondary Plan.
- 1.8 The Owner acknowledges that the Class EA Study for Elgin Mills Road E is currently being carried out by the City. The Owner agrees to revise this draft Plan of Subdivision as necessary to incorporate the recommendations of the Class EA Study.

The Owner further agrees not to register any phase of the subdivision until such time a phasing assessment is completed, detailing the timing of road widening and intersection improvements required on Elgin Mills Road East to support the phasing plan for the Berczy Glen Community area.

- 1.9 Prior to registration of any phase in the subdivision, the Owner agrees that the City will require a phasing plan accepted by the City for the Berczy Glen Community area (the "Phasing Plan"). The Owner agrees to develop the lands in accordance with the Phasing Plan to the satisfaction of the Director of Engineering.

- 1.10 The Owner agrees to design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, sewers, watermains, light standards, utilities, stormwater management facilities, and roads to the satisfaction of, and at no cost to, the City of Markham.
- 1.11 The Owner agrees to pay to the City, all required fees, in accordance with the City's By-Law No. 211-83, as amended by Council from time to time.
- 1.12 The Owner agrees in the Subdivision Agreement or the Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase of the draft Plan of Subdivision as required by the City of Markham, prior to the construction of any municipal infrastructure required to service that phase of development.
- 1.13 The Owner agrees to enter into a construction agreement and/or an encroachment agreement and/or any other agreement deemed necessary to permit the construction of municipal services, roads, stormwater management facilities or any other services that are required external to the draft Plan of Subdivision and that are required to service the proposed subdivision to the satisfaction of the Director of Engineering and the City Solicitor (the "External Works"). The Owner agrees to obtain a road occupancy permit if required and/or permission or license to enter, from the external land owners prior to commencing the External Works to the satisfaction of the Director of Engineering, Director of Operations and City Solicitor. The Owner further agrees to pay all costs associated with the construction of the External Works on lands owned by the City, to the satisfaction of the Director of Engineering.
- 1.14 The Owner agrees to include in the building permit application all mitigation recommendation from the geotechnical consultant to waterproof basements, which are below the ground water to the satisfaction of the Chief Building Official on a lot specific basis. The Owner further covenants and agrees that the acceptance of these measures will be subject to approval from the Chief Building Official.

2.0 Roads

- 2.1 The Owner agrees to provide names of all road allowances within the draft plan of subdivision, to the satisfaction of the City and the Regional Municipality of York ("the Region").
- 2.2 The Owner agrees to design and construct all municipal roads in accordance with City standards and specifications.
- 2.3 The Owner agrees to provide temporary turning circles where required at the Owners cost and remove them and restore the streets to their normal condition at the Owners cost when required by the City, to the satisfaction of the City of Markham. The Owner agrees that the design of the temporary turning circles, and

any implications on surrounding land use, shall be addressed in the Subdivision Agreement to the satisfaction of the City.

- 2.4 The Owner acknowledges and agrees that prior to registration of any phase of development, to update and finalize the Transportation Impact Assessment Study to include a road infrastructure phasing assessment for different phases of development within the Berczy Elgin and Berczy Warden Draft Plans of Subdivision, reflective of the proposed Berczy Glenn Phasing Plan and proposed timeline for the boundary roads widening and collector roads construction. The road infrastructure phasing assessment will define the timing for the required road improvements (boundary roads, internal roads, and Berczy Creek crossing) to be in place to support the number of residential units proposed for each phase of development to the satisfaction of the Director of Engineering. Accordingly, the Owner agrees to:
- a) Implement the recommendations of the accepted Transportation Impact Assessment Study and road infrastructure phasing assessment; and
 - b) Acquire and convey to the City any lands external to the Draft Plan of Subdivision as necessary to complete the road infrastructure requirements as recommended in the accepted Transportation Impact Assessment Study and road infrastructure phasing assessment; and
 - c) Enter into an agreement with the City and external landowners to permit construction of roads infrastructure and related services, that are required external to the draft Plan of Subdivision and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.
- 2.5 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to identify locations where pedestrian crossovers are appropriate to support and maintain continuity of active transportation network to the satisfaction of the Director of Engineering. Furthermore, the Owner agrees to design and construct pedestrian crossovers, where required, to the satisfaction of the Director of Engineering. The pedestrian crossovers shall be constructed at the Owner's sole cost.
- 2.6 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to confirm the timing to implement traffic control signals at the Elgin Mills Road East / Street 2 intersection and the Elgin Mills Road East / Street 1 intersection, within the context of the subject development phasing and the Elgin Mills Road East widening, to the satisfaction of the Director of Engineering. Furthermore, should it be determined that traffic signals are required as part of any phase of development but before the widening of Elgin Mills Road East, the Owner agrees to design and construct traffic control signals including turn lane requirements for the said intersections to the

satisfaction of the Director of Engineering. The traffic control signals and required turn lanes shall be constructed at the Owner's sole cost.

- 2.7 Prior to the registration, the Owner acknowledges and agrees to update and finalize the Transportation Demand Management Plan, to the satisfaction of the Director of Engineering.
- 2.8 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to confirm the timing to implement traffic control signals at the Warden Avenue / Street 1 intersection and the Warden Avenue / Street 2 intersection, within the context of the subject development phasing and the Warden Avenue widening, to the satisfaction of the Director of Engineering. Furthermore, should it be determined that traffic signals are required as part of any phase of development but before the widening of Warden Avenue, the Owner agrees to design and construct traffic control signals including turn lane requirements for the said intersections to the satisfaction of the Director of Engineering. The traffic control signals and required turn lanes shall be constructed at the Owner's sole cost.

3.0 Tree Inventory and Tree Preservation Plan

- 3.1 The Owner shall submit for approval a tree inventory and tree preservation plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.
- 3.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Preservation Plan prior to the issuance of a Top Soil Stripping Permit, Site Alteration Permit or Pre-Servicing Agreement to the satisfaction of the Director of Planning and Urban Design.
- 3.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.
- 3.4 The Owner shall submit for approval from the Director of Planning and Urban Design, as part of the tree inventory and tree preservation plan and in accordance with the City of Markham Streetscape Manual, a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
 - a) Trees between 20cm and 40cm diameter at breast height (DBH) shall be replaced at a ratio of 2:1.

- b) All trees over 40cm DBH shall have an individual valuation submitted to the City by an ISA certified Arborist in accordance with the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal (2000).
 - c) Where a site does not allow for the 2:1 replacement, the City will require cash in lieu for tree replacement based on valuation of section b).
 - d) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.
- 3.5 The owner acknowledges and agrees to implement the tree compensation schedule on a phase by phase basis, including submission of an updated Tree Inventory and Preservation Plan and Landscape Plans for each phase of development.

4.0 Community Design

- 4.1 The Owner shall implement and incorporate all requirements of the approved Berczy Glen Community Design Plan into all landscape plans, architectural control guidelines, engineering plans and any other required design documents.
- 4.2 The Owner shall retain a design consultant to prepare architectural control guidelines to be submitted to the Director of Planning and Urban Design for approval prior to execution of the subdivision agreement.
- 4.3 The Architectural Control Guidelines shall include provisions requiring buildings to comply with the City's Bird Friendly Guidelines.
- 4.4 The Owner shall retain a design consultant acceptable to the City's Director of Planning and Urban Design to implement the Architectural Control Guidelines.
- 4.5 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural control guidelines.
- 4.6 The Owner shall ensure that the design architect for any buildings within this draft plan of subdivision shall not also assume the role of control architect for this draft plan of subdivision.
- 4.7 The Owner acknowledges and agrees to submit townhouse siting applications for all lane-based townhouses in accordance with the City Site Plan Control By-Law 262-94, as amended, to the satisfaction of the City's Director of Planning and Urban Design.

5.0 Parks and Open Space

5.1 The Owner covenant and agrees that the parkland dedication requirement is 2.99 ha, calculated at a rate of 1 hectare per 300 units, as specified in the Parkland Dedication By-law 195-90, and calculated as follows:

- Number of units (758 units + 140 units) / 300 = 2.99 ha

5.2 The Owner acknowledges and agrees that the parkland dedication for this draft plan of subdivision shall be a minimum of 2.99 ha, and that this satisfies the parkland dedication requirements for a total of up to but not exceeding the approved draft plan of subdivision unit count.

5.3 The Owner covenants and agrees to convey Park Blocks 307, 308, 309, 317, 318, 319, 320, 321, 322, 323, 324, 325, and 326 to the City, free of all costs and encumbrances to the satisfaction of the Director of Planning and Urban Design, upon registration of the plan of subdivision.

Block Number	Area
Block 307	0.418 ha
Block 308	2.00 ha
Block 309	2.350 ha
Block 317	0.06 ha
Block 318	
Block 319	
Block 320	
Block 321	
Block 322	
Block 323	
Block 324	
Block 325	
Block 326	
Total	4.828 ha

5.4 Conveyance of Park Blocks 307, 308, 309, 317, 318, 319, 320, 321, 322, 323, 324, 325, and 326 (4.828) will satisfy the parkland dedication for this development. Prior to registration, parkland dedication requirements (2.99 ha) will be reconciled through one of the approaches listed below. The City reserves the right to require any of these approaches or a combination thereof, at the discretion of the City's Director of Planning and Urban Design:

- a) A Master Parkland Agreement entered into between the Berczy Glen land owner group and the City;

- b) Any alternative arrangement at the sole discretion of the Director of Planning and Urban Design.

5.5 The Owner shall post approved copies of the Natural Heritage Restoration Plans for the Greenway and Open Space Blocks and Conceptual Park Development Master Plans for the parks in all sales offices for dwelling units within the draft plan of subdivision.

6.0 Landscape Works

6.1 Prior to the release for registration of every phase within this Draft Plan of Subdivision, the Owner shall submit landscape plans prepared by a qualified landscape architect based upon: the City of Markham FUA Urban Design Guidelines, the approved Architectural Control Guidelines, the approved Natural Heritage Restoration Plan, and the approved Berczy Glen Community Design, to the satisfaction of the Director of Planning and Urban Design and including the following:

- a) For all public streets, streetscape plan and street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009;
- b) A specialized depth of topsoil (200mm) in the entire municipal boulevard to appropriately plant boulevard trees in accordance with the City of Markham Streetscape Manual dated June 2009;
- c) For all corner lots provide privacy wood screen corner lot fencing as required;
- d) Noise attenuation fencing as required;
- e) For all lots backing or flanking onto an Open Space Block, Greenway, Park Block, School Block or SWM Block, provide 1.5m high black vinyl chain-link fence on the property line installed prior to occupancy, as determined appropriate by the Director of Planning and Urban Design;
- f) For the portion of this Draft Plan of Subdivision located adjacent to an existing farm operation, provide a minimum 1.5m fence on the property line installed prior to occupancy, as determined appropriate by the Director of Planning and Urban Design;
- g) For all open space, stormwater and walkway blocks provide landscaping;
- h) A trail network;
- i) Restoration works identified in the Natural Heritage Restoration Plan;

- j) Any other landscaping as determined in the Community Design Plan, Architectural Control Guidelines and the Tree Inventory and Compensation Schedule.
- 6.2 The Owner shall construct all landscape works referred to in condition 6.1 in accordance with the approved plans at no cost to the City. The construction of trail network, item 6.1 g), may be eligible for Development Charge credits at the discretion of the Director of Planning and Urban Design.
- 6.3 The Owner shall not permit their builders to charge home purchasers for the items listed in condition 6.1.
- 6.4 The Owner shall include in all agreements of purchase and sale the following clause:

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

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD Or IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS to meet 4.1a)
- FENCING AS REQUIRED BY THE CITY
- FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY
- FENCING OF PARKS, WALKWAYS AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES
- DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

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

7.0 Parkland Servicing

- 7.1 The Owner shall covenant and agree to rough grade, topsoil, seed and maintain, free of stock piles and debris, all, park blocks within the subdivision to the satisfaction of the Director of Planning & Urban Design. The park blocks shall be

maintained until such time as the parks have been constructed and formally assumed by the City.

- 7.2 The Owner shall submit grading, servicing and survey plans by a qualified person for all park blocks, to the satisfaction of the Director of Planning & Urban Design.
- 7.3 The Owner shall provide a current geotechnical report by a qualified person all park blocks, to the satisfaction of the Director of Planning & Urban Design.

8.0 Trail System

- 8.1 The Owner acknowledges and agrees to implement a trail system in the Open Space and Greenway blocks as per the requirements of the Community Design Plan to the satisfaction of the City's Director of Planning and Urban Design and the City's Director of Engineering. The trail system may be implemented corresponding to the time of the conveyance of the Open Space and Greenway blocks containing sections of the associated Greenway restoration works, and/or the time of construction of restoration works, to the City's Director of Planning and Urban Design's satisfaction. The Owner agrees that the trail system shall be implemented and constructed through an agreement between the owners of this draft plan, the other land owners within Berczy Glen Secondary Plan area, and the City.

9.0 Financial

- 9.1 Prior to execution of the subdivision agreement, the Owner shall provide a letter of credit, in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, ecological restoration landscape works and the under-dedicated portion of the parkland dedication requirement.
- 9.2 The Owner shall provide a Land Appraisal Report to the Manager of Real Property for the purpose of determining the required letter of credit amount contribution for the under-dedicated portion of the required parkland dedication. The Land Appraisal Report is subject to the City's terms of reference and conformance with the *Parkland Dedication By-law 195-90* and with the *Planning Act*.
- 9.3 That the Owner covenants and agrees to enter into a Section 37 Agreement to secure the provision of Public Art by the City for the lands zoned XX, as required by implementing zoning by-law.

10.0 Municipal Services

- 10.1 The Owner agrees to design and construct all municipal services in accordance with City standards and specifications.

- 10.2 The Owner agrees to design the watermain system to service the development will have a minimum of two independent water supply points to provide for adequate system redundancy and looping for domestic and fire protection purposes to the satisfaction of the Director of Engineering.
- 10.3 The Owner agrees not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 10.4 The Owner agrees to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the Director of Engineering in the event that field conditions show that the implementation of the servicing and stormwater management strategies recommended in the previously accepted functional servicing and stormwater management reports need to be modified.
- 10.5 The Owner acknowledges that the servicing of the lands requires construction of new sanitary sewers and, upgrades to the existing downstream sanitary sewer system that eventually connects to the York-Durham Sanitary Sewer on 16th Avenue. For this clause the construction of the new sanitary sewers and the upgrade to the existing downstream sanitary sewers are collectively referred to as the "Sanitary Upgrades". The Owner agrees to pay the City upon execution of the subdivision agreement, the Owners' share for the cost of the Sanitary Upgrades in accordance with the City's Area Specific Development Charge to the satisfaction of the Director of Engineering.

Alternatively, the City may at its discretion permit the Owner to enter into a developers' group agreement for the construction of the Sanitary Upgrades. The Owner agrees that any developers' group agreement relating to the construction of the said upgrades shall be to the satisfaction of the Director of Engineering and City Solicitor, and that its costs to undertake such upgrades will be financially secured in the Owner's subdivision agreement.

- 10.6 The Owner agrees, if the proposed sewers connect to existing downstream sewers that are not assumed by the City, to undertake and pay for a sewer video inspection program for the existing sewers to the satisfaction of the Director of Engineering. The Owner further agrees to do the sewer video inspection:
 - a) Prior to the connection being made;
 - b) Upon the removal of the temporary bulkhead or as directed by the Director of Engineering; and
 - c) Upon all roads, parking lots, driveways in the Owners Subdivision having been paved to the final grades, sidewalks, walkways, multi-use paths constructed and boulevards sodded.

The Owner further agrees to provide securities for the video inspection and for flushing and cleaning the existing downstream sewers to the satisfaction of the Director of Engineering.

- 10.7 The Owner agrees that major overland flows from the subdivision will traverse through external lands not owned by the Owner. The Owner agrees to make the necessary arrangements with the adjacent property owner to construct the overland flow route(s) on the external lands to the downstream receiving stormwater management pond, and convey lands or easement required for the conveyance of overland flows to the satisfaction of the Director of Engineering.
- 10.8 The Owner acknowledges that the stormwater management pond shown as Pond # 5 and portion of stormwater management pond shown as SWM Pond #8 in the Functional Servicing Report dated October 2019 prepared by SCS Consulting are on lands not owned by the Owner. The Owner agrees to acquire from any neighbouring landowners and convey to the City, free of all costs and encumbrances, upon registration of the plan subdivision, the lands required to construct the above stormwater management ponds to service the Owner's subdivision development to the satisfaction of the City Solicitor and Director of Engineering (the "SWM Pond Lands").

The Owner further agrees that should the Owner wish to proceed with the underground servicing work within the internal subdivision including works on the SWM Pond Lands as a part of a pre-servicing agreement, the City at its discretion may permit subject to the Owner making necessary arrangements with any neighbouring landowners for the works on the SWM Pond Lands, and provide evidence indicating the Owner has permission to access the lands and construct the works on the SWM Pond Lands, to the satisfaction of the City Solicitor and Director of Engineering, or their respective designates.

- 10.9 The Owner acknowledges that the sanitary sewer required to service the Owner's development will be required to be extended either along Warden Avenue and Major Mackenzie Drive east, or, through external lands east of Warden Avenue (the "External Lands") owned by the City and other property owner(s) (the "External Owners"). In the event the Owner is required to advance the construction of the sanitary sewer extension through the External Lands to service the Owner's development, the Owner agrees to coordinate the design and alignment of the sanitary sewer extension with the External Owners and use best efforts to ensure the alignment of sanitary sewer extension will be in its ultimate location, to the satisfaction of the Director of Engineering. The Owner further agrees that any sewers not in its ultimate will be considered a temporary sewer ("Temporary Sewer") and will not be assumed by the City.
- 10.10 The Owner acknowledges that the Functional Servicing Report dated October 2019 prepared by SCS Consulting in support of the draft plan proposes oversized

pipes including 3.0m x 1.5m box culvert to capture overland flows exceeding the hydraulic capacities of the municipal road right-of-ways (the "Oversized Storm Sewers"). The Owner covenants and agrees that the acceptance of the Oversized Storm Sewers will be at the discretion of the Director of Engineering, subject to the Owner having investigated all available options to reduce the size of the Oversized Storm Sewers to the satisfaction of the Director of Engineering.

11.0 Lands to be conveyed to the City/Easements

- 11.1 The Owner agrees to grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the Plan of Subdivision. The Owner also agrees to provide for any easements and works external to the draft Plan of Subdivision necessary to connect watermains and storm and sanitary sewers to existing watermains, stormwater management facilities and sanitary sewers to the satisfaction of the City. The Owner agrees to construct the lands within the limit of the easement in a manner satisfactory to the Director of Engineering to allow the municipal services within the easement to be properly maintained by the City.
- 11.2 The Owner agrees to convey 0.3 metre reserves at the end(s) of Streets 1, 2, 3, 8, 9, 10, 11, 25, 26 and along north limit of Street 1 along Passafluime lands, to the City, free of all costs and encumbrances, upon registration of the Plan of Subdivision.

12.0 Utilities

- 12.1 The Owner agrees that hydro-electric, telephone, District Energy System, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City of Markham and authorized agencies.
- 12.2 The Owner agrees to enter into any agreement or agreements required by any applicable utility companies, including Powerstream, Enwave, Enbridge, telecommunications companies, etc.
- 12.3 The Owner agrees to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 12.4 The Owner agrees to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the

purchasers of the exact Community Mailbox locations prior to the closing of any home sale.

- 12.5 The Owner covenants and agrees to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.
- 12.6 The Owner acknowledges and agrees that standard community mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. The Owner agrees that should it propose an enhanced community mailbox installation, any costs over and above the standard installation must be borne by the Owner, and be subject to approval by the City in consultation with Canada Post.
- 12.7 The Owner shall covenant and agree in the subdivision agreement to be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.
- 12.8 The Owner shall covenant and agree in the subdivision agreement to provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - a) An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.
 - b) Any required walkway across the boulevard.
 - c) Any required curb depressions for wheelchair access.
- 12.9 The Owner/developer further agrees to provide Canada Post at least 60 days' notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.
- 12.10 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

13.0 Environmental Clearance

- 13.1 The Owner agrees to retain a “Qualified Person” to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The “Qualified Person” shall be defined as the person who meets the qualifications prescribed by the *Environmental Protection Act* and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City’s Environmental Policy and Procedures for Conveyance of Land to the City Pursuant to the Planning Act.
- 13.2 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental Protection Act and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.
- 13.3 Prior to the earlier of the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the draft Plan of Subdivision, the Owner agrees to submit environmental clearance(s) and Reliance Letter(s) from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City’s standard and will be signed by the Qualified Person and a person authorized to bind the Owner’s company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 13.4 The Owner agrees that if, during construction of a phase within the draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the Environmental Protection Act and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.
- 13.5 The Owner agrees to assume full responsibility for the environmental condition of the lands comprising the draft Plan of Subdivision. The Owner further agrees to indemnify and save harmless the City, its directors, officers, Mayor, councilors, employees and agents from any and all actions, causes of action, suite, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the draft Plan of Subdivision, including

any work undertaken by or on behalf of the City in respect of the lands comprising the draft Plan of Subdivision and the execution of this Agreement.

14.0 Heritage

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

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

15.0 Well Monitoring Program and Mitigation Plan

15.1 Prior to the finalizing of pre-servicing agreement or subdivision agreement, whichever is earlier, the Owner agrees to complete a hydrogeological assessment report to ensure there is no impacts to the shallow and/or deep groundwater and to any of the existing active wells found within the Zone of Influence (ZOI) as determined by the consultant. The Owner further agrees to implement any mitigation measures recommended in the hydrogeological assessment report to the satisfaction of the Director of Engineering.

16.0 Streetlight Types

16.1 The Owner agrees to contact the Engineering Department prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.

17.0 Development Charge (DC) Credits

17.1 The City acknowledges and agrees that the portion of collector road right-of-way exceeding 23.5 metres width in the draft plan of subdivision are eligible for City Wide Development Charge Credits and agrees to reimburse the Owner for their portion of the construction and property costs associated with roads identified as Street 2 (from North Limit of subdivision Road to 145m west of Warden Avenue) and Street 3 (from north limit of subdivision to south limit of subdivision) and Street 1 (from east limit of subdivision to west limit of subdivision) within the plan of subdivision. The maximum Development Charge

Credits available to the Owner shall be the lesser of the Actual Capital Cost of the Works or the cost of the Works as established in this agreement and, shall be completed through an agreement and be consistent with the City's Development Charges Credit and Reimbursement Policy. The Owner and City acknowledge and agree that the cost is based on the estimates provided by the consultant for this portion of the works is one million, nine hundred and fifty-one thousand and ninety four dollars (\$1,951,094.00) and represents the maximum development charge credits to be granted.

18.0 Other City Requirements

18.1 Prior to final approval of the draft plan or any phase thereof, the Owner shall enter into a Developers Group Agreement(s) to ensure the provision of community and common facilities such as school sites, municipal services, parks and public roads in the Berczy Glen Secondary Plan area, to the satisfaction of the City (Commissioner of Development Services and City Solicitor), and a certificate confirming completion of such agreement(s) shall be provided to the City by the Developers Group Trustee to the satisfaction of the City Solicitor.

18.2 That the Owner covenants and agrees to provide written clearance from the Trustee of the Berczy Glen Secondary Plan Landowners Group respecting all of the lands within the draft plan, prior to registration of the draft plan for the proposed development or any portion of the subject lands within the draft plan, to the satisfaction of the Director of Planning and Urban Design.

18.3 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased, prior to any Agreements of Purchase and Sale being executed by the Owner, a builder, or their real estate agents:

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

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

18.4 The Owner acknowledges and agrees that firebreak lots within the draft plan shall be designated in the subdivision agreement, to the satisfaction of the Fire Chief. The Owner shall provide a letter of credit in an amount to be determined by the

Fire Chief at the subdivision agreement stage to ensure compliance with this condition.

- 18.5 The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued for lands in any stage of development within the draft plan of subdivision until the Director of Building Services has been advised by the Fire Chief that there is an adequate water supply for firefighting operations and acceptable access for firefighting equipment is available. The Owner shall further covenant and agree that fire protection sprinklers (if required) are installed to the satisfaction of the Fire Chief or his designate.
- 18.6 The Owner shall acknowledge and agree that the adequacy and reliability of water supplies for firefighting purposes are subject to review and approval of the Fire Chief or his designate.
- 18.7 The Owner shall acknowledge and agree in the subdivision agreement that to ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the development. The following access into the subdivision are to be completed:
 - The North and South access points leading from Warden Avenue

At no time shall either approved Fire Department vehicle access into the development be obstructed by any means (fencing, concrete barriers or other). This provision includes during daily construction, afterhours, weekends and holidays. It shall be the Owners responsibility to secure the site without obstructing these access points.
- 18.8 The Owner shall acknowledge and agree that single detached dwelling laneways shall not exceed 120.0 metres and townhouse and single detached laneways with detached garages shall not exceed 90.0 metres.
- 18.9 The Owner shall covenant and agree in the subdivision agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
 - a) the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage;
 - b) the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side; and,
 - c) overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City
- 18.10 The Owner covenants and agrees to purchase from the City two (2) recycling containers, one (1) green bin and one (1) kitchen collector per residence so that each purchaser may participate in the City's waste diversion program. Furthermore, the Owner shall ensure that the recycling containers, green bins,

kitchen collectors and educational materials are deposited in each home on or before the date of closing.

- 18.11 The Owner covenants and agrees to contact the City at least four (4) weeks prior to unit occupancy to arrange an appointment time in which the recycling containers, green bins, kitchen collectors and educational materials are to be collected by the Owner.
- 18.12 The Owner covenants and agrees to pay to the City the cost for recycling containers, green bins and kitchen collectors and to provide said recycling containers, green bins and kitchen collectors to purchasers at the same cost as paid to the City.
- 18.13 The Owner covenants and agrees that during the construction phase of the development, unobstructed roadway access to a width no less than 6 metres will be provided for the safe passage of municipal waste and recycling collection vehicles on the designated collection day. Furthermore, if required, the Owner shall provide vehicle turning space that meets the City's engineering design standards. The Owner agrees that at times when the above defined access cannot be provided, the Owner shall be responsible for moving all residential waste, recyclables and organics from the occupied units to an agreed upon centralized location at the Owner's expense, for collection by the City.
- 18.14 The Owner covenant and agrees to convey all Open Space and Natural Heritage System blocks to the City of Markham in a physical condition to the satisfaction of the City.
- 18.15 The Owner covenants and agrees to implement the recommendations of the Environmental Impact Study prepared by Beacon Environmental, dated October 2019.
- 18.16 That prior to final approval of the draft plan, the Owner agrees to prepare and implement ecological restoration plans for all Open Space and Natural Heritage System blocks. This shall consist of detailed landscape plans prepared to the satisfaction of the Director of Planning and Urban Design to address:
 - a) Restoration of the headwater drainage feature in accordance with LPAT Minutes of Settlement (OMB Case No PL140743);
 - b) Densely planted native tree and shrubs for NHS Block 316 and Open Space Block 315;
 - c) Design, alignment and construction of the Greenway trails; and,
 - d) Provision of rear and side yard fencing where the Greenway System abuts residential lands. No access gates shall be provided adjacent to Greenway System lands.

- 18.17 The Owner covenants and agrees to provide a Letter of Credit in the subdivision agreement to secure the works identified in the ecological restoration plans.
- 18.18 The Owner covenants and agrees to include warning clauses in all agreements of purchase and sale for any lot abutting a Natural Heritage System or Open Space Block providing notice that:
- a) “Lands adjacent to this property have been conveyed to the City of Markham for environmental protection purposes. These lands will be left in an untouched and naturalized state and may be planted by the City of Markham in the future. Purchasers are advised that building encroachments, dumping of yard waste and removal of grass/vegetation are not permitted on city-owned lands. No fence gates shall be permitted between private property and the natural heritage system. Purchasers are further advised that pedestrian trails are planned to be constructed within the natural heritage system which may result in pedestrian use and activity.”
- 18.19 The Owner covenants and agrees to prepare and distribute a natural heritage stewardship guide to all purchasers abutting a Natural Heritage System or Open Space Block.
- 18.20 The Owner covenant and agrees in the subdivision agreement to implement the strategies and actions of Community Energy Plan in support of the City’s net zero emissions by 2050 objective, to the satisfaction of the Director of Sustainability and the Director of Planning and Urban Design.

19.0 York Region

- 19.1 The following conditions shall be included in the Subdivision Agreement:
- a) The Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
 - b) The Owner shall agree that the proposed direct connection of the 600mm diameter watermain on Warden Avenue to the Region's 1050mm diameter watermain on Major Mackenzie Drive shall be designed, installed and commissioned to the satisfaction of the Region.
 - c) The Owner shall agree that no direct private accesses are permitted onto Warden Avenue. All private access shall be provided via local roads or lane-ways, where appropriate. This will apply to BL-305, BL-311, BL-312 & BL-314 (as shown on DWG. No.-20:9).
 - d) The Owner shall agree to reserve an unobstructed location for the future construction of the passenger standing areas/shelter pads identified below:

On Street: Street 1
 At Street:
 Location: Adjacent to BL-309 (on the west side away from Street 2)
 Standard Specifications: 1.01

On Street: Street 1
 At Street: Street 2
 Location: SW corner
 Standard Specifications: 1.01

On Street: Street 1
 At Street: Street 3
 Location: SW corner
 Standard Specifications: 1.01

On Street: Street 1
 At Street: Warden Avenue
 Location: SW corner
 Standard Specifications: 1.01

On Street: Warden Avenue
 At Street: Street 2
 Location: NW corner
 Standard Specifications: Require a bus bay (120 feet in length)

On Street: Street 2
 At Street: North of Street 12
 Location: Between BL-308 and BL-310
 Standard Specifications: 1.01

- e) The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
- f) The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
- g) The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

- h) The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".

- i) Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree, as follows:
- that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region.
- j) The Owner shall agree to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
- k) The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

19.2 The Owner covenants and agrees that prior to final approval of the plan, that:

- a) The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Markham:
- i) a copy of the Council resolution confirming that the City of Markham has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan.
 - ii) a copy of an email confirmation by City of Markham staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.

- b) The Owner shall provide an updated Transportation Mobility Study to address the comments provided, to the satisfaction of the Region.
- c) Prior to and concurrent with the submission of the subdivision servicing application (MECP ECA) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - i) Plan and Profile for the York Region road and intersections;
 - ii) Cross Section on York Region right-of-way at 20m interval where the site is abutting;
 - iii) Grading and Servicing;
 - iv) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - v) Construction Access Design;
 - vi) Utility and underground services Location Plans based on SUE Investigation (Level A accuracy for all crossing locations and Level B accuracy for alignment);
 - vii) Signalization and Illumination Designs;
 - viii) Line Painting;
 - ix) Traffic Control/Management Plans;
 - x) Erosion and Siltation Control Plans;
 - xi) Landscaping Plans, including tree preservation, relocation and removals;
 - xii) Arborist Report;
 - xiii) Requirements of York Region Transit/Viva;
 - xiv) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - xv) Functional Servicing Report;
 - xvi) Stormwater Management Report;
 - xvii) Water supply and distribution report and model;
 - xviii) Noise Study;
 - xix) Detail cost estimates for all works within Region's ROW and on Region's infrastructure.
- d) The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region Right-of-Way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-Way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

- e) The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
- f) The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- g) The Owner shall demonstrate, to the satisfaction of Development Engineering, that the streetline elevations shall maintain a minimum 2% cross slope within the boulevard from the streetline to the top of curb, unless otherwise specified by Development Engineering.
- h) The Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - i) All existing woody vegetation within the York Region road right of way,
 - ii) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved,
 - iii) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region roads rights of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 - iv) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:
 - v) Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance,
 - vi) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
- i) The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.

- j) The Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
 - i) a widening across the full frontage of the site where it abuts Warden Avenue of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Warden Avenue and any lands required for additional turn lanes at the intersections, and
 - ii) a 15 metre by 15 metre daylight triangle at the northwest and southwest corners of Street 1 and Warden Avenue, and
 - iii) a 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Warden Avenue and adjacent to the above noted widening(s).
- k) The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- l) The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04,

which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

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

- m) The Owner or the Owner's authorized representative shall submit a Statutory Declaration that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.
- n) The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- o) The Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
- p) The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Markham and York Region.
- q) The Owner shall provide a copy of the executed Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.

- r) The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
- s) The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.
- t) The Owner shall demonstrate that the southerly crossing of Berczy Creek Greenway will be constructed or shall cause to be constructed within an acceptable timeframe, to the satisfaction of the Region. This crossing is required to provide interconnection and relief to Elgin Mills Road and Major Mackenzie Drive, as well as other Regional intersections such as: Elgin Mills Road/Woodbine Avenue, Woodbine Avenue/Victoria Square Boulevard and Major Mackenzie Drive/Woodbine Avenue.

20.0 Toronto and Region Conservation Authority

- 20.1 That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) A comprehensive stormwater management report identifying all interim and permanent stormwater servicing and all associated phasing. This report must identify all of the proposed stormwater management facilities to which the subject lands will drain and provide details with respect to the interim stormwater servicing that is to be employed prior to all of the ultimate facilities located off of the subject property being fully operational. This report shall identify phasing and sequencing of the transition from interim to permanent facilities, and identify all interim drainage routes between the subject property and all adjacent stormwater management ponds, which may be required prior to permanent infrastructure being available. Detailed design shall be provided for all interim stormwater management ponds that may be required to service the subject lands prior to permanent facilities being available. All temporary outlets shall be designed to the satisfaction of TRCA.
 - b) A final Environmental Impact Study (EIS), including detailed impact mitigation, restoration and enhancement recommendations and plans to the satisfaction of the TRCA. This report shall also outline measures to be taken to avoid contravention of the Migratory Birds Convention Act.
 - c) Detailed engineering report and plans for the proposed development of the subject lands, and how it will comply with all related Master Environmental

Servicing Plan and TRCA requirements, to the satisfaction of the TRCA. This report and plans shall include:

- i) plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as identified in the subwatershed study and within the approved MESP will be achieved during and post-development.
- ii) an assessment that clearly demonstrates the existing floodplain and proposed floodplain associated with the watercourse upstream, downstream, and overtopping of Warden Avenue. This must compare the risk of flooding to the roadway, determining which design storm event results in overtopping of Warden Avenue in the existing condition and in the proposed condition, and a comparison of the depth and velocity associated with the flooding for pre-development and post-development conditions.
- iii) appropriate Stormwater Management Practices (SWMP's) to be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources (including thermal and turbidity impacts). This must include identification of potential construction and permanent impacts to impacted or receiving natural systems.
- iv) proposed methods for controlling or minimizing erosion and sediment on-site in accordance with current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS will be mitigated. The report will also have specific plans for ESC monitoring and reporting, as required by TRCA. All areas to be protected must be effectively isolated through appropriate measures prior to any site alteration being initiated. The ESC report and strategy shall also integrate all relevant mitigation measures included in the EIS. As part of the Erosion and Sediment Control Report, the identification of vulnerable receiving features is required.
- v) location and description of all SWM and foundation drain collector outlets and other SWM infrastructure within and adjacent to the Greenway System, including a detailed analysis of any potential associated grade modifications and vegetation removal and all feasible mitigation measures to the satisfaction of the TRCA. This includes demonstrated consistency with the MESP with respect to location of outfalls to minimize the impacts to sensitive natural

heritage features. Should red-line revisions to stormwater management pond blocks be necessary to meet the requirements of the TRCA, these alterations to expand blocks, or modify the size or configuration shall occur on lands within this subdivision which are currently proposed for development.

- vi) the integration of Low Impact Development (LID) measures and source and conveyance controls to mimic to the extent possible, pre-development hydrology and to reduce post-development runoff volumes. Multiple LID measures shall be used as part of an overall treatment train approach, consistent with the subwatershed study, to the satisfaction of the TRCA. The size and location of all LID measures associated with this development shall be confirmed to the satisfaction of the TRCA. Specific site water balance targets, and methods and locations for implementation of LIDs shall be provided,
- vii) identification and quantification of the specific measures that are being employed to ensure that there will be no predicted erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. The report must identify in detail, how downstream erosion associated with flows generated from this development is being avoided.
- viii) detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied. Demonstration of how the receiving stormwater management ponds are being managed during the construction phase while some or all of the LIDs are not in operation.
- ix) demonstrate how the pre-development drainage patterns are being preserved, post-development (to the greatest extent possible), in accordance with the approved MESP. The report shall include an impact mitigation report which demonstrates how construction and development shall minimize the potential impacts any flow diversion on the natural systems on or off the subject property, and including any broader impacts upon the sub watershed. Alterations to the approved drainage patterns in the Subwatershed Study (SWS) will require a reassessment of the SWS model utilized, and model calibration to demonstrate how the feature-based water balance is maintained;
- x) all stormwater outfalls, outflow channels and/or flow dispersal measures associated with stormwater management discharge, be

designed to incorporate TRCA's design guidelines. This includes regard for additional enhancements to water quality, quantity control, mitigation of thermal impacts to the receiving habitat, reduce potential erosion and maximize potential infiltration, and integrate naturalized outlet channels where applicable, to the satisfaction of the TRCA;

- xi) All applicable plans illustrating that all works, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands to be conveyed to a public agency as part of this plan of subdivision.
 - xii) A detailed report identifying how the LPAT settlement obligations for replicating and enhancing the function of headwater feature HDF BR2-H15. This shall include identification of all proposed FDCs, with a detailed assessment of anticipated flow volumes, targets, proposed monitoring and adaptive management measures. This report shall also provide detailed design of Block 314, based upon the dimensions and parameters outlined in the LPAT settlement, with fluvial geomorphic design parameters, and a comprehensive planting and enhancement plan.
 - xiii) a comprehensive assessment of the construction methodology, area of impact, phasing, impact mitigation, contingency measures, stabilization and restoration proposed for all infrastructure crossings proposed within the Greenway system for all such infrastructure being constructed by the developer.
- 20.2 That prior to any development, pre-servicing or site alteration, the applicant shall demonstrate that suitable arrangements have been made with adjacent landowners on which all requisite stormwater management facilities and/or infrastructure has been proposed, to allow for the construction and operation of the proposed interim and/or permanent facilities and/or infrastructure. And, that the owner demonstrates that arrangements have been made for all requisite interim conveyance channels and measures to remain in place on external lands, until such time as permanent infrastructure is available to convey stormwater from the subject lands to off-site stormwater management ponds.
- 20.3 That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
- a) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks, associated environmental buffers, or adjacent landowners not yet draft approved. Grading encroachment within

the established environmental buffers (as determined on a site by site basis) shall not be permitted unless otherwise agreed upon by the Town and the TRCA.

- b) An adequate hydrogeological assessment, demonstrating that the groundwater related requirements of the SWS and MESP are being met or exceeded. The report shall:
 - i) provide a ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, any necessary mitigation and dewatering requirements must be identified.
 - ii) Assess the need for liners associated with the stormwater management system, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated;
 - iii) Provide information detailing all anticipated temporary or passive dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, and filtration media - as required, to the satisfaction of the TRCA.
- c) Detailed plans for any proposed trails within the NHS, identifying that potential impacts to the environmental buffers in which they are to be located have been minimized to the greatest possible extent. These shall include identification of how the impact has been minimized through location of the proposed trail, proposed grade modification and area of disturbance, proposed lighting impact mitigation, design and surfacing. As part of the supporting analysis, the applicant shall consider the integration of SiltSoxx for trail construction.
- d) Detailed water balance assessment that will identify measures that will be implemented during construction and post-construction to: mimic the pre-development surface and groundwater water balance to the greatest possible extent; maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to natural features; provide for on-site retention of precipitation on-site in accordance with the SWS and MESP to the satisfaction of the TRCA; mitigate against any potential on-site or downstream erosion associated with the stormwater management system; maintain and not exceed target flows to

downstream wetlands and watercourses, to the satisfaction of TRCA staff. This study must provide detailed design of the system(s), and implementation information and measures, including adaptive management and monitoring.

- e) Adaptive management report and plan. This report must identify contingency measures and specific actions that may be taken within the development area to supplement and/or modify the quantity and quality of flows being directed to natural features, including HDF BR2-H15 on an on-going basis, outline feasible mitigation measures, and to address potential turbidity and thermal impacts of SWM discharge.. The Adaptive Management Report must also include a specific section including an assessment of potential options for addressing unanticipated results of the monitoring – such as erosion downstream of the stormwater management outlet, or sediment discharge to natural features. The monitoring plan shall include monitoring data throughout construction and post-construction and provide funding securities for the long-term monitoring of this system to the satisfaction of the TRCA and the Town. Financing for the monitoring should be secured through the subdivision agreement. A detailed terms of reference shall be provided to TRCA, and to the satisfaction of TRCA prior to the completion of the report.
- f) Provide a comprehensive monitoring plan to assess the functioning and effectiveness of proposed stormwater LID (in accordance with the MESP), source and conveyance measures.
- g) If applicable, provide a monitoring plan to assess potential impacts associated with any thermal imbalance associated with the geothermal system on natural features on the site.
- h) If applicable, prepare an emergency response plan addressing any leaks and/or initial maintenance associated with the geothermal system.
- i) The applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development. No grading, pre-servicing or temporary stormwater management works are to be initiated until such time as a permit from the TRCA and all requisite TRCA approvals are attained.
- j) The implementing zoning by-law recognize all natural features and environmental buffer blocks in an environmental protection or other suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.

- k) To provide for all warning clauses and information identified in TRCA's conditions.
- l) That the applicant provide confirmation that they are aware of their responsibilities with respect to all necessary approvals under the Endangered Species Act, and that they commit to attain all necessary approvals.
- m) That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA;
 - i) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions, including but not limited to the mitigation measures outlined in the Environmental Impact Study, completed to the satisfaction of TRCA;
 - ii) implement on-site erosion and sediment control plans as well as monitoring in accordance with current TRCA standards or MECP/MNRF Silt Smart as applicable;
 - iii) to maintain all stormwater management, LID and erosion and sedimentation control structures operating and in good repair during the construction period.
 - iv) to erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting lands to be conveyed to the public authority, prior to occupancy of any homes within that lot or block.
 - v) to implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the subject property to TRCA's satisfaction;
 - vi) to implement the water balance, feature based water balance, LID and adaptive management monitoring programs and provide the requisite funding and securities for the full duration of the monitoring to the satisfaction of the TRCA;
 - vii) to gratuitously dedicate all Greenway and Open Space blocks to TRCA or City of Markham, free of encumbrances. Should the lands be conveyed to TRCA, the owner shall demonstrate that all servicing and access easements provided for, as may be required by the City of Markham.
 - viii) that prior to a request for registration of any phase of this subdivision – should registration not occur within 10 years of draft approval of this

plan - that the owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the owner update any studies, as required, to reflect current day requirements.

- ix) To implement or provide the funding required for the implementation of all restoration and enhancement plantings and works to the satisfaction of TRCA and City of Markham. And, to provide a three-year monitoring and warranty on all planted materials.
- n) That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for blocks and lots adjacent to Natural Heritage (Greenway) System Blocks which identifies the following:
 - i) The owners are advised that the rear lot lines are adjacent to environmental protection lands, which are regulated by the Toronto and Region Conservation Authority. These lands are considered to be part of the publicly owned environmental protection area, which is intended to remain naturalized, and will not be actively maintained. A future public trail may be located within all or a part of this area, however private uses such as picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the adjacent TRCA lands through the subject property is not permitted. Private rear yard gates are prohibited.
- o) That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for private lots or blocks on which infiltration related infrastructure such as LID's, rear yard swales and catch basins are located which identifies the following:
 - i) That underground and/or surface stormwater management infrastructure is located on the subject property, which forms an integral part of the stormwater management infrastructure for the community. It is the owner's responsibility for the long-term maintenance of this system by ensuring that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form.
- p) That the size and location of all proposed stormwater management blocks - to which the subject lands drain - be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration

into surrounding lands within this subdivision which are currently proposed for development.

- q) That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- r) That the owner agrees to not enter into any agreements of purchase and sale for the units within Blocks 1-6, or Blocks 1-6, located to the south of proposed Street “1” until such time as the environmental assessment for Street 1 has been completed and the detailed design of this proposed road and valley crossing has advanced to the satisfaction of TRCA. Should modifications be required to this plan of subdivision, based upon the approved Environmental Assessment, which impact upon, or cause to eliminate the subject blocks, this Plan shall be red-line revised to make any requisite changes.
- u) Plantings and restoration – that the owner provide a comprehensive planting and restoration strategy and plans for all Greenway and natural heritage system lands. This plan shall be consistent with the Natural Heritage Restoration Plan for the Berczy Glen Secondary Plan/MESP area. And, that the owner commits to funding the implementation of the restoration and enhancement plans and all associated monitoring to the satisfaction of TRCA.
- v) That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA’s conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

21.0 Ministry of Natural Resources (MNR)

- 21.1 The Owner shall agree in the subdivision agreement to satisfy all requirements of the MNR with respect to the endangered species and any potential impacts on the draft plan of subdivision, and to provide written confirmation that it has consulted with MNR in this respect, to the satisfaction of the Commissioner of Development Services.

22.0 York Region District School Board

- 22.1 That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a

public elementary school site. The public elementary school site, Block 310, shall contain not less than 2.92 hectares (6.47 acres).

22.2 That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:

- a) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
- b) to remove any buildings on the school site;
- c) to remove trees, as required to accommodate school layout;
- d) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
- e) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
- f) to construct a black vinyl coated chain link fence, Type II 1½" mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
- g) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
- h) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
- i) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site, a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
- j) to provide the foregoing at no cost to the Board;

- k) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- b) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
 - i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- c) That the Owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition b) ii) shall be installed to the mid-point of the frontage of the school site and positioned as designated by the Board, at no cost to the Board.
- d) That prior to final approval, the Owner shall submit to the School Board an environmental impact study for the school block, initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the City of Markham which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- e) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
- g) That the subdivision agreement include warning clauses advising the City of Markham, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.

- h) That the York Region District School Board shall advise that conditions a) to g) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.

23.0 External Clearances

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

- a) The Ministry of Culture shall advise that Conditions 14.1 and 14.2 have been satisfied.
- b) The Regional Municipality of York Planning Department shall advise that Conditions 19.1 and 19.2 have been satisfied.
- c) The Toronto and Region Conservation Authority shall advise that Conditions 20.1 to 20.3 have been satisfied.
- d) The Ministry of Natural Resources and Forestry shall advise that Condition 21 has been satisfied.
- e) York Region District School Board shall advise that Conditions 22.1 and 22.2 have been satisfied.

Dated: XXXXXX

Ron Blake, Senior Development Manager