



Revised Electronic Development Services Committee Meeting Agenda

Electronic Meeting No. 9
May 25, 2020, 9:30 AM - 3:00 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 may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-477-7000 Ext. 3990 on the day of the meeting.

Development Services Committee meetings are video and audio streamed on the City's website at:

<https://pub-markham.escribemeetings.com/>



Electronic Development Services Committee Revised Agenda

Revised Items are Italicized.

Meeting Number 9

May 25, 2020, 9:30 AM - 3:00 PM

Live streamed

Please bring this Development Services Committee Meeting agenda to the Council meeting on June 9, 2020.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
 - 3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MAY 11, 2020 (10.0) 9
 1. That the minutes of the Development Services Committee meeting held May 11, 2020, be confirmed.
4. DEPUTATIONS
5. COMMUNICATIONS
6. PETITIONS
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 7.1 MARKHAM SUB-COMMITTEE MINUTES – MAY 7, 2020 (MARKHAM ROAD – MOUNT JOY SECONDARY PLAN AND CORNELL ROUGE NATIONAL URBAN PARK GATEWAY) (10.0) 26
 1. That the minutes of the Markham Sub-Committee (Markham Road – Mount Joy Secondary Plan and Cornell Rouge National Urban Park Gateway) meeting held May 7, 2020, be received for information purposes.
 - 7.2 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM FOR 2020 (16.11) 31

P. Wokral, ext. 7955

1. That the report entitled “Commercial Façade Improvement Grant Program for 2020”, dated May 25, 2020 be received; and,
2. That Council supports a matching grant of up to \$10,000.00 for the re-conditioning of the historic wooden tongue and groove exterior cladding and the replication of the wooden recessed paneled entrance doors for 10137 Woodbine Ave.; and,
3. That the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-20018) which has a budget of \$20,000.00 for the year 2020; and,
4. That the remaining budget of \$10,000 (\$20,000-\$10,000) be returned to the original funding source; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

7.3 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS - 2020 (16.11)

37

P. Wokral, ext. 7955

1. That the report entitled “Designated Property Grant Applications - 2020”, dated May 25, 2020, be received; and,
2. That Designated Property Grants for 2020 be approved in the amounts noted for the following properties, totaling \$24,940.53, provided that the applicants comply with eligibility requirements of the program;
 1. 15 Colborne Street, Thornhill-up to \$2,774.15 for repairs to the cedar shingle roof and the brick chimney as already approved by the City;
 2. 17 Euclid Street, Unionville- up to \$1,694.48 for the installation of two historically authentic wooden second storey windows;
 3. 8 David Gohn Circle, Markham Heritage Estates-up to \$7,500.00 for installation of a new cedar shingle roof;
 4. 10 David Gohn Circle, Markham Heritage Estates –up to \$5,000.00 for the reconstruction of brick veneered dummy chimneys;
 5. 16 George Street, Markham Village-up to \$5,000.00 for repairs to the floor deck and railings of the historic veranda and re-conditioning of more of the historic windows;
 6. 309 Main Street North, Markham Village-up to \$2,971.90 for the reconditioning of three historic wooden windows.
3. That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-20017 (\$30,000.00 available for 2020); and,

4. That the remaining budget in the amount of \$5,059.47 (\$30,000 - \$24,940.53), as well as any un-used budget on approved projects, be returned to the original funding source; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.4 RECOMMENDATION REPORT, DEMOLITION PERMIT APPLICATION, ACCESSORY BUILDING, 31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT, WARD 4, FILE NO. 20 112282 DP (16.11, 10.12)

49

G. Duncan, ext. 2296

1. That the staff report entitled “Recommendation Report, Demolition Permit Application, Accessory Building, 31 Wales Avenue, Markham Village Heritage Conservation District, Ward 4, File No. 20 112282 DP”, dated May 25, 2020 be received; and,
 2. That Council endorse the demolition of the frame accessory building at 31 Wales Avenue, with the conditions that the applicant consult and comply with any requirements of the City’s Urban Design staff to address the protection of mature trees during demolition, and that the owner advertise the heritage materials for salvage in a local newspaper, to the satisfaction of the Manager of Heritage Planning; and further,
 3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.
1. That the staff report entitled “Recommendation Report, Demolition Permit Application, Accessory Building, 31 Wales Avenue, Markham Village Heritage Conservation District, Ward 4, File No. 20 112282 DP”, dated May 25, 2020 be received;
 2. That Council endorse the demolition of the frame accessory building at 31 Wales Avenue, with the conditions that the applicant consult and comply with any requirements of the City’s Urban Design staff to address the protection of mature trees during demolition, and that the owner advertise the heritage materials for salvage in a local newspaper, to the satisfaction of the Manager of Heritage Planning;
 3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

7.5 RECOMMENDATION REPORT DEMOLITION PERMIT APPLICATION FOR A BUILDING LISTED ON THE MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, SUMMERFELDT-STICKLEY HOUSE 10536 MCCOWAN ROAD, WARD 6 FILE NO. 20110958 DP (16.11, 10.13)

53

G. Duncan, ext. 2296

1. That the report titled “Recommendation Report, Demolition Permit Application for a Building Listed on the Markham Register of Property of Cultural Heritage Value or Interest, Summerfeldt-Stickley House, 10536 McCowan Road, Ward 6”, File No. 20 110958 DP, dated May 25, 2020, be received;
2. That Council approve the demolition of the vacant listed heritage building known as the Summerfeldt-Stickley House on the basis of its advanced state of disrepair and the unlikely possibility of repairs being undertaken based on the applicant’s structural review by a qualified engineering consultant;
3. That as conditions of demolition approval, the owner be required to provide at their sole cost a Markham Remembered commemorative plaque to interpret the history of the property, and place it in near the front of the property, and the owner be required to advertise in a local newspaper the availability of the building for potential salvage of materials that could be used elsewhere, both to the satisfaction of the Manager of Heritage Planning;
4. And that Staff be authorized and directed to do all things necessary to give effect to this resolution

7.6 PRELIMINARY REPORT, 2690622 ONTARIO INC. (KINGDOM - MARKHAM CENTRE), APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

61

TO PERMIT A PHASED HIGH-DENSITY RESIDENTIAL DEVELOPMENT AT 4077 AND 4101 HIGHWAY 7, MARKHAM CENTRE (WARD 3) - FILE NO. PLA 20 140215 (10.3, 10.5)

D. Pagratis, ext. 2960

1. That the report titled “PRELIMINARY REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for an Official Plan Amendment and Zoning By-law Amendment to permit a phased high-density residential development at 4077 and 4101 Highway 7, Markham Centre (Ward 3) - File No. PLA 20 140215”, be received.

7.7 PROPOSED AMENDMENTS TO BY-LAW 2005-104 - A BY-LAW TO PROHIBIT THE USE OF LAND OR THE ERECTION OF BUILDINGS UNLESS MUNICIPAL SERVICES ARE AVAILABLE (5.0)

73

M. Ali, ext. 2523

1. That the report entitled “Proposed Amendments to By-law 2005-104 - *A By-law to Prohibit the Use of Land or the Erection of Buildings unless Municipal Services are Available*”, be received;
2. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 HIGHWAY 48 CORRIDOR VISION (10.0) 78

J. Yeh, ext. 7922

Note: Wai Ying DiGiorgio, Principal and Donna Hinde, Principal, The Planning Partnership will provide a presentation on this matter.

1. That the presentation provided by Wai Yong Di-Giorgio, Principal, and Donna Hinde, Principal, The Planning Partnership entitled "Highway 48 Corridor Vision" be received.

8.2 YONGE NORTH SUBWAY EXTENSION INTENSIFICATION ANALYSIS (10.0) 98

J. Yeh, ext. 7922

Note: Ed Sajecki, Partner and David Sajecki, Partner, Sajecki Planning will provide a presentation on this matter.

See item #10.1 for staff report.

1. That the presentation provided by Ed Sajecki, Partner and David Sajecki, Partner, Sajecki Planning entitled "Yonge North Subway Extension Intensification Analysis" be received.

9. PRESENTATIONS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

9.1 CELEBRATE MARKHAM ACTION PLAN PROGRESS UPDATE (10.16, 7.6) 148

D. De Los Santos, ext. 3663

Note: Don De Los Santos, Manager, Markham Small Business Centre will provide a presentation on this matter.

1. That the presentation entitled "Celebrate Markham Action Plan Progress Update", be received.

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1 YONGE NORTH SUBWAY EXTENSION INTENSIFICATION ANALYSIS (10.0) 157

J. Yeh, ext. 7922

1. That the report dated May 25, 2020 entitled "Yonge North Subway Extension Intensification Analysis" be received;

2. That this report be officially forwarded to Metrolinx for consideration and input to the initial business case for the Yonge North Subway Extension;
3. That Metrolinx be invited to Development Services Committee to present the development of their initial business case prior to presentation to their Board;
4. That upon approval of the initial Metrolinx business plan by their Board, Markham staff report to Development Services Committee on the scope of a Yonge Corridor Secondary Plan and appropriate funding;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10.2 COMMITTEE OF ADJUSTMENT PROCEDURAL BY-LAW AMENDMENT REPORT FILE #: PR 20 112899 (10.12)

176

G. Day, ext. 3071 & B. Roberts, ext. 2800

Note: Brad Roberts, Manager of Zoning and Special Projects will provide a presentation on this matter.

1. That the report titled "Committee of Adjustment Procedural By-law Amendment File #: PR 20 112899", be received; and,
2. That Staff be directed to reconvene Committee of Adjustment meetings to consider applications utilizing electronic meeting participation; and,
3. That the amendment to Bylaw 2014-170 (A By-law to Establish a Procedure for the Committee of Adjustment of the City of Markham) as attached in Appendix 'B' be enacted and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

11.1 FEASIBILITY STUDY AND DETAILED DESIGN OF FLOOD REDUCTION WORK FOR LANDS LOCATED IN THE LITTLE ROUGE CREEK SUBWATERSHED WEST OF MCCOWAN ROAD (WARD 6) (5.0)

195

A. Hossain, ext. 2628

1. That the report entitled "Feasibility Study and Detailed Design of Floodplain Reduction Works for Lands Located in the Little Rouge Creek Subwatershed West of McCowan Road (Ward 6)" be received; and,
2. That staff be directed to work with the owners of the lands

municipally known as 11142 McCowan Road, Markham and 11270 McCowan Road, Markham (“Adjacent Land Owners”) and cost share the fees for completing the technical studies and detailed design components of the flood reduction work, and,

3. That the Adjacent Land Owners upfront the City’s share of the cost for completing the technical studies and the detailed design components of the project in the amount of approximately \$87,380, inclusive of HST impact, and that the City reimburse the Adjacent Land Owners through a future Capital Budget, tentatively in 2023, and,
4. That the Mayor and Clerk be authorized to execute a Cost Sharing Agreement with the Adjacent Land Owners for the feasibility study, detailed design cost and other matters relating to the project in a form satisfactory to the Commissioner of Development Services and the City Solicitor; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

12. **MOTIONS**

13. **NOTICES OF MOTION**

14. **NEW/OTHER BUSINESS**

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

15. **ANNOUNCEMENTS**

16. **CONFIDENTIAL**

16.1 **DEVELOPMENT AND POLICY ISSUES**

16.1.1 **DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - MARCH 9, 2020 AND MAY 11, 2020 (10.0) [Section 239 (2) (e) (e) (f) (f) (f)]**

16.1.2 **LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [SECTION 239 (2) (e)] AND**

ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; [SECTION 239 (2) (f)] - LITIGATION UPDATE - 1771107 ONTARIO INC. (8.0)

Note: This item will be dealt with at 1:30 p.m.

17. ADJOURNMENT



Development Services Committee Minutes

Meeting Number 8

May 11, 2020, 9:30 AM - 3:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Brenda Librecz, Commissioner, Community & Fire Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Bryan Frois, Chief of Staff</p> <p>Brian Lee, Director, Engineering</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p>	<p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Sabrina Bordone, Senior Planner, Central District</p> <p>Stephen Lue, Manager, Central District</p> <p>Brad Roberts, Manager, Zoning and Special Projects</p> <p>Francesco Santaguida, Assistant City Solicitor</p> <p>John Yeh, Manager, Strategy & Innovation</p> <p>Scott Chapman, Election & Council/Committee Coordinator</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

In consideration of the ongoing state of emergency surrounding the 2019 Novel Coronavirus (COVID-19) and the emergency public health orders issued by the Government of Ontario, this meeting was conducted electronically to maintain physical distancing among participants.

The Development Services Committee meeting convened at the hour of 9:33 AM with Regional Councillor Jim Jones presiding as Chair. Councillor Keith Irish assumed the Chair at 4:32 PM for Motions. Regional Councillor Jim Jones re-assumed the Chair at 4:58 PM.

Councillor Isa Lee arrived at 9:43 AM.

Councillor Amanda Collucci arrived at 9:45 AM.

Mayor Frank Scarpitti arrived at 10:01 AM.

Development Services Committee recessed at 12:47 PM and reconvened at 1:33 PM.

Mayor Frank Scarpitti left at 4:01 PM and returned at 4:34 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – APRIL 21, 2020 (10.0)

It was requested that the following amendments be made to the April 21, 2020 Development Services Committee meeting minutes:

- Item 7.10 - correct reference in commentary section from "purpose-built second suites" to "purpose-built rental units";
- Item 9.1 - correct reference in commentary section from "concerns regarding the side set-backs for the proposed rear-lane townhouses" to "concerns regarding the side set-backs for the proposed detached houses," and add separate bullet indicating "concerns regarding the width of the proposed townhouses being 13 feet."

Moved by Councillor Karen Rea

Seconded by Deputy Mayor Don Hamilton

1. That the minutes of the Development Services Committee meeting held April 21, 2020, be confirmed **as amended**.

Carried

4. DEPUTATIONS

Deputations were made for the following items:

- 7.1 - Bur Oak (ARH) Developments (1709 Bur Oak Avenue);
- 8.1 - Update on Development Services; and,
- 9.1 - OnePiece (MS) Ideal Developments (28 Main Street).

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

Communications were submitted for the following items:

- 9.1 - OnePiece (MS) Ideal Developments (28 Main Street); and
- 9.2 - Fee Deferral: Tariff of Fees for the Processing of Planning Applications & Fees or Charges for Services or Activities Provided or Done by the City.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 PRELIMINARY REPORT BUR OAK (ARH) DEVELOPMENTS INC. APPLICATION TO AMEND THE OFFICIAL PLAN TO INCREASE THE FLOOR SPACE INDEX (FSI) FROM 1.75 TO 2.2 TO ALLOW A 20-STOREY APARTMENT BUILDING AT 1709 BUR OAK AVENUE (WARD 4) FILE NO: PLN 20 130579 (10.3)

Elizabeth Brown, Markham Village Sherwood Conservation Area Residents Association, addressed the Committee in regard to the development proposal and expressed concerns regarding the timing of the application relative to the status of the Markham Road-Mount Joy Secondary Plan. Ms. Brown requested that the Committee defer consideration of the application until the Secondary Plan has been completed.

There was discussion regarding the status of the Markham Road-Mount Joy Secondary Plan and design charrette. Staff advised that a recommendation on the application will not be made until a draft vision for the Markham Road-Mount Joy Secondary Plan area has been approved by Council.

The Committee recommended that the scheduling of a statutory public meeting for the application be deferred pending completion of the Markham Road-Mount Joy Secondary Plan design charrette and the hosting of a community information meeting. Councillor Karen Rea requested that the Committee pass a resolution to fund the postage costs of notifying area residents of the community information meeting, when such a meeting is ultimately scheduled.

Moved by Councillor Karen Rea

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “Preliminary Report, Bur Oak (ARH) Developments Inc., Application to amend the Official Plan to increase the Floor Space Index (FSI) from 1.75 to 2.2 to allow a 20-storey apartment building at 1709 Bur Oak Avenue (Ward 4), File No: PLN 19 130579”, be received; and,
2. **That the deputation made by Elizabeth Brown, Markham Village Sherwood Conservation Area Residents Association, be received; and,**
3. **That a statutory public meeting for the application submitted by Bur Oak (ARH) Developments Inc. at 1709 Bur Oak Avenue be scheduled for a date to be determined following the completion of the Markham Road-Mount Joy Secondary Plan design charrette and a community information meeting; and,**
4. **That the postage costs for issuing notices for the community information meeting for the application be funded through the Corporate Services Commission; and further,**
5. **That Staff be authorized and directed to do all things necessary to give effect to this resolution.**

Carried

7.2 PRELIMINARY REPORT INCON HOLDINGS (MARKHAM ROAD) LTD. APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO PERMIT MEDIUM TO HIGH DENSITY DEVELOPMENT AT 7350 MARKHAM ROAD (WARD 7) (10.3, 10.5)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Keith Irish

1. That the report titled “Preliminary Report, Incon Holdings (Markham Road) Ltd., Applications to amend the Official Plan and Zoning By-law to permit a high density mixed use development at 7350 Markham Road (Ward 7), File No. PLN 19 141513”, be received.

Carried

7.3 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY LEPORIS CONSTRUCTION INC. AT 2705 AND 2755 ELGIN MILLS ROAD EAST TO FACILITATE THE FUTURE DEVELOPMENT OF THE

SUBJECT LANDS FOR EMPLOYMENT USES (WARD 2) FILE NOS. ZA 16 137567 AND SU 16 137567 (10.5, 10.7)

There was discussion regarding the relationship between the development proposal and the applications submitted for the adjacent properties.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Leporis Construction Inc. at 2705 and 2755 Elgin Mills Road East to facilitate the future development of the subject lands for employment uses (Ward 2)” be received.

Carried

7.4 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT, SUBMITTED BY CLERA HOLDINGS INC. ON BLOCK 81, REGISTERED PLAN 65M-4033 (WEST SIDE OF WOODBINE AVENUE, SOUTH OF ELGIN MILLS ROAD EAST) TO FACILITATE THE DEVELOPMENT OF THREE ONE STOREY BUILDINGS AND A TWO STOREY BUILDING WITH A GFA OF 3,697 M2 (WARD 2) FILE NO. PLAN 19 123509 (10.5)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Reid McAlpine

1. That the report titled “PRELIMINARY REPORT, Application for Zoning By-law Amendment, submitted by Clera Holdings Inc. on Block 81, Registered Plan 65M-4033 (west side of Woodbine Avenue, south of Elgin Mills Road East) to facilitate the development of three one storey buildings and a two storey building with a GFA of 3,697 m² (Ward 2)” be received.

Carried

7.5 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE - 2020 BUSINESS PLAN REVIEW (6.3)

Reference was made to pending and potential trail projects under consideration by the City, York Region, and the Toronto and Region Conservation Authority.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Isa Lee

1. That the memorandum dated May 11, 2020 entitled "Cycling and Pedestrian Advisory Committee - 2020 Business Plan Review" be received.

Carried

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 UPDATE ON DEVELOPMENT SERVICES (10.0)

Arvin Prasad, Commissioner, Development Services, delivered a presentation providing members of Committee with an overview of the Development Services Commission's actions, initiatives, and recent development application and building permit activity and revenue with consideration to the provincial state of emergency surrounding the COVID-19 pandemic. Actions taken to-date in response to COVID-19 and recommendations for business continuity related to statutory public and Committee of Adjustment meetings were outlined.

Elizabeth Brown, Markham Village Sherwood Conservation Area Residents Association, addressed the Committee and expressed concerns regarding the potential holding of Committee of Adjustment meetings during the ongoing emergency period through electronic format, including potential impacts on public participation and accessibility for residents.

The Committee discussed the following relative to the presentation:

- Ensuring continued accessibility and public participation for statutory public and Committee of Adjustment meetings held during the emergency period;
- Potential strategies for supplementing meeting notice protocols, including exploring the feasibility of providing advance notice of reports and presentations;
- Limiting the number of applications considered at initial meetings to introduce and orient stakeholders to electronic meeting procedures;
- Feasibility of providing a physical space for public participation for meetings held during the emergency period; and,
- Status of the City's comprehensive zoning by-law consolidation.

The Committee consented to postpone a decision on proceeding with electronic Committee of Adjustment meetings during the emergency period pending further information on meeting protocols and procedures, including strategies for facilitating public participation. Staff advised that specific recommendations on

Committee of Adjustment meeting procedures will be provided for consideration at the next Development Services Committee meeting.

It was requested that staff provide the relevant local ward councillors with advance notice of upcoming statutory public meetings during the emergency period to assist in identifying any potential issues.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. That the presentation entitled “Update on Development Services”, dated May 11, 2020, be received; and,
2. **That the deputation made by Elizabeth Brown, Markham Village Sherwood Conservation Area Residents Association, be received; and,**
3. That Staff be authorized to continue with statutory and non-statutory public meetings utilizing electronic meeting participation; and,
4. **That Staff be directed to notify the relevant local ward councillor of the scheduling of a statutory public meeting prior to the issuing of statutory notice; and,**
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.2 MARKHAM CENTRE SECONDARY PLAN UPDATE – STATUS AND WORK PLAN OPTIONS (10.4)

Arvin Prasad, Commissioner, Development Services, introduced the item.

Stephen Lue, Manager, Central District, delivered a presentation on the Markham Centre Secondary Plan Update study, providing members of Committee with a status update on the study progress to-date and an overview of revised work plan options prepared in response to the COVID-19 pandemic.

The Committee discussed the following relative to the presentation:

- Providing additional opportunities for broad public participation in the early phases of the Secondary Plan Update visioning workshop;
- Ensuring consistent protection of environmental connections between Markham Centre and the Unionville Heritage District;
- Preserving the prominence and stature of the Civic Centre and Warden/Highway 7 intersection; and,

- Agreement to include Areas 1 and 4 as identified in the presentation in the study area;
- Considering additional potential study boundary expansion areas; and,
- Consideration of a potential future study inclusive of the entire Highway 7 / Kennedy Road intersection.

The Committee consented to endorse a modified version of Work Plan Option 1 with additional opportunities for broad community consultation. It was recommended that staff organize a virtual background engagement kickoff session prior to the first visioning workshop in order to provide stakeholders and members of the public with an overview of the history and context of Markham Centre, as well as an introduction to the purpose, vision, and objectives of the Secondary Plan Update study.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the presentation by Mr. Stephen Lue, Manager, Central District, entitled “Markham Centre Secondary Plan Update – Status and Work Plan Options” be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT ONE PIECE IDEAL (MS) DEVELOPMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN APPROVAL 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 NOS: PLAN 19 142690 AND SC 15 119946 (10.3, 10.5 and 10.7)

Ron Blake, Senior Development Manager, introduced the item and provided members of the Committee with an overview of the development application, outlining the site context, approval history, previous and revised proposals, and staff recommendations.

Adam Layton, Evans Planning Inc., consultant for the applicant, delivered a presentation on the development proposal, including an overview of the site context, Phase 1 conceptual site plan, massing, conceptual renderings and streetscapes. Michael Walker, OnePiece Developments Inc., provided members of

Committee with an overview of the technical and design work conducted by the applicant in consultation with City staff.

Rick Tranquada, Unionville Residents Association, addressed the Committee and expressed concerns with respect to the height, parking configuration, and incompatibility of the development proposal relative to the adjacent residential neighbourhood. Mr. Tranquada requested that the application be referred back to staff and the applicant to explore the feasibility of reducing the height of the proposal by transferring a portion of the existing Phase 1 density permissions across a multiple building configuration for the Phase 2 lands.

Paul Marsh, resident, addressed the Committee and expressed concerns with respect to the height of the development proposal relative to the adjacent residential neighbourhood. Mr. Marsh requested that the Committee postpone consideration of the application until such time as an updated secondary plan study has been completed for the broader area context.

Beverly Dutoff, resident, addressed the Committee and expressed concerns with respect to the development proposal, including the proposed height relative to the adjacent residential neighbourhood and potential impacts of construction to neighbouring properties. Ms. Dutoff requested that the Committee not endorse the application, and that any future application for the subject lands be considered as part of an updated secondary plan study for the broader area context.

The Committee discussed the following relative to the development application:

- Potential impacts to adjacent properties and neighbouring Heritage District resulting from the proposed increase in height;
- Whether approval of the proposal will set a precedent for future development applications;
- Feasibility of distributing existing density permissions over a multiple building configuration across the Phase 1 and Phase 2 lands; and,
- Existing groundwater conditions for the subject lands and feasibility of providing for strata park space.

Development Services Committee consented to resolve into confidential session to receive confidential and privileged advice from the City Solicitor on this matter.

The Committee consented to refer consideration of this matter to the Mayor, Deputy Mayor, local Ward Councillor, and Chair and Vice-Chair of Development Services Committee for further discussion with the applicant.

Moved by Councillor Reid McAlpine

Seconded by Councillor Isa Lee

1. **That the deputations made by Rick Tranquada, Unionville Residents Association, Paul Marsh, and Beverly Dutoff, be received; and,**
2. **That the communications submitted by Frank Watson, Jean Rennie, Christl Reeh, Larry Schultz, Barbara Evans, Sharon Steinberg, Annette Sabatini, Winnie Wales, Paul Marsh, Beverly Dutoff, Pina Lam, Rick Tranquada, Unionville Residents Association, Steve Budgell, Shanta Sundarason, Xiao Ping and Hua Ying Lian, Nicola Slater, Peter Chan, Manni Song, Ricky Wu, and Myron Huang, be received.**

Carried

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Joe Li

1. That the report dated May 11, 2020 titled “RECOMMENDATION REPORT, OnePiece Ideal (MS) Developments Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval 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)”, be received; and,
2. That the Official Plan Amendment application (PLAN 19 142690) submitted by OnePiece Ideal (MS) Developments Inc., be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application (PLAN 19 142690) submitted by OnePiece Ideal (MS) Developments Inc., be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance, if necessary, from the provisions of the accompanying Zoning By-law, except for building height increase, before the second anniversary of the day on which the by-law was approved by Council; and,
5. That the application for Site Plan Approval (SC 15 119946) submitted by OnePiece Ideal (MS) Developments Inc. be endorsed, in principle, subject to the conditions attached in Appendix ‘C’; and,

6. That site plan approval be delegated to the Director of Planning and Urban Design or his designate and not to be issued prior to execution of a Site Plan Agreement; and,
7. That Council grant servicing allocation for the 362 units on the Phase 1 (westerly) parcel; and,
8. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and,
9. That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a Site Plan Agreement is not executed within that period; and further,
10. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Referred

9.2 FEE DEFERRAL: TARIFF OF FEES FOR THE PROCESSING OF PLANNING APPLICATIONS & FEES OR CHARGES FOR SERVICES OR ACTIVITIES PROVIDED OR DONE BY THE CITY (CITY WIDE) (10.0)

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

Staff confirmed that requests for fee deferrals will be evaluated on a case-by-case basis.

Moved by Councillor Reid McAlpine
Seconded by Deputy Mayor Don Hamilton

1. That the staff memo entitled “Fee Deferral: Tariff of Fees for the Processing of Planning Applications & Fees or Charges for Services or Activities Provided or Done by the City (City Wide)” be received; and,
2. **That the communications submitted by the Building Industry and Land Development Association (BILD), be received; and,**
3. That (a) the *Tariff of Fees for the Processing of Planning Applications* in By-law 211-83 as amended by By-law 2019-137, and (b) *Fees or Charges for Services or Activities Provided or Done by the City* in By-law 2002-276 be amended as outlined in this memo to provide financial relief to the development industry; and,

4. That By-law 2002-276 be amended to reflect the 2020 annual adjustment for the Residential Infill Grading and Servicing (RIGS) fee from 26% to 28.6% ; and,
5. That the relevant by-law amendments be brought forward to the next Council meeting for enactment; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 HIGHWAY 404 NORTH COLLECTOR ROADS, MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY COMPLETION (WARD 2) (5.7)

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

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the staff report entitled “Highway 404 North Collector Roads Municipal Class Environmental Assessment, Study Completion (Ward 2)”, be received; and,
2. That the preferred alternative for Highway 404 North Collector Roads as set out in the Environmental Study Report be endorsed; and,
3. That staff be authorized to issue a Notice of Study Completion for the project and make the Environmental Study Report available for public review for a period of 30 days commencing May 2020; and,
4. **That the Mayor and Clerk be authorized to enter into agreements with the TC PipeLines, LP (TransCanada Pipelines) and/or Enbridge Gas regarding the municipal rights-of-way and municipal underground services crossing their pipelines, in a form satisfactory to the Chief Administrative Officer and the City Solicitor; and further,**
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

10.2 MAIN STREET UNIONVILLE PROPOSED PARKING PROHIBITION (WARD 3) (5.12)

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

There was discussion regarding consideration of delegating authority to staff to amend parking regulations on a permanent basis.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the report entitled “Main Street Unionville Proposed Parking Prohibition (Ward 3),” be received; and,
2. That Schedule “C” of Parking By-law 2005-188 be amended to temporarily rescind the existing parking prohibition on the west side of Main Street Unionville, from Station Lane to a point 23m north of Victoria Avenue, until the later of September 8, 2020 or the end of the Ontario Declaration of Emergency; and,
3. That Schedule “C” of Parking By-law 2005-188 be amended to temporarily rescind the existing parking prohibition on the west side of Main Street Unionville, from a point 24m north of Fred Varley Drive to Carlton Road, until the later of September 8, 2020 or the end of the Ontario Declaration of Emergency; and,
4. That Schedule “C” of Parking By-law 2005-188 be amended to temporarily prohibit parking at any time on the west side of Main Street Unionville, from Station Lane to a point 23m north of Victoria Avenue, until the later of September 8, 2020 or the end of the Ontario Declaration of Emergency; and,
5. That Schedule “C” of Parking By-law 2005-188 be amended to temporarily prohibit parking at any time on the west side of Main Street Unionville, from a point 24m north of Fred Varley Drive to Carlton Road, until the later of September 8, 2020 or the end of the Ontario Declaration of Emergency; and,
6. That the cost of materials, installation and future removal of the regulatory signs in the amount of \$1,500 be funded from COVID-19 operating account # 330-330-4580 (Traffic Signs/Supplies); and,
7. That the By-law Enforcement, Licensing & Regulatory Services be directed to enforce the parking prohibition upon installation of the signs and passing of the by-law; and,

8. That Council delegate authority to the Director of Engineering in consultation with the Director of Operations to amend parking, traffic and speed limit by-laws, where required, in order to promptly respond to traffic operations and safety concerns arising during the COVID-19 pandemic until such time as this authority is repealed by Council; and,
9. **That staff be directed to explore and, where warranted, implement temporary expansion of the cycling network in Markham to fill gaps in the current cycling network; and,**
10. **That staff be requested to report back on delegated authority for parking restrictions and similar administrative matters on a permanent basis; and further,**
11. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

Councillor Keith Irish assumed the Chair for this section of the meeting.

Moved by Regional Councillor Jim Jones

Seconded by Deputy Mayor Don Hamilton

That Development Services Committee suspend the rules of procedure to allow for consideration of the following matter:

Carried by a Two Thirds Vote

11.1 THERMAL TEMPERATURE DETECTION AND DATA RETENTION FOR THE CITY OF MARKHAM (8.0, 11.0)

Regional Councillor Jim Jones addressed the Committee and introduced a motion entitled "Thermal Temperature Detection and Data Retention for the City of Markham" for immediate consideration.

There was discussion regarding the privacy and legal implications of the proposed technology. It was advised that staff investigate these and any other potential impacts as part of its review.

Moved by Regional Councillor Jim Jones

Seconded by Deputy Mayor Don Hamilton

Whereas, in just a few short months the Covid-19 pandemic has fundamentally changed the way we live, work, play and plan for the future; and,

Whereas, working remotely has created immense challenges for governments, businesses and employees, and has heightened the requirement for more integrated systems and advanced collaboration/monitoring tools and videoconferencing technologies to ensure productivity; and,

Whereas, cities, communities, businesses and workplaces are in the midst of an unprecedented digital transformation driven by the rise of mobile and connected Internet of Things (IOT) systems, the explosion of the secured delivery and management of censored data, and the emergence of automated integrated business solutions and technologies such as artificial intelligence and machine learning solutions; and,

Whereas, Government and cities need to consider the role of IOT/technologies and delivering services transparently, efficiently and with accountability to its citizens; and

Therefore, be it resolved

- 1. That staff be directed to investigate and report back on thermal temperature detection systems as a first line of action due to the COVID-19 environment and potential future health pandemics; and,**
- 2. That such detection systems should be non-contact, fully integrated, capable of detecting high temperatures in both City of Markham employees and visitors to Markham properties, such as City Hall and Community Centres and have the capacity to send immediate alerts to authorized City of Markham officials who are responsible for managing health and safety protocols; and**
- 3. That additionally have the capacity to capture the temperature data and retain the data for future analysis to guide health workers to better address potential future pandemics threats in a timely manner; and,**
- 4. That, furthermore, thermal temperature systems should not require individuals to use their own personal cell phones for detection and tracking purposes thereby respecting privacy considerations; and**
- 5. That a system of this type should also have the capability to add other features which can offer additional and important measurements for other health and safety factors that have not yet been contemplated; and further,**

6. **That a proper all-encompassing system should be used to encourage City of Markham businesses to also adopt similar thermal temperature detection systems in order to deliver data alerts to the City of Markham in order to ensure that health workers can take swift and responsible actions in addressing pandemic spikes in our community.**

Carried

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

13.1 TEMPORARY ZONING BY-LAW FOR OUTDOOR RESTAURANT SPACES (10.5)

Mayor Frank Scarpitti addressed the Committee and inquired as to potential options for providing temporary relief to local restaurants from floor space and outdoor patio restrictions that would allow customers to practice distancing once in-restaurant dining accommodations are permitted in accordance with provincial emergency orders.

There was discussion regarding potential timelines for the implementation of a temporary zoning by-law addressing the issue raised. There was also discussion regarding additional requirements for facilitating the extension and creation of outdoor dining spaces, including easing of liquor license restrictions by provincial authorities. Staff advised that they will report back with a draft temporary zoning by-law for consideration.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Moved by Councillor Reid McAlpine
Seconded by Deputy Mayor Don Hamilton

That, in accordance with Section 239 (2) of the *Municipal Act*, Development Services Committee resolve into a confidential session at 3:04 PM to discuss the following matters:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE - RECOMMENDATION REPORT ONE PIECE IDEAL (MS) DEVELOPMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN APPROVAL 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 NOS: PLAN 19 142690 AND SC 15 119946 (10.3, 10.5 and 10.7) [Section 239 (2)(f)]

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

Moved by Councillor Alan Ho

Seconded by Regional Councillor Joe Li

That the Development Services Committee confidential session adjourn at 3:58 PM.

16. ADJOURNMENT

Moved by Councillor Alan Ho

Seconded by Councillor Karen Rea

That the Development Services Committee meeting adjourn at 5:18 PM.

Carried



Markham Sub-Committee Minutes

May 7, 2020, 2:00 PM - 4:00 PM

Electronic Meeting

Sub-Committee Members	Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes	Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Don Hamilton (Ex-Officio) Councillor Keith Irish (Ex-Officio)
Regrets	Councillor Amanda Collucci	
Council Members	Regional Councillor Joe Li	Councillor Alan Ho
Staff/Guests	<u>Staff</u> Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning & Urban Design Ron Blake, Senior Development Manager Marg Wouters, Senior Manager, Policy & Research Lilli Duoba, Manager, Natural Heritage Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, East District Scott Chapman, Election and Committee Coordinator Hristina Giantsopoulos, Election and Committee Coordinator	<u>Guests</u> Lindsay Dale-Harris, Bousfields Julius De Ruyter, Julius De Ruyter Planning and Development Services Thanh Nguyen, Liberty Development Lezlie Phillips, Liberty Development Frank Palombi, Lindvest Christian Lamanna, Madison Group David Singer, Madison Group Bella Ziering-Lando, Norfinch Group Adam Liu, OnePiece Developments Michael Walker, OnePiece Developments Larry Varlese, Valleyview Gardens Robert Webb

1. CALL TO ORDER

In consideration of the ongoing state of emergency surrounding the 2019 Novel Coronavirus (COVID-19) and the emergency public health orders issued by the Government of Ontario, this meeting was conducted electronically to maintain physical distancing among participants.

The Markham Sub-Committee meeting convened at the hour of 2:02 PM with Regional Councillor Jack Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN**3.1 REVISED PUBLIC ENGAGEMENT PROCESS**

Darryl Lyons, Manager, Policy, delivered a presentation on a revised approach for the Markham Road-Mount Joy Secondary Plan design charrette prepared in response to the COVID-19 pandemic. Members of the Sub-Committee were provided with an overview of the charrette status, impacts to the initial project timeline, and revised strategies for in-person and virtual stakeholder engagement.

There was discussion regarding potential strategies and opportunities for leveraging digital technologies to secure public engagement. Members of the Sub-Committee recommended that staff organize an interactive community consultation session through videoconferencing or digital platform providing a virtual public kickoff that introduces the initiative, presents the charrette objectives, and obtains initial stakeholder feedback.

The Sub-Committee consented to endorse the revised charrette approach, subject to the comments and recommendations raised by the members.

Moved By Councillor Andrew Keyes
Seconded By Councillor Karen Rea

That the Markham Sub-Committee support the revised approach and timing of the Markham Road-Mount Joy Secondary Plan charrette.

Carried

3.2 9999 MARKHAM ROAD - REPORT BACK ON HOLD PROVISION

Biju Karumanchery, Director, Planning & Urban Design, addressed the Sub-Committee in regard to the development application submitted for 9999 Markham Road, providing members with an overview of the status of hold (H) provision for the Phase 1B lands requested by Markham Council and the preliminary results of the location and feasibility study commissioned for a potential GO Transit Station at Major Mackenzie Drive.

Staff noted that the timeline of the location and feasibility study has been delayed due to the COVID-19 pandemic, and that the study consultants have identified a tentative completion date of late June to early July 2020. Staff advised that the Sub-Committee defer a decision on a removal of the hold provision until the completion of the study.

Adam Liu, OnePiece Developments, representative for the applicant, was in attendance and requested that the removal of the hold provision be deferred no later than the date identified by the study consultants.

Moved By Councillor Andrew Keyes

Seconded By Councillor Karen Rea

That a decision on a removal of the hold (H) provision for the lands identified in the Phase 1B site plan of the development application for 9999 Markham Road be postponed to July 2020 pending completion of the Markham Road-Mount Joy Secondary Plan Baseline Study that will include an assessment of a potential GO Transit Station at Major Mackenzie Drive.

Carried

4. CORNELL ROUGE NATIONAL URBAN PARK GATEWAY

4.1 LAND USE / BUILT FORM EXERCISE TERMS OF REFERENCE

Marg Wouters, Senior Manager, Policy & Research, delivered a presentation on the proposed Terms of Reference for a Land Use and Built Form Exercise for the lands within the Cornell Rouge National Urban Park Gateway study area. Key objectives for the Exercise were outlined, including timing and recommended parameters for the Land Use and Built Form Concept.

The Sub-Committee discussed the following relative to the proposed Land Use and Built Form Exercise:

- Expected timing of the draft Land Use and Built Form Exercise;

- Coordination among the Gateway landownership group;
- Extending the primary study area to include lands along the Reesor Road frontage north of Highway 7;
- Ensuring appropriate interfacing of land uses along Reesor Road north of Highway 7 and at the intersection of Highway 7 and the Donald Cousens Parkway with the overall design concept of the Gateway;
- Strategies for accommodating anticipated increases in vehicular traffic in the Gateway area, including the potential widening of Highway 7 east of Reesor Road and the addition of a by-pass roadway through Locust Hill
- Capacity and configuration of parking facilities within the Rouge National Urban Park; and,
- Potential relocation or integration of the existing heritage structure situated within the Rouge National Urban Park Welcome Area.

Christian Lamanna, Madison Group, indicated landowner support for undertaking the Exercise and requested that the draft Land Use and Built Form Concept reporting date be extended to September 2020 to afford sufficient time for coordination among the stakeholders.

Moved By Councillor Keith Irish
Seconded By Councillor Andrew Keyes

That the Markham Sub-Committee endorse the draft Terms of Reference for the Cornell Rouge National Urban Park Gateway Land Use and Built Form Exercise with an amended study area and reporting date.

Carried

4.2 CORNELL ROUGE NATIONAL URBAN PARK INFRASTRUCTURE STEERING COMMITTEE AND WORKING GROUP

Lilli Duoba, Manager, Natural Heritage, delivered a presentation on a proposed mandate and composition for the Infrastructure Steering Committee to be established as part of the implementation strategy for the Cornell Rouge National Urban Park Gateway Study. Key deliverables for the committee and considerations for the pedestrian bridge identified in the study were reviewed.

There was discussion regarding the potential configuration of the proposed pedestrian bridge. It was recommended that the mandate of the Infrastructure

Steering Committee include a technical review to clarify and define the purpose and function of the pedestrian bridge, having regard to its relationship to the larger trail and cycling network.

Moved By Mayor Frank Scarpitti

Seconded By Deputy Mayor Don Hamilton

That a Terms of Reference be established to create the 'Cornell RNUP Gateway Infrastructure Steering Committee,' to be comprised of senior staff and stakeholders as outlined in the staff presentation, for the purpose of advancing streetscape and bridge implementation options at Highway 7 and Reesor Road with the first meeting targeted for the fall of 2020.

Carried

5. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 3:58 PM.



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Commercial Façade Improvement Grant Program for 2020
PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

RECOMMENDATION:

- 1) THAT the report entitled “Commercial Façade Improvement Grant Program for 2020”, dated May 25, 2020 be received;
- 2) THAT Council supports a matching grant of up to \$10,000.00 for the re-conditioning of the historic wooden tongue and groove exterior cladding and the replication of the wooden recessed paneled entrance doors for 10137 Woodbine Ave.;
- 3) THAT the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-20018) which has a budget of \$20,000.00 for the year 2020;
- 4) THAT the remaining budget of \$10,000 (\$20,000-\$10,000) be returned to the original funding source;
- 5) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to recommend the approval of grant assistance for the one application made to the 2020 Commercial Façade Improvement Grant Program. The application is for the property located at 10137 Woodbine Ave. just south of the hamlet of Victoria Square.

BACKGROUND:

Council approved the creation of the Commercial Façade Improvement Grant Program and the Commercial Signage Replacement Grant Program for commercial properties located in the City’s heritage conservation districts on June 8, 2004.

The purpose of the program

The purpose of the Commercial Façade Improvement Grant program is to encourage and assist in the exterior improvement of privately owned buildings in commercial use located within the City’s heritage districts/main street areas, and individually designated properties in commercial use. Both heritage and non-heritage buildings in heritage districts/main street areas in commercial use are encouraged to apply to the program.

Eligibility requirements for grant assistance

Commercial properties located in the City's heritage districts and individually designated properties in commercial use are eligible for façade improvement grants. Owners and tenants of commercial property can apply for assistance. The subject property must not be in default of any municipal taxes, local improvements or any other monies payable to the City (fees or penalties). Also, the property must not be the subject of a by-law contravention, work order or outstanding municipal requirements. Approved work completed since the 2018 deadline for applications to the program, may also be considered eligible for grant assistance.

Types of improvements eligible for assistance

Eligible facade improvements on heritage properties may include:

- Repair or restoration of original features (cornices, parapets, eaves, other architectural features).
- Repair, restoration or replacement of windows and doors.
- Cleaning and repair of masonry.
- Removal of non-original siding or facing
- Installation of new signage in accordance with the Special Sign District policies of the City's Sign By-law.

Eligible façade improvements on non-heritage properties may include:

- Renovation of existing commercial storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.).
- Improvements to the principal facades of incompatible buildings provided such work is sympathetic and compatible with the historic character of the area and the policies of the heritage conservation district plan.
- Re-cladding in more traditional materials complementary to the district character.

Amount of grant assistance

The maximum façade grant is \$10,000 for non-heritage properties and \$15,000 for heritage properties. The assistance is in the form of a 50/50 matching grant that is paid upon completion of approved work. An applicant can receive one grant per calendar year. As a condition of any grant of more than \$5,000 or more, the property owner is required to enter into a façade easement agreement, in perpetuity, with the municipality.

For 2020, Council has allocated \$20,000 to this program.

Letter of Understanding

Applicants who secure grant approval are also required to sign a Letter of Understanding with the municipality. The Letter of understanding establishes a formal arrangement between the applicant and the City, and outlines the amount of the grant, the work to be done and the project completion date.

OPTIONS/ DISCUSSION:**The City received one application for 2020.**

One grant application was received by the deadline of April 3, 2020 requesting up to \$10,000.00 in grant assistance (See Appendix 'A' for a detailed summary of the requested grant).

Address	Description of Work	Grant Request
10137 Woodbine Ave. Victoria Square	<ul style="list-style-type: none"> Reconditioning of the historic wooden tongue and groove exterior cladding and replication of the wooden recessed panel entrance doors 	\$10,000.00

The review of grant applications is undertaken by Heritage Section Staff and Heritage Markham, Council's heritage advisory committee. The following criteria were considered when reviewing the applications for assistance:

- The project must comply with the policies and guidelines of the area's heritage district plan;
- Preference is given to applications proposing work on heritage properties;
- On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- Projects must obtain municipal approval to qualify;
- The assistance should not reward poor property stewardship;
- Substantive improvements rather than short-term cosmetic patch-ups should be given priority.

The application is considered to meet the eligibility requirements

The following summary provides an analysis of the grant application.

10137 Woodbine Ave.

- The subject property is an individually designated heritage property, protected by a heritage conservation easement, being used for commercial purposes as a Montessori School. The property is located just south of the hamlet of Victoria Square.
- The proposed work is eligible for funding up to a maximum of \$15,000.00 because this is a heritage property, and the applicant has met the eligibility requirements of the program.

Heritage Markham Committee reviewed the application

Heritage Markham supported the grant application for 101037 Woodbine Ave. at its May 13, 2020 meeting. (See Appendix "B" for the Heritage Markham Extract)

FINANCIAL CONSIDERATIONS

The total sum of the grant assistance recommended for allocation through the Commercial Façade Improvement Grant program for 2020 is up to \$10,000.00. The

requested grant will be funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-20018 which has a budget of \$20,000.00.

HUMAN RESOURCES CONSIDERATIONS

“Not Applicable”

ALIGNMENT WITH STRATEGIC PRIORITIES:

Assisting with the costs of restoring and improving commercial properties individually designated under the Ontario Heritage Act and commercial properties in Heritage Conservation Districts promotes private investment, increases property values, and property tax revenue, while strengthening a sense of community and civic pride.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application was forwarded to Heritage Markham for review. Heritage Markham supports the recommendations of this report. The Finance Department has also reviewed this report.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix ‘A’
Appendix ‘B’

Application Summary
Heritage Markham Extract

Appendix 'A'

Summary of 2020 Commercial Façade Improvement Grant Requests

10137 Woodbine Ave.

Status: Part IV Designated Building in Victoria Square subject to Heritage Conservation Easement Agreement



Completed Work	Quote 1	Quote 2
Re-conditioning of historic wooden tongue and groove exterior cladding.	Best Ontario Home and Office Improvement Services Inc.-\$10,113.50	Suna Enterprises-\$10,819.75
Cost	\$10,113.50	\$10,819.75
Replication of wooden recess panel entrance doors and installation of sheet metal caps on wooden window sills	Quotes Pending (estimated cost for this type of work is around \$6,000-\$7,000)	
Estimated Total Cost	\$17,113.50	\$17,819.75

Staff Comment: Staff supports funding of up to \$10,000.00 to cover 50% of the expected total costs. The applicant has met all eligibility requirements of the program.

HERITAGE MARKHAM EXTRACT

DATE: May 14, 2020

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

EXTRACT CONTAINING ITEM #5.3 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 13, 2020.

**5.3 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM
10137 WOODBINE AVENUE
REVIEW OF 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT
PROGRAM APPLICATIONS (16.11)**

Extracts:

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

Moved by David Nesbitt

Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham supports a matching grant of up to \$10,000.00 for the scraping, priming and painting of the historic wooden tongue and groove exterior cladding, window sill metal treatment, and for the replication of the two wooden recessed panel entrance doors of the Victoria Square Schoolhouse at 10137 Woodbine Avenue.

Carried



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Designated Heritage Property Grant Applications - 2020
PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

RECOMMENDATION:

- 1) That the report entitled “Designated Heritage Property Grant Applications -2020”, dated May 25, 2020, be received;
- 2) That Designated Heritage Property Grants for 2020 be approved in the amounts noted for the following properties, totaling \$24,940.53, provided that the applicants comply with eligibility requirements of the program;
 1. 15 Colborne Street, Thornhill-up to \$2,774.15 for repairs to the cedar shingle roof and the brick chimney as already approved by the City;
 2. 17 Euclid Street, Unionville- up to \$1,694.48 for the installation of two historically authentic wooden second storey windows;
 3. 8 David Gohn Circle, Markham Heritage Estates-up to \$7,500.00 for installation of a new cedar shingle roof;
 4. 10 David Gohn Circle, Markham Heritage Estates –up to \$5,000.00 for the reconstruction of brick veneered dummy chimneys;
 5. 16 George Street, Markham Village-up to \$5,000.00 for repairs to the floor deck and railings of the historic veranda and re-conditioning of more of the historic windows;
 6. 309 Main Street North, Markham Village-up to \$2,971.90 for the reconditioning of three historic wooden windows.
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-20017 (\$30,000.00 available for 2020);
- 4) That the remaining budget in the amount of \$5,059.47 (\$30,000 - \$24,940.53), as well as any un-used budget on approved projects, be returned to the original funding source;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain approval of six applications for the 2020 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was April 3, 2020, and six applications were received.

Markham's Designated Heritage Property Grant Program

On January 19, 2010, Council approved the Designated Heritage Property Grant Program. Highlights of the Program include:

- Assistance to the owner in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property per year for eligible work;
- Minimum amount of eligible work - \$500;
- Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible;
- Ineligible Projects- Commercial façade projects in heritage districts as there is a separate program, and projects in Markham Heritage Estates (that have been in place less than 20 years);
- Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
- Only one grant per calendar year, per property;
- First time applicants to the program receive priority funding while repeat applicants to the program are only considered if the annual funding cap is not required for first time applicants;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials). A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$5,000) is available;
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. One time only grant.
- Replacement of cedar shingle roofs in Markham Heritage Estates-up to \$7,500.00 in grant assistance, provided the shingles are installed using a system to maximize their longevity, satisfactory to Heritage Section staff;
- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;
- Applications will be reviewed by City (Heritage Section) staff and Heritage Markham. Recommended submissions will be forwarded to Council for approval;
- Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Grants are paid upon submission of receipts to the satisfaction of the City;
- Approved work completed since the previous year deadline for applications to the program can be considered eligible for grant assistance;
- Approved applicants will be required to enter into a Letter of Understanding with the City;

Eligibility requirements for grant assistance

The subject property must not be in default of any municipal taxes, local improvements or any other monies payable to the City (fees or penalties). Also the property must not be the subject of a by-law contravention, work order, or outstanding municipal requirements. Approved work completed since the 2019 deadline for applications to the program, may also be considered eligible for assistance.

Council has extended the program for another three years 2020-2022

In December of 2019, Council passed a resolution to extend the program for another three years from 2020 to 2022 totaling \$90,000.00. Staff advertised the availability of the 2020 grant assistance this winter in the local newspapers.

OPTIONS/ DISCUSSION:**All applications were reviewed by Heritage Section staff, and Heritage Markham**

Staff undertook a comprehensive review of the six applications. Each application was fully examined giving consideration to the type of work proposed, its eligibility using the program guidelines, the quoted cost of the work, and any conditions that would need to be attached to an approval. Then each application was assessed using the following evaluation criteria which were adopted by Council as part of the program:

- Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
- Preference will be given to applications proposing work visible to the general public
- The proposed work must comply with heritage conservation guidelines, principles and policies
- Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
- Grant is not to reward poor stewardship
- The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)
- First time applicants to the program were given priority by recommending that repeat applicants receive a proportional amount of the funds not needed by the first time applicants.

Six applications are recommended for approval

Staff is recommending grant assistance for all six of the applications received, totaling \$24,940.53 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On May 13, 2020 the Heritage Markham committee reviewed the recommended applications and individual summary sheets for all applications. The Committee supported the recommendations of staff subject to the specific conditions. (See Heritage Markham Extract of May 13, 2020 Appendix 'B')

Letter of Understanding is required

Once grant applications are approved by Council, owners will be required to enter into a Letter of Understanding with the City detailing any conditions associated with the grant assistance. Applicants must still obtain any necessary development approval and permits to undertake the work.

FINANCIAL CONSIDERATIONS

In December 2019, Council resolved to extend the Designated Heritage Property Grant program for another three years allocating \$30,000 per year for a total of \$90,000.00 to the program. The funding for this grant program is funded through unused grant funding from previous years and a transfer of funds from the Heritage Loan Reserve Fund.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

This program aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value in order to create a higher quality community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix 'A' Grant Application Summary 2020
Appendix 'B' Heritage Markham Extract May 13, 2020

Appendix 'A'
Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
15 Colborne Street, Thornhill	Yes	\$2,774.15	Up to \$2,774.15	\$2,774.15	Grant assistance is requested for the cost of repairs to the cedar shingle roof which were completed after the deadline for application in 2019 and for proposed repairs to the masonry chimney.
17 Euclid Street, Unionville	Yes	\$1,694.48	Up to \$1,694.48	\$4,468.63	Grant assistance is requested for the replacement of two second storey windows with historically authentic wooden windows as seen in an archival photograph of the house.
8 David Gohn Circle	Yes	\$7,500.00	Up to \$7,500.00	\$11,968.63	Grant assistance is requested to replace the existing cedar shingle roof with new cedar shingles.
10 David Gohn Circle	Yes	\$5,000.00	Up to \$5,000.00	\$16,968.63	Grant assistance is requested to repair/replace the existing false brick veneer covered plywood chimneys.
16 George Street	Yes	\$5,000.00	Up to \$5,000.00	\$21,968.63	Grant assistance is requested to make repairs and replace front veranda floor deck and railing and to continue reconditioning historic wooden windows.
309 Main Street North	Yes	2,971.90	Up to \$2,971.90	\$24,940.53	Grant assistance is requested to restore and recondition three of the historic wooden windows.

Designated Heritage Property Grant Application

Name	Diane Berwick
Address	15 Colborne Street, Thornhill
Status	Part V dwelling in the Thornhill HCD
Grant Project	Repairs to the cedar shingle roof which were completed last year after the 2019 deadline for applications, and for the repair of the brick chimney.
Estimate 1	\$5,548.30 -Cedar Roof Ontario and Andrew's Restoration Ltd.
Estimate 2	\$11,074.00 –Avenue Road Roofing and Everest Restoration
Eligibility	Both the completed work and the proposed work meet the eligibility requirements of the program.
Conditions	No conditions- The proposed work has already been approved through the heritage permitting process.
Previous Grants	No
Comments	Recommended for approval
Grant Amount	Up to \$ 2,774.15



Designated Heritage Property Grant Application

Name	Victor Chau
Address	17 Euclid Street, Unionville
Status	Part V
Grant Project	Replacement of two inappropriate second storey windows with historically authentic wooden windows
Estimate 1	\$3,388.96 – Fieldstone Windows
Estimate 2	\$3,496.40 – Pella Windows
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	Work must be approved through the heritage permitting process
Previous Grant	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$1,694.48



Designated Heritage Property Grant Application

Name	Nicholas & Katherine Minovski
Address	8 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated dwelling
Grant Project	Re-shingling of roof in cedar shingles.
Estimate 1	Cedar and Copper Roof Ontario - \$41,810.00
Estimate 2	Emerald Cedar Contracting - \$ 30,510.00
Eligibility	The home was relocated to Markham Heritage Estates in 1990 and meets the eligibility requirement of having been in Heritage Estates for at least 20 years.
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$7,500.00



Designated Heritage Property Grant Application

Name	Zachary Wilkie
Address	10 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated dwelling
Grant Project	Re-construction of “dummy” masonry chimneys
Estimate 1	Casa Loma Masonry - \$15,255.00
Estimate 2	Three Little Pigs Masonry - \$20,905.00
Eligibility	The home was relocated to Markham Heritage Estates in 1990 and meets the eligibility requirement of having been in Heritage Estates for at least 20 years.
Conditions	Proposed work must be approved through the building permitting process
Previous Grants	Yes, \$7,500.00 in 2017 for re-shingling of roof in cedar shingles
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Aram Agopian
Address	16 George Street
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Reconditioning of historic wooden windows and repair of front veranda floor deck and railings
Estimate 1	Colour Strokes - \$13,560.00
Estimate 2	Century Craft Custom Builders Inc. - \$17,515.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Building Permit/ Heritage Permit
Previous Grants	Yes, \$5,000.00 for basement waterproofing in 2012, and \$5,000.00 for window reconditioning in 2019
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Saleem Khan & Rita Ahola Kahn
Address	309 Main Street North, Markham Village
Status	Part V Class 'A' designated dwelling in the Markham Village HCD
Grant Project	Reconditioning of three historic wooden windows, production of new wooden storm windows
Estimate 1	Dave Wylie Restoration Ltd. \$5,943.80
Estimate 2	Casella Carpentry Services \$6,780.00
Eligibility	The proposed work is eligible for funding.
Conditions	Proposed work requires a heritage permit
Previous Grants	Yes, Property received \$3,885.00 in 2010
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$2,971.90



HERITAGE MARKHAM EXTRACT

DATE: May 14, 2020

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

EXTRACT CONTAINING ITEM #5.2 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 13, 2020.

5.2 2020 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM¹⁵
COLBORNE STREET
17 EUCLID STREET
8 DAVID GOHN CIRCLE
10 DAVID GOHN CIRCLE
16 GEORGE STREET
309 MAIN STREET NORTH
2020 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS
REVIEW (16.11)

Extracts:

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

Regan Hutcheson and Peter Wokral provided a brief background of the Designated Heritage Grant Program, including the funding of the program.

Moved by Councillor Keith Irish
Seconded by Doug Denby

Recommendation:

1. That Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$24,940.53 subject to conditions noted on the individual summary sheets:

- 15 Colborne Street, Thornhill (up to \$2,774.15);
- 17 Euclid Street, Unionville (\$1,694.48);
- 8 David Gohn Circle (\$7,500.00);
- 10 David Gohn Circle (\$5,000.00)
- 16 George Street, Markham Village (\$5,000.00);
- 309 Main Street North, Markham Village (\$2,971.90); and,

2. That \$5,059.47 of the unallocated funds in the 2020 Designated Heritage Property Grant Program be returned to the funding source.

Carried



Report to: Development Service Committee

Meeting Date: May 25, 2020

SUBJECT: Recommendation Report
Demolition Permit Application Accessory Building
31 Wales Avenue
Markham Village Heritage Conservation District, Ward 4
File No. 20 112282 DP

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

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

RECOMMENDATION:

- 1) That the staff report entitled “Recommendation Report, Demolition Permit Application, Accessory Building, 31 Wales Avenue, Markham Village Heritage Conservation District, Ward 4, File No. 20 112282 DP”, dated May 25, 2020 be received;
- 2) That Council endorse the demolition of the frame accessory building at 31 Wales Avenue, with the conditions that the applicant consult and comply with any requirements of the City’s Urban Design staff to address the protection of mature trees during demolition, and that the owner advertise the heritage materials for salvage in a local newspaper, to the satisfaction of the Manager of Heritage Planning;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend the demolition of a frame accessory building at 31 Wales Avenue, Markham Village.

BACKGROUND:

The owners of the property propose to demolish an old accessory building

The owners of 31 Wales Avenue wish to demolish a one and a half storey, frame accessory building located in the rear yard of the subject property. This building, a former stable and village-scaled storage barn, dates from c.1910. The owners plan to replace the existing building due to concerns about its structural condition with a new, detached accessory building through future Site Plan Control and Building Permit applications.

The property is located within a heritage conservation district

As the property is designated under Part V of the Ontario Heritage Act, review of the demolition permit application by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing accessory building.

Staff explored the option of repairing, rather than replacing the existing structure with the applicant

Staff proposed the idea of repairing the existing c.1910 accessory building with the applicant, instead of demolition and replacement. The owners are of the opinion that the building cannot be reasonably repaired due to structural issues and plan to replace it. The owners are open to the idea of making any heritage materials from the building available for use elsewhere.

Heritage Markham reviewed the application on May 13, 2020

Heritage Markham Committee reviewed the demolition permit application at its meeting of May 13, 2020 and did not oppose the approval of the application based on the information provided by the applicant. The recommendations of Heritage Markham are included in the recommendations of this staff report.

Urban Design

Urban Design staff has advised that there are mature trees around the existing accessory building that should be protected during demolition. They have noted that if the applicant plans to build a replacement structure in this location or further back on lot, this may impact mature trees. This is a matter that will be highlighted at a future Request for Pre-Consultation relating to the anticipated Site Plan Control application.

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

As a property located within the Markham Village Heritage Conservation District, according to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to:

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

The Act does allow a municipality to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, it has been determined that the delegation of the authority to approve “alterations” to staff does not include the authority to consider applications for demolition or removal which are addressed under Part IV and V of the Act. No delegation provisions apply in such circumstances.

Therefore, all applications for demolition of buildings and structures within heritage conservation districts, whether of significant cultural heritage value or not, must be considered by Council.

The proposed demolition of the accessory building can be supported

Heritage Markham and Heritage Section staff have, in similar situations, accepted the demolition of accessory buildings within the Markham Village Heritage Conservation

District (examples include 44 Church Street, 30 Washington Street) on the basis that they are typically located in rear yards and therefore have a minor visual presence in the District, and also because the later accessory buildings are of light stud frame construction and have minimal foundations. They tend not to be substantial structures. Therefore, staff has no objection to the demolition of the accessory building at 31 Wales Avenue.

It is recommended that as a condition of demolition approval, that the owner be required to advertise the heritage materials of the accessory building for potential salvage, to the satisfaction of the Manager of Heritage Planning. Alternatively, the owner could consider the re-use of some of the material in the future new building.

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: Location Map and Building Photograph

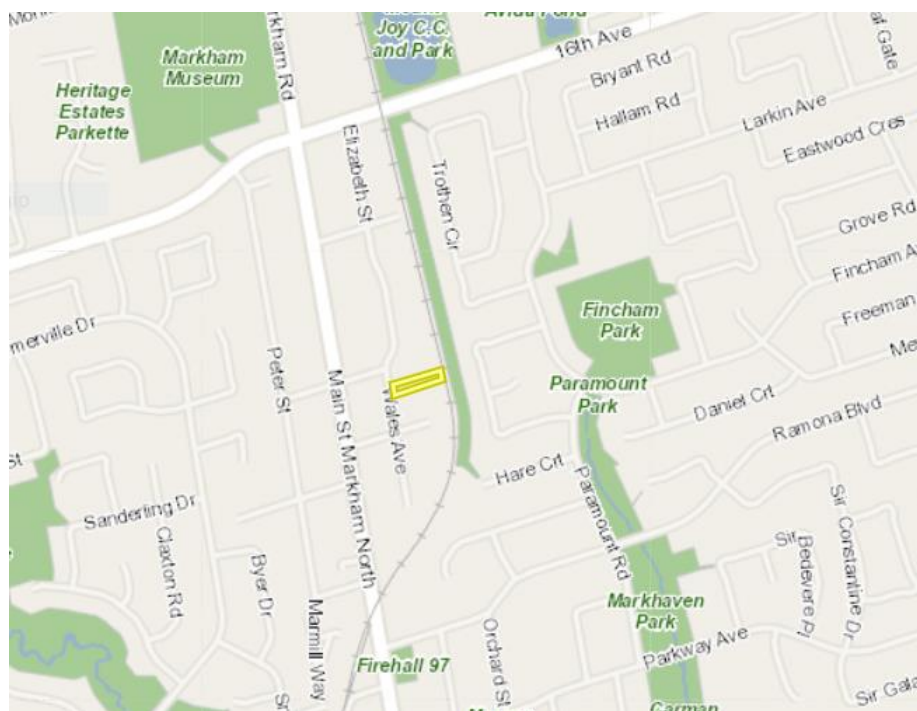
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FIGURE 1

APPLICANT/OWNERS: Todd McDowell and Elizabeth Butler

LOCATION MAP AND BUILDING PHOTOGRAPHS:





Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: **Recommendation Report**
 Demolition Permit Application for a Building Listed on the
 Markham Register of Property of Cultural Heritage Value or
 Interest,
 Summerfeldt-Stickley House
 10536 McCowan Road, Ward 6
 File No. 20 110958 DP

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 Permit Application for a Building Listed on the Markham Register of Property of Cultural Heritage Value or Interest, Summerfeldt-Stickley House, 10536 McCowan Road, Ward 6”, File No. 20 110958 DP, dated May 25, 2020, be received;
- 2) That Council approve the demolition of the vacant listed heritage building known as the Summerfeldt-Stickley House on the basis of its advanced state of disrepair and the unlikely possibility of repairs being undertaken based on the applicant’s structural review by a qualified engineering consultant;
- 3) That as conditions of demolition approval, the owner be required to provide at their sole cost a Markham Remembered commemorative plaque to interpret the history of the property, and place it in near the front of the property, and the owner be required to advertise in a local newspaper the availability of the building for potential salvage of materials that could be used elsewhere, both to the satisfaction of the Manager of Heritage Planning;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution

PURPOSE:

To recommend the demolition of the vacant heritage building at 10536 McCowan Road, known as the Summerfeldt-Stickley House.

BACKGROUND:

The Summerfeldt-Stickley House is listed on the Markham Register of Property of Cultural Heritage Value or Interest

The subject property, owned by Beechgrove Estates Inc., is located on the west side of McCowan Road, just outside of the Robinson Glen Secondary Plan area of the North

Markham Planning District. It is zoned A1 – Agricultural under By-law 304-87, as amended, and designated Countryside and Greenway in the Official Plan 2014.

The property is listed on the Markham Register of Property of Cultural Heritage Value or Interest. The building on the property is the Summerfeldt-Stickley House, c.1860. It is a one and a half storey frame vernacular dwelling designed with the influence of the Gothic Revival style, set well back on the property from the street frontage.

The building was researched and evaluated in 2018

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Summerfeldt-Stickley House was evaluated as a Group 2 Heritage building as part of a program of research and evaluation conducted in 2018 in association with properties within the Future Urban Area/North Markham Planning District. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered to be potentially worthy of designation under the Ontario Heritage Act.

The building is vacant pending future development

The Summerfeldt-Stickley House has been vacant for several years on a rural property held by Beechgrove Estates Inc. for future development. There are currently no development applications for this property. The owner has had difficulty with trespassers on the property and is concerned about the risks that the advanced state of disrepair of the building present.

A demolition permit application has been submitted for the vacant heritage dwelling

A demolition permit application was submitted by the owner on March 27, 2020, accompanied by a Scoped Cultural Heritage Evaluation Report prepared by MHBC Planning, Urban Design & Landscape Architecture Consultants and a Structural Condition Report prepared by TACOMA Engineers.

In 2019, By-law Enforcement conducted a series of inspections on properties with vacant heritage buildings. 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. This property was inspected and it was found that the frame rear wing of the heritage building was in a state of collapse, and that there were several large holes on the rear slope of the main roof. Since none of these issues were visible from street view, there were no readily-seen condition concerns with the vacant building prior to this inspection.

The property owner does not intend to repair the building and proposes to demolish it due to trespassing and condition concerns

Based on their observations, the By-law Officers were of the opinion that it was unlikely that the property owner would undertake repairs to the building based on its condition. The owner was advised to obtain a structural assessment by a qualified engineer if they decided to pursue a demolition permit application at a future date.

TACOMA Engineers are of the opinion that the building is in an unsafe condition

The report by TACOMA Engineers, which reviewed an earlier report by Zaretsky Consulting Engineers Inc., concludes that the building is beyond the point of restoration due to structural issues and would be unsafe for workers to enter to undertake either shoring or repairs. The report states that the level of replacement of existing material would be such that little would remain of the original heritage building if restoration was to be undertaken.

MHBC Planning, Urban Design & Landscape Architecture Consultants are of the opinion that the building's condition has compromised its cultural heritage value

The report by MHBC, titled "Scoped Cultural Heritage Evaluation Report for 10536 McCowan Road, The John Stickley House" indicates, in the consultant's opinion, there is minimal cultural heritage value in terms of Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest, the test to examine if a property warrants designation under the Ontario Heritage Act. The consultant report also covers the condition of the building and concludes that due to its poor condition very little of its heritage integrity remains, in addition to concerns with its structural integrity.

Heritage Markham reviewed the demolition permit application on May 13, 2020

Heritage Markham Committee reviewed the demolition permit application at its meeting of May 13, 2020 and did not oppose the approval of the demolition permit application based on the findings of the consultant reports provided by the applicant. The recommendations of Heritage Markham have been included in the recommendations of this staff report.

OPTIONS/ DISCUSSION:**Vacant heritage properties present a challenge to the municipality**

Vacant heritage properties in a state of limbo pending future development represent a significant issue of concern for the City's heritage conservation program. There are about 60 buildings throughout Markham in this state. Ideally, if an owner undertakes the proper steps to maintain and protect a heritage building soon after it becomes vacant, there is a much better chance that serious concerns with condition will not occur.

In parts of Markham north of the existing developed urban area, there are heritage buildings located on properties being held for future development that have been abandoned for years, with electrical service disconnected and therefore no heat. With these vacant dwellings often in locations on rural properties where they are distant from the road, maintenance problems are not always observed by City staff and problems such as a deteriorated roof can go unnoticed and develop into more serious condition problems.

The condition of the heritage building at 10536 McCowan Road appears to have reached a point where repair is unlikely to occur

When By-law Enforcement has encountered vacant buildings that appear to have gone past the point of reasonable repair, owners have responded by submitting demolition permit applications. Based on their observations on site at 10536 McCowan Road, By-Law Enforcement officers were of the opinion that it would be impractical to attempt to

enforce the By-Law requirements with respect to repairing the damage and re-instating electricity and heat.

Discussion of Cultural Heritage Value or Interest

The subject building still possesses historical associative and physical/design value according to the findings of Heritage Section staff. However, notwithstanding the cultural heritage value or interest of the Summerfeldt-Stickley House and its evaluation as a Group 2 heritage building, its advanced state of deterioration is a significant factor to consider in reaching a recommendation with respect to the proposed demolition of the building.

Staff do not recommend that the property be designated under the Ontario Heritage Act, but recommend that it should be commemorated

With no development applications in progress, and the unlikely prospect of repair and restoration to a habitable condition, staff do not recommend that the property be considered for designation under the Ontario Heritage Act. In order to recognize the cultural heritage value of the Summerfeldt-Stickley House, staff recommends that a commemorative “Markham Remembered” plaque be installed at the expense of the owner, to be placed near the front of the property, to the satisfaction of the Manager of Heritage Planning.

Staff also recommends that the owner be required to advertise in the local newspaper the availability of the building for the potential salvage of materials that could be used elsewhere. This action could help divert some building materials from landfill sites.

The Ontario Heritage Act requires Council to consider demolition applications for listed heritage properties within a specified timeframe

For properties listed on the *Markham Register of Property of Cultural Heritage Value or Interest* that are not designated individually or within a designated heritage conservation district, or where Council has not passed a resolution indicating an intention to designate, the procedure outlined in Section 27(3) of the *Ontario Heritage Act* must be followed. As a listed property, the demolition request must be reviewed by Heritage Markham and its recommendation addressed by Markham Council within 60 days of the date a notice of receipt letter is issued to the applicant.

Staff recommends that the demolition permit application be approved based on the circumstances involving this property

Based on the specific circumstances concerning the condition of this vacant heritage building, staff recommends that the demolition permit application be approved with the conditions to require a Markham Remembered plaque, and the advertising of the building for potential salvage of materials.

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 Photographs 2000 and 2020

FILE PATH:

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FIGURE 1**APPLICANT NAME & LOCATION MAP**

APPLICANT/OWNERS: Beechgrove Estates Inc. (Clay Leibel).

LOCATION MAP:



FIGURE 2
BUILDING PHOTOGRAPHS



Summerfeldt-Stickley House in 2000 and 2020



TACOMA Engineering Photograph

BUILDING PHOTOGRAPHS Continued



Rear of Summerfeldt-Stickley House, 2020

TACOMA Engineers Photograph



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: PRELIMINARY REPORT
2690622 Ontario Inc. (Kingdom - Markham Centre)
Application for an Official Plan Amendment and Zoning By-law Amendment to permit a phased high-density residential development at 4077 and 4101 Highway 7, Markham Centre (Ward 3)

File No. PLAN 20 140215

PREPARED BY: Dimitri Pagratis, M.C.I.P., R.P.P. ext., 2960
Senior Planner, Central District

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

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for an Official Plan Amendment and Zoning By-law Amendment to permit a phased high-density residential development at 4077 and 4101 Highway 7, Markham Centre (Ward 3) - File No. PLA 20 140215”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the Official Plan Amendment and Zoning By-law Amendment applications (the “Applications”). This report contains general information regarding applicable Official Plan and/or other policies, as well as related issues. The report should not be taken as Staff’s opinion or recommendation on the application.

Application deemed complete

On April 7, 2020, and December 5, 2019, respectively, Staff deemed the Official Plan Amendment and the Zoning By-law Amendment applications complete.

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 *Planning Act* timelines for the review of an application and any appeal to the Local Planning Appeal Tribunal. Under the emergency legislation, 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.). Where a decision is made on an application, the City must send out notice of the decision at any point up to fifteen (15) days after the termination of the emergency; however, anyone eligible to file an appeal under the *Planning Act* may do so prior to the City issuing a notice of decision. The City has held a public meeting in accordance with the *Planning Act*, the applications have been circulated to commenting departments and agencies, and the City has received comments as outlined in this report. Further, staff will continue to work with the Owner on any outstanding issues identified.

BACKGROUND:

Subject Lands and Area Context

The approximately 2.41 ha (5.96 ac) subject site is located on the south side of Highway 7, east of Birchmount Road and is municipally known as 4077 and 4101 Highway 7 (the “Subject Lands”), as shown on Figures 1 and 2. Sheridan Nurseries Garden Centre currently operates on the Subject Lands, as shown on Figure 3.

History of Previous Applications

A previous Draft Plan of Subdivision Application (File No. SU 12 111289) was approved on the Subject Lands on July 23, 2014. Since that time draft plan approval extensions were allowed, the latest extension being on November 25, 2019. The approved Draft Plan of Subdivision (See Figure 5) consists of four blocks of phased development (Blocks 1, 2, 3 and 5), two blocks of park and environmental buffer space (Blocks 4 and 6), and one valleyland block (Block 7, Rouge River valleylands).

A Zoning By-Law Amendment Application (File No. ZA 12 111 289) was also approved on the Subject Lands on January 28, 2014. The approved site-specific Zoning By-law permits mixed-use development consisting of 1,225 residential units and 4,900 m² (52,743 ft²) of commercial uses with maximum building heights of six to 25 storeys, two park blocks, and one valleyland block.

The Owner submitted a new Zoning By-Law Amendment application in November 2019, to increase the permitted maximum building height from 25 to 47-storeys, and increase the maximum number of residential units from 1,225 to 1,990 units for a density of 5.69 times the area of the Subject Lands (Floor Space Index - “FSI”) or 825 units per hectare. During the initial review of the Zoning By-law Amendment application, Staff identified the need for an Official Plan Amendment application to permit the Owner’s requested building height and density increases, along with other technical amendments identified during staff’s preliminary review. The submitted Official Plan Amendment application proposes to provide for 2000 residential units, 10 more than what was proposed in the Zoning By-law Amendment application. The Owner has advised that the unit increase will be reflected in an updated submission of their conceptual site plan.

The Proposed Development

The Owner proposes to demolish the existing Sheridan Nurseries facilities and construct a development consisting of a Gross Floor Area (“GFA”) of 137,192 m² (1,476,733 ft²), 1,990 residential units, and a maximum density of 825 units per hectare and Floor Space

Index (“FSI”) of 5.69 (the “Proposed Development”) as conceptually shown on Figure 4, in the following three phases:

- Phase 1: a mid-rise, 333-unit residential building along Highway 7 consisting of building heights from two to eight-storeys with a GFA of 22,152 m² (238,442 ft²)
- Phase 2: a 551-unit residential development on a shared four-storey podium consisting of an eight-storey and a 34-storey building with a GFA of 40,412 m² (434,991 ft²) along the proposed Sheridan Street
- Phase 3: a 1,106-unit residential development on a shared four-storey podium consisting of a 43-storey and a 47-storey building with a GFA of 74,629 m² (803,300ft²) that fronts along the proposed Sheridan Street and the Rouge side Promenade extension

The Owner proposes 1,696 parking spaces within two levels of underground parking on the Subject Lands with the addition of above-ground podium parking for Phases 2 and 3. The proposed public park (Block 4) will remain terra firma. Figure 4 illustrates private landscaped open spaces, amenity areas, and landscaped buffer areas. The Owner proposes to remove or relocate the existing accesses to Highway 7 with the primary access to the Subject Lands to be relocated off the proposed Sheridan Street to the west and a new public street to the east (Street “H”). The Owner proposes additional vehicular access along the future Rouge side Promenade extension to the east that would connect with the Sciberras Road extension south of Highway 7 in the future. Internal access will be from two private roadways.

Provincial Policy Conformity

In considering the Applications, Staff will assess consistency with the 2014 Provincial Policy Statement (the “PPS”) and conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”).

2014 Markham Official Plan (the “2014 Official Plan”)

The Subject Lands are designated “Mixed-Use Mid Rise”, “Mixed-Use High Rise”, and “Greenway” in the 2014 Official Plan. Lands designated Mixed-Use High Rise are priority locations for development with the greatest level of intensification in Markham. The “Mixed-Use Mid Rise” and the “Mixed-Use High Rise” designations support residential intensification along with a mix of commercial and other uses as specified within the Official Plan. Unless specified in a secondary plan or site-specific policy, the “Mixed-Use Mid Rise” designation permits a maximum building height of eight-storeys and maximum density of 2 times the area of the Subject Lands (Floor Space Index - “FSI”) and the “Mixed-Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of 3.0 FSI. The “Greenway” designation protects and enhances natural heritage features.

The policies of the Official Plan indicate that until an updated secondary plan is approved for the Regional Centre-Markham Center lands, the provisions of the 1987 Town of

Markham Official Plan, as amended, and the 1997 Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

1987 Town of Markham Official Plan (the “1987 Official Plan”)

The Subject Lands are designated “Commercial - Community Amenity Area”, and “Special Policy Area” in the 1987 Official Plan. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, services, community, institutional and recreational uses. Office development and medium and high-density housing are provided for at appropriate locations. Provisions related to such designations are further detailed and refined in Secondary Plans, including the establishment of addition development requirements and restrictions on land use.

1997 Markham Centre Secondary Plan (“OPA 21”)

The Subject Lands are further designated “Community Amenity Area - General”, “Open Space”, and “Hazard Land” in OPA 21. Lands designated “Community Amenity Area - General” may be used predominantly for medium and high-density residential uses with a general maximum building height of six-storeys. The maximum permitted density is 148 units per hectare. The “Open Space” designation applies to the south portion of the Subject Lands.

Through the submitted Official Plan Amendment application, the Owner proposes to increase the permitted maximum building height and density of the “Community Amenity Area - General” designation of OPA 21 to allow for a maximum building height of 47-storeys and 2,000 residential units with a maximum density of 825 units per hectare and 5.69 FSI.

Precinct Plan

OPA 21 requires applicants to prepare a precinct plan, for approval by the City that establishes further parameters for detailed land use and the physical character and form of a development. A precinct plan assists the City in determining the appropriate zoning controls, and subdivision and infrastructure requirements that graphically illustrates a physical representation of a proposed community, or a portion of it, by ensuring the following matters are addressed:

- land use and density distribution
- major structural elements
- built form elements
- streetscape components

The Subject Lands are not designated within the Precinct Boundary Area of OPA 21, however, it was included as part of the Precinct Plan Study Area as an extension of the adjacent Times development to the west. The Owner’s precinct plan was approved by Council in 2014, however, the Owner submitted the Official Plan Amendment application, at staff’s request, to facilitate the proposed building height and density increases in light of the Secondary Plan update currently underway.

Zoning

The Subject Lands are zoned under the following categories by By-law 2004-196, as amended by By-law 2014-9, and shown on Figure 2:

- Markham Centre Downtown Two *22(Hold) - MC-D2*22(H)
- Markham Centre Public Space One *23 - MC-PS1*23
- Markham Centre Public Space One - MC-PS1
- Markham Centre Public Space Two - MC-PS2

The Zoning By-law Amendment application proposes to amend By-law 2014-9 and implement a new site-specific Zoning By-law with further exceptions that implement the Proposed Development.

OPTIONS/ DISCUSSION:

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

1. Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment, submitted by the Owner. Revisions to the submitted draft amending Zoning By-law and draft approved plan are required to be consistent with the concept site plan provided with the Applications.
2. The Proposed Development will be reviewed in the context of proposed road alignment, park location and limits, built form, driveway access, streetscape design, amongst other matters, in accordance with Official Plan policies. Review of the Proposed Development shall also be conducted in the context of the Markham Centre Secondary Plan Update and the recommended development concept, which the City is currently undertaking.
3. The appropriateness of the Proposed Development will be reviewed in the context of the following:
 - a) compatibility with the existing and planned surrounding land uses
 - b) opportunities for the incorporation of additional land uses, including commercial, retail, and other community amenity uses (Staff note that the previously approved zoning application envisioned residential and commercial/retail uses)
 - c) the appropriateness of the proposed density and building height
 - d) affordable housing, purpose-built rental, senior-focused housing, and family friendly units
 - e) built form and massing, building orientation, transitions, and angular planes
 - f) preliminary sun and shadow and wind effects
 - g) traffic impacts, parking, and transportation demand management

-
- h) municipal servicing
 - i) pedestrian connections, driveway accesses and locations and the appropriateness of the proposed park block size, orientation, and location, in the context of the any revision to the existing Draft Approved Plan of Subdivision
 - j) sustainability measures, bird-friendly guidelines, and accessibility, in the context of the future Site Plan Approval applications
4. The Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
- a) Planning Justification Report
 - b) Tree Inventory/Preservation Plan
 - c) Environmental Impact Study
 - d) Transportation Study
 - e) Environmental Site Assessment
 - f) Geotechnical Report
 - g) Hydrological Report
 - h) Functional Servicing Report
 - i) Stormwater Management Report
5. The Owner shall resolve any issues relating to floodplain and development limit matters on the subject lands as well as the restoration of native vegetation as required, to the satisfaction of the City and the TRCA.
6. The City shall review appropriate access and road alignments to Highway 7 and along Rougeside Promenade, to the satisfaction of the City and York Region. This includes impacts on any woodlands, vegetation protection zones, and other natural features to the east.
7. The Owner shall submit an application to amend the draft approved Plan of Subdivision consistent with the new conceptual site plan including the proposed changes to the Rougeside Promenade and other potential road alignments and the revised limits and areas for the proposed public park and valleyland blocks.
8. York Region has jurisdiction over Highway 7. The Owner must satisfactorily address York Region's requirements.
9. Review and confirm any outstanding financial obligation including, but not limited to, cash-in-lieu of parkland dedication, tree replacement/compensation, and contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

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

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:**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:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo (2019)

Figure 4: Conceptual Site Plan

Figure 5: Approved Draft Plan of Subdivision

AGENT:

Mr. Nick Pileggi

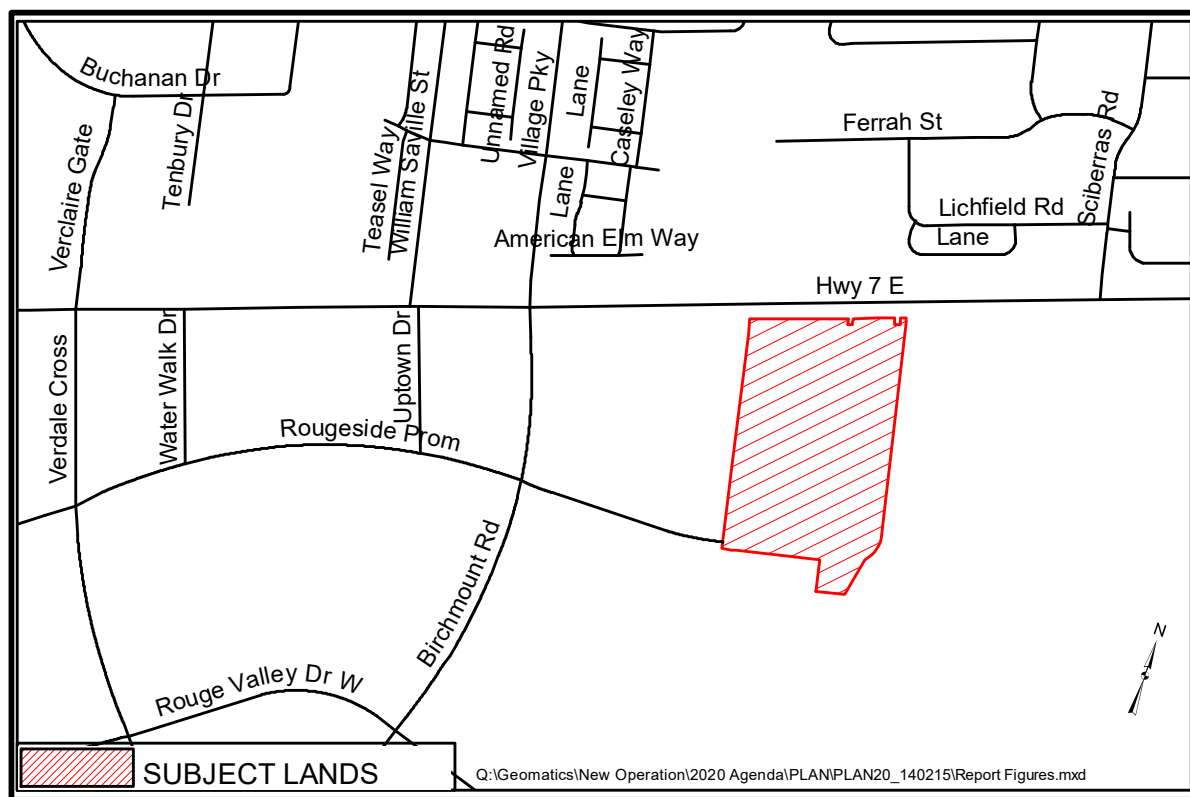
Macaulay Shiomi Howson

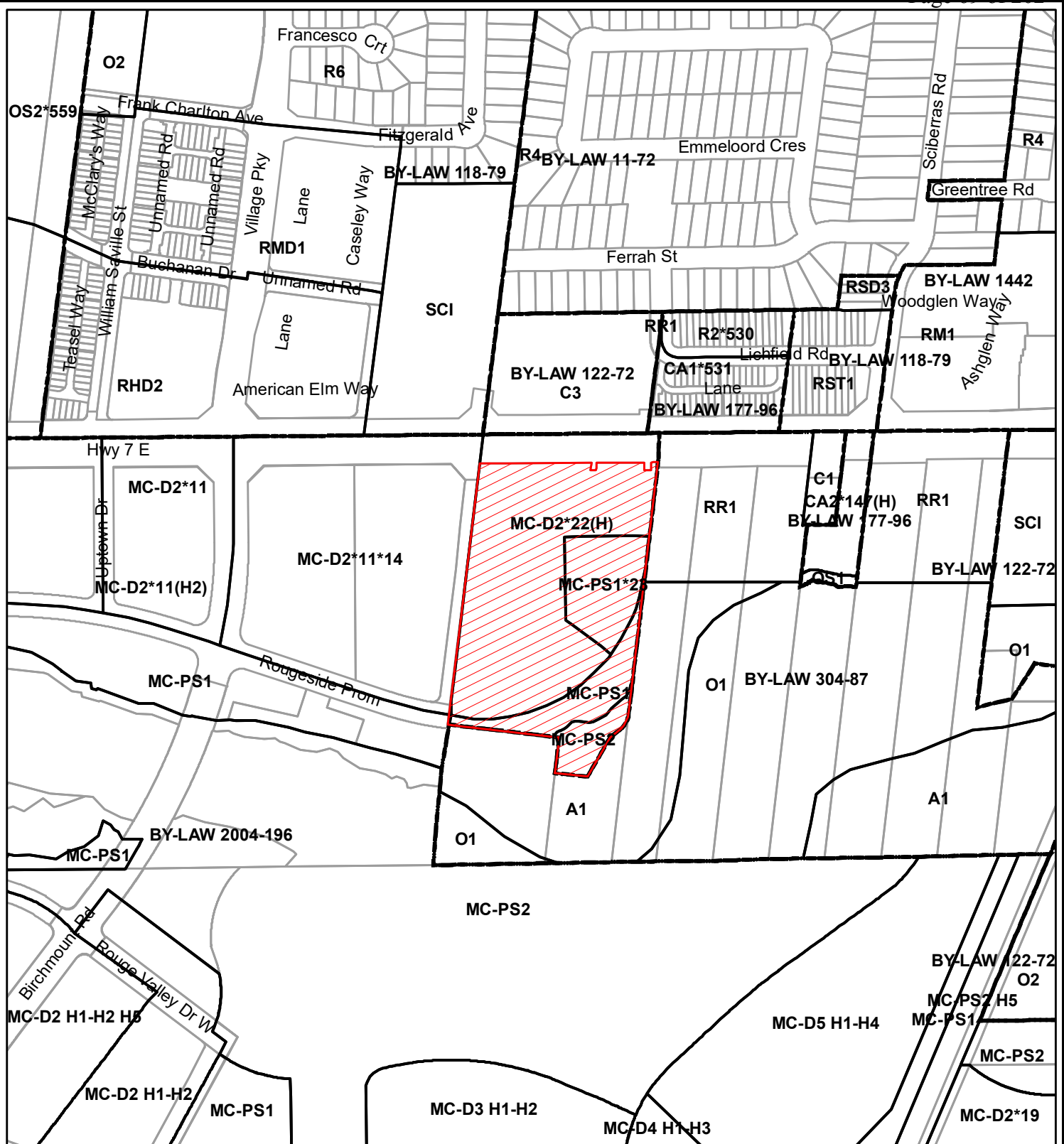
510 Industrial Pkwy S 220

Aurora, Ontario, L4G 6W8

(905) 503-3440

pileggi@mshplan.ca





AREA CONTEXT / ZONING

APPLICANT: Kingdom MC (Sheridan)
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

 SUBJECT LANDS



AERIAL PHOTO (2019)

APPLICANT: Kingdom MC (Sheridan)
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

 SUBJECT LANDS

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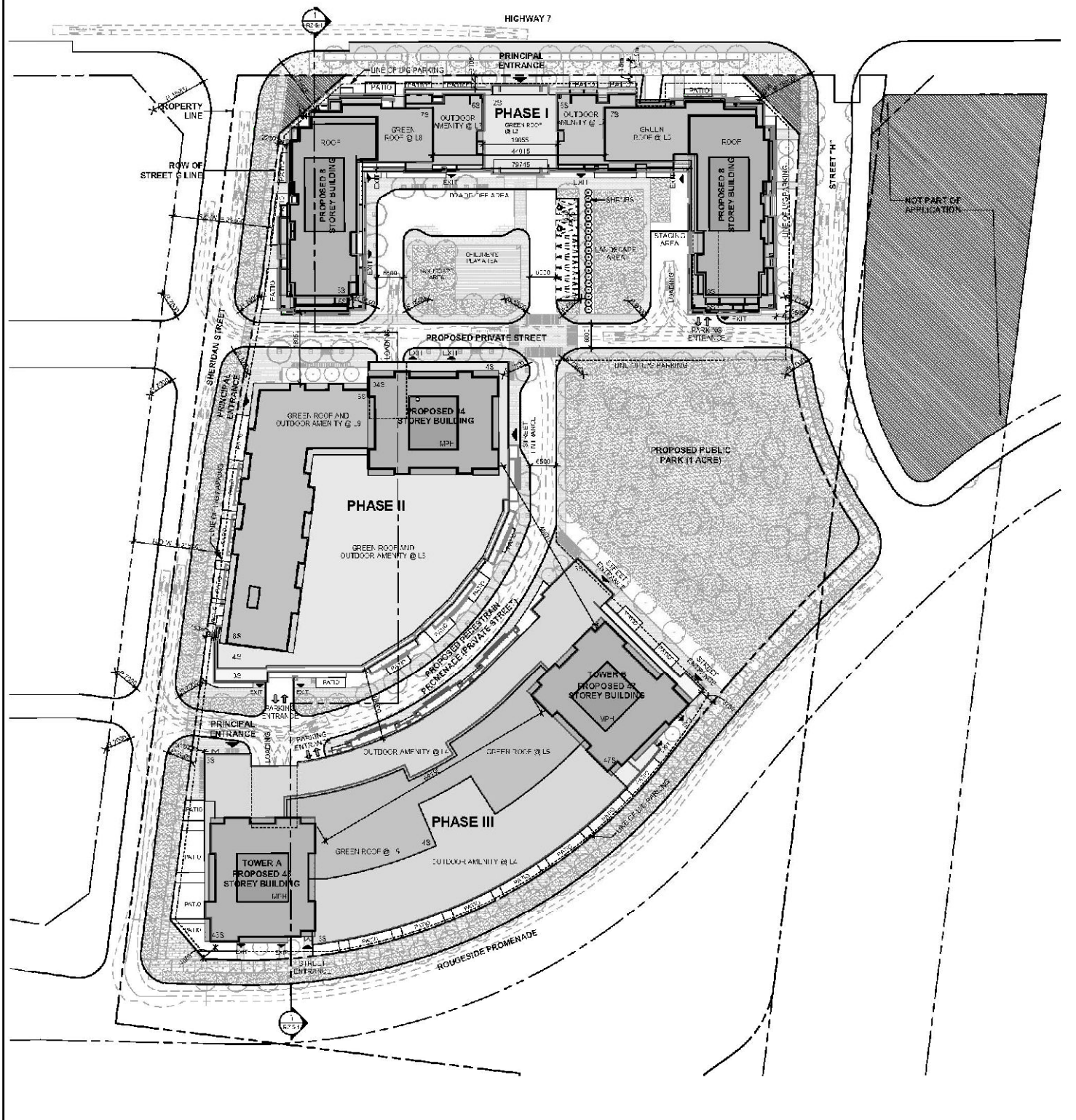


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

FIGURE No. 3



CONCEPTUAL SITE PLAN

APPLICANT: Kingdom MC (Sheridan)
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

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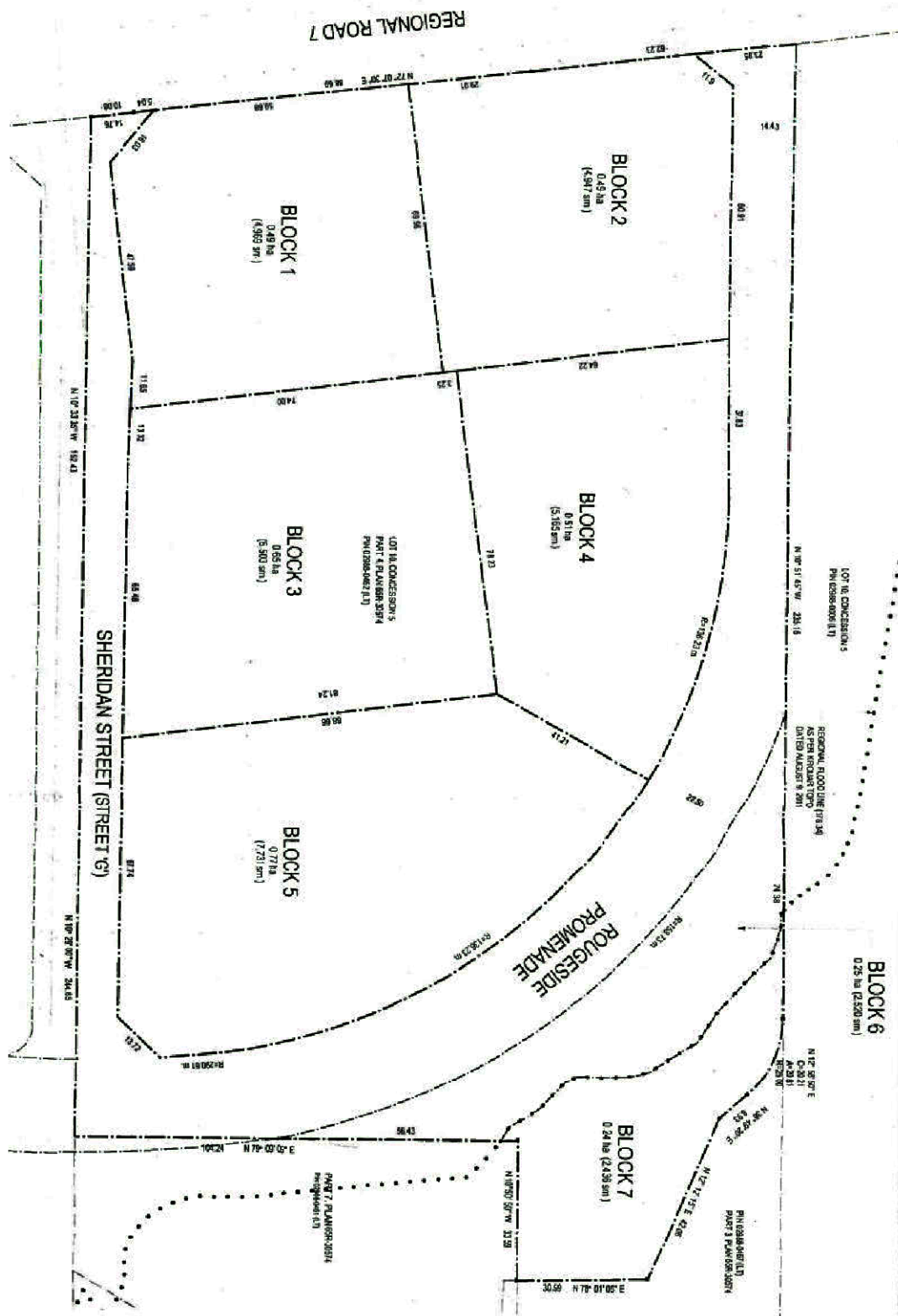
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

DATE: 15/04/2020

FIGURE No. 4



APPROVED DRAFT PLAN OF SUBDIVISION

APPLICANT: Kingdom MC (Sheridan)
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

DATE: 15/04/2020

FIGURE No. 5





Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Proposed Amendments to By-law 2005-104 - *A By-law to Prohibit the Use of Land or the Erection of Buildings unless Municipal Services are Available*

PREPARED BY: Mansoor Ali, P. Eng.
Senior Development Engineer, Ext. 2523

REVIEWED BY: Reza Fani, P. Eng.
Manager, Development Engineering, Ext. 2414

- 1) That the report entitled “Proposed Amendments to By-law 2005-104 - *A By-law to Prohibit the Use of Land or the Erection of Buildings unless Municipal Services are Available*”, be received;
- 2) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of the report is to recommend that By-law 2005-104 (Amended by By-law 2010-113 on June 8, 2010) which prohibit the use of land or the erection of buildings unless Municipal Services are available be amended to make housekeeping changes and to add the Future Urban Area and the York Downs development area and to make minor boundary adjustments to Schedule ‘A’ to the By-law.

BACKGROUND:

On April 12, 2005, Council enacted By-law 2005-104 to *Prohibit the Use of Land or the Erection of Use of Buildings or Structures unless Municipal Services are Available*.

The need for By-law 2005-104 came about when the Building Code Statute Law Amendment Act and O. Reg. 305/03 removed the authority of municipalities to link certain obligations of the owner/developer to the issuance of a building permit. By-law 2005-104 was enacted under subsection 34(5) of the Planning Act, R.S.O. 1990, c.P.13, which is an applicable law under the Building Code Act. Therefore, the Chief Building Official shall not issue a building permit until the By-law is complied with.

OPTIONS/ DISCUSSION:**Requirements of the By-law**

The current amended By-law requires municipal services (e.g. roads, water, storm sewer and sanitary sewer, and stormwater management facilities) to be operational to a residential unit or a multiple-unit building prior to the issuance of building permits. The

current amendments are required for housekeeping matters and to change the boundary where this By-law is applicable because of the change in the urban boundary. The boundary change is to include the Future Urban Area, York Downs development area, and a minor change due to developable area after the Oak Ridges Moraine boundary is changed.

Recommended Amendments to the By-law

Staff is recommending amendments to By-law 2005-104, as outlined in Attachment 'A' to address various housekeeping matters to provide clarity, and to include the new urban lands to Schedule 'A' of the By-law.

FINANCIAL CONSIDERATIONS:

There are no financial implications to the City of Markham resulting from the amendments to this By-law.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed amendments to By-law 2005-104 align with the Safe, Sustainable & Complete Community goal of the City's 2020-2023 Strategic Plan.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Planning, Fire, Waterworks, Building and Legal Departments have provided comments to this report and their comments have been incorporated.

RECOMMENDED BY:

Brian Lee, P. Eng.
Director, Engineering

Arvin Prasad, RPP, MCIP
Commissioner, Development Services

ATTACHMENTS:

Attachment 'A': Proposed Amendments to By-law 2005-104
Attachment 'B': Schedule 'A'



BY-LAW 2020 - XXX

TO AMEND BY-LAW 2005-104 BEING A BY-LAW TO PROHIBIT THE USE OF LAND OR THE ERECTION OR USE OF BUILDINGS OR STRUCTURES UNLESS MUNICIPAL SERVICES ARE AVAILABLE

WHEREAS it is considered desirable for the control of development within the City of Markham to prohibit the use of land or the erection or use of buildings or structures, unless such municipal services as may be set out in the By-law **2005-104** are available to service the land, buildings or structures, as the case may be, in accordance with the provisions of sub-section 34 (5) of the Planning Act, R.S.O. 1990, c. P. 13, as amended;

AND WHEREAS administrative amendments are required from time to time for enforcement purposes; and

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

That the By-law 2005-104 be amended as follows:

- 1) That the word “**Town**” be replaced with “**City**” throughout the By-law.
- 2) Section 1 to be amended to include after c.

“d. “Operational” means infrastructure placed in a condition of readiness and active service where a facility can be utilized for its designed and intended purpose without physical or safety limitations, i.e. fit for use.”
- 3) That any reference to the word “operational” be replaced with “Operational” throughout the By-law.
- 4) Section 2. b. to be amended to add the words “and associated facilities” before the words “, storm sewers and stormwater management facilities”.
- 5) Section 2. c. – first paragraph to be deleted and replaced as follows:

“where any watermain, sanitary sewers and associated facilities, storm sewers and stormwater management facilities external to the Subdivision have not been constructed, confirmation of the following has been provided to the Director of Engineering.”
- 6) Sections 2. c. i. and 2. b. i to be amended to include the words “and/or easements” before “required for the service has been dedicated.”
- 7) A new section ‘Section 2. c. ii.’ be added after Section 2. c. i. as follows:

“ii. all property required for external roads has been conveyed to the City or alternative arrangements have been made to the satisfaction of the Director of Engineering and the City Solicitor.”
- 8) Sections 2. c. ii. to 2. c. v. to be re-numbered to 2. c. iii. to 2. c. vi.
- 9) Section 3. b. to be deleted and replaced as follows:

“where any watermain, sanitary sewers and associated facilities, storm sewers and stormwater management facilities external to the site have not been constructed, confirmation of the following has been provided to the Director of Engineering.”

- 10) Section 3. c. to be deleted and replaced as follows:

“where municipal sanitary sewers or watermain are not available to the lot on which the Residential Unit or the Multiple-Unit Building is to be located, a permit for a private sewage disposal system and private water supply system is available;”

- 11) Sections 2. d. and 3. d. to be deleted and replaced as follows:

“the watermain and any required service connections 50 mm in diameter or greater in size have been disinfected in accordance with the latest Ontario Provincial Standard Specification and the latest American Water Works Association Standards disinfection standards, and the water meets Provincial quality standards and such other standards as are adopted by The Corporation of the City of Markham;”

- 12) Sections 2. e. and 3. e. to be deleted and replaced as follows:

“the watermain and any required service connections 50 mm in diameter or greater in size have been hydrostatically tested in accordance with the latest Ontario Provincial Standard Specification and the latest American Water Works Association Standards or such other standards adopted by The Corporation of the City of Markham;”

- 13) That Schedule ‘A’ be repealed and replaced with the Schedule ‘A’ attached to this By-law.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED ON....., 2020.

KIM BERLEY KITTINGHAM	FRANK SCARPITTI
CITY CLERK	MAYOR

A diagram showing a magnetic needle with a black arrow pointing towards a North pole labeled 'N'. The needle is tilted upwards and to the right.

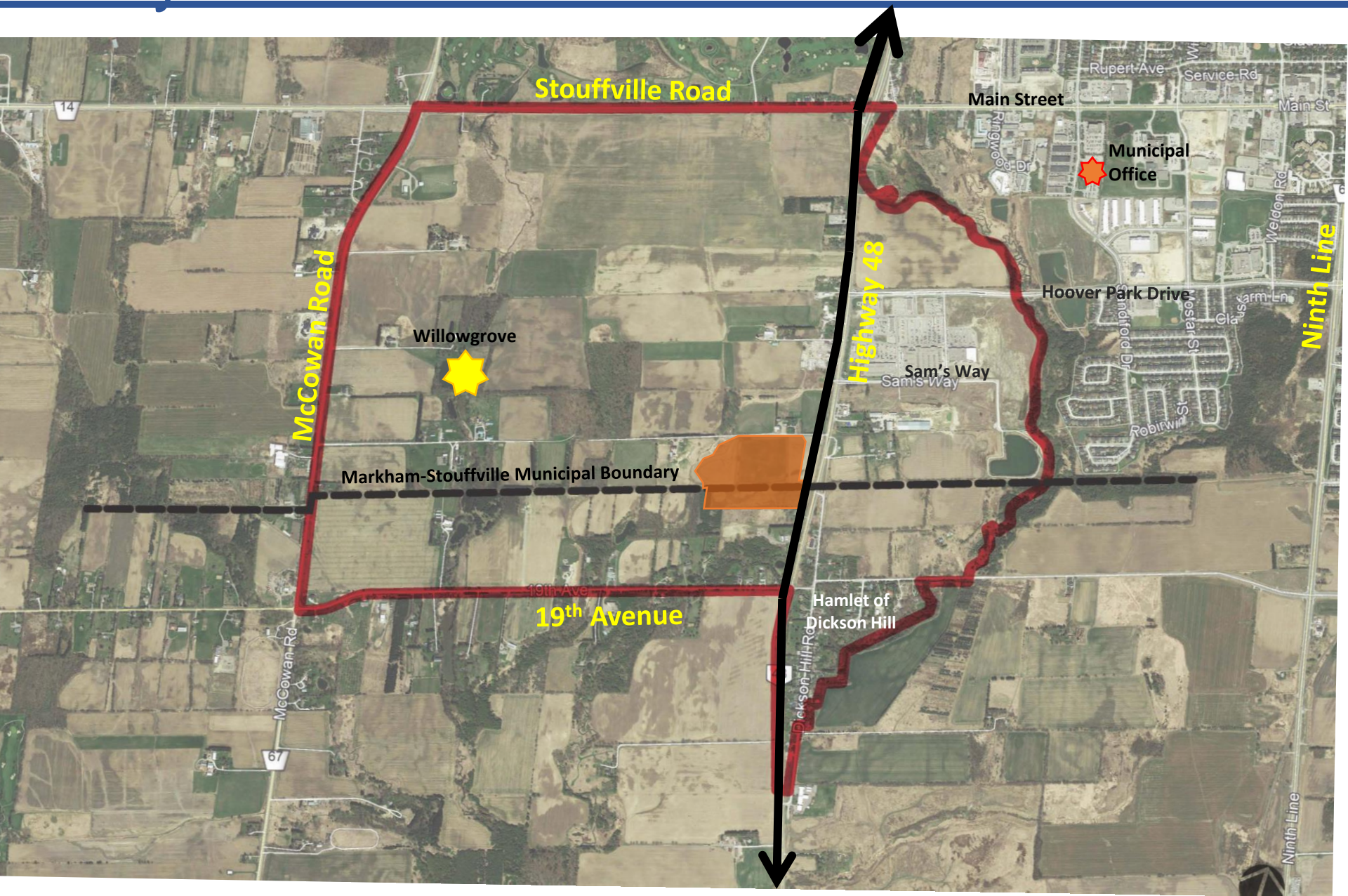


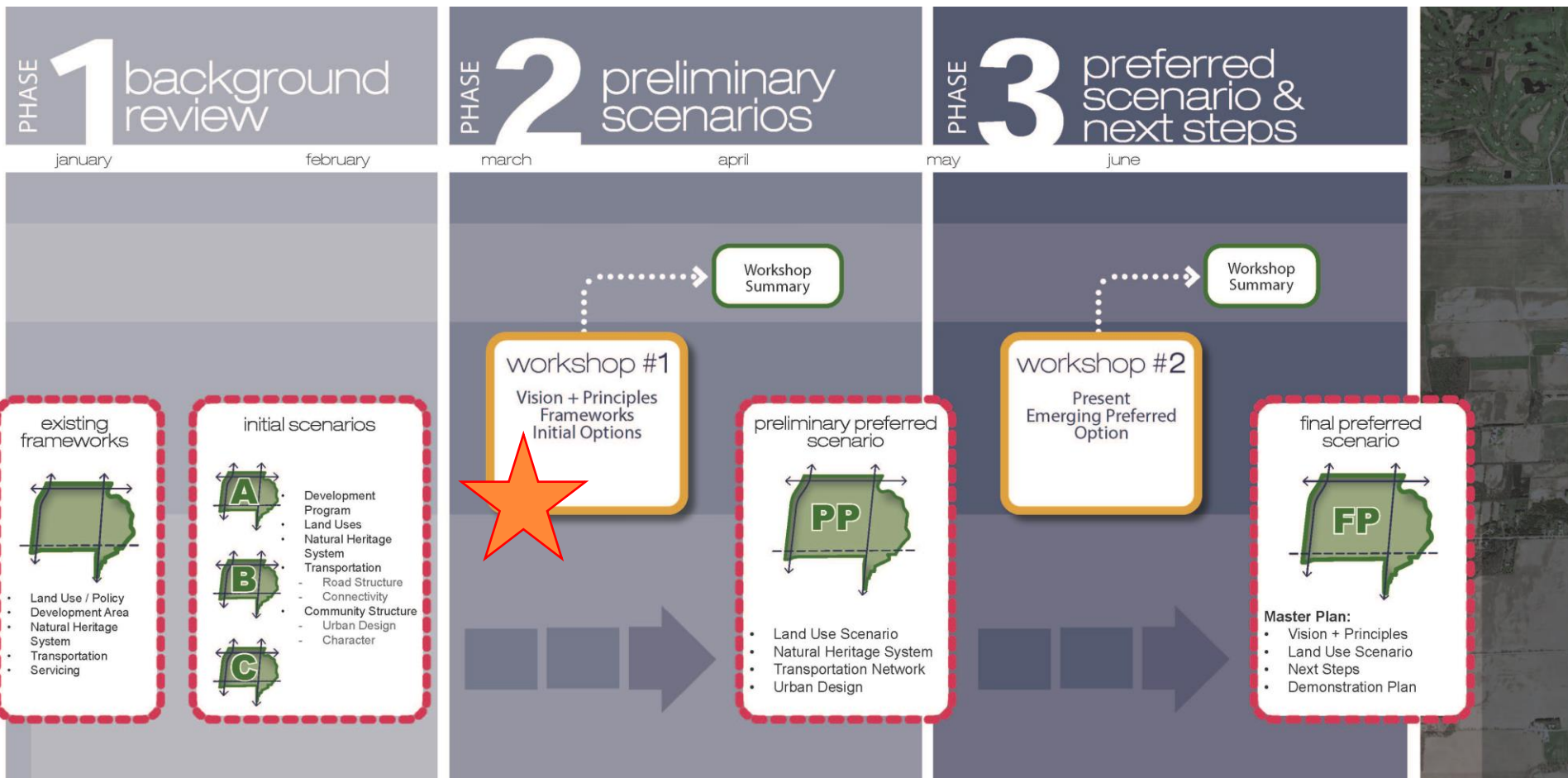
THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by -law, the information contained in the text of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



Highway 48 Corridor Vision

City of Markham
Development Services Committee
Presentation
May 25, 2020





Develop a Conceptual Land Use Vision for the study area,
including:

- **GOALS** for future development within the study area
- **POLICY RECOMMENDATIONS** for an appropriate mix of potential future uses
- **OPTIONS** for how to proceed

Draft Vision Statement

The Highway 48 Corridor is envisioned to become a vibrant, mixed-use community that is connected to its natural and built heritage.

It will build upon the social, cultural and economic assets of the community of Stouffville and bridge urban and rural areas, link neighbouring communities and extend the regional greenway systems.



Protect and enhance the **natural environment**



Provide opportunities for a **mix and diversity of uses**
including commercial/retail, employment, residential, community and institutional



Enhance **connectivity**
of new and existing communities through streets and the open space system



Promote **active transportation and transit-supportive**
development



Create a **sense of place**
reinforce the character of the community + highlight the presence of natural areas



Promote **design excellence**
in built form and the public realm

A high-level / desktop analysis was carried out by the team to understand opportunities and constraints with respect to:

Relevant Background Documents

- Provincial Policy Statement
- Growth Plan (2019)
- Greenbelt Plan and Oak Ridges Moraine Conservation Plan (2017)
- York Region Official Plan (2010)
- York Region Transportation Master Plan (2016)
- Town of Whitchurch-Stouffville Official Plan
- City of Markham Official Plan
- Town of Whitchurch-Stouffville Transportation Master Plan (2017)
- Community of Stouffville Gateway Mixed Use Area / Western Approach Study

Natural Environment

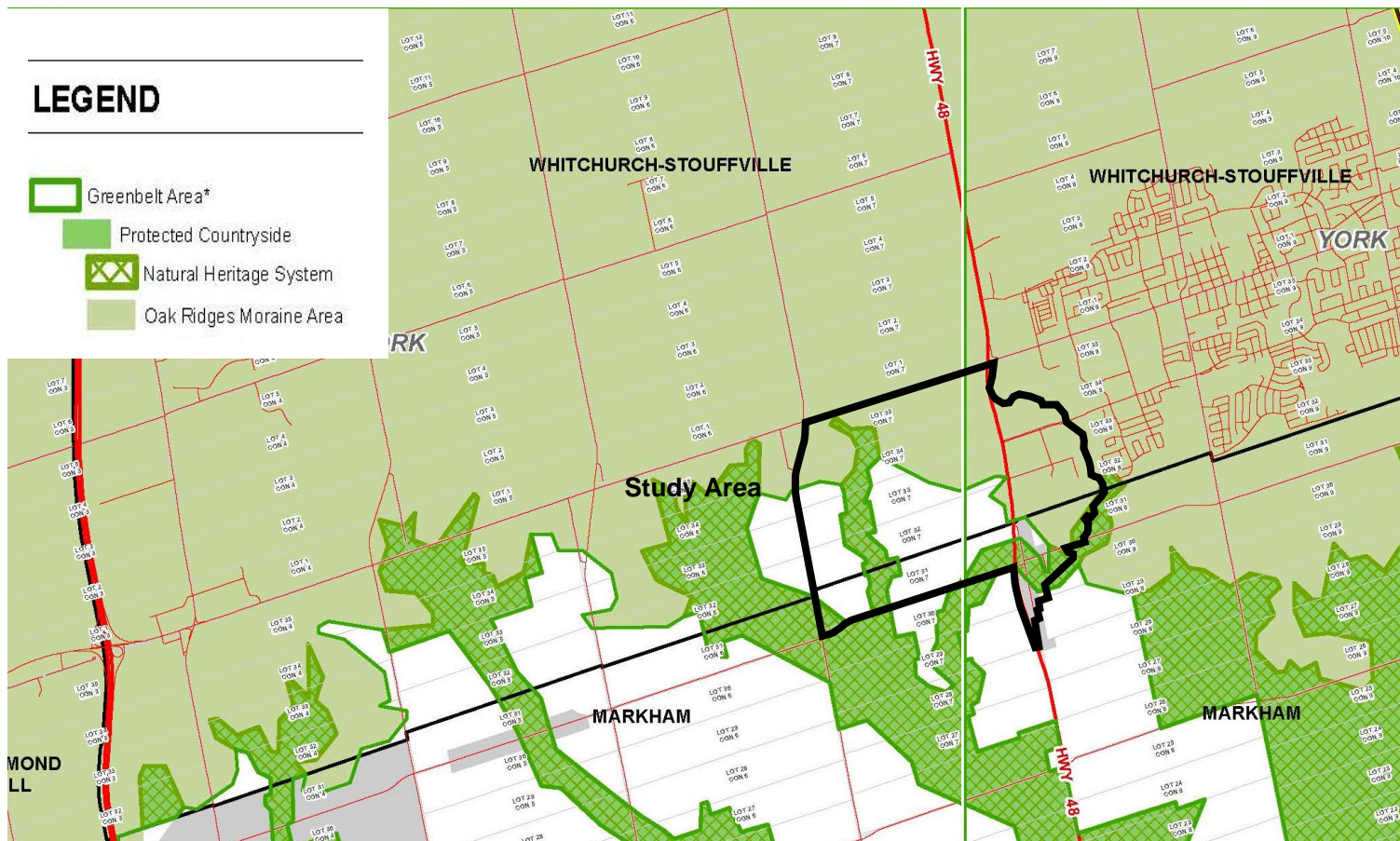
Transportation

Planning

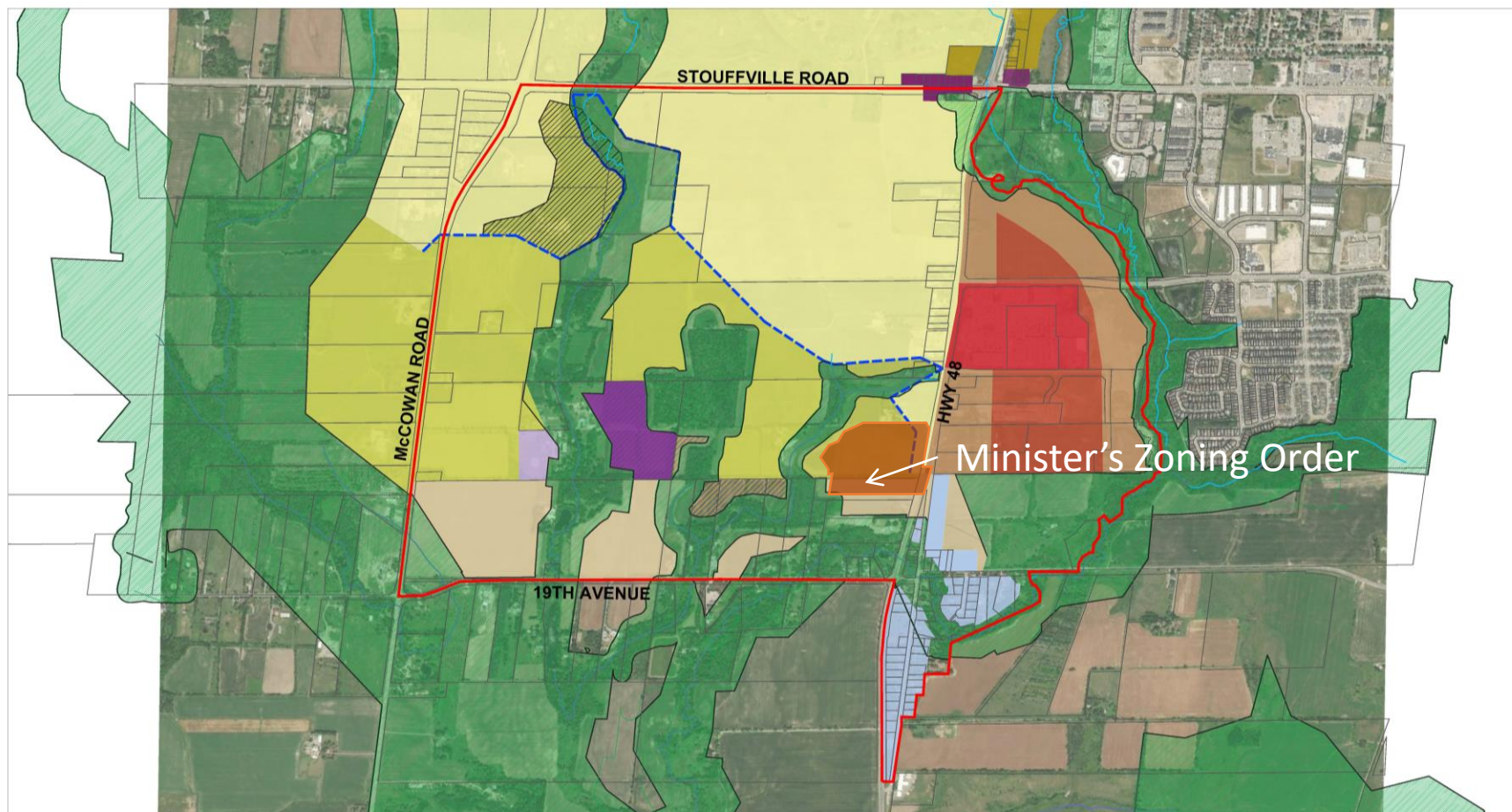
The same exercise will be carried out to identify infrastructure servicing considerations for the preferred option.

The visioning exercise is a high level consideration for a potential long term plan of the area and not intended as an exercise to achieve development approvals.

One of the outcomes of the visioning exercise will be an outline of the Provincial, York Region and Local Municipal plans and policies that need to be addressed for any of the options, in part or in whole, to be implemented. It will be Whitchurch-Stouffville and Markham's Council's decision on how to proceed.



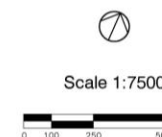
The map shows the land use designations from the Official Plans of the Town of Whitchurch-Stouffville and City of Markham, and include the Community of Stouffville Gateway Mixed Use Area, Western Approach. Other than the properties subject to the Minister's Zoning Order, there are no plans to re-designate these lands at this time.



- Study Area
- - - Oak Ridges Moraine Boundary
- Natural Heritage System / Greenway
- ▨ ORMCP Landform Conservation Area (Category 2)
- ▨ Natural Heritage System Enhancement Opportunity

- Agricultural Area (W/S OP)
- ORM Countryside (W/S OP)
- Countryside (Markham OP)
- Hamlets (Markham OP)
- Medium High Density Residential
- Gateway Mixed Use

- Commercial/Recreational Area (W/S OP)
- Rural Commercial (W/S OP)
- Business Park Area (Community of Stouffville SP)
- Industrial Area (Community of Stouffville SP)
- Regional Retail Area (Community of Stouffville SP)





Character of Highway 48

Street Pattern and Connections

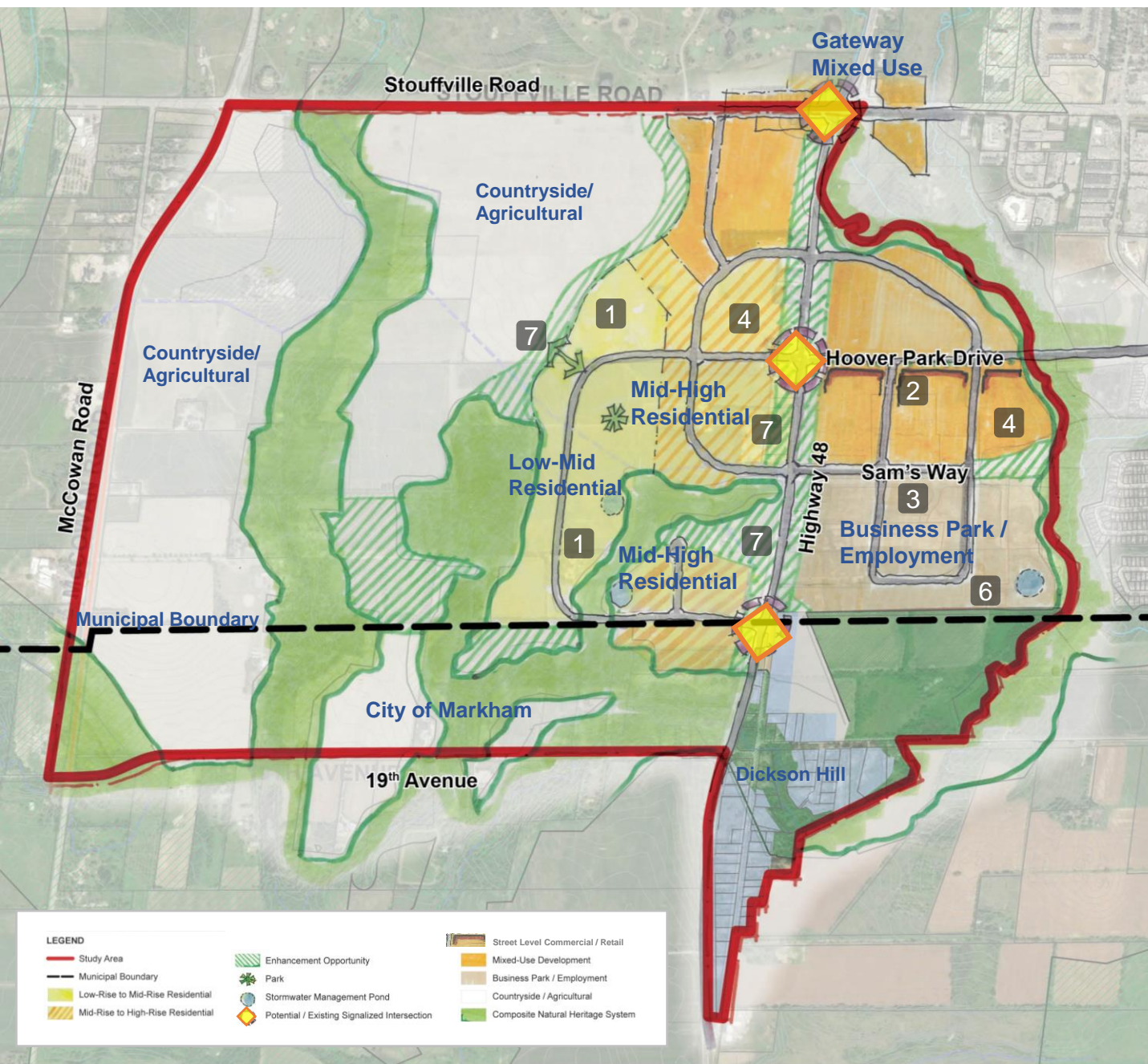
Natural Heritage System Enhancement Opportunities

Park and Green Space:

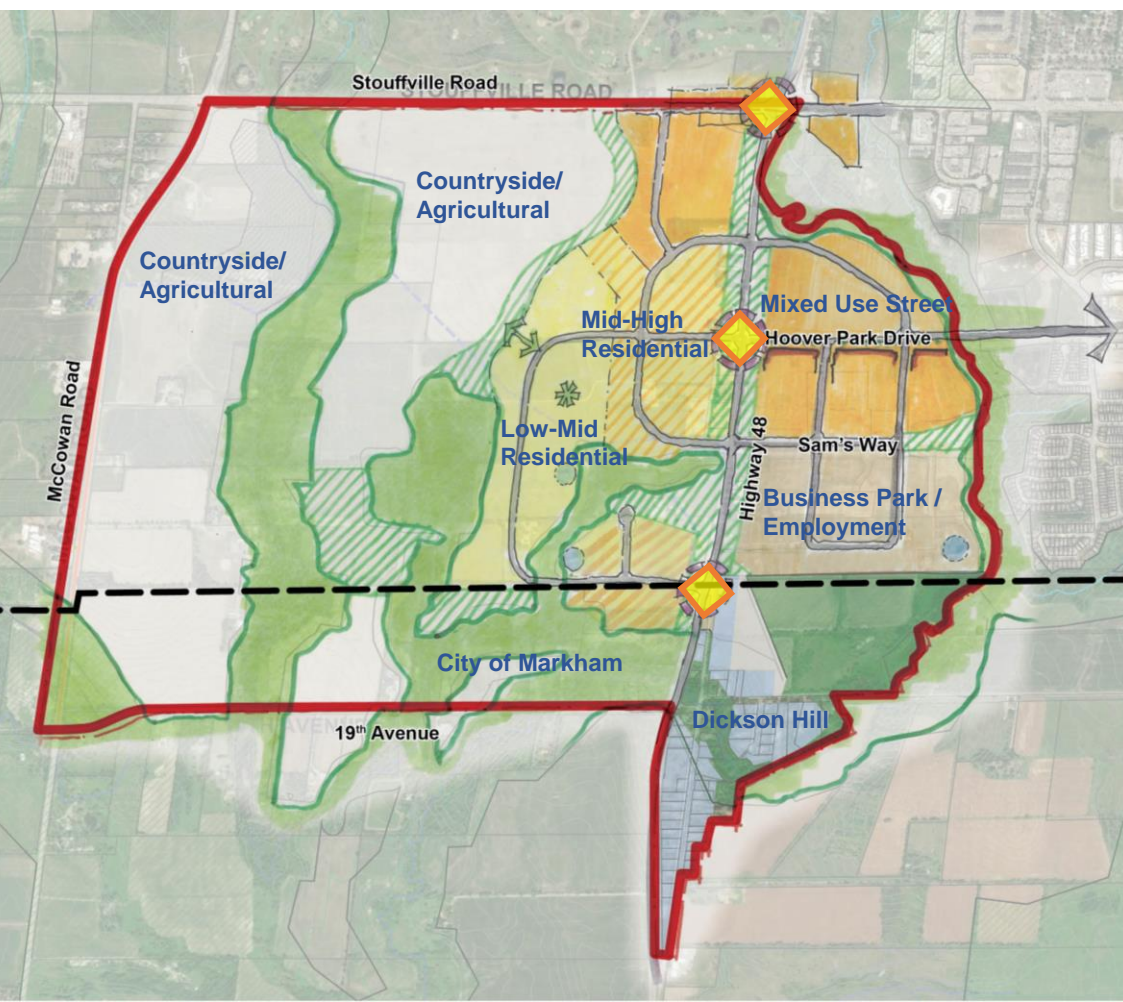
Types, Locations, Pedestrian Linkages

Land Uses:

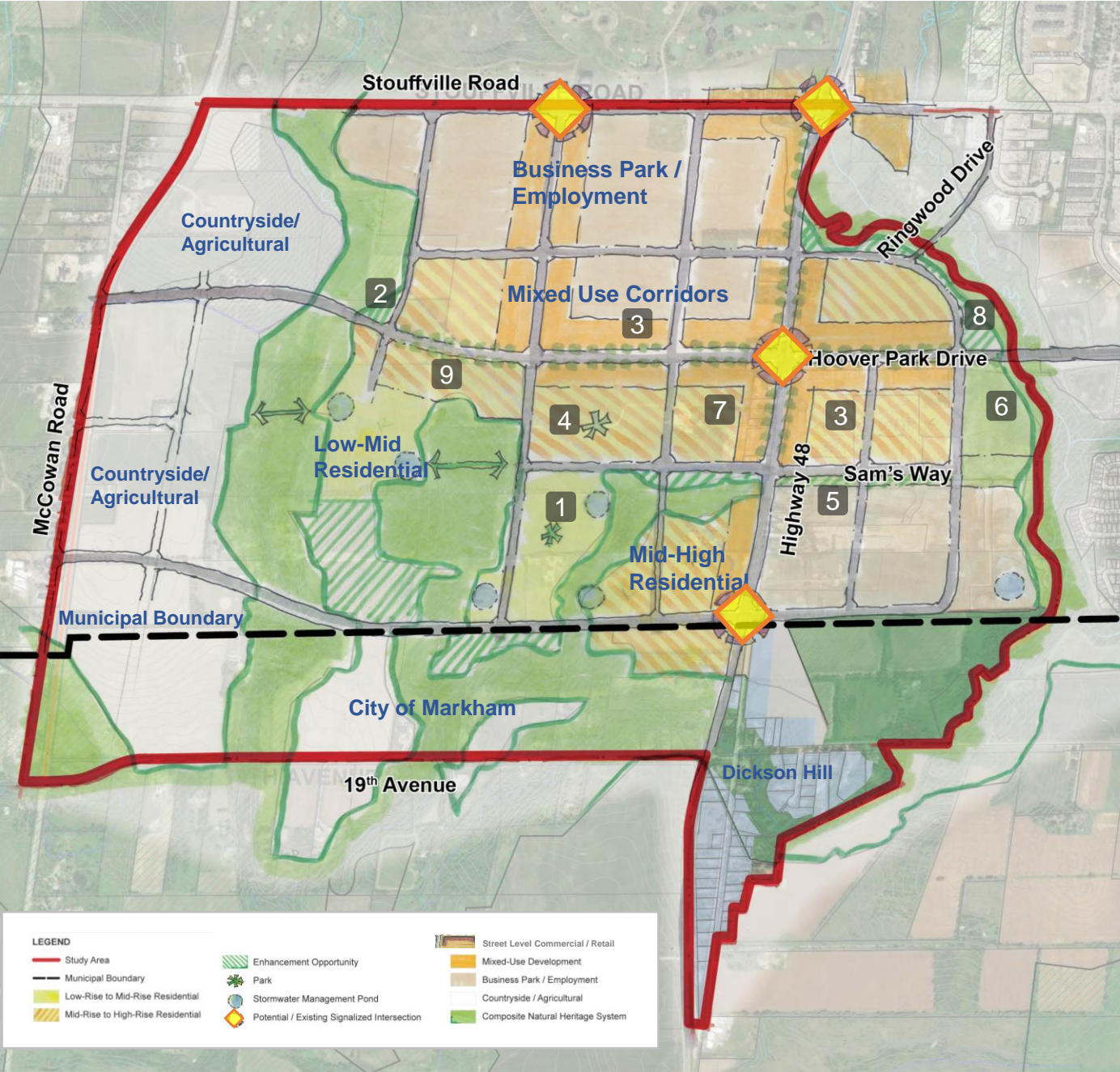
Location and Character of Mixed Use Areas, Residential Areas, Business Park / Employment Area, Gateway Mixed Use



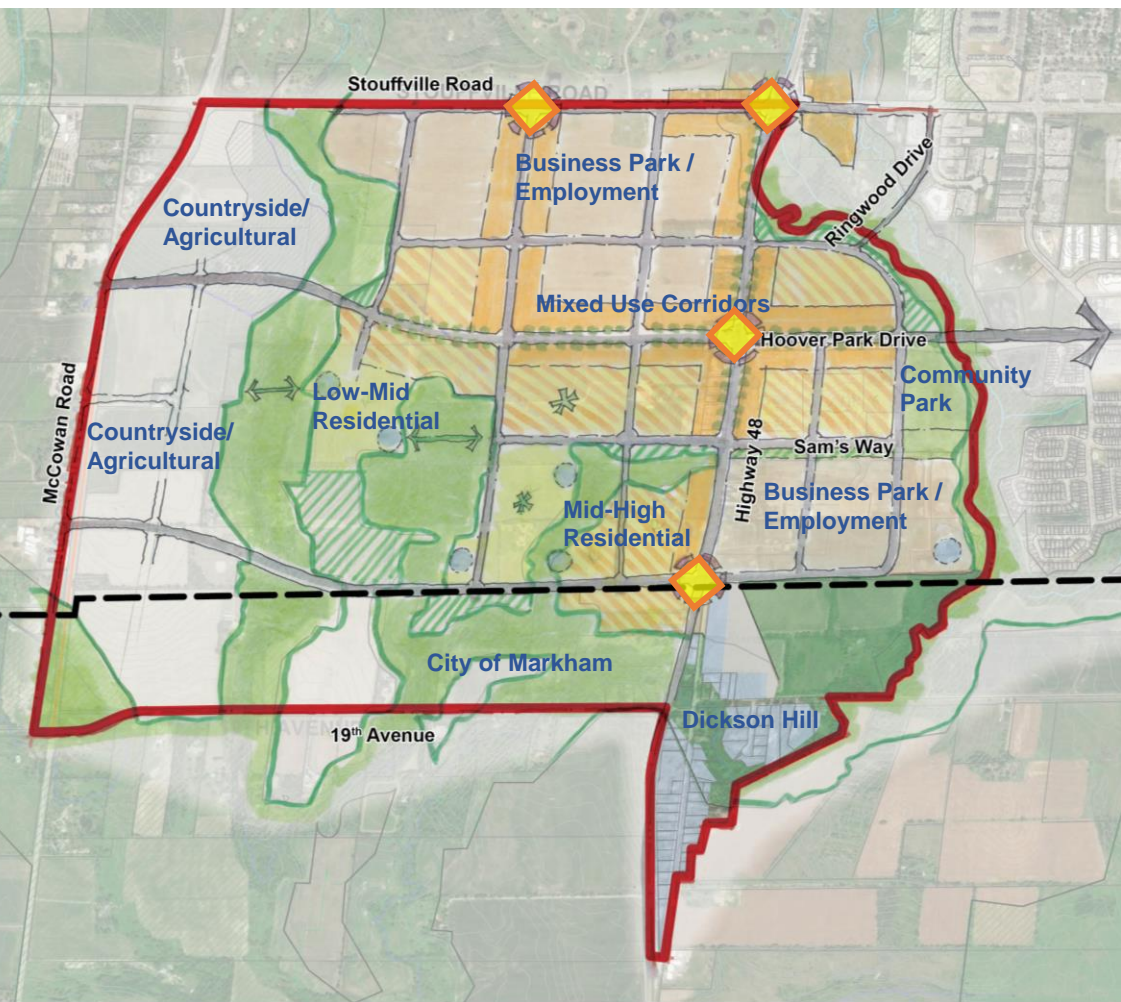
The public is asked to weigh in on the Options with respect to:





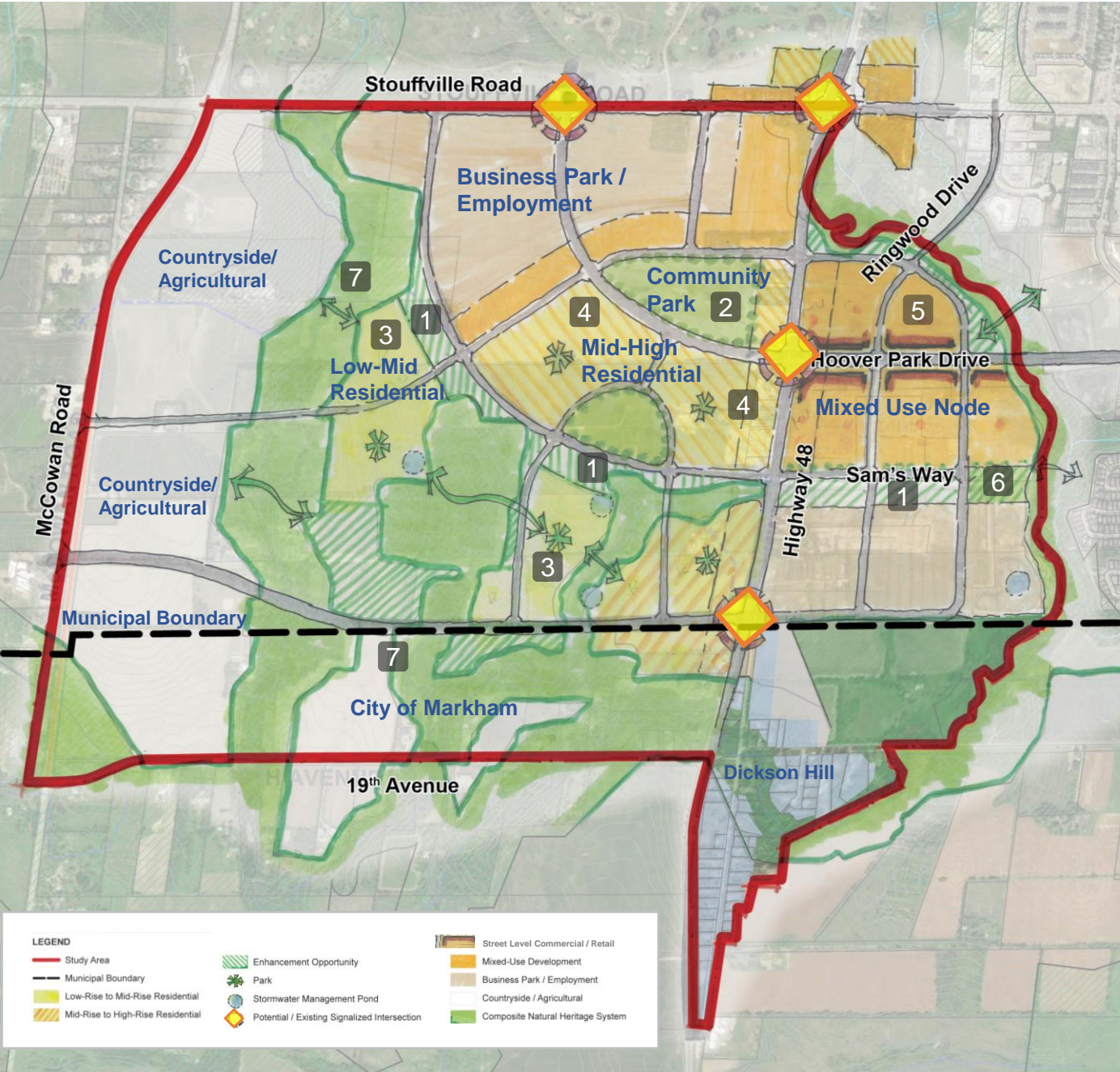
Do you agree with these directions?	
 	
Highway 48	<ul style="list-style-type: none">• ‘Green’ planted corridor, with trails
Street Pattern	<ul style="list-style-type: none">• ‘Ring Road’ connecting east and west side of Hwy 48• Maintain the Dickson Hill Road/ Hwy 48 intersection, as existing
Natural Heritage	<ul style="list-style-type: none">• Natural enhancement areas from a ‘Greenway’ to frame urban development• Locate and connect trails in the natural heritage buffers
Parks & Green Space	<ul style="list-style-type: none">• Series of neighbourhood parks and parkettes in each neighbourhood linked to the natural heritage system
Land Uses	<ul style="list-style-type: none">• Mixed Use with street-related commercial / retail along Hoover Park Drive• Medium-High Density Residential transitions to Low-Medium Density Residential towards the ‘Greenway’• Expand Gateway Mixed Use Node to the southwest



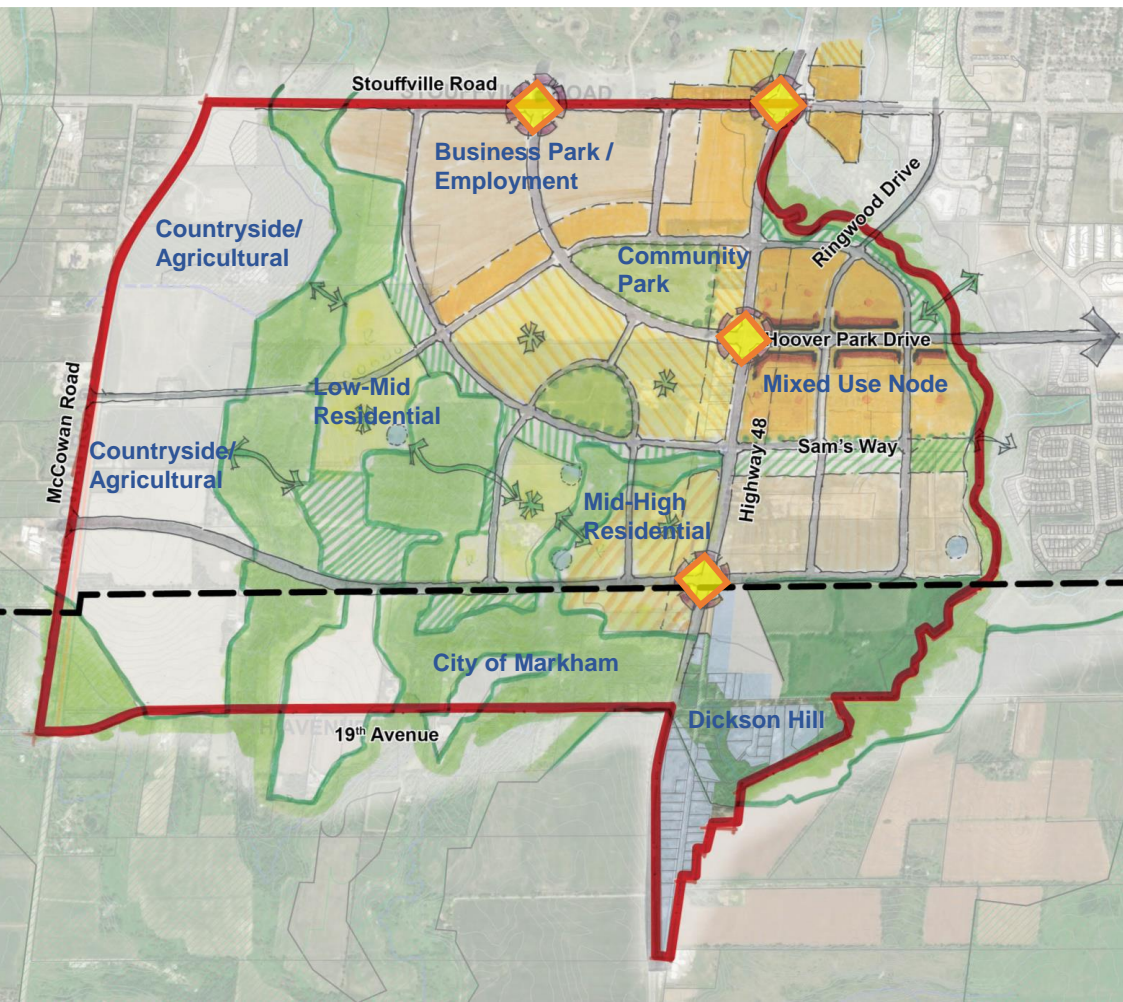
The public is asked to weigh in on the Options with respect to:



Do you agree with these directions?	
 	
Highway 48	<ul style="list-style-type: none">• Medium-High Density Mixed Use Corridor• Highway is transferred to the Region and becomes pedestrian-oriented
Street Pattern	<ul style="list-style-type: none">• ‘Connected Grid’ connecting McCowan Road to Ninth Line and 19th Avenue• Reconfigure the Dickson Hill Road / Hwy 48 intersection• Extend / connect Ringwood Drive to the new grid
Natural Heritage	<ul style="list-style-type: none">• Locate and connect trails within the natural heritage buffers
Parks & Green Space	<ul style="list-style-type: none">• Parkettes at the centre of each neighbourhood• Community park at the east terminus of Sam’s Way and Hoover Park Drive
Land Uses	<ul style="list-style-type: none">• Medium-High Density Mixed-Use with street-related commercial / retail along Hoover Park Drive• Low-Medium Density Residential pockets framed by the natural heritage• Expand Gateway Mixed-Use Node to corridor along the corridor• Locate a Business Park / Employment area along Stouffville Road



The public is asked to weigh in on the Options with respect to:



Do you agree with these directions?	
<div><div></div><div></div></div>	
Highway 48	<ul style="list-style-type: none">• Medium-High Density Residential Corridor• Highway is transferred to the Region and becomes pedestrian-oriented
Street Pattern	<ul style="list-style-type: none">• 'Radial Grid' connecting east of Hwy 48 to Stouffville Road• Reconfigure the Dickson Hill Road/ Hwy 48 intersection• Extend/connect Ringwood Drive to the Markham-Stouffville boundary
Natural Features	<ul style="list-style-type: none">• Connect natural heritage through parks• Locate and connect trails in the natural heritage buffers
Parks / Green Space / Trails	<ul style="list-style-type: none">• Linear 'Greenway' park follows the curved road• Community parks located in the east and west (of Hwy 48) neighbourhoods
Land Uses	<ul style="list-style-type: none">• Medium-High Density Mixed Use with street-related commercial / retail along Hoover Park Drive• Low-Medium Density Residential pockets west of the Greenway• Expand Gateway Mixed Use corridor southwest into the new community• Create a Business Park / Employment area along Stouffville Road

Many inputs to the evaluation of options:

Stakeholder Meetings

- Ministry of Transportation
- Toronto Region Conservation Authority
- York Catholic District School Board
- York Region District School Board

Virtual Community Workshop

Joint Working Group

- City of Markham
- Town of Whitchurch-Stouffville

Developers in the Study Area

Online Survey

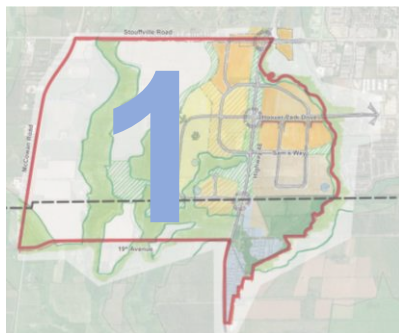
Project Webpage

- Fillable forms for comments
- Voice over presentation

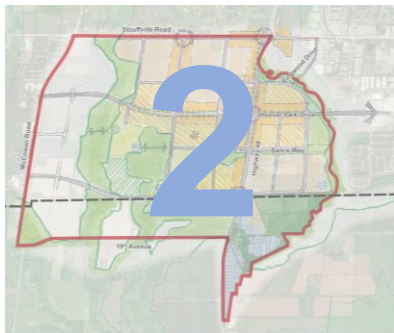
Paper Survey

- Printed copies available at the Town offices

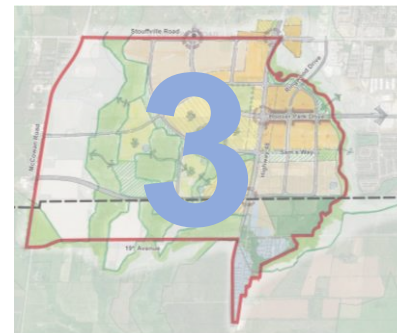
April



2



3



May

www.cometogetherws.ca/highway48

DEVELOPERS Meetings April 29

Community Workshops– April 30, 2020

Session 1

3:00 – 4:30

- Residents
- Developers
- Elected Officials
- Markham Staff
- Whitchurch-Stouffville Staff
- Agencies

+50 Participants

+50 Questions / Chats

Session 2

6:30 – 8:00

- Residents
- Developers
- Elected Officials
- Markham Staff
- Whitchurch-Stouffville Staff
- Agencies

+50 Participants

+50 Questions / Chats

What does “Composite Natural Heritage” mean?

How will traffic issues relating to Dickson Hill be managed?

What does “enhancement opportunity” mean?

What’s the time frame for development?

What is the ultimate use of the Countyside / Agricultural area?

What uses are envisioned for mixed use?

Isn’t the Oak Ridges Moraine land untouchable for development?

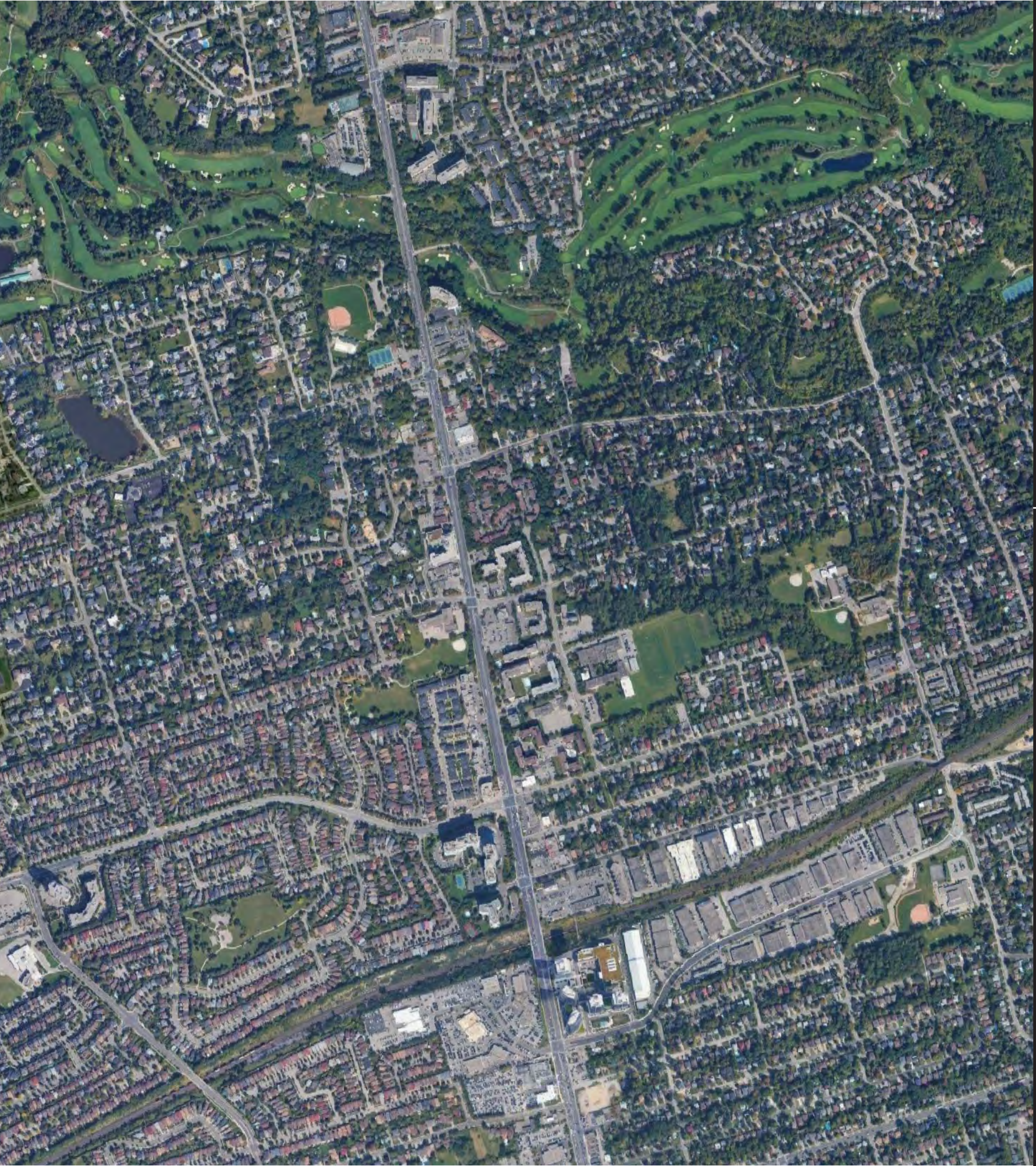


www.cometogetherws.ca/highway48

For more information contact:

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Town of Whitchurch-Stouffville
Development Services
Zahrah.khan@townofws.ca

John Yeh
City of Markham
Development Services Commission
Jyeh@markham.ca



YONGE NORTH SUBWAY EXTENSION INTENSIFICATION ANALYSIS

Outline

- > Purpose
- > Methodology
- > Study Area
- > Density Estimations

Purpose

- > To identify development potential for the Steeles, Clark, Royal Orchard, Langstaff and Richmond Hill Centre Station Areas under two scenarios – as-of-right and intensification – to project whether each station area can be supportive of subway-level densities; and
- > To identify recommended changes to permitted density to achieve subway-level intensification within each station area.

A later stage of this work is to provide a high-level overview of the potential value of future development.

METHODOLOGY

Study Methodology

- > Existing Conditions Analysis
- > Refine Station Area and Corridor Boundaries
- > Establish Land Use and Density Parameters
- > Prepare Density Scenarios
 - > Existing Conditions
 - > As-of-Right
 - > Intensification

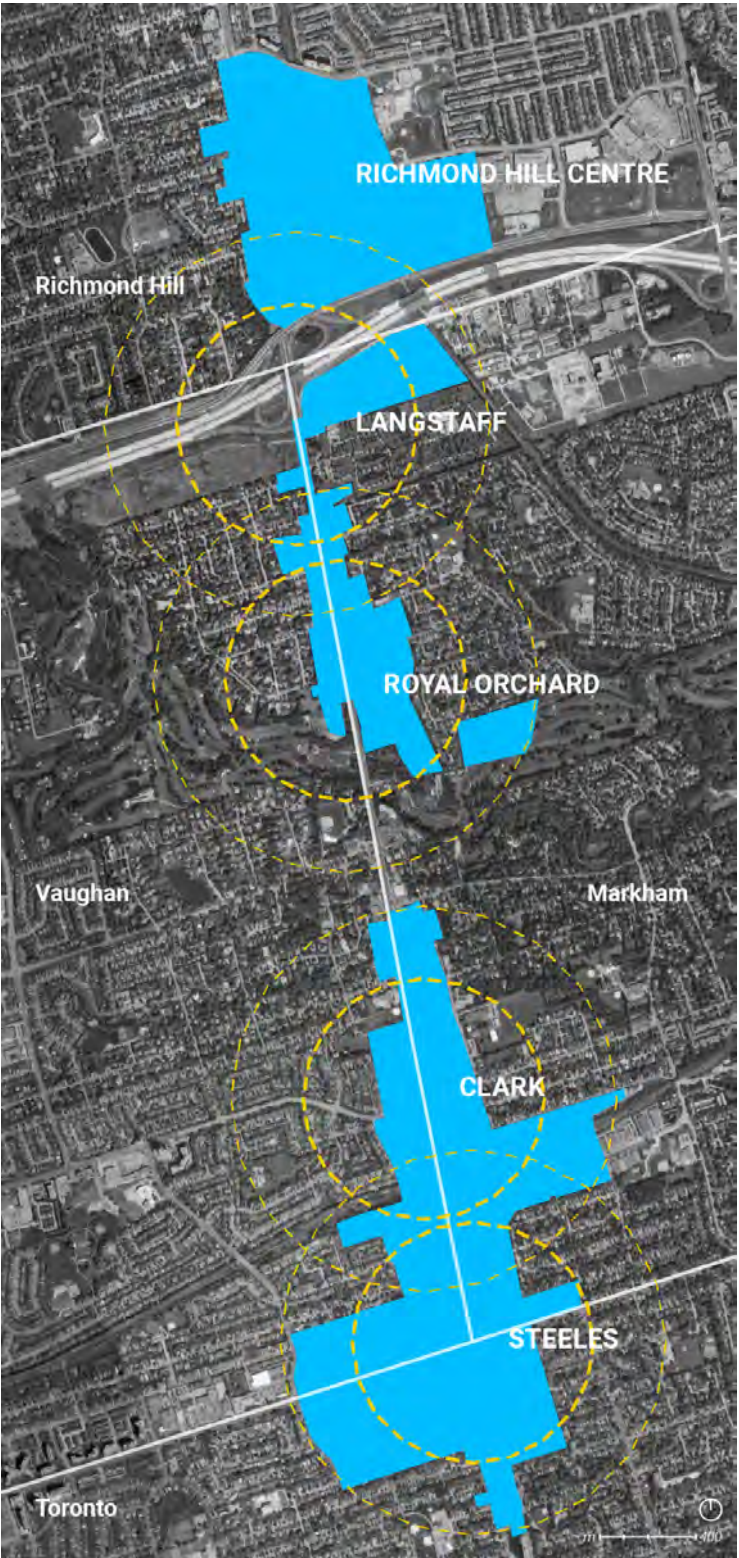


STUDY AREA

STUDY AREA

Study Area

YONGE NORTH SUBWAY EXTENSION



DENSITY ESTIMATIONS

Existing Density

- > Existing population density has been calculated using data from the 2016 Census of Population
- > Estimations are based on land use and percentage of coverage over total area.
- > Existing employment is estimated using the 2018 York Region Employment Survey and the Toronto Employment Survey

Density Calculation Methodology

- > Calculate Gross Floor Area (GFA) on each block defined in the statistics key plan (block area, building height, FSI)
- > Ratio of land uses on each block (residential and non-residential)
- > Calculate Net Floor Area (NFA) by typology for accurate measure of people and jobs
- > Population yield by developable blocks (average unit size by typology, average persons per unit)
- > Employment yield by developable blocks (floor space per worker)
- > Overall population and employment density

DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Steeles
Boundary Comparison



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Steeles
As-of-Right Scenario

Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	70	95
As-of-Right	340	200

Markham at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	70	160
As-of-Right	565	260

Toronto at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	90	95
As-of-Right	160	115

Vaughan at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	10	30
As-of-Right	555	330



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Steeles
Intensification Scenario

Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	70	95
As-of-Right	340	200
Intensification	670	365

Markham at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	70	160
As-of-Right	565	260
Intensification	675	320

Toronto at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	90	95
As-of-Right	160	115
Intensification	710	390

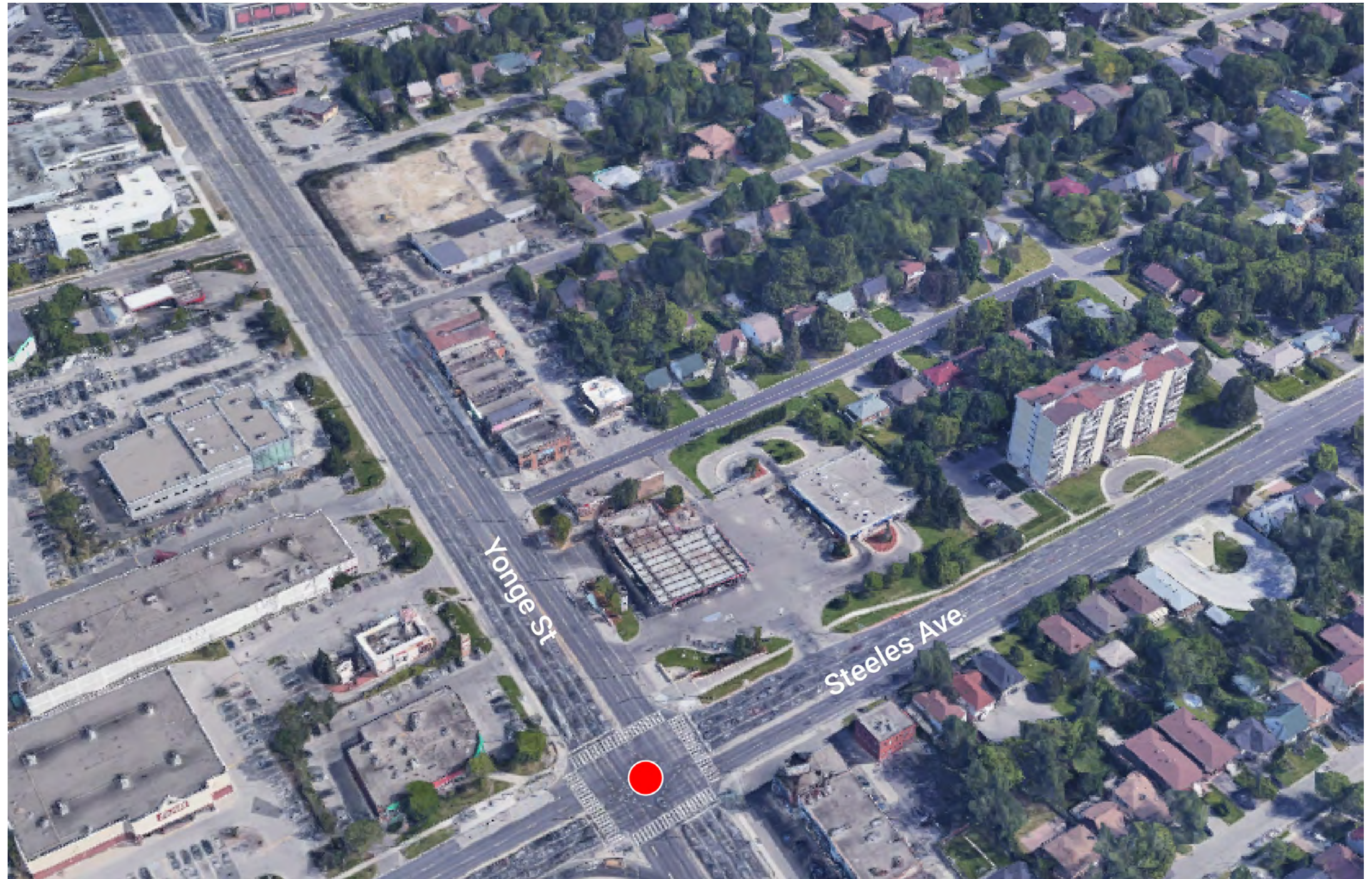
Vaughan at Steeles		
People and Jobs/Hectare		
	500 m	800 m
Existing	10	30
As-of-Right	555	330
Intensification	575	350



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

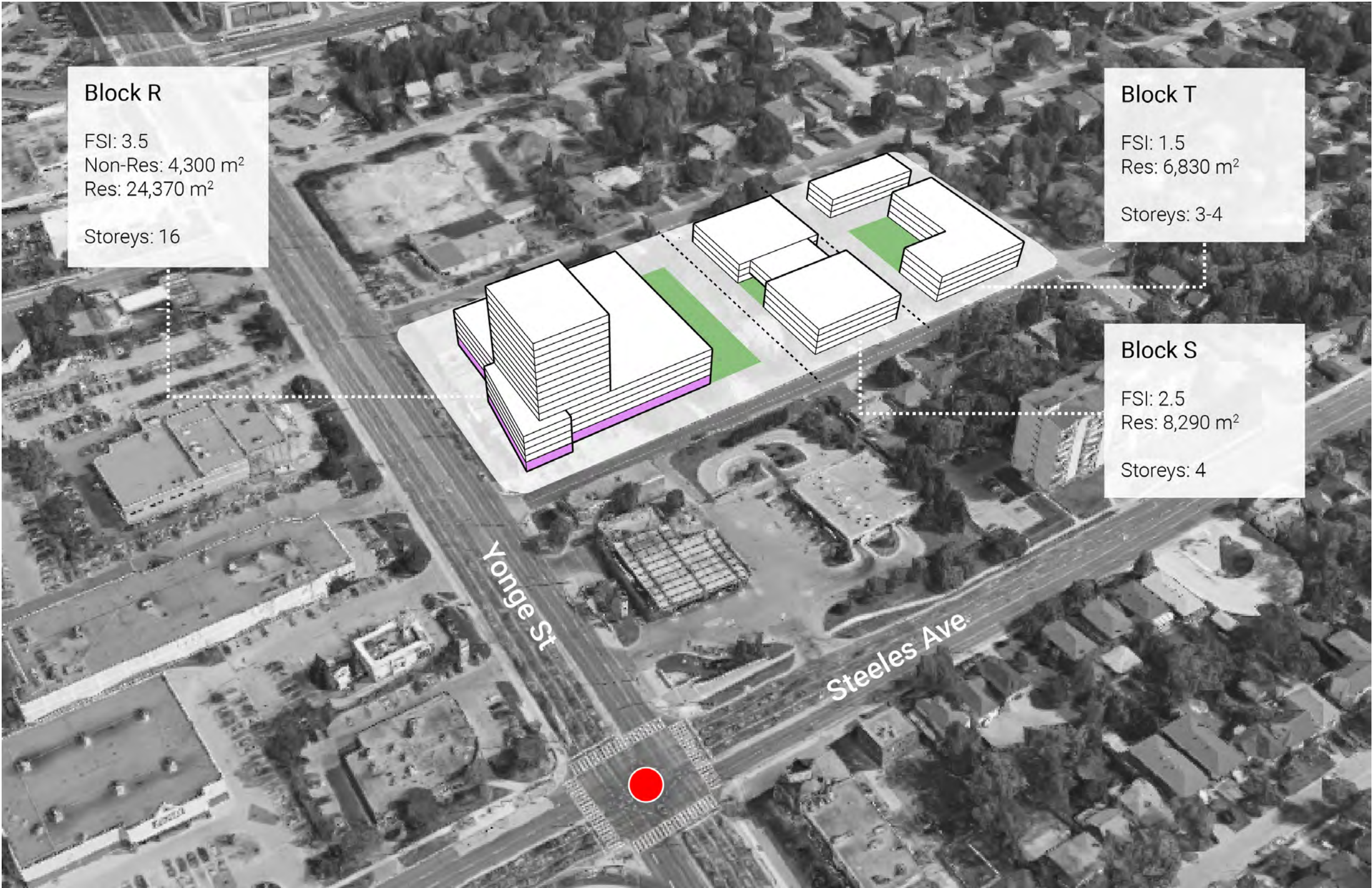
Steeles



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

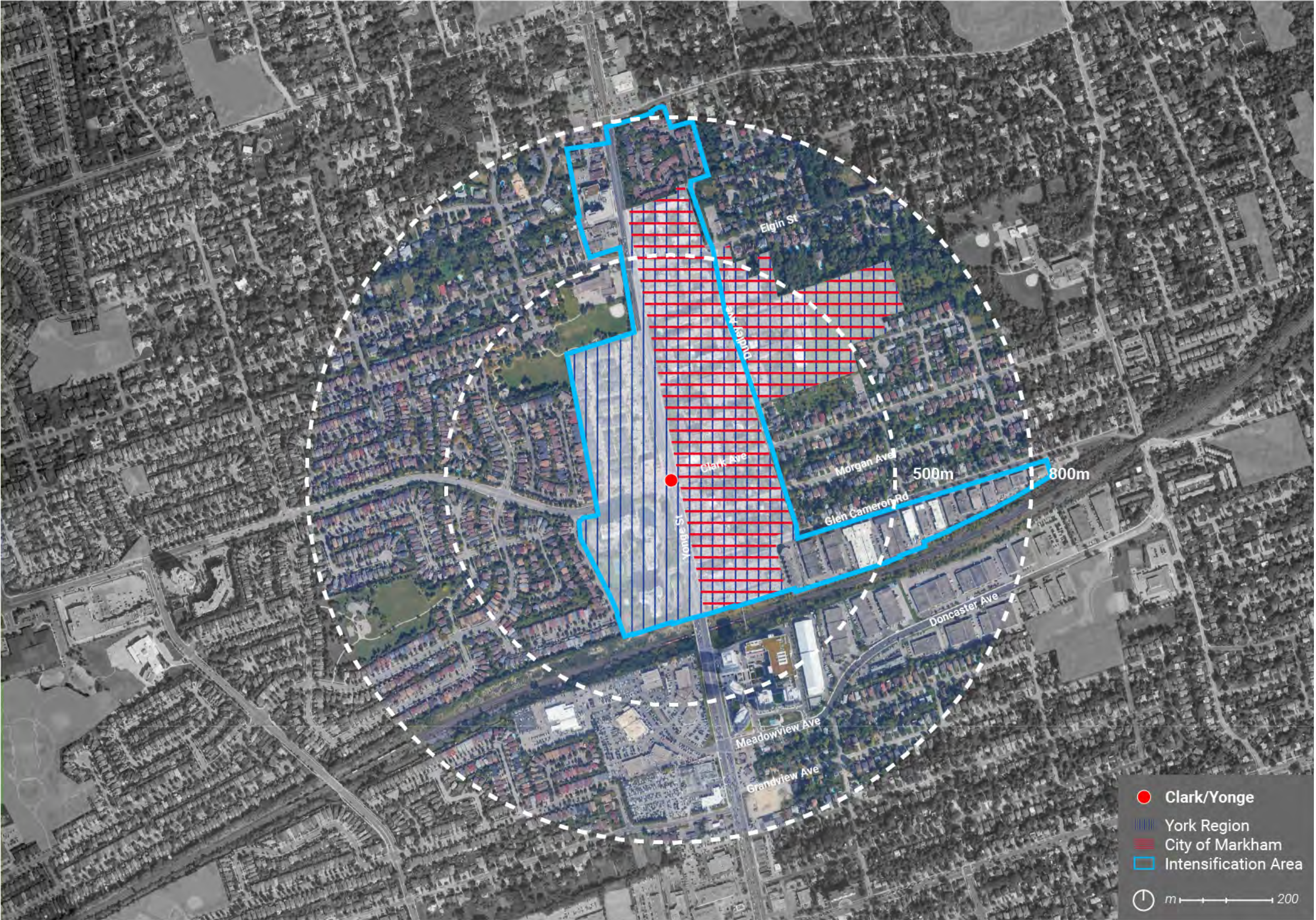
Steeles
Potential Massing



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Clark
Boundary Comparison



DENSITY ESTIMATIONS

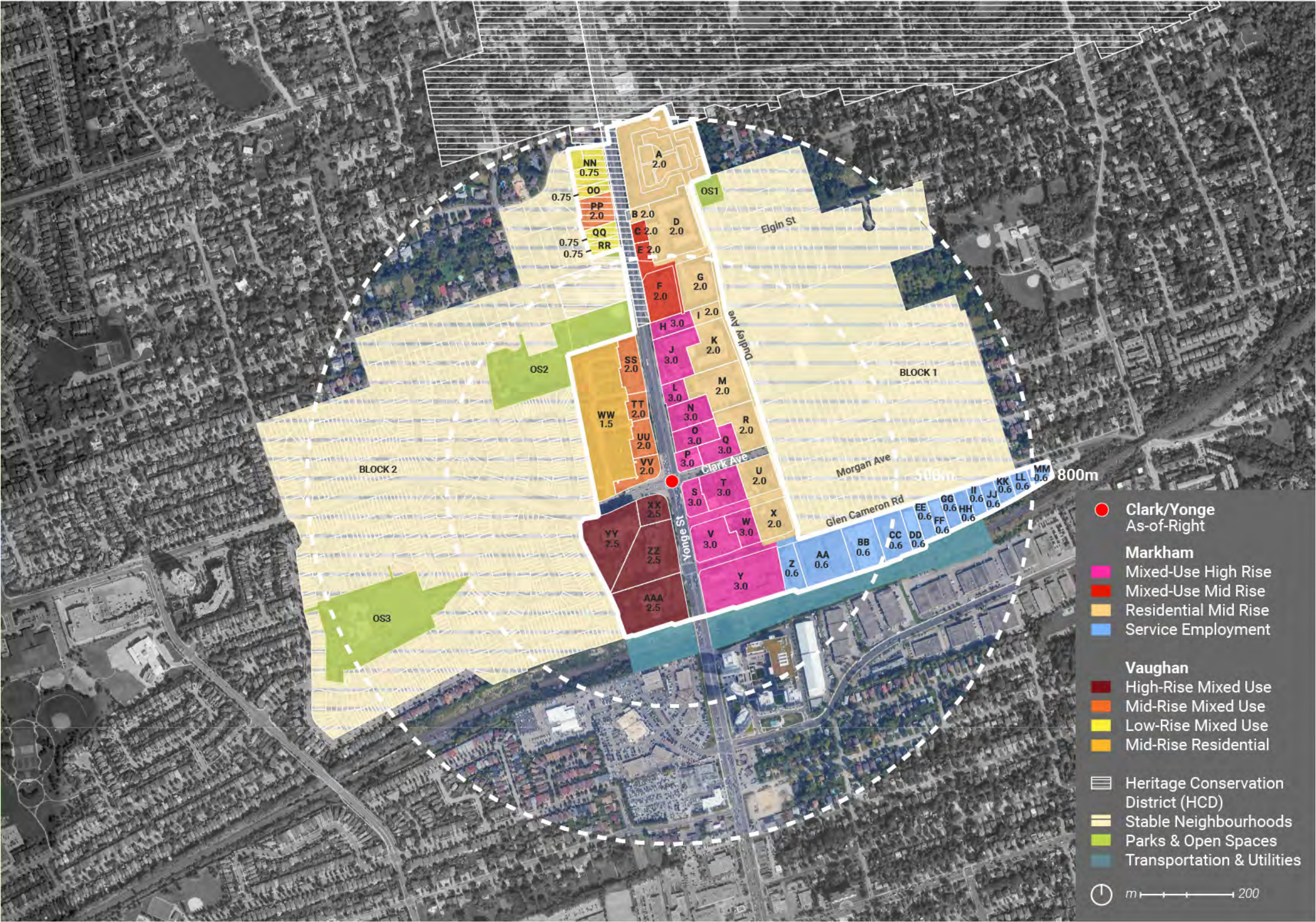
YONGE NORTH SUBWAY EXTENSION

Clark
As-of-Right Scenario

Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	115	100
As-of-Right	240	170

Markham at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	130	100
As-of-Right	280	195

Vaughan at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	100	90
As-of-Right	205	140



DENSITY ESTIMATIONS

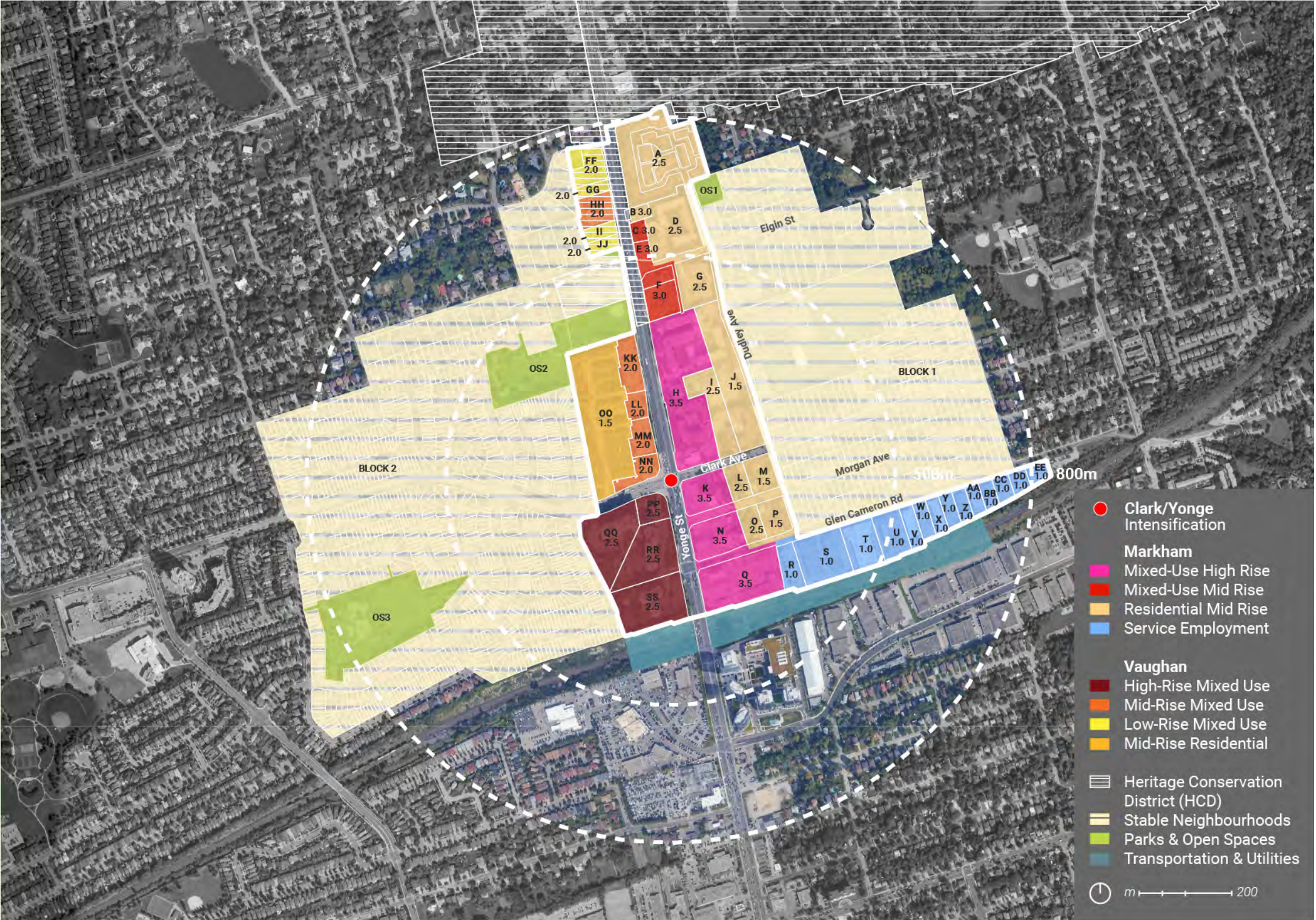
YONGE NORTH SUBWAY EXTENSION

Clark
Intensification Scenario
Option 1

Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	115	100
As-of-Right	240	170
Intensification	275	190

Markham at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	130	100
As-of-Right	280	195
Intensification	330	225

Vaughan at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	100	90
As-of-Right	205	140
Intensification	205	145



DENSITY ESTIMATIONS

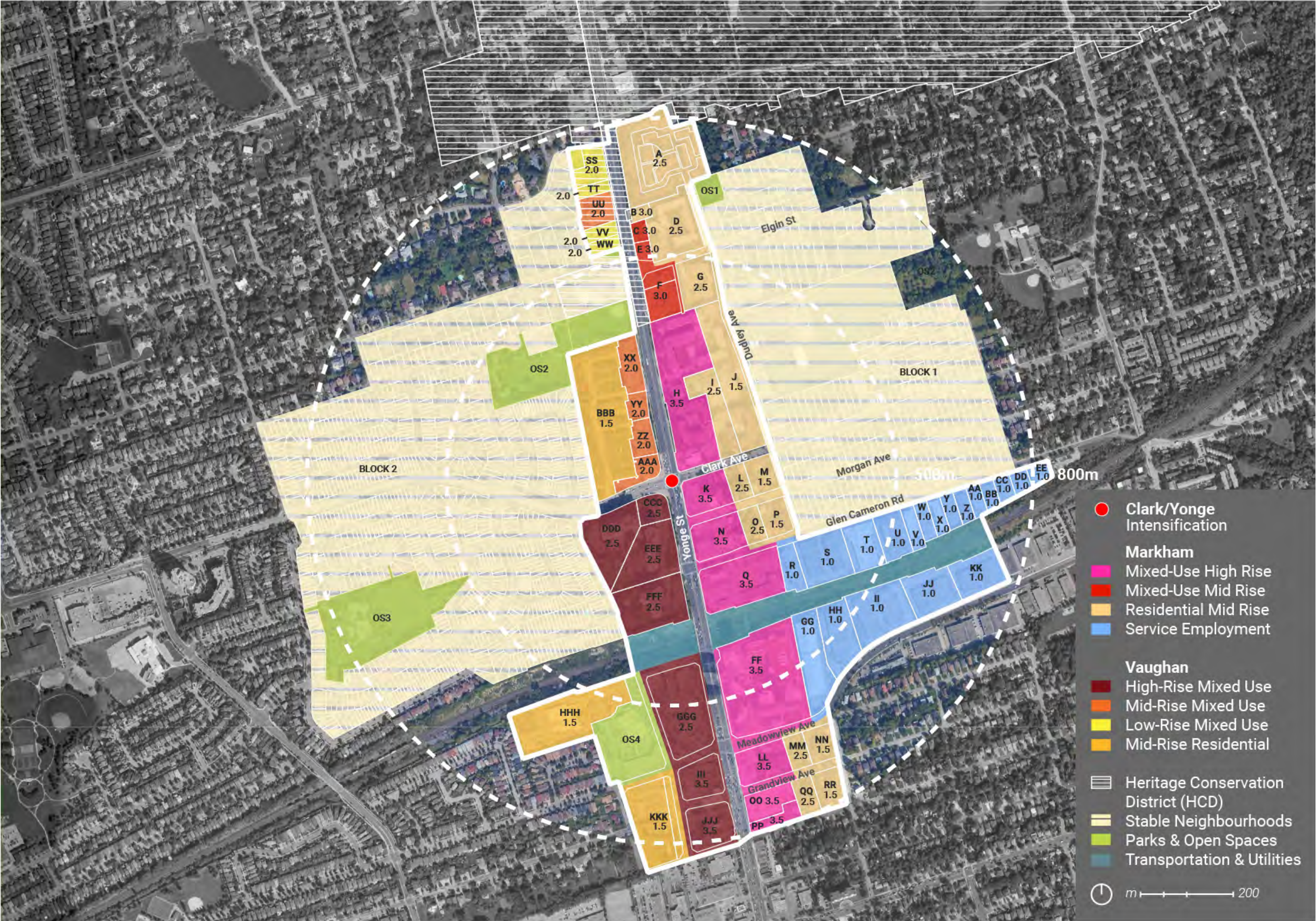
YONGE NORTH SUBWAY EXTENSION

Clark
Intensification Scenario
Option 2

Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	115	100
As-of-Right	240	170
Intensification	280	230

Markham at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	130	100
As-of-Right	280	195
Intensification	340	240

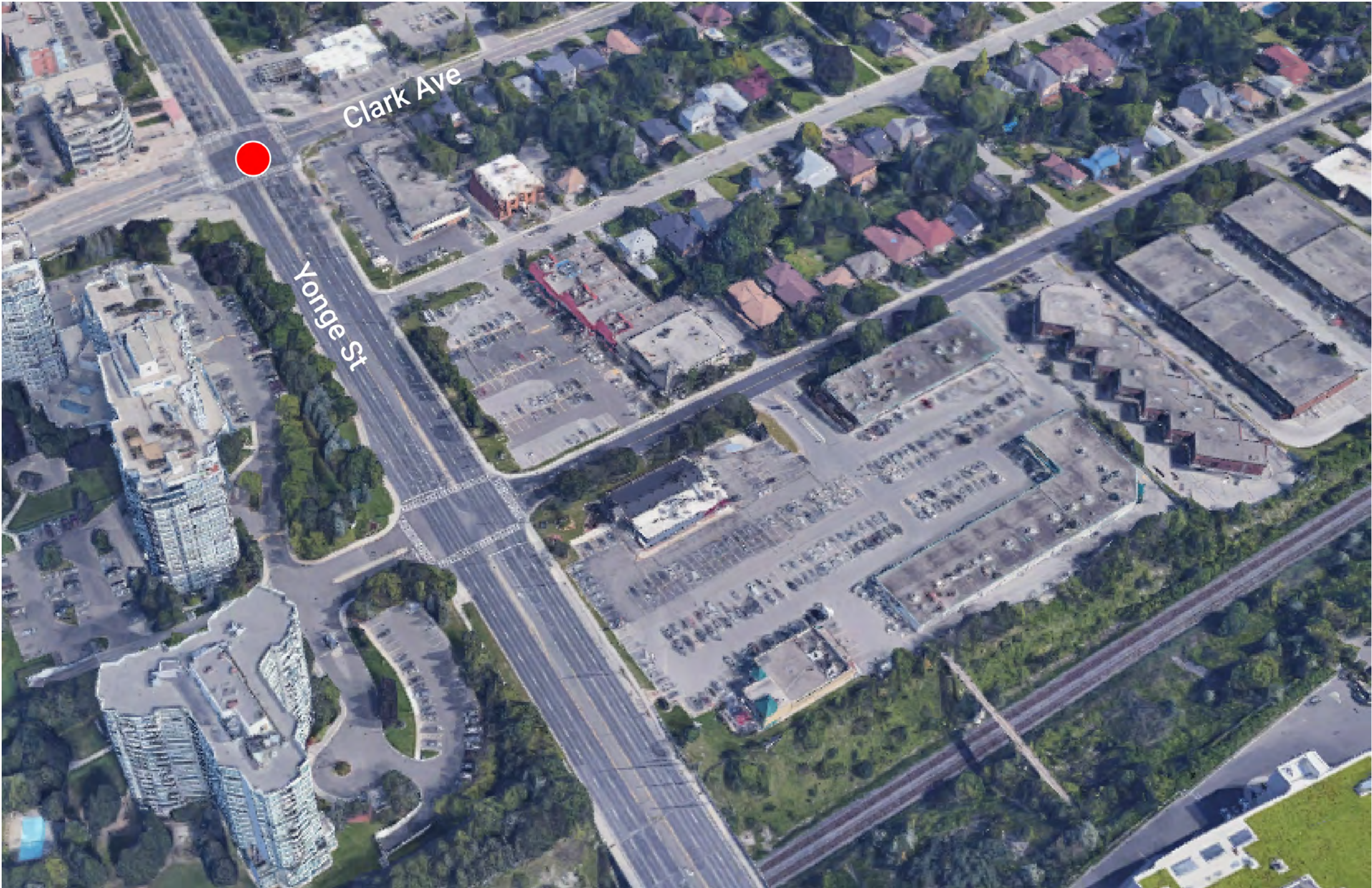
Vaughan at Clark		
People and Jobs/Hectare		
	500 m	800 m
Existing	100	90
As-of-Right	205	140
Intensification	215	530



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

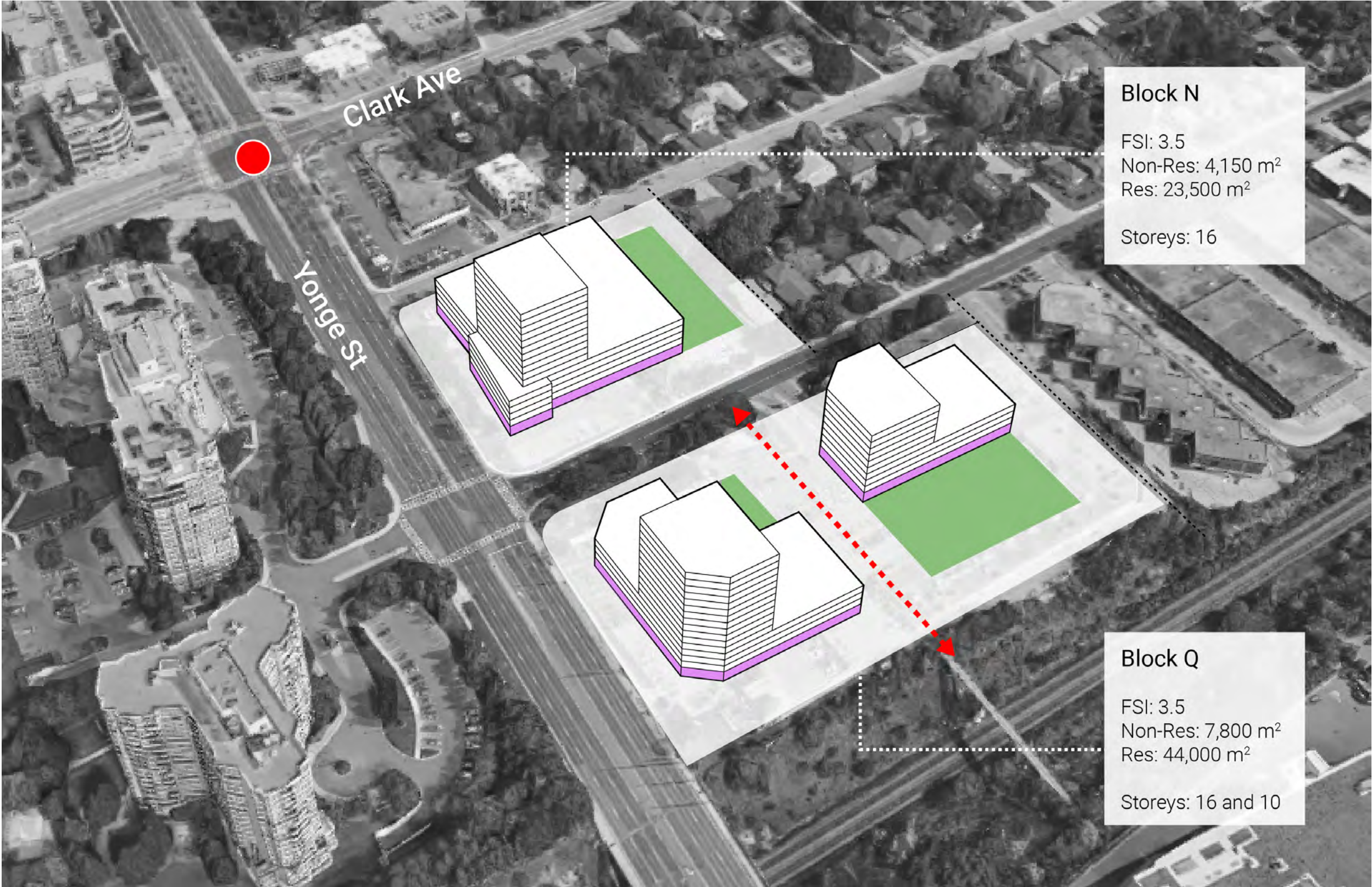
Clark



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Clark
Potential Massing



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Royal Orchard
As-of-Right Scenario

Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	90	55
As-of-Right	230	125

Markham at Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	140	90
As-of-Right	330	190

Vaughan at Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	15	20
As-of-Right	95	60



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Royal Orchard
Intensification Scenario

Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	90	55
As-of-Right	230	125
Intensification	320	180

Markham at Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	140	90
As-of-Right	330	190
Intensification	480	275

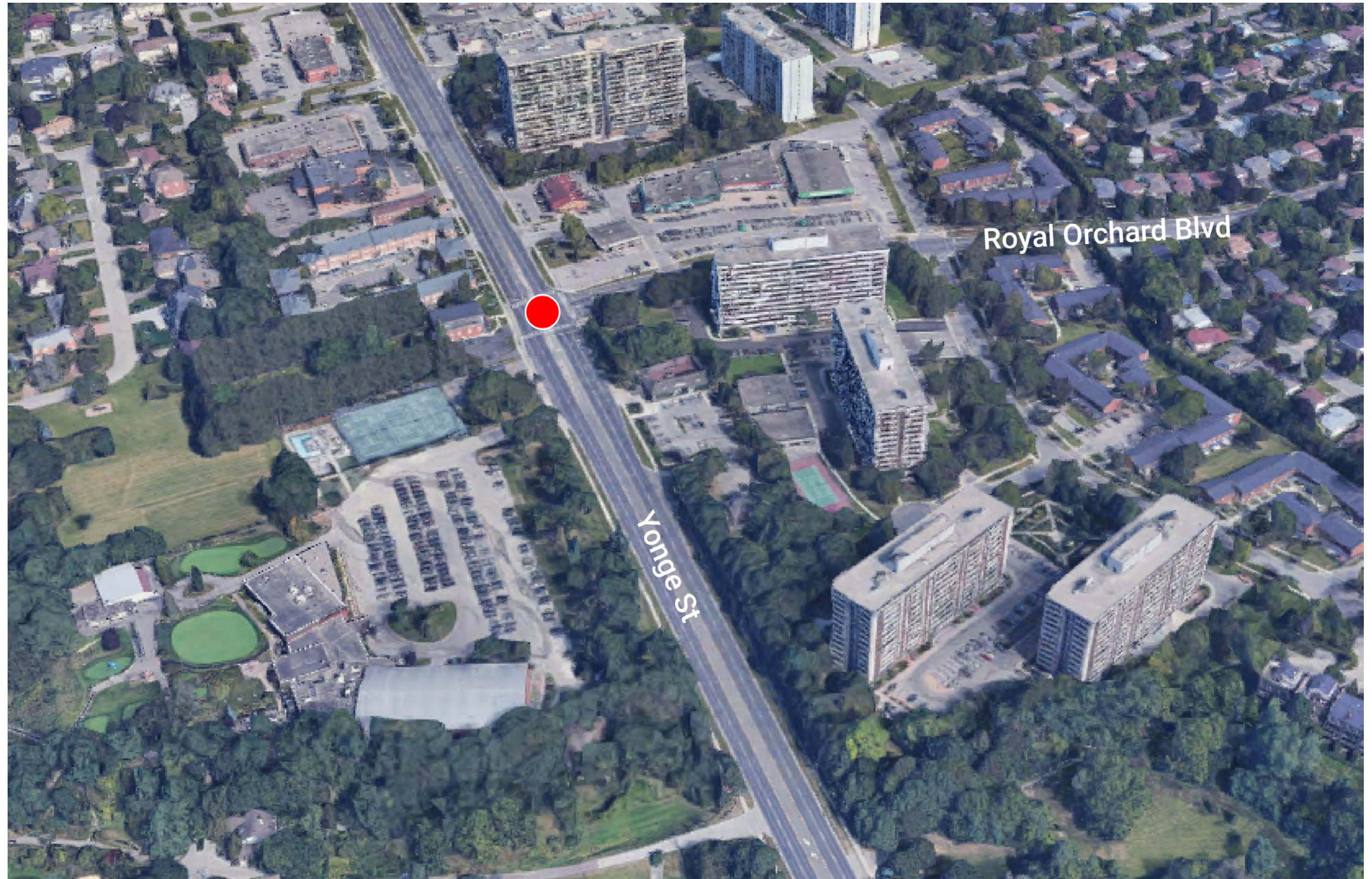
Vaughan at Royal Orchard		
People and Jobs/Hectare		
	500 m	800 m
Existing	15	20
As-of-Right	95	60
Intensification	110	65



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Royal Orchard



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Royal Orchard
Potential Massing



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Langstaff
Boundary Comparison



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Langstaff
As-of-Right Scenario

Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	20	30
As-of-Right	545	290

Markham at Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	15	35
As-of-Right	910	645

Vaughan at Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	30	30
As-of-Right	75	75



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Langstaff
Intensification Scenario

Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	20	30
As-of-Right	545	290
Intensification	580	310

Markham at Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	15	35
As-of-Right	910	645
Intensification	970	695

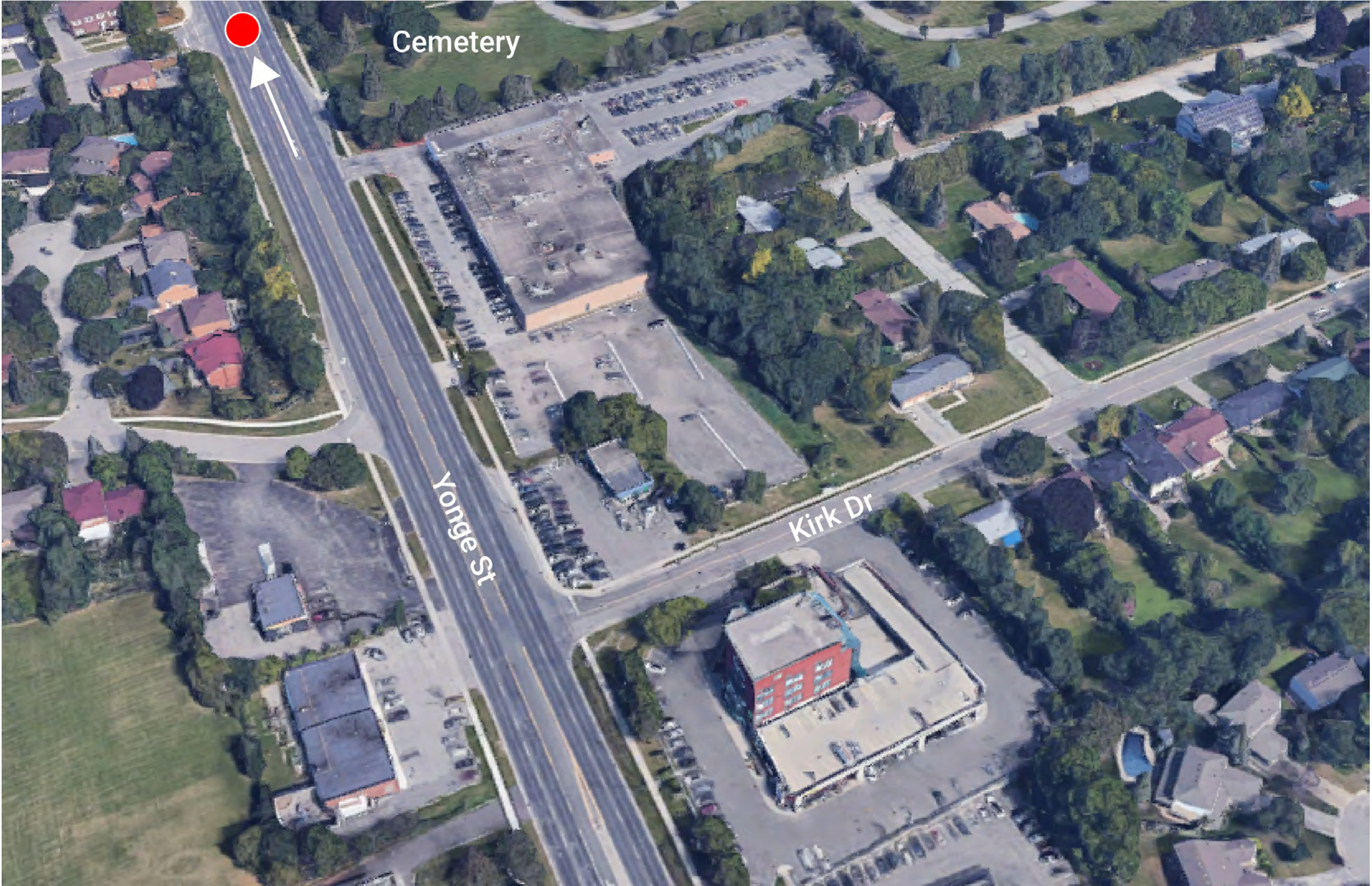
Vaughan at Langstaff		
People and Jobs/Hectare		
	500 m	800 m
Existing	30	30
As-of-Right	75	75
Intensification	75	75



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

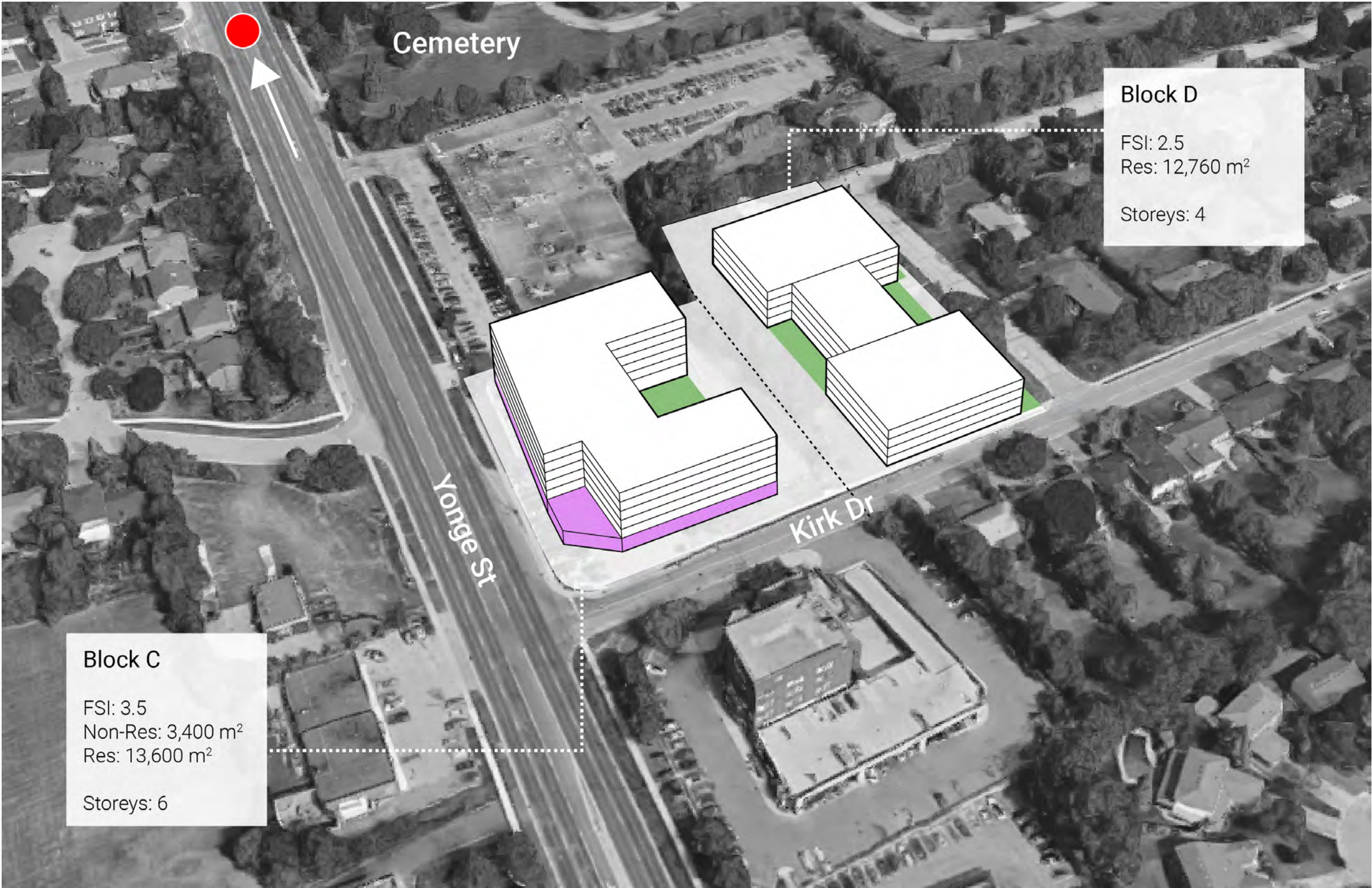
Langstaff



DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Langstaff
Potential Massing



YONGE NORTH SUBWAY EXTENSION

407/7 Re-Union Station

"The Whole Is Greater Than The Some Of Its Parts"

Markham - Richmond Hill - Vaughan Destination Gateway

Re-Union Station

407 Inter City Express Vision

Vision by Jim Jones
Markham Regional Councillor

Draft Version June 10, 2009 4:07 PM

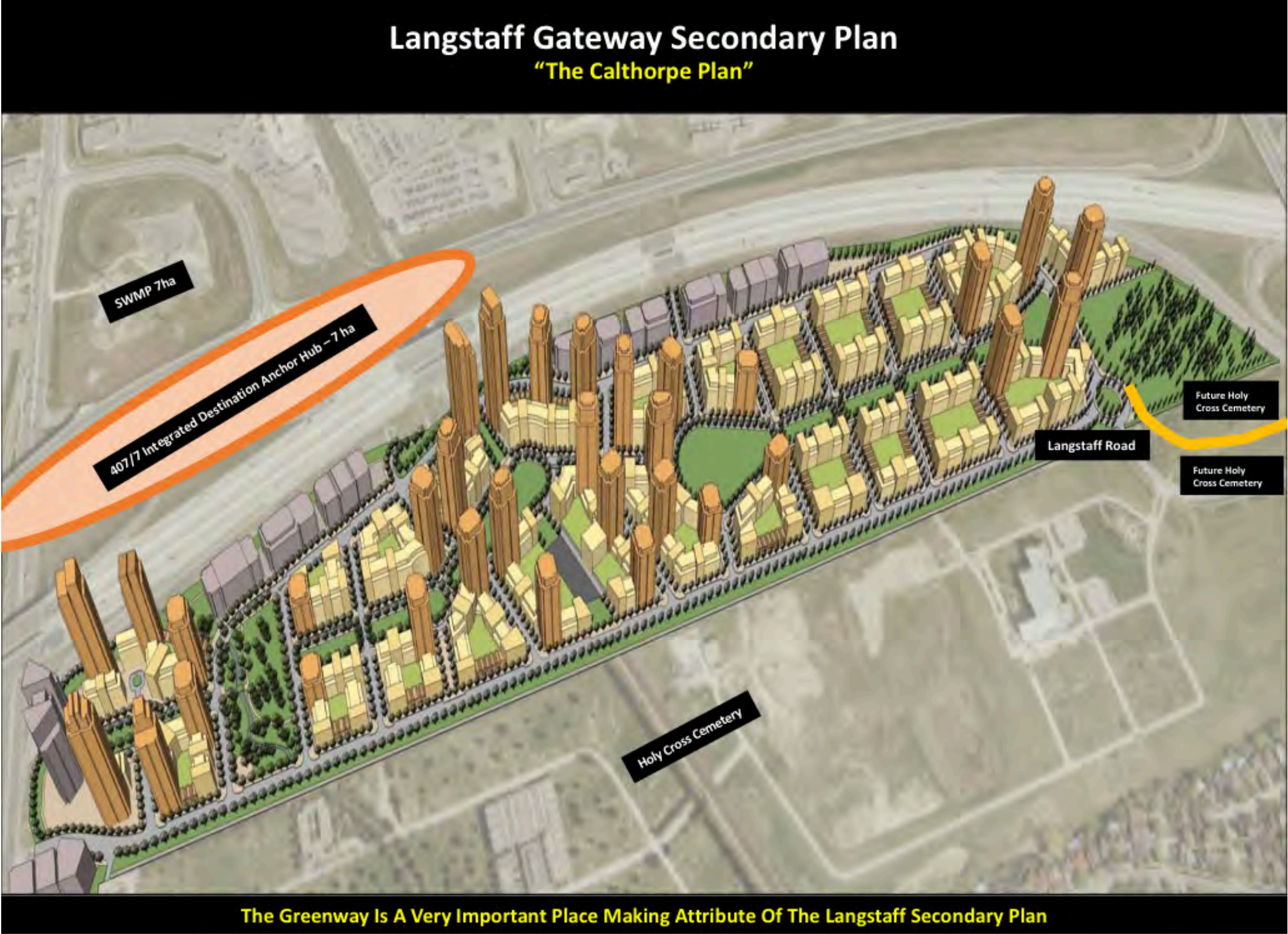
The 407/7 Re-Union destination anchor hub area goal is to bring together the 4 areas as one 190 hectares, seamlessly integrated planned community and ignoring municipal boundaries. The 4 areas are:

1. Langstaff Gateway	40,000 people	18,000 jobs	1140 people & jobs per ha
2. Richmond Hill Centre	17,000 people	17,000 jobs	400 people & jobs per ha
3. 407 Hydro Transmission Lands (est)	40,000 people	60,000 jobs	1140 people & jobs per ha
4. Vaughan Hydro Transmission lands (est)	<u>20,000 people</u>	<u>5,000 jobs</u>	400 people & jobs per ha
Estimated Totals	117,000 people	100,000 jobs	

DENSITY ESTIMATIONS

YONGE NORTH SUBWAY EXTENSION

Langstaff



YONGE NORTH SUBWAY EXTENSION

Richmond Hill Centre	
People and Jobs/Hectare	
Projected	450



APPENDIX

Development Potential Criteria

Development Potential Criteria is assessed using three categories:

- > Stable – properties with minimal or no development potential and therefore not expected to change;
- > Constrained – properties with potential for intensification in the longer term, such as newly built developments and institutional properties; and
- > Transitioning – properties expected to intensify in the shorter, medium, to longer terms including large parcels with intensification capacities as well as low-rise developments with dense zoning permissions.

APPENDIX - DEVELOPMENT CRITERIA

YONGE NORTH SUBWAY EXTENSION

Steeles



APPENDIX - DEVELOPMENT CRITERIA

YONGE NORTH SUBWAY EXTENSION

Clark



APPENDIX - DEVELOPMENT CRITERIA

YONGE NORTH SUBWAY EXTENSION

Royal Orchard



APPENDIX - DEVELOPMENT CRITERIA

YONGE NORTH SUBWAY EXTENSION

Langstaff



Short-term Potential

Properties with short-term development potential generally already have redevelopment plans underway. Criteria includes:

- > Properties with recent planning application (including Official Plan amendment, rezoning, site plan approval) for additional residential, commercial or employment GFA and/or new units that are not counted in Inventory
- > Location in areas where intensification is encouraged and permitted

Medium-term Potential

A property with medium-term development potential could fit any of the following criteria:

- > Low-density (3 storeys or less) development on large lots
- > Areas where current permissions allow higher density development
- > All vacant and unoccupied sites
- > Surface parking lots

Long-term Potential

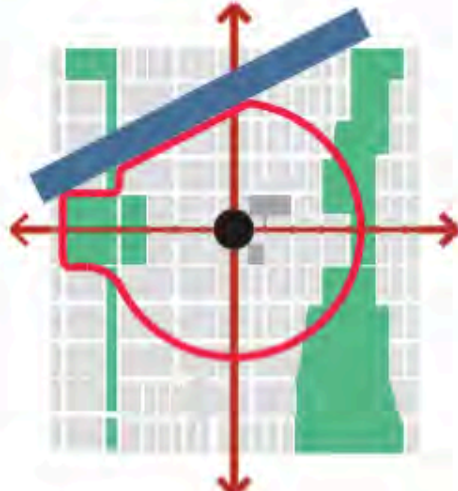
Properties with long-term potential have recently undergone development or require conditions for redevelopment that could take several years. Criteria includes:

- > Low-density developments on smaller lots
- > Properties with recent investment or development
- > Multi-unit and mixed-use buildings

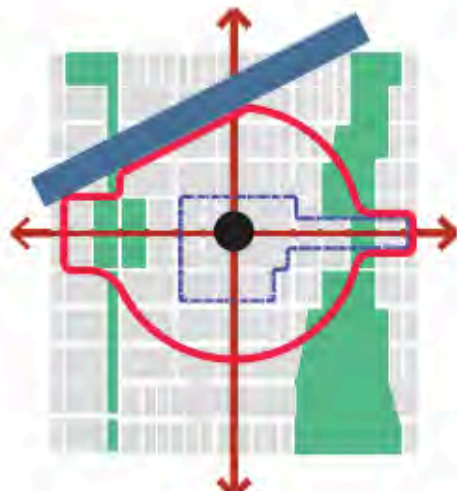
Refine Study Area



1. Draw an 800-metre radius as a base boundary around a mobility hub.



2. Remap boundary to account for environmental features and barriers.



3. Modify boundary to account for the legislative, policy and planning framework.



4. Further modify to reflect existing land use type and development potential.

Land Use Assumptions

Floor Space Index (FSI)

Height (storeys)	Building Type	Assumed FSI
Mid-Rise (3-8 storeys)		
3-6	Mid-Rise residential, mixed use with podium at grade	1.5-2.5
6-8	Mid-Rise residential building, mixed use with podium at grade	2.5-3.0
High-Rise (9+ storeys)		
9-14	Tall residential building, mixed use podium at grade	3.0
15-20	Tall residential building, with podium at grade	3.5
20-25	Tall residential building, with podium at grade	4.0
25-30	Tall residential building, with podium at grade	4.5

LAND USES	DRAFT MARKHAM ZONING (2015 Report)
Residential Mid Rise	FSI: 2.0 Heights: 3-6 storeys
Residential High Rise	FSI: 2.5 Heights: 3-15 storeys
Mixed Use Mid Rise	FSI: 2.0 Heights: 3-8 storeys
Mixed Use High Rise	FSI: 3.0 Heights: 3-15 storeys

The relationship between FSI categories and building heights is based on comparable FSI rates for mid-size municipalities across the GTHA including Markham, Vaughan and Newmarket.

An FSI of 0.75 has been identified for the stable lands outside the Secondary Plan Area.

Refine Study Area

Net to Gross Floor Area Ratio

Floor Plate Efficiency (Net to Gross Floor Area Efficiency)

Mid-Rise (4-8 storeys)	
Mid-Rise Residential (including mixed-use at grade	80-85%
High-Rise (9+ storeys)	
High-Rise Residential (including mixed-use podium at grade) <29 storeys:	75-85%
High-Rise Residential (including mixed-use podium at grade) >30 storeys:	70-80%

Sources: NBLC (2018), AECOM (2014) “The Economics of Building Tall”; GSA (2012) “Circulation: Defining and Planning”; Efficiency Lab for Architecture (2016) “Efficiency: Understanding the Typical Conditions”

We have adopted the average single-family home size rate of 2000 square feet (or 185 m2) from the Canadian Home Builders’ (CHBA) Winter 2013 Pulse Survey.

Land Use Assumptions

Persons Per Unit

Housing Type	10-year Average Persons per Unit	14.5-year Average Persons per Unit
Singles and Semi's	3.74	3.74
Multiples (Rows, Duplexes)	3.01	3.01
Apartments > = 700 square feet	2.19	2.19
Apartments < 700 square feet	1.60	1.60
Total Apartments	1.91	1.91
Total Units	2.96	2.90

Source: York Region
¹The Total Units PPU is based on the unit type PPU's weighted by housing forecast mix
²PPU's in Table 2.3 are adjusted to include the Census undercount
³10 Year and 14.5 average PPU's are based on average PPU's observed in housing units built in York Region from 2001 to 2011
⁴PPU's for apartments >= 700 square feet are based on observed PPU's in 1 bedroom or less apartments
⁵PPU's for apartments < 700 square feet are based on observed PPU's in 2+ bedroom apartments

Non-Residential GFA Per Employee

Employment Type	Square Feet per Employee
Industrial	800
Office	275
Institutional	900
Retail	430
Hotel	2,000

Source: York Region 2018 Development Charge Background Study

Stable

Stable properties have minimal or no development potential and are therefore not expected to change. Criteria include:

- > Single detached units designated Residential Low-Rise
- > Open Space and Greenways
- > Cemeteries
- > Utility Corridors/Transportation and Utilities
- > Rights-of-way, Railway Corridors, Non-buildable lands
- > Structured parking

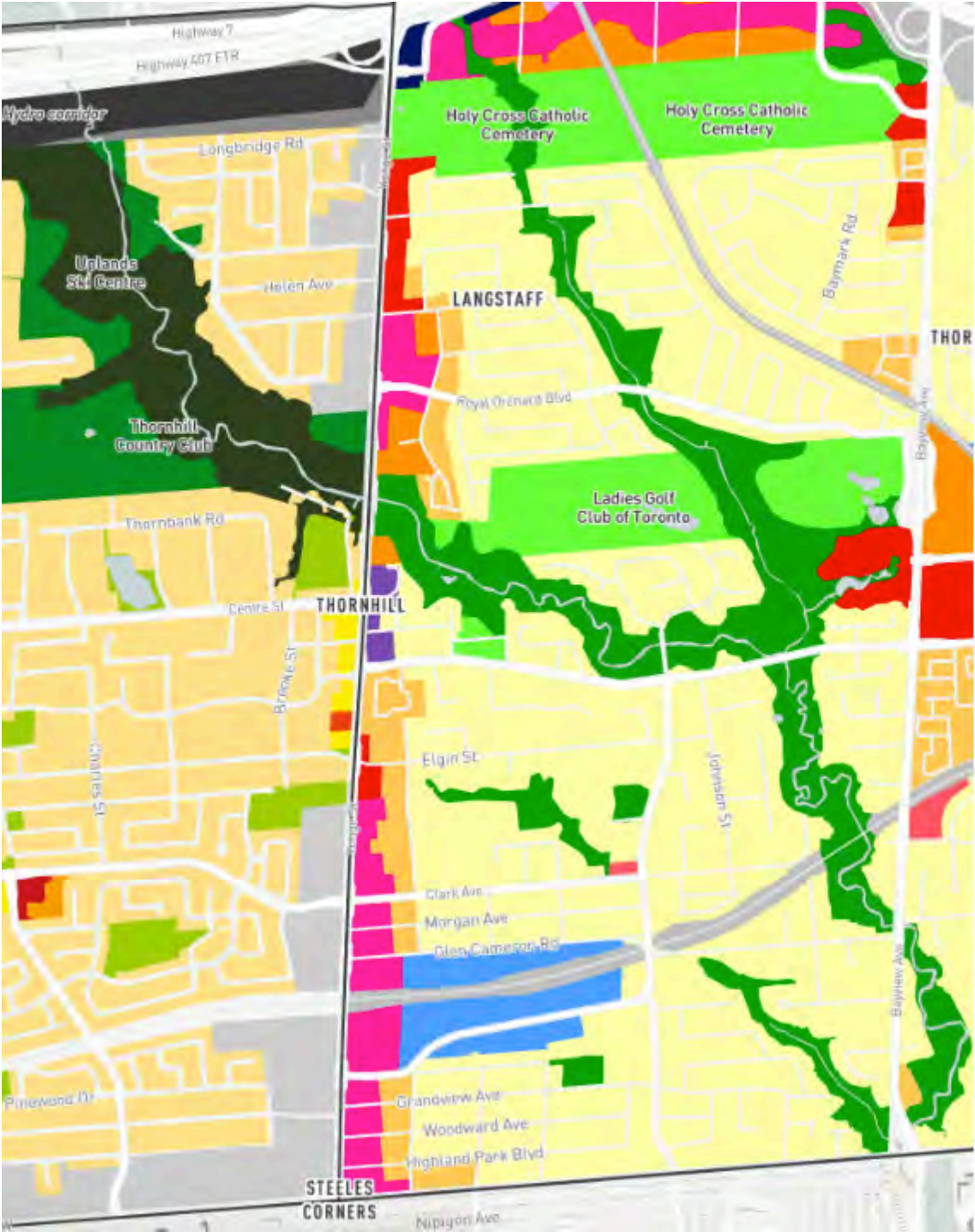
Constrained

Constrained properties are not expected to change within long-term plans. Criteria for these properties might include:

- > Institutional properties not expected to be redeveloped or intensified such as Places of Worship, Elementary and Secondary Schools, Community and Institutional services, etc.
- > Newer developments built between 2010 to 2019
- > Developments with density or scale that make redevelopment unfeasible
- > Designated Heritage buildings
- > Golf Courses
- > Building 4 storeys and above

Transitioning

- > Transitioning properties are all remaining properties that are neither stable nor constrained.
- > They are generally low-density developments with higher zoning permissions or large properties with intensification capacity.



Existing Conditions and Planned Context Maps

Official Plan Land Use Designations

Legend (Markham)

- Business Park Employment
- Commercial
- Future Employment Area
- General Employment
- Hamlets
- Mixed Use Heritage Main Street
- Mixed Use Low Rise
- Mixed Use Office Priority
- Residential Estate
- Residential Low Rise
- Service Employment
- Business Park Office Priority Employment
- Countryside
- Future Neighbourhood Area
- Greenway
- Mixed Use Health Care Campus
- Mixed Use High Rise
- Mixed Use Mid Rise
- Private Open Space
- Residential High Rise
- Residential Mid Rise
- Transportation and Utilities

Legend (Vaughan)

- Agricultural
- Employment Commercial Mixed-Use
- High-Rise Mixed-Use
- Infrastructure and Utilities
- Low-Rise Mixed-Use
- Major Institutional
- Mid-Rise Residential
- New Community Areas
- Oak Ridges Moraine Natural Core
- Parks
- Prestige Employment
- Rural
- Community Commercial Mixed-Use
- General Employment
- High-Rise Residential
- Lands Subject to Secondary Plans
- Low-Rise Residential
- Mid-Rise Mixed-Use
- Natural Areas
- Oak Ridges Moraine Countryside
- Oak Ridges Moraine Natural Linkage
- Parkway Belt West Lands
- Private Open Space
- Theme Park and Entertainment



Celebrate Markham Action Plan Progress Update

May 25, 2020

**Prepared by: Don De Los Santos, Manager,
Markham Small Business Centre, ext. 3663**



Content Summary

- Background
- Progress Update
- Summary of Responses
- Organization with an Immediate Funding Need
- Next Steps



Background

- During the Fall 2019, Celebrate Markham opened its call for proposals for projects scheduled to be delivered between April 1, 2020 to March 31, 2021 and received **68** applications during the call for proposals
- Between December 2019 to February 2020, applications were reviewed by the interdepartmental grant review committee, **2** of which withdrew and **2** of which were considered ineligible
- **64** applicants were being given consideration as eligible to receive funding for the current funding cycle for projects scheduled to be delivered between April 1, 2020 to March 31, 2021
- As a result of the COVID-19 disruption, on April 21, staff brought forward an update to Council titled: “2020-2021 Celebrate Markham Action Plan”
- On April 28, Council approved the resolution “that staff be directed to report back with an interim status report on the 2020-2021 Celebrate Markham Action Plan by the end of May 2020.”



Progress Update

- **April 22:** Email sent to **64** eligible organizations asking for updated status of project proposals (options included: no change, postponed, switch to virtual, cancelled)
- **April 30:** For organizations who had not yet responded to the initial email, **31** phone calls were made directly to organizers (voicemails left where possible)
- **May 6-7:** For organizations who still had not yet responded to either the initial email nor the April 30 phone calls, yet another round of phone calls (**12**) were made directly to those remaining organizations.



Summary of Responses

- **May 7:** 2-week period to respond closed. The summary of responses received is as follows (out of **64** eligible applicants)
 - **24** responded with no substantive change to original proposal (may include temporary virtual program delivery)
 - **17** responded postponing their project to a later time within the current funding cycle (April 1, 2020 to March 31, 2021)
 - **9** responded postponing their event to the next funding cycle (April 1, 2021 to March 31, 2022)
 - **2** responded with a switch to Virtual delivery
 - **7** responded but still uncertain about their direction
 - **3** responded cancelled and seeking financial relief for sunk costs
 - **2** no response received



Summary of Responses Continued

- **3** organizations cancelled due to COVID-19 and seeking financial relief for sunk costs
 - Youth and Parents Association of Markham – up to \$1,380
 - Unionville Festival – up to \$4,381
 - Water Polo Canada – amount tbc
- **2** organizations no response received
 - Muaythai Canada, 2020 National Championship, tentatively November (emails sent, no voicemail available)
 - Markham Cycles, Reading Ride, tentatively Aug 9 (left voicemail)



Organization with an Immediate Funding Need

- On April 28, Council approved “that staff be authorized to approve urgent funding allocations under the Celebrate Markham Grant Program for events scheduled between April 1 and mid-July 2020 not exceeding the event amounts approved for the 2019-2020 funding cycle”.
- Markham Village Music Festival (MVMF) (Major Community Festivals category)
 - Switching to virtual, June 19-20 (no change in dates)
 - Previously received \$10,000, now requesting: \$4,500 to assist with performers’ fees, technology and broadcast, and marketing (total revised budget: \$20,000)



Organization with an Immediate Funding Need

- Markham Village Music Festival (MVMF) (Major Community Festivals category)
 - In previous years, in the Major Community Festivals category, the final grant award represented, on average, 14% of the total overall budget of a project
 - Given the extenuating circumstances of the COVID-19 disruption, for Major Community Festivals proposing to switch to an alternate method of delivering their program, Staff will consider approving revised grant requests up to 25% of the total overall budget.
 - Therefore, Staff approve of the \$4,500 requested Celebrate Markham grant award to MVMF (22.5% of total overall budget)



Next Steps

- Draft Final Recommendation report to Council, pending analysis of the information continuing to be received from this plan of action
 - This final report will include recommendations on the sunk costs incurred by organizations that are cancelling their programs
 - This report will be targeted for presentation to Development Services Committee on June 8.
- Disburse Celebrate Markham grant award of \$4,500 to Markham Village Music Festival



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Yonge North Subway Extension Intensification Analysis
PREPARED BY: John Yeh, MCIP, RPP, Manager, Strategy and Innovation
 (ext.7922)

RECOMMENDATION:

1. That the report dated May 25, 2020 entitled “Yonge North Subway Extension Intensification Analysis” be received;
2. That this report be officially forwarded to Metrolinx for consideration and input to the initial business case for the Yonge North Subway Extension;
3. That Metrolinx be invited to Development Services Committee to present the development of their initial business case prior to presentation to their Board;
4. That upon approval of the initial Metrolinx business plan by their Board, Markham staff report to Development Services Committee on the scope of a Yonge Corridor Secondary Plan and appropriate funding;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides an analysis of projected build-out population and employment densities for the planned subway stations of Steeles, Clark, Royal Orchard, Langstaff and Richmond Hill Centre for input to Metrolinx’s initial business case to plan and design the Yonge North Subway Extension.

BACKGROUND:

The Yonge North Subway Extension (YNSE) is an approximately 7.4km extension of the Toronto Transit Commission’s (TTC) Line 1 from Finch Station to Richmond Hill Centre. The YNSE is one of four rapid transit projects announced by the Province of Ontario in 2019 that will add transit connections from north Toronto into York Region including Markham, Vaughan, and Richmond Hill. These municipalities are expected to achieve a significant amount of population and employment growth by 2041 and beyond. The YNSE is intended to facilitate seamless transit connections to other areas of York Region along the Highway 7 corridor and with other GTA Regions along the planned Highway 407 Transitway.

Planning for the YNSE began over ten years ago with the completion of an environmental assessment in 2009 that proposed stations at Cummer Avenue, Steeles Avenue, Clark Avenue, Royal Orchard Boulevard, Langstaff Road, and Richmond Hill

Centre. The Royal Orchard station was removed during the Conceptual Design Study in 2012 but subsequently added back in 2019 upon further review of development potential by the City of Markham. A business case was prepared by Metrolinx in 2013 to analyze the transportation, financial, environmental, economic development, and social benefits of the YNSE and various station scenarios to assist in planning, designing, and building the transit infrastructure.

Over the past 18 months, Metrolinx, York Region, York Region Rapid Transit Corporation, the City of Toronto and TTC have worked together to advance the preliminary Design and Engineering phase of the subway extension. An updated initial business case is being prepared by Metrolinx and is expected to be completed by early summer 2020 which could result in changes to the planning and design of the transit infrastructure.

An input to the updated initial business case will be an analysis of population and employment forecasts to determine if subway-level densities are achievable. The Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) identifies a minimum density of 200 residents and jobs per hectare to support a subway. Since the first business case was prepared in 2013 there has been increasing development interest and applications along the Yonge Street corridor which drove the need for an updated analysis of development potential.

While Metrolinx will be preparing updated population and employment forecasts along the YNSE corridor, it's important that the City of Markham provide input to that process given staff knowledge and experience with existing studies, recent development activity, and growth going forward. Markham retained Sajecki Planning to assist the City prepare an analysis of development potential, population and employment forecasts, and densities to provide input to Metrolinx's initial business case.

The results of Sajecki Planning's analysis will also provide input to City-wide long-term forecasting for future planning purposes including a potential Secondary Plan exercise for the Yonge Street Corridor in Markham.

OPTIONS/ DISCUSSION:

An analysis was undertaken to identify development potential for the Yonge Street corridor between Steeles and Richmond Hill Centre and specifically for the proposed stations at Steeles, Clark, Royal Orchard, Langstaff, and Richmond Hill Station areas within a 500 metre and 800 metre radius which represents about a 7 to 10 minute walk.

Since Metrolinx is expected to complete the initial business case by early summer 2020, staff has already provided the preliminary analysis to Metrolinx staff for timely input. Staff has also met with York Region staff to ensure both municipalities forecasts are aligned. York Region has provided forecasts to Metrolinx at a broader level traffic zone geography.

Approach to Analysis Included As-Of-Right and Intensification Scenarios for Each Station Area Guided by Several Factors and Assumptions

The as-of-right scenario consist of parcels at build-out that have existing land use designations and floor space indexes (FSI) from municipal official plans, secondary plans, recently approved development applications, and recent Local Planning Appeal Tribunal decisions. Population, employment, and densities were determined using a set of assumptions for gross floor area, net to gross floor area, ratio of residential to non-residential uses in a building, persons per unit, and employment density (see **Appendix 'A'** for methodology and assumptions).

The intensification scenarios at build-out consist of parcels and FSIs that reflect Markham's draft Yonge Steeles Corridor Study, Toronto's draft Yonge Street North Secondary Plan, recent development applications in Markham. As with Markham's analysis of the Royal Orchard station in 2019, recent development applications in Vaughan were not included in this analysis. **Appendix 'A'** contains the mapping and FSIs for each parcel within the identified intensification area for the as-of-right scenario and intensification scenario. The draft secondary plan from the City of Toronto and Markham's Yonge Steeles Corridor Study have not been approved by the respective Councils and may be subject to change while the City of Richmond Hill is currently preparing its draft secondary plan for Richmond Hill Centre and has not been included in the analysis.

There were also parcels identified that were not part of a draft secondary plan and some parcels were categorized as Transitioning. These transitioning parcels are expected to intensify or redevelop to result in additional increases in FSIs:

- Existing low density developments that have higher zoning permission
- Large properties that have intensification capacity

Constrained parcels were also identified as having intensification potential but are not expected to change because the existing use is not expected to change (e.g. parks/open spaces, schools, etc). Stable parcels were the final type of parcels identified as those that are unlikely to change because they are low density residential areas, cemeteries, etc).

Analysis of the Proposed Station Areas Indicates Population, Employment, and Density Projections Support a Subway for the Intensification Scenario

The analysis below in Table 1 for the as-of-right scenario of each station comfortably exceeds the minimum Growth Plan target of 200 people and jobs / hectare for a subway at a radius of 500 metres from the station.

As a result of applying assumptions to increase FSIs from various draft plans and studies, recent development applications in Markham, and transitioning properties that are expected to intensify or redevelop, the intensification scenario densities at each station in Table 2 below have increased at the 500 metre radius (continues to meet the Growth Plan target) and 800 metre radius (almost all stations meet the Growth Plan target).

The first option for Clark excludes the lands south of the rail corridor since the rail corridor bridge could be a barrier for pedestrian access from the south side to the station

further north and the close proximity of the Steeles station could result in transit users using the Steeles station. The calculated density at a radius of 800 metres from Clark is 190 people and jobs per hectare is a conservative estimate since there are some constrained parcels identified including existing mid-rise apartments. It is expected the density can exceed the Growth Plan target as development interest and activity occurs in the future. Also, while Royal Orchard's density at an 800 metre radius is 180 people and jobs / hectare, the density is expected to surpass the Growth Plan density target due to recent development applications in the area and a recently approved application in Vaughan that exceeds the permitted FSI.

Table 1 - As-Of-Right Scenario

Station	500 Metre Radius from Station			800 Metre Radius from Station		
	Population Estimate	Jobs Estimate	Density (people & jobs/hectare)	Population Estimate	Jobs Estimate	Density (people & jobs/hectare)
Steeles	16,000	3,000	340	23,100	4,900	200
Clark	10,300	1,700	240	14,500	2,500	170
Royal Orchard	9,500	1,000	230	12,600	1,400	125
Langstaff	9,400	4,100	545	16,500	6,500	290
Richmond Hill Centre*	15,000	16,500	450			

* Boundary is from "Richmond Hill Regional Centre Design & Land Use Study Final Recommendation Report" (January 2010, Urban Strategies)

Table 2 - Intensification Scenario

Station	500 Metre Radius from Station			800 Metre Radius from Station		
	Population Estimate	Jobs Estimate	Density (people & jobs/hectare)	Population Estimate	Jobs Estimate	Density (people & jobs/hectare)
Steeles	32,500	5,000	670	43,000	8,500	365
Clark (Option 1*)	10,900	2,600	275	15,600	2,900	190
Clark (Option 2**)	12,300	2,700	280	22,900	5,100	230
Royal Orchard	13,500	1,500	320	19,000	2,000	180
Langstaff	10,000	4,000	580	17,800	6,700	310
Richmond Hill Centre***						

*Excludes lands south of the rail corridor

**Includes lands south of the rail corridor

***Richmond Hill Centre secondary plan update is currently in progress as an intensification scenario is not included

NEXT STEPS:

As noted earlier in this report, staff has provided the results of this study for input to Metrolinx's initial business case since it is expected to be completed by early summer 2020. Metrolinx will be consulting with the public in fall 2020 on the initial business case and then determine if there changes to the planning and design of the transit infrastructure.

The population and employment forecasts and densities identified for the Yonge Street Corridor between Steeles Avenue and Richmond Hill Centre supports the six stations subway extension. If Metrolinx's initial business case concludes that the subway expansion is to proceed to preliminary design, staff suggest that a secondary plan be prepared for Markham's Yonge Street Corridor. A funding request to undertake supporting studies for the Secondary Plan would occur through the Council pre-approval process in fall 2020 to advance the secondary plan in a more timely manner.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Yonge North Subway Extension Intensification Analysis supports efforts to manage growth and advocate for higher order transit including the Yonge North Subway Extension which are key elements of the Safe, Sustainable, and Complete Community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning and Urban Design and Engineering departments were consulted in the preparation of this staff report

RECOMMENDED BY:

Arvin Prasad, MCIP, RPP
Commissioner Development Services

ATTACHMENTS:

Appendix 'A' – Yonge North Subway Extension Intensification Study

Memo re: Yonge North Subway Extension Intensification Study
May 8, 2020

This memo articulates the methodology and assumptions used to calculate total population and employment numbers and associated densities for the Steeles, Clark, Royal Orchard, Langstaff and Richmond Hill Centre Station Areas.

This work has been completed as input into Metrolinx's updated business case for the Yonge North Subway Extension. The Growth Plan for the Greater Golden Horseshoe identifies a minimum density per Major Transit Station Area of 200 residents and jobs per hectare to support subway level infrastructure.

1.0 Yonge North Subway Extension Station Area Density Review

The purpose of the Yonge North Subway Extension Station Area Density Review is to:

- Identify development potential for the Steeles, Clark, Royal Orchard, Langstaff and Richmond Hill Centre Station Areas under two scenarios – as-of-right and intensification – to project whether each station area can be supportive of subway-level densities; and
- Identify recommended changes to permitted density to achieve subway-level intensification within each station area.

A later stage of this work is to provide a high-level overview of the potential value of future development within each station area.

Projections included in this study identify potential people and jobs located within each station area at the 500 m and 800 m radii that would be expected to walk to a subway station. While the numbers indicate densities supportive of subway level infrastructure it should be noted that ridership is strongly influenced by other factors such as feeder transit. An example of other factors influencing ridership include significant development adjacent to Promenade Mall and planned bus service between Promenade Mall at Bathurst and Clark and the proposed Clark Station.

Under the intensification scenario each station area is expected to be able to achieve the following densities:

1. **Steeles**
 - a. **500 m:** 670 people and jobs per hectare
 - b. **800 m:** 365 people and jobs per hectare
2. **Clark**
 - a. **500 m (Option 1: Excluding Lands South of the Rail Corridor):** 275 people and jobs per hectare
 - b. **800 m (Option 1: Excluding Lands South of the Rail Corridor):** 190 people and jobs per hectare
 - c. **500 m (Option 2: Including Lands South of the Rail Corridor):** 280 people and jobs per hectare
 - d. **800 m (Option 2: Including Lands South of the Rail Corridor):** 230 people and jobs per hectare
3. **Royal Orchard**
 - a. **500 m:** 320 people and jobs per hectare

- b. **800 m:** 180 people and jobs per hectare
- 4. **Langstaff**
 - a. **500 m:** 580 people and jobs per hectare
 - b. **800 m:** 310 people and jobs per hectare
- 5. **Richmond Hill Centre**
 - a. **Recommendations Report (2010):** 450 people and jobs per hectare

Methodology:

Existing population density has been calculated using data from the **2016 Census of Population**. The 'dissemination block' contains population and household data. In cases where only partial blocks are considered in the study, estimations based on land use and percentage of coverage over total area have been made.

Existing employment is estimated using the **2018 York Region Employment Survey** and the **Toronto Employment Survey**. Data points revealed the 'Total Employment' at each surveyed establishment.

QGIS is a geographic information system application used in this study for geographic data creation, synthesis, and analysis. Parcel and block areas were calculated under the NAD83/UTM Zone 17 N projection, best suited for Ontario in terms of spatial accuracy. Microsoft Excel was used to carry out calculations and Adobe Illustrator to create maps.

Transitioning, Constrained, and Stable Properties

Transitioning properties are those expected to intensify or redevelop. These are generally low-density developments with zoning permissions that are higher than existing development, or large properties that have intensification capacity.

Constrained properties are considered to have intensification potential but are not expected to change in the short to medium term. These include newly constructed properties, places of worship, schools, institutions, golf courses.

Stable Properties are those considered highly unlikely to change. These are usually properties designated as Low Density Residential, parks and open spaces, cemeteries, rights-of-way, railway corridors.

Calculation Assumptions

- Assumptions for **Block IDs, Land Use, Building Type, Area** and **FSIs** are articulated under individual station area scenarios.
- **Proposed Gross Floor Area (GFA)** is based on the multiplication of block areas with their associated FSIs

- **Proposed Net to Gross Floor Area (NFA)**

- The NFA is calculated based on Building Type.
- Floor Plate Efficiency (Net to Gross Floor Area Efficiency):

Mid Rise (4-8 storeys)	
Mid Rise Residential (including mixed-use at grade)	80-85%
High Rise (9+ storeys)	
High Rise Residential (including mixed-use podium at grade) <29 storeys:	75-85%
High Rise Residential (including mixed-use podium at grade) >30 storeys:	70-80%

- The higher range for all categories (80%, 85%, 80%) has been applied in our study

- **Non-Residential: Mid Rise: 20%, High Rise: 15%, Low Rise: 35%**

- Assumption is based on an average of 1-2 storeys for Mid Rise and 2-3 storeys for High rise of commercial at grade of Mixed Use buildings

- **Residential: Mid rise: 80%, High Rise: 85%, Low Rise: 65%**

- **GFA Less than 2 bed (33%) and GFA > 2 bed (67%)**
 - These ratios were adopted from an NBLC report dated June 30 2018 (Unit Mix and Type for Condo Apartments and Stacked Towns – Condo Apartments Reclassified by Halton DC study Residential Unit Category)
- **# units less than 2 bed (62.57 m²) and # units more than or = 2 bed (95.28 m²)**
 - Source: N. Barry Lyons Consultants Study as of June 30, 2018 (data was reclassified into categories informed with Halton Region's 2017 DC Background Study)
 - The above breakdown in units is considered equivalent to the assumption in York Region's DC Charges Study whereby PPUs for apartments <700 square feet are based on observed PPUs in 1 bedroom or less apartments and PPUS for apartments >= 700 square feet are based on observed PPU's in 2+ bedroom apartments (Source: York Region 2018 Development Charge Background Study and Bylaw Amendment)

- **Total People**

- People Per Unit (PPU) 1.60 less than 2 bedroom (equivalent to < 700 ft²)
- People Per Unit (PPU) 2.19 more than or equal to 2 bedroom (equivalent to >= 700 ft²)
- Source: 2018 Development Charges Background Study, Region of York (Table 2.3: Persons per unit Assumptions for Development Charge Calculations pg. 18)

- **Total Jobs**

- 39.95 m² per employee retail (430 ft²/employee)
- 25.55 m² per employee office (275 ft²/employee)
- Source: 2018 Development Charges Background Study, Region of York (Table 2.7: Non-Residential GFA per Employee Assumptions pg. 24)

1.2 Steeles

1.2.1 As-of-Right Scenario



In the As-of-Right Scenario, the intensification boundary for Markham and Vaughan was based on the intensification corridor delineated by the York Region Major Transit Station Area (MTSA) analysis. Employment lands to the north were additionally considered for minimal intensification potential.

Stable neighbourhoods consist of single-family homes approximately within an 800 m radius from the proposed station.

Land uses and FSIs replicated applicable planning policy: for Markham the 2014 Official Plan designations and FSIs were applied; for Vaughan the Yonge Steeles Corridor Secondary Plan designations and FSIs were applied, and; for Toronto the Official Plan Land Use designations along with FSIs from Zoning By-Law 569-2013 were applied. Blocks A and O (Markham) represent approved site-specific development applications.

Existing Station Area density is estimated at **70 and 95 people and jobs per hectare** within the 500 m and 800 m radii respectively. Existing numbers are based on 3800 (500 m) and 13,400 (800 m) total people and jobs. Under the As-of-right scenario, projected densities increase to **340 and 200 people**

and jobs per hectare. These projections are based on an estimate of 19,000 (500 m) and 28,000 (800 m) total people and jobs respectively.

1.2.2 Intensification

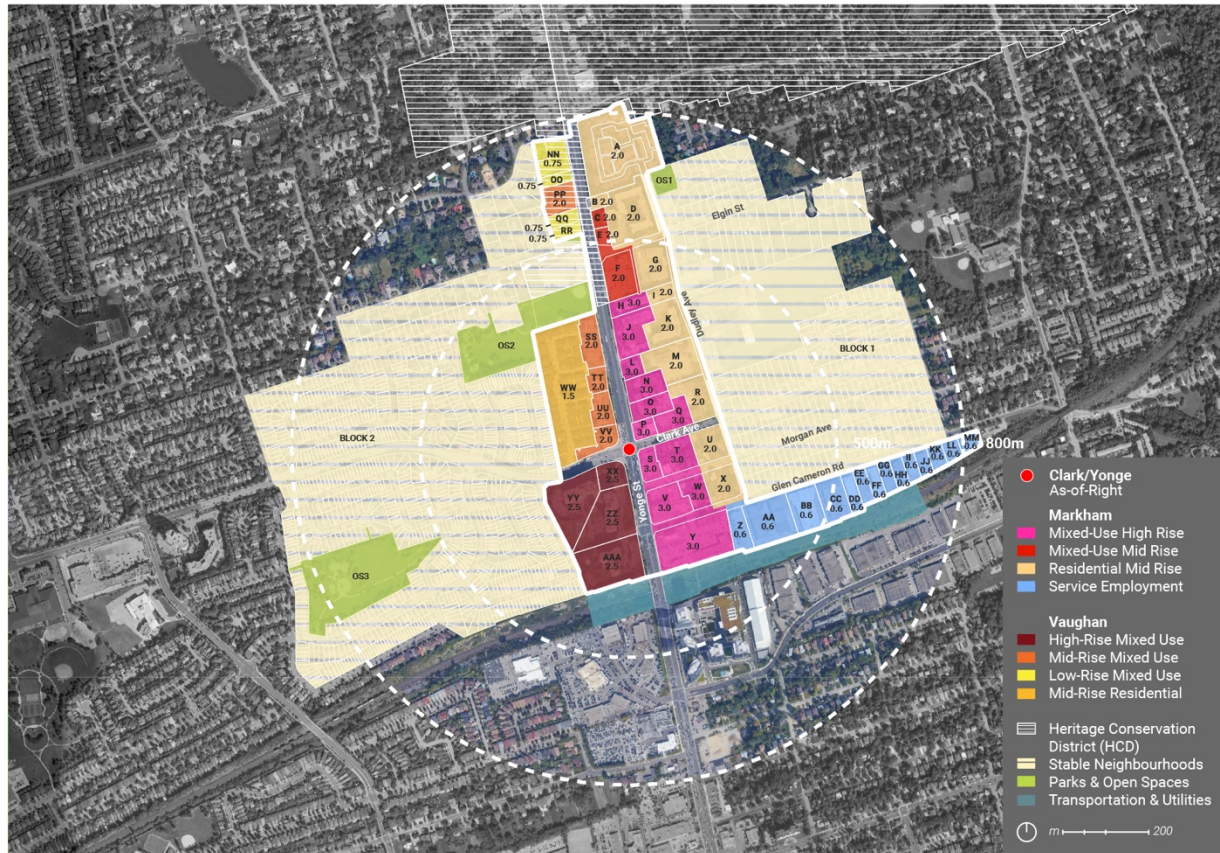


In the Intensification scenario, blocks and their land use and FSIs in Markham reflect the Draft Yonge Steeles Corridor Study. Within Toronto's FSIs reflect full build out of the Draft Yonge Street North Secondary Plan. Assumed FSIs within Vaughan remain the same as in the As-of-Right Scenario. Employment FSIs have increased to 1.0 from 0.6 reflecting moderate intensification potential.

Density projections for the Intensification Scenario for the Steeles Station Area are **670 and 365 people and jobs per hectare** for the 500 m and 800 m radii boundaries. These projections are based on an estimate of 37,500 (500 m) and 51, 500 (800 m) total people and jobs respectively.

1.3 Clark

1.3.1 As-of-Right Scenario



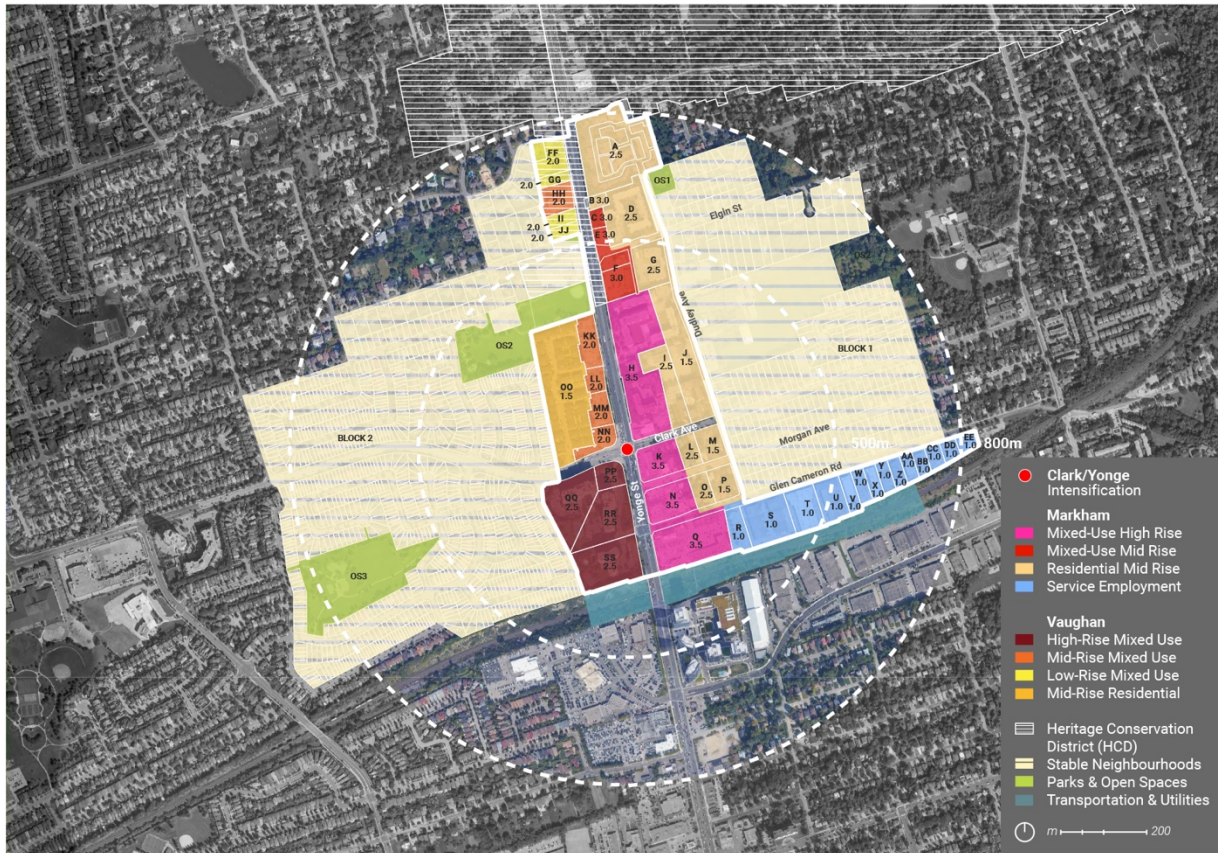
For the As-of-Right scenario the intensification boundary is based on the York Region MTSA outline, with the exception of the Thornhill Public School in Markham. Additionally, townhouses north of the 500 m boundary, employment lands directly north of the rail corridor, and lands within Vaughan's Yonge Steeles Corridor Secondary Plan are included.

Stable lands consist of single-family homes, places of worship, and a school in Markham.

Land uses and FSIs replicated applicable planning policy: for Markham the 2014 Official Plan designations and FSIs were applied, and; for Vaughan the Yonge Steeles Corridor Secondary Plan designations and FSIs were applied.

Existing density is estimated at **115 and 100 people and jobs per hectare** within the 500 m and 800 m radii, respectively. Existing numbers are based on 5700 (500 m) and 9500 (800 m) total people and jobs. Under the As-of-right scenario, densities are projected at **240 and 170 people and jobs per hectare**. These projections are based on an estimate of 12,000 (500 m) and 17,000 (800 m) total people and jobs respectively.

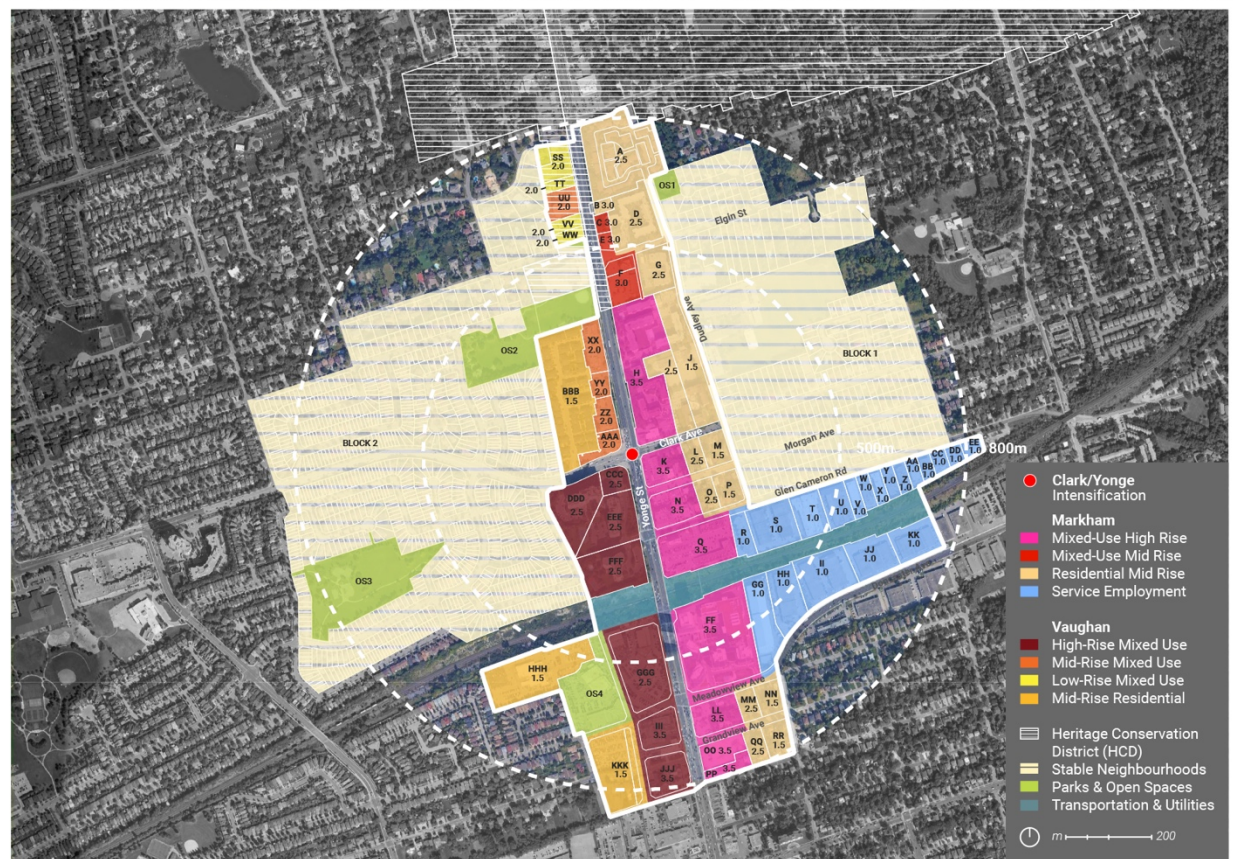
1.3.2 Intensification Scenario



Option 1: Exclusive of Lands South of the Rail Corridor

In this Intensification scenario, blocks and their land use and FSIs in Markham were adjusted to reflect the Draft Yonge Steeles Corridor Study. Blocks to the north between Yonge St frontages and the stable areas represent an in-between transitional FSI. FSIs for Employment lands have been increased moderately to 1.0 from 0.6. FSIs within Vaughan's remain the same as those for the As-of-Right Scenario.

Density projections for Intensification Option 1 for the Clark Station Area are **275 and 190 people and jobs per hectare** for the 500 m and 800 m radii boundaries. These projections are based on an estimate of 13,500 (500 m) and 18,500 (800 m) total people and jobs respectively.



Option 2: Inclusive of Lands South of the Rail Corridor

Option 2 includes lands south of the rail corridor within the 800 m boundary. Land uses and FSIs replicate applicable planning policy: for Markham the Draft Yonge Steeles Corridor Study designations and FSIs have been applied, and; for Vaughan the Yonge Steeles Corridor Secondary Plan designations and FSIs have been applied. Employment lands to the south have been included and their FSIs have been set to 1.0 to reflect minimal intensification potential.

Density projections for Intensification Option 2 for the Clark Station Area are **280 and 230 People and Jobs Per Hectare** for the 500 m and 800 m radii boundaries. These projections are based on an estimate of 15,000 (500 m) and 28,000 (800 m) total people and jobs respectively.

1.4 Royal Orchard

1.4.1 As-of-Right Scenario



In the As-of-Right scenario the intensification boundary for Markham is influenced by Markham's Official Plan Land Use designations, inclusive of Mixed Use High-Rise, Mixed Use Mid-Rise, Residential High-Rise, and Residential Mid-Rise. In addition, four townhouses included in Block C, adjacent Mixed Use Mid-Rise parcels and separated by a street from Residential Low-Rise, have been identified for their development potential. Vaughan's boundary is consistent with the Council approved Yonge Steeles Corridor Secondary Plan. Royal Orchard's 800 m Station Area boundary overlaps with Langstaff's 800 m Station Area boundary.

Stable lands consist of single-family homes, places of worship, and schools.

Land uses and FSIs are consistent with existing planning policy: for Markham the 2014 Official Plan designations and FSIs have been applied; for Vaughan the Yonge Steeles Corridor Secondary Plan designations and FSIs have been applied. Block MM in Vaughan has an adjusted FSI of 3.8 based on an approved LPAT decision for that site.

Existing density is estimated at **90 and 55 people and jobs per hectare** within the 500 m and 800 m radii respectively. Existing numbers are based on 4000 (500 m) and 6000 (800 m) total people and jobs. Under the As-of-Right scenario, densities are projected at **230 and 125 people and jobs per**

hectare. These projections are based on an estimate of 10,500 (500 m) and 14,000 (800 m) total people and jobs respectively.

1.4.2 Intensification Scenario



Under the intensification scenario FSIs have been increased on the Markham side of the Station Area. Lands within Vaughan retain the same FSIs as the As-of-Right Scenario aside from Block GC2 – FSI:3.0). Further a section of the Ladies Golf Course has been anticipated for development.

Density projections for the Intensification Scenario for the Royal Orchard Station Area are **320 and 180 people and jobs per hectare** for the 500 m and 800 m radii boundaries. These projections are based on an estimate of 15,000 (500 m) and 21,000 (800 m) total people and jobs respectively.

1.5 Langstaff

1.5.1 As-of-Right Scenario



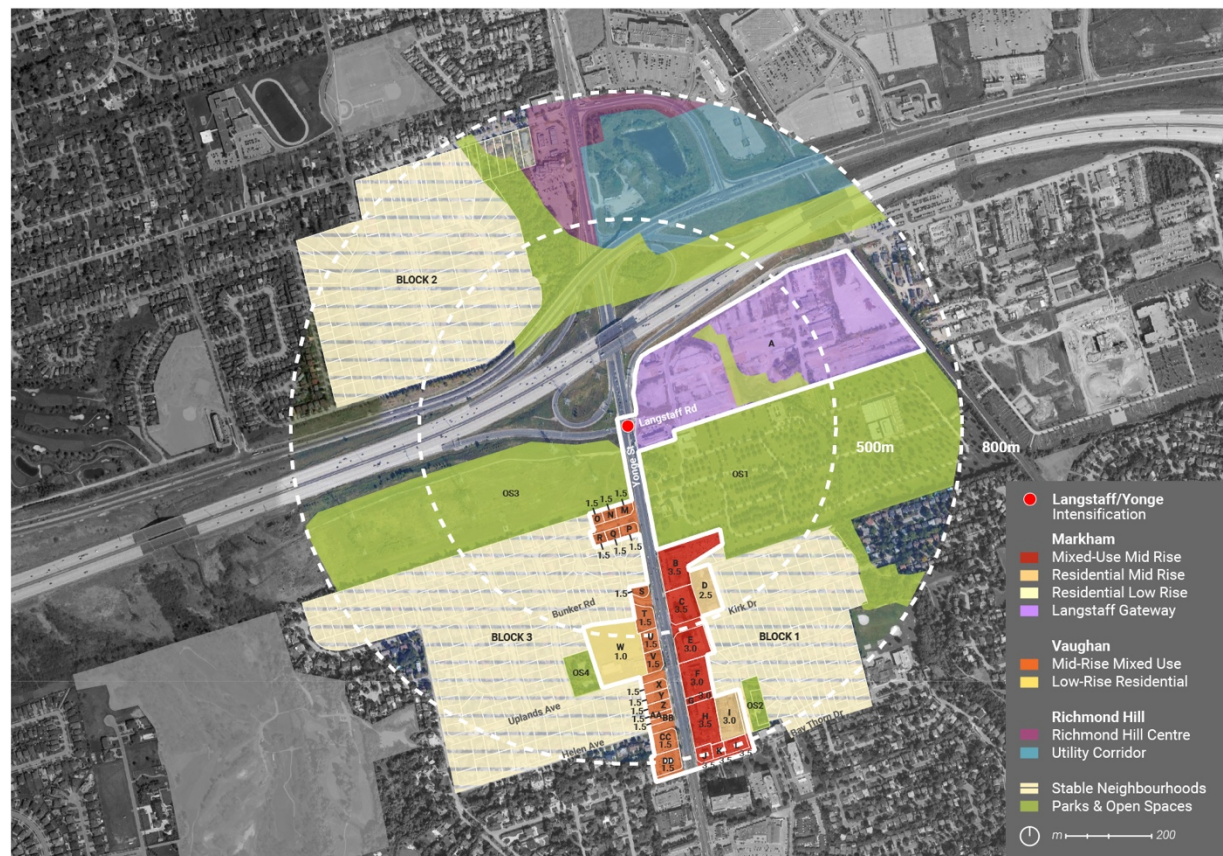
In the As-of-Right scenario the intensification boundary is based on the York Region MTSA outline. This includes the eastern portion of the Langstaff Gateway Planning District. In addition, four townhouses included in Block D, adjacent Mixed Use Mid-Rise parcels and separated by a street from Residential Low-Rise, have been identified for their development potential. Lands within Vaughan's Yonge Steeles Corridor Secondary Plan are included. Langstaff's 800 m Station Area boundaries overlap with Royal Orchard's 800 m Station Area boundaries.

Stable lands consist of single-family homes, places of worship, and utility properties. Parks and Open Spaces, including a cemetery and utility corridor, are not considered due to lack of development potential.

Land uses and FSIs replicate applicable planning policy: for Markham the 2014 Official Plan designations and FSIs were applied; for Vaughan the Yonge Steeles Corridor Secondary Plan designations and FSIs were applied. The Secondary Plan for the Langstaff Gateway Planning District specified an overall growth target for the area, articulated as "...up to 32,000 people and at least 15,000 employees", which was pro-rated for our estimations.

Existing density for the Langstaff Station Area is estimated at **20 and 30 people and jobs per hectare** within the 500 m and 800 m radii respectively. Existing numbers are based on 460 (500 m) and 2100 (800 m) total people and jobs. The density projection for the As-of-right Scenario is **545 and 290 people and jobs per hectare**, respectively for the 500 m and 800 m Station Area. These projections are based on an estimate of 13,500 (500 m) and 23,000 (800 m) total people and jobs respectively.

1.5.2 Intensification Scenario



In the Intensification scenario, blocks and their land use remained mostly consistent. Block D's land use was changed to Residential Mid-Rise from Residential Low-Rise, and its FSI recommended at 2.5 to provide a transition to the stable lands. FSIs have been increased on Markham's side to take into account considerable anticipated development in the area and a nearby development's (Block MM in Royal Orchard) LPAT approved FSI of 3.8. Vaughan's portion of the station area remains the same between the scenarios.

Density projections for the Intensification Scenario for the Langstaff Station Area are **580 and 310 people and jobs per hectare** for the 500 m and 800 m radii boundaries. These projections are based on an estimate of 14,000 (500 m) and 24,500 (800 m) total people and jobs respectively.

1.6 Richmond Hill Centre

1.6.1 Recommendations Report (2010)



The Richmond Hill Station area density estimates are based on the “**Richmond Hill Regional Centre Design & Land Use Study Final Recommendations Report**” (January, 2010) by Urban Strategies Inc, iTrans and Morrison Hershfield. The density calculations are based on the recommended block patterns, land uses and FSIs, over a 70 hectare total area specified in the report.

Existing population density is **35 people and jobs per hectare**. This estimate is based on population as no data was available with regards to employment.

Based on Report recommendations, the density estimation is **370 people and jobs per hectare** for the Richmond Hill Centre study area.

Note: The Report estimates the density at 450 people and jobs per hectare. This difference arises from differences in calculation assumptions. If we were to apply similar calculation assumptions (1:1 resident to employee coverage and 27 m² per employee), Station Area density projections are directly comparable at 446 people and jobs per hectare.



Committee of Adjustment May 25

Brad Roberts



Public Notice Minimum Requirements

- Under the Planning Act, the City can satisfy the requirements of Public Notice one of two ways:
 - Giving notice by personal service or ordinary mail to every land owner within a prescribed distance of the subject lands AND posting of notice on the subject lands clearly visible and legible from the public street; OR,
 - Publishing a notice in a newspaper that sufficiently circulates to the area surrounding the subject lands that would provide reasonable notice of the application.



Current Procedural By-Law

- Requires Staff to prepare pre-paid mail outs
- Requires Staff to prepare a sign for the applicant to post on their property
- By-law section on the location of hearing references mail out and posted sign, but not the possibility of a newspaper notice
- The by-law section on Quorum stipulates Committee be “present” although quorum through electronic meetings is permitted by legislation
- Option to hold hearings in writing has been included following operational review under the Business Continuity Plan. This is being considered in the event of a variety of possible future emergencies



Logistics of COA Mail Outs

- Each application averages approximately 80 letters. Mail outs near larger condo complexes may result in over 1000 letters for an individual application
- On average, Committee hears approximately 10 items per meeting
- Production of 800 mail outs, addressed individually, requires more than a full day of production from a Planning Staff, along with a full day of production from Print Shop Staff
- In lieu of mail outs, Staff are proposing to satisfy the requirements of Public Notice under the *Planning Act* by posting notice in the newspaper. Staff will also have the applicant print supplemental signage (8 ½ x 11) to be located on the subject site, and provide additional notice on the City's website. This strategy allows all Staff to continue to work remotely



Available Notification and Information Prior to Meetings

- Mail outs for Minor Variances are only required to be posted in the mail 10 days prior to the meeting. Staff's current practice is to post 14 days prior to the meeting. Newspapers containing notice will be delivered to doorsteps a minimum of 15 days prior to the meeting
- Additional digital public notice, along with the plans submitted by the applicant, will be posted online when notice is provided. Digital notice will also be provided to Corporate Communication for distribution
- Staff reports will continue to be posted online no later than the Friday prior to the meeting. Staff incorporate comments from residents and agencies into their report where possible. Applicants may also revise their plans based on these comments. Posting reports any earlier may result in recommendations being made without full information
- Unlike DSC or Council, Committee of Adjustment meetings are not live streamed. Upon request, those wishing to participate or those wishing to listen in on the proceedings will be given access to the meeting
- Those wishing to participate or listen in on the meeting will be encouraged to reach out to Committee Staff at least two days prior to the meeting. This will give Staff an opportunity to provide guidance to residents or applicants on logging in, on the technology available during the meeting, and on the procedures of the meeting



Public Participation

- Residents are currently unable to attend “in person”
- Residents can provide comments via email, by phoning into the meeting, by participating in the electronic meeting, or by providing written comments. Written comments can be mailed by post or deposited in the drop box to the right of the Thornhill entrance at the Civic Centre
- Public input, whether written, emailed, provided over the phone, or via digital meeting platforms should always be considered equally by Committee
- As timelines to make decisions on applications have been suspended by the Province, Committee can defer any application if they feel the public was not able to speak or if they feel any due process is an issue
- If Committee does render a decision and a member of the public feels their right to speak has been infringed upon, an appeal can be filed with LPAT.
- Under the current legislation, applications become final and binding 20 days after notice of decision is sent out. Staff will provide an additional 10 days before sending out notice of decisions



Features of the Zoom Platform

- Share screen
 - Staff, applicants, or multiple individuals can share files on screen
 - Permissions can be granted to annotate or draw on any file being shared
 - Staff have access to mapping, imagery, and copies of plans to provide supporting visual content for residents
- Break Out Room
 - If clarification is required between applicants and residents, Staff can moderate a break out room to allow issues to be resolved outside of the meeting
- Phone in Option
 - Those without computers can be provide local phone numbers and meeting password to phone into the meeting
- Raise Hand
 - Platform offers a “raise hand” option to allow those wishing to speak to signify their interest in participating

Report to: Development Services Committee

Report Date: May 25, 2020

SUBJECT: Committee of Adjustment Procedural By-law Amendment
File #: PR 20 112899

WARD: All Wards

PREPARED BY: Geoff Day, MCIP RPP - Ext. 3071,
Senior Planner, Zoning and Special Projects

Brad Roberts, Ext. 2800,
Manager, Zoning and Special Projects

REVIEWED BY: Francesco Santaguida, Ext. 3583
Assistant City Solicitor, Legal Services Department

Ron Blake, M.C.I.P., R.P.P., Ext. 2600
Senior Development Manager

RECOMMENDATION:

1. That the report titled “Committee of Adjustment Procedural By-law Amendment File #: PR 20 112899”, be received;
2. That Staff be directed to reconvene Committee of Adjustment meetings to consider applications utilizing electronic meeting participation;
3. That the amendment to Bylaw 2014-170 (A By-law to Establish a Procedure for the Committee of Adjustment of the City of Markham) as attached in Appendix ‘B’ be enacted and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

Section 238 of The *Municipal Act*, 2001, SO 2001, c. 25, as amended (the “*Municipal Act*”) requires all committees and local boards to adopt a procedural by-law to govern the calling, place and proceedings of meetings.

Although the City of Markham has adopted a general procedural by-law intended to apply to all municipal boards and committees, the Committee of Adjustment (the “COA”) is a special, quasi-judicial body operating at “arms-length” from City Council, and as such, has its own procedural by-law.

In 2014, Council adopted procedural by-law 2014-170, respecting the operation of the Committee of Adjustment.

Bill 187, *Municipal Emergency Act*, 2020

The Ontario Government passed Bill 187, *Municipal Emergency Act*, 2020, on March 19, 2020. Bill 187 provides municipal Councils with the ability to amend their procedural bylaws to set out alternative procedures to be followed during an emergency situation, when declared by the Province. The Bill permits municipal Councils to ensure that local decision making, to every extent possible, is not adversely affected during emergency situations. Amendments under Bill 187 were not required respecting the

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Committee of Adjustment since the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22, already authorizes tribunals, including the Committee of Adjustment, to hold meetings in person, electronically, or by written hearing.

Planning Act Notice Requirements

Regulations under the *Planning Act* offer two alternatives to provide notice of hearing for both Minor Variance applications and Consent applications.

In both cases, the Regulations give a municipality the option to satisfy the requirements of public notice requirement by:

- a) giving notice by personal service or ordinary mail to every land owner within a prescribed distance of the subject lands AND posting of notice on the subject lands clearly visible and legible from the public street; OR,
- b) publishing a notice in a newspaper that sufficiently circulates to the area surrounding the subject lands that would provide reasonable notice of the application.

DISCUSSION:

Amendment to Bylaw 2014-170 (A By-law to Establish a Procedure for the Committee of Adjustment of the City of Markham) is required

Markham's procedural by-law (Bylaw 2014-170) for the COA was enacted in 2014 (See Appendix 'A'). It sets out the procedures relating to the calling of meetings, administration, quorum, conduct of meetings, voting, and decision making powers.

Sections 2.1, 2.3 and 2.4 "Calling of Hearings", of the Procedural By-law state the following:

- 2.1 All hearings of the Committee shall be called by the Secretary-Treasurer, and notice of any hearing shall be given by pre-paid mail as well as posting of a notice sign, in accordance with the *Planning Act*.
- 2.3 A sign or signs, prepared by the City and providing notice of the public hearing, shall be placed on all properties subject to a Committee application in accordance with the *Planning Act* and section 2.4 if applicable.
- 2.4 In the case of a corner lot or such other lot with frontage on more than one public or private street, a notice sign as referred to in section 2.3 shall be erected on each street, in a location where it can be clearly seen from such street.

*Note: For clarity, Section 2.2 refers to the public availability of Committee agendas of at least five (5) calendar days prior to the scheduled meeting, and available through the City of Markham website. **This section is not proposed to be amended.***

The *Planning Act* provides for several methods of notice, including physical mail, on-site signage and, notice in local newspapers. During a state of emergency these methods may be amended to permit notice

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through other means. During the current, or any possible future declared state of emergency, it may not be feasible or physically safe for a municipality to provide notice in accordance with the current practice that meets the requirements of the procedural by-law for the Committee of Adjustment.

In order to ensure the health, safety and well-being of the public, applicants and municipal Staff, it is recommended that Procedural By-law 2014-170 be amended to include the following new sections:

- 2.5 Notwithstanding 2.1, 2.3, and 2.4 above, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9, as may be amended or replaced, notice of any hearing may be given in accordance with the *Planning Act*, R.S.O. 1990, c. P.13 and its regulations, all as amended, and/or any by-laws, legislation, and/or regulations related to the declaration of an emergency, where appropriate.
- 2.6 Any modification to notice in accordance with section 2.5 above shall be authorized by the Commissioner of Development Services or designate.
- 2.7 Notwithstanding Section 2 above, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9, as may be amended or replaced and where permitted by law, the Committee may issue a direction related to the provision of notice for a hearing, but may not allow for no notice of a hearing to be issued.
- 2.8 Nothing in this by-law shall prevent the holding of a meeting of the Committee of Adjustment after a declaration of emergency has been lifted, where notice of the meeting was provided in accordance with section 2.5 or 2.7.

Section 3.1 “Location of Hearings” of By-law 2014-170, states the following:

- 3.1 The location of all hearings of the Committee shall be identified on the notice of hearing referred to in Section 2.1.

Staff propose the following revision to section 3.1 to ensure the location of hearing is included in all notice:

- 4.1 The location of all hearings of the Committee shall be identified on the notice of hearing referred to in Section 2.

Section 5.1 “Quorum” of By-Law 2014-170, states the following:

- 5.1 A minimum of three (3) members of the Committee shall be present to constitute a quorum.

While Section 5.2 of the *Statutory Powers Procedure Act* currently authorizes Committee of Adjustment to hold meetings electronically, Staff are proposing the following amendment to ensure clarity in conforming with the requirements of quorum.

Report to: Development Services Committee

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- 5.1.1 Notwithstanding 5.1, a member of the Committee who is participating electronically in a meeting may be counted in determining whether or not a quorum of members is present at any point in time, in accordance with the *Planning Act*, *Statutory Powers Procedure Act* and *Municipal Act*.

Section 6 “Conduct of Meetings” in By-law 2014-170 describes in detail, the conduct of meetings in accordance with the *Planning Act*, and other policy directives of the City. Staff have provided further clarification that meetings shall be held in accordance with the *Statutory Powers Procedure Act*. Staff are further proposing the addition of Section 6.12, authorizing meetings held through written means.

- 6.12 Notwithstanding 6.2 to 6.11 inclusive, all or portions of meetings in accordance with this By-law may be held through written means, as determined by the Committee.

- (1) Should the Committee wish to hear an application through a written hearing,
- a. the Committee may make rules or issue directions with respect to the written hearing setting out:
 - i. the timelines for the submission of materials by the applicant;
 - ii. the posting of those materials online at www.markham.ca for public review;
 - iii. the timeline for the submission of materials by any person or party in support or opposition to the application;
 - iv. the timeline for reply submissions by the applicant.
 - b. After the matters set out in subsection (a) are complete, the Committee may make rules or issue directions with respect to the written hearing setting out:
 - i. the deliberation of the application by the Committee members;
 - ii. voting on the application by the Committee; and
 - iii. the issuance of a decision by the Committee.

Section 8 “Decisions of Committee” of By-Law 2014-170, describes the methods by which the Committee of Adjustment provides notice of decision to interested or affected parties.

- 8.4 Notwithstanding 8.2 and 8.3, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, all decisions shall be prepared and posted on the City of Markham’s website, and may provide notice of such decision by electronic means to the applicant and each person or public body required in accordance with Section 45(10) or 53(17) of the *Planning Act*, as amended.

- 8.4.1 In accordance with Section 8.4, any person who wishes to be provided notice of a decision by the Committee shall provide an electronic mail (e-mail) address to provide service. Any person who refuses to, or otherwise does not provide an e-mail address to the Secretary-Treasurer shall be deemed to have withdrawn a request for notice of the decision of the Committee.

While it is not anticipated that the COA will hold meetings through written means as a matter of course, it provides additional flexibility which may be needed during the current emergency or possible future emergencies that may affect the operation of the COA. The proposed Section 6.12 also supports the City’s Business Continuity Plan.

Report to: Development Services Committee

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CONCLUSION:

The proposed amendments will clarify procedures should the COA wish to hold digital or written meetings. The amendments will further ensure that notice will continue to be provided as required pursuant to the *Planning Act*, *Statutory Powers Procedure Act*, *Emergency Management and Civil Protection Act*, or any other Act or Regulation enacted as a temporary measure during this, or any future declared emergency.

The current practice of the COA is to provide notice earlier, and at a greater circulation distance than what is required under the *Planning Act*. COA Staff provide agendas, Staff memos, and copies of submitted documents on the City's website prior to meetings. To enhance any notice provided under the current declared emergency, COA Staff will provide notice to the local Ward Councillor via email to allow further distribution via email to any residents groups or mailing list deemed appropriate by the Ward Councillor. COA Staff will further seek opportunities to post notice on the City's website.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Markham's Legislative Service Department was consulted in preparing this report.

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:

APPENDIX 'A' Procedural By-law 2104-170

APPENDIX 'B' Proposed amendment to By-law 2014-170

APPENDIX 'A' Procedural By-law 2104-170

**By-law 2014-170****A By-law to Establish a Procedure for the
Committee of Adjustment of the City of Markham**

Whereas the Council of the Corporation of the City of Markham has passed By-law 2011-194 to constitute and appoint a Committee of Adjustment; and,

Whereas Section 238(2) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (the "*Municipal Act*"), as amended, requires every municipality and local board to adopt a procedure by-law for governing the calling, place and proceedings of hearings; and,

Whereas Section 239(1) and Section 239(5) of the *Municipal Act* requires all meetings to be open to the public and state that a meeting shall not be closed to the public during the taking of a vote; and,

Whereas the Committee of Adjustment for the City of Markham has been established pursuant to the *Planning Act, R.S.O. 1990*, c.P. 13, as amended; and,

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

1. Application

1.1 The procedures contained in this By-law shall be observed in all proceedings of the Committee of Adjustment (the "Committee") and shall, subject to Section 1.2, be the procedures for the order and dispatch of business conducted by the Committee.

1.2 The Committee may also pass Committee policy directives respecting the conduct of business ("Policy Directives"), provided they are in accordance with the *Planning Act, R.S.O. 1990*, c.P. 13, as amended and the applicable regulations thereunder, (the "*Planning Act*"), and the provisions of this By-law.

2. Calling of Hearings

2.1 All hearings of the Committee shall be called by the Secretary-Treasurer, and notice of any hearing shall be given by pre-paid mail as well as posting of a notice sign, in accordance with the *Planning Act*.

2.2 All agendas of hearings of the Committee shall be made available to the public at least five (5) calendar days prior to the scheduled meeting, and such agendas shall be made available through the City of Markham website.

2.3 A sign or signs, prepared by the City and providing notice of the public hearing, shall be placed on all properties subject to a Committee application in accordance with the *Planning Act* and section 2.4 if applicable.

2.4 In the case of a corner lot or such other lot with frontage on more than one public or private street, a notice sign as referred to in section 2.3 shall be erected on each street, in a location where it can be clearly seen from such street.

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3. Location of Hearings

- 3.1 The location of all hearings of the Committee shall be identified on the notice of hearing referred to in section 2.2.

4. Committee of Adjustment Administration

- 4.1 The members of the Committee shall elect from among themselves both a Chair and a Vice-Chair.
- 4.2 In the absence of the Chair, the Vice-chair shall carry out the responsibilities of the Chair required by this By-law and the Policy Directives. In the absence of both the Chair and the Vice-chair, the members of the Committee present shall elect a Chair for the meeting.
- 4.3 The Committee shall appoint as Secretary-Treasurer and as Assistant Secretary-Treasurer the current employees of the City of Markham Planning and Urban Design Department so designated by the City.

5. Quorum

- 5.1 A minimum of three (3) members of the Committee shall be present to constitute a quorum.
- 5.2 Subject to subsection 5.1 above, the inability of a member to act due to a declared Conflict of Interest in accordance with section 9 does not impair the powers of the Committee or of the remaining members of the Committee.
- 5.3 If no quorum is present thirty (30) minutes after the time appointed for the meeting of the Committee, the Secretary-Treasurer shall record the names of the members of the Committee present and the meeting will stand adjourned until the next appointed time. If all those members of the Committee who are present remain until a quorum is present, then the meeting shall proceed.

6. Conduct of Meetings

- 6.1 The meeting Chair shall conduct meetings in accordance with this By-law, the Policy Directives, and the *Planning Act*.
- 6.2 The meeting Chair shall:
- Call the meeting to order;
 - Call for disclosures of Conflict of Interest in accordance with section 9;
 - Call for confirmation of Minutes of the previous Committee meeting;
 - Call for any requests for deferral of an application;
 - Direct the Secretary-Treasurer to call each application in the order in which it appears on the agenda, or in any other order, at the Committee's discretion.
- 6.3 The Chair shall ask the applicant, the authorized agent, or the owner's representative (the "Applicant") to identify their name and address and present the application. The Applicant shall be provided with a maximum of ten (10) minutes to present information respecting the application to the Committee. Any presentation beyond the maximum time period shall be at the discretion of the Chair.
- 6.4 The Chair will address the public and invite comments from the public with respect to the application being heard. The Committee may limit the length of a public submission to ensure that all members of the public may be heard. Members of the public shall confine their remarks to the subject application.

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- 6.5 The Committee may ask questions of the Applicant at this time, during or after the presentation.
- 6.6 At any time, the Chair or Committee members may ask the Secretary-Treasurer to:
- Read aloud any comments received from agencies who responded to the circulation of the notice of the application;
 - Read aloud any comments received from persons expressing an interest in the application;
 - At the direction of the Chair, summarize the nature of the interest being expressed;
 - Read aloud any proposed conditions of approval. The Committee may delete from, add to or revise such proposed conditions.
- 6.7 Following public input, the Committee may give the Applicant an opportunity to respond to any comments received from commenting agencies or interested parties, and to provide a summary of the substance of the application (the "Applicant's Reply").
- 6.8 The Chair and Committee may ask additional questions at this time.
- 6.9 Following the Applicant's Reply, the Committee shall consider the issues raised by the application and the evidence heard by the Committee. The Chair shall:
- Ask whether the members of the Committee wish to conduct further discussions on the merits of the application;
 - Ask the members of the Committee for a motion to either approve or deny the application;
 - Upon a receipt of a motion from a member of the Committee, ask for a remaining member of the Committee to second the motion;
 - Permit discussions on the motion;
 - Call for a vote by the Committee on the motion in accordance with section 7.1; and
 - Announce the decision of the Committee, as determined in accordance with section 7.3.

Following satisfaction of the requirements of sections 6.9(a) to (f), the Chair may, in his or her sole discretion, summarize any dissenting decisions orally.

- 6.10 A request for deferral of a matter on the scheduled hearing date by the Applicant, City Staff or any commenting agency, must be for reasonable cause and must be made at the hearing. If granted, the Committee, in consultation with the Secretary-Treasurer, shall either:
- set a new meeting date at the meeting, in which case no further notice will be provided; or,
 - adjourn the hearing sine die, in which case notice of the new meeting date shall be provided to all persons who provide the Secretary-Treasurer with a written request for such notice.
- 6.11 A request for withdrawal of a matter on the scheduled hearing date by the Applicant shall be recorded by the Secretary-Treasurer, and the Committee will take no further action on the matter.
- 7. Voting**
- 7.1 Each member of the Committee, when requested by the Chair to vote in accordance with section 6.9(e) on a motion seconded in accordance with section 6.9(c), shall indicate by show of hands, or any other form of acknowledgement, his or her position on such motion.


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- 7.2 In the event that the initial motion tabled in accordance with section 6.9(c) is defeated, the Chair shall ask the members of the Committee for a new motion, in accordance with the following:
- a) if the defeated motion was a motion to approve, the Chair shall request a motion to deny; or
 - b) if the defeated motion was a motion to deny, the Chair shall request a motion to approve; and
 - c) Sections 6.9 c) to f) shall apply to such new motions referred to in a) and b) above.
- 7.3 The majority decision of the Committee on a motion voted on under section 7.1 or 7.2 shall constitute the decision of the Committee, and shall be announced in accordance with section 6.9(f).
- 7.4 The Chair is entitled to all rights of a Committee member, including voting. The Chair is required to vote in the event that it is required in order to break a tie vote.
- 8. Decisions of the Committee of Adjustment**
- 8.1 No decision of the Committee on an application is valid unless it is approved by the Committee in accordance with section 7, and the decision of the Committee, whether granting or refusing an application, shall be in writing and shall set out the reasons for the decisions, and shall be signed by the members who concurred in the decision.
- 8.2 A copy of the Committee's written decision will be prepared and issued in accordance with the provisions of the *Planning Act*.
- 8.3 A copy of the Committee's written decision shall be sent to each Applicant, and any other person who requests a copy of the decision by providing a written request to the Secretary-Treasurer.
- 9. Conflict of Interest**
- 9.1 Any member of the Committee required to do so by the provisions of the *Municipal Conflict of Interest Act*, R.S.O. 1990, c.M. 50, as amended, shall disclose any direct or indirect pecuniary interest for themselves or a family member respecting any application(s) listed on the agenda referred to in section 2.2 (a "Conflict of Interest") and shall state the general nature of such interest, and it shall be recorded by the Secretary-Treasurer accordingly. Any member of the Committee who declares a Conflict of Interest shall leave the hearing room for the duration of the hearing of any application(s) for which he or she has declared a Conflict of Interest, and shall not be entitled to vote on the matter.

Read a first, second, and third time and passed on November 25, 2014.


Kimberley Kitteringham
City Clerk
Frank Scarpitti
Mayor

Report to: Development Services Committee

Report Date: May 25, 2020

APPENDIX 'B'
Proposed amendment to by-law 2014-170

By-law 2020-XXX A By-law to Amend the Procedure for the Committee of Adjustment of the City of Markham

Whereas the Council of the Corporation of the City of Markham has passed By-law 2011-194 to constitute and appoint a Committee of Adjustment; and,

Whereas Section 238(2) of the Municipal Act, 2001, S.O. 2001, c. 25 (the “Municipal Act”), as amended, requires every municipality and local board to adopt a procedure by-law for governing the calling, place and proceedings of hearings; and

Whereas Section 5.1 and Section 5.2 of the *Statutory Powers Procedure Act*, R.S.O. 1990, c S.22 allow for the conduct of electronic or written hearings; and

Whereas the Province of Ontario has enacted the *Hearings in Tribunal Proceedings (Temporary Measures) Act, 2020*, S.O. 2020, c. 5, Sched. 3, allowing for a Tribunal subject to the *Statutory Powers Procedure Act*, to conduct electronic and/or written hearings as it considers appropriate, to issue directions and/or orders with respect to the conduct of hearings and matters ancillary, and make any rules related thereto; and,

Whereas Section 239(1) and Section 239(5) of the Municipal Act requires all meetings to be open to the public and state that a meeting shall not be closed to the public during the taking of a vote; and,
Whereas the Committee of Adjustment for the City of Markham has been established pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended; and,

Now therefore the Council of The Corporation of the City of Markham hereby amends as follows:

By adding the following Sections 2.5, 2.6, 2.7, and 2.8 after Section 2.4:

- “2.5 Notwithstanding 2.1, 2.3, and 2.4 above, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9, as may be amended or replaced, notice of any hearing may be given in accordance with the *Planning Act*, R.S.O. 1990, c. P.13 and its regulations, all as amended, and/or any by-laws, legislation, and/or regulations related to the declaration of an emergency, where appropriate.
- 2.6 Any modification to notice in accordance with section 2.5 above shall be authorized by the City Solicitor or their Designate.
- 2.7 Notwithstanding Section 2 above, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c. E.9, as may be amended or replaced and where permitted by

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law, the Committee may issue a direction related to the provision of notice for a hearing, but may not allow for no notice of a hearing to be issued.

- 2.8 Nothing in this by-law shall prevent the holding of a meeting of the Committee of Adjustment after a declaration of emergency has been lifted, where notice of the meeting was provided in accordance with section 2.5 or 2.7.”

By amending Section 3.1 as follows:

- “3.1 The location of all hearings of the Committee shall be identified on the notice of hearing referred to in Section 2.”

By adding the following Section 5.1.1 after Section 5.1:

- “5.1.1 Notwithstanding 5.1, a member of the Committee who is participating electronically in a meeting may be counted in determining whether or not a quorum of members is present at any point in time.”

By amending Section 6.1 as follows:

- “6.1 The meeting Chair shall conduct meetings in accordance with this By-law, the Policy Directives, the *Planning Act*, and the *Statutory Powers Procedure Act*, all as amended.”

By adding the following Section 6.12 after Section 6.11:

- “6.12 Notwithstanding 6.2 to 6.11 inclusive, all or portions of meetings in accordance with this By-law may be held through written means, as determined by the Committee.

- (1) Should the Committee wish to hear an application through a written hearing,
- a. the Committee may make rules or issue directions with respect to the written hearing setting out:
 - i. the timelines for the submission of materials by the applicant;
 - ii. the posting of those materials online at www.markham.ca for public review;
 - iii. the timeline for the submission of materials by any person or party in support or opposition to the application;
 - iv. the timeline for reply submissions by the applicant.
 - b. After the matters set out in subsection (a) are complete, the Committee may make rules or issue directions with respect to the written hearing setting out:
 - i. the deliberation of the application by the Committee members;
 - ii. voting on the application by the Committee; and
 - iii. the issuance of a decision by the Committee.”

By adding the following Section 8.4 and 8.5 after Section 8.3:

Report to: Development Services Committee

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“8.4 Notwithstanding 8.2 and 8.3, during any period where an emergency has been declared to exist in all or part of the municipality under section 4 or 7.0.1 of the *Emergency Management and Civil Protection Act*, all decisions shall be prepared and posted on the City of Markham’s website, and may provide notice of such decision by electronic means to the applicant and each person or public body required in accordance with Section 45(10) or 53(17) of the *Planning Act*, as amended.

8.4.1 In accordance with Section 8.4, any person who wishes to be provided notice of a decision by the Committee shall provide an electronic mail (e-mail) address to provide service. Any person who refuses to, or otherwise does not provide an e-mail address to the Secretary-Treasurer shall be deemed to have withdrawn a request for notice of the decision of the Committee.”

All other provisions of By-law 2014-170, as amended, shall continue to apply.

Read a first, second, and third time and passed on _____.



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Feasibility Study and Detailed Design of Flood Reduction Work for Lands Located in the Little Rouge Creek Subwatershed West of McCowan Road (Ward 6)

PREPARED BY: Abdullah Hossain, P.Eng., Senior Environmental Engineer, Ext. 2628

REVIEWED BY: Soran Sito, P.Eng., Manager, Environmental Engineering, Ext. 2521

RECOMMENDATION:

- 1) That the report entitled Feasibility Study and Detailed Design of Floodplain Reduction Works for Lands Located in the Little Rouge Creek Subwatershed West of McCowan Road (Ward 6) "" be received; and,
- 2) That staff be directed to work with the owners of the lands municipally known as 11142 McCowan Road, Markham and 11270 McCowan Road, Markham ("Adjacent Land Owners") and cost share the fees for completing the technical studies and detailed design components of the flood reduction work, and,
- 3) That the Adjacent Land Owners upfront the City's share of the cost for completing the technical studies and the detailed design components of the project in the amount of approximately \$87,380, inclusive of HST impact, and that the City reimburse the Adjacent Land Owners through a future Capital Budget, tentatively in 2023, and,
- 4) That the Mayor and Clerk be authorized to execute a Cost Sharing Agreement with the Adjacent Land Owners for the feasibility study, detailed design cost and other matters relating to the project in a form satisfactory to the Commissioner of Development Services and the City Solicitor; and further,
- 5) 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 seek Council authorization to:

- a) carry out the technical studies and detailed design of a new, enlarged culvert to replace the existing culvert located on McCowan Road, in order to reduce the amount of flooding within the City and Adjacent properties (the lands municipally known as 11142 McCowan Road, Markham and 11270 McCowan Road, Markham) upstream of the culvert, in collaboration with the Adjacent Land Owners. The detailed design will also include regrading (cut/fill balance) on the City's property; and

-
- b) authorize the Mayor and the Clerk to execute a Cost Sharing Agreement with the Adjacent Land Owners for the feasibility study, detailed design cost and other matters relating to the project to the satisfaction of the Commissioner of Development Services and the City Solicitor.

BACKGROUND:

In late 2013, the City acquired the lands legally described as part of Lot 28, Concession 6, Parcel ID 1067100 (the "Subject Property"), which is located west of McCowan Road, and approximately one (1) km north of the intersection of Elgin Mills Road and McCowan Road (refer to Attachment "A"). The estimated Regional storm event floodline (the "Floodline") within the vicinity of the Subject Property (estimated by the Toronto and Region Conservation Authority ("TRCA")) traverses through the middle section of the Subject Property dissecting it almost into two (2) parts (refer to Attachment "B").

Adjacent properties to the north of the Subject Property are also impacted by the Floodline including the two (2) properties municipally known as 11142 McCowan Road, Markham and 11270 McCowan Road, Markham currently owned by the Adjacent Land Owners. Staff understand that the Adjacent Land Owners are affiliated with Fieldgate Developments as shown in Attachment A.

OPTIONS/ DISCUSSION:

Prior to the City purchasing the Subject Property, the City hired an engineering consultant to complete a preliminary assessment regarding the flood reduction on the Subject Property. The consultant study concluded that a significant portion of the floodplain or flooded area could be removed from the Floodline if the culvert under McCowan Road is replaced with a larger culvert with higher flow capacity, combined with some regrading (cut/fill balance). The assessment was shared with the TRCA staff and they were generally supportive of the flood reduction work. They also advised that further environmental studies are required before the TRCA can issue any permit to implement the flood reduction work.

Subsequently, the Adjacent Land Owners retained SCS Consulting Group Limited ("SCS") to carry out a feasibility study for flood reduction on their properties. The SCS study's conclusion was consistent with the City's engineering consultant. The Adjacent Land Owners approached the City to explore opportunities to working together on the flood reduction work. SCS will complete the additional technical studies to meet the TRCA and other agencies' requirements for both the City and the Adjacent Land Owners. City staff will oversee the work of SCS.

Staff is of the opinion that the benefits to the City from the floodplain reduction work (increase in the developable area and improved land configuration) will be higher than the cost of implementing the flood reduction work. Staff recommends Council authorize staff to work with the Adjacent Land Owners and undertake the technical studies and the detailed design components of this project.

Preliminary Cost Estimates and Cost Sharing

Based on the preliminary cost estimates established in consultation with Adjacent Land Owners and their consultant, Table -1 below provides the cost estimates for the various components/stages of the project, and the percentage cost sharing (see attachment “C” for further details):

Table -1: Preliminary Cost Estimates¹

Project Component/Stage	Cost Incl HST Impact (1.76%) (\$)	Cost Sharing (\$)	
		City (17.5%)	Adjacent Land Owner (82.5%)
Technical studies and detailed design	499,317	87,380	411,937
Construction	2,719,485	475,910	2,243,575
Total	3,218,802	563,290	2,655,512

¹ Costs listed in the table are only preliminary at this stage and only to be used for discussion. The final construction cost estimates will be subject to the completion of the detailed design. Percentage cost sharing is based on preliminary estimate of the overall benefits to the City and the Adjacent Land Owners. The Cost Sharing percentages for the technical studies and detailed design component should not change. The Cost Sharing percentages for the construction component will be subject to the completion of the detailed design.

The estimated cost of the construction component shown in Table -1 above are only preliminary and have been included to provide Council with an idea about the magnitude of the total construction cost for this project. Upon completion of the detailed design, staff will be able to provide Council with a more realistic and accurate estimate for the construction cost. Staff will report to Council the final cost estimate for the construction component and seek Council authorization for the capital budget (either as a separate report or as an annual budget item) prior to proceeding with the construction work.

Staff recommend that Council authorize staff to proceed with the technical studies and detailed design component of this project with the City’s preliminary estimate of \$87,380 and to request that the Adjacent Land Owners up front this cost through a cost sharing agreement.

Agreement between the City and Adjacent Land Owner

In order to commence the technical studies and detailed design work for this project jointly with the Adjacent Land Owners, Staff is seeking Council’s authorization for the Mayor and Clerk to execute a cost sharing agreement with the Adjacent Land Owners in a form satisfactory to the Commissioner of Development Services and the City Solicitor.

Proposed Schedule

Table -2 below provides the proposed timeline for completing the various tasks and components of the flood reduction project:

Table -2: Proposed Schedule^{1,2}

No	Task/Project Component	Proposed Completion Date
1	Confirm with York Region and the TRCA the list of studies required	Completed
2	Finalize and execute the cost sharing agreement with the Adjacent Land Owners	Q4, 2020
3	Adjacent Land Owners' Consultant complete the technical studies	Q1, 2021
4	Adjacent Land Owners' Consultant complete the detailed design, provide cost estimate for construction, and obtain agencies approvals and permits	Q3, 2022
5	Staff present the detailed design and construction cost estimates to senior management and Council for authorization to proceed	Q3/Q4, 2022
6	Include capital project budget for 2023 construction	Q3/Q4, 2022
7	Procurement and Commencement of Construction	Q1/Q2, 2023

¹ Schedule is subject to Council approval to proceed and provide budget

² Schedule is subject to COVID-19 situation

FINANCIAL CONSIDERATIONS:

The estimated cost for completing the technical studies and the detailed design component of this project is \$499,317, of which City's share is \$87,380 inclusive of HST impact. Staff has confirmed that Fieldgate Developments, whom Staff understand is affiliated with the Adjacent Land Owners, has agreed to upfront the City's share of the cost for the technical studies and the detailed design, subject to the City reimbursing the amount if and when the funds are approved in a future Capital Budget.

The City's cost for the overall project is estimated to be \$563,290 (including the City's portion of the estimated construction costs), which will be requested as part of the 2023 capital budget process (based on current schedule). The expected increase in developable area of approximately 3.7 acres would add about \$2,590,000 in real estate value (based on current market value as provided by the Real Property Department). Therefore, the

City is expected to realize a net gain of approximately \$2,000,000 (rounded) by proceeding with the flood reduction project.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed floodplain reduction work is required to efficiently manage the City's assets and maximize the financial return on taxpayer investment. It is also required to provide a safe and sustainable development and at the same time protecting the natural environment. Therefore, the recommendations in this report are aligned with the City's Strategic priorities and goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources"

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance Department, Legal Department and Real Property staff were consulted on this report, and their comments have been incorporated.

RECOMMENDED BY:

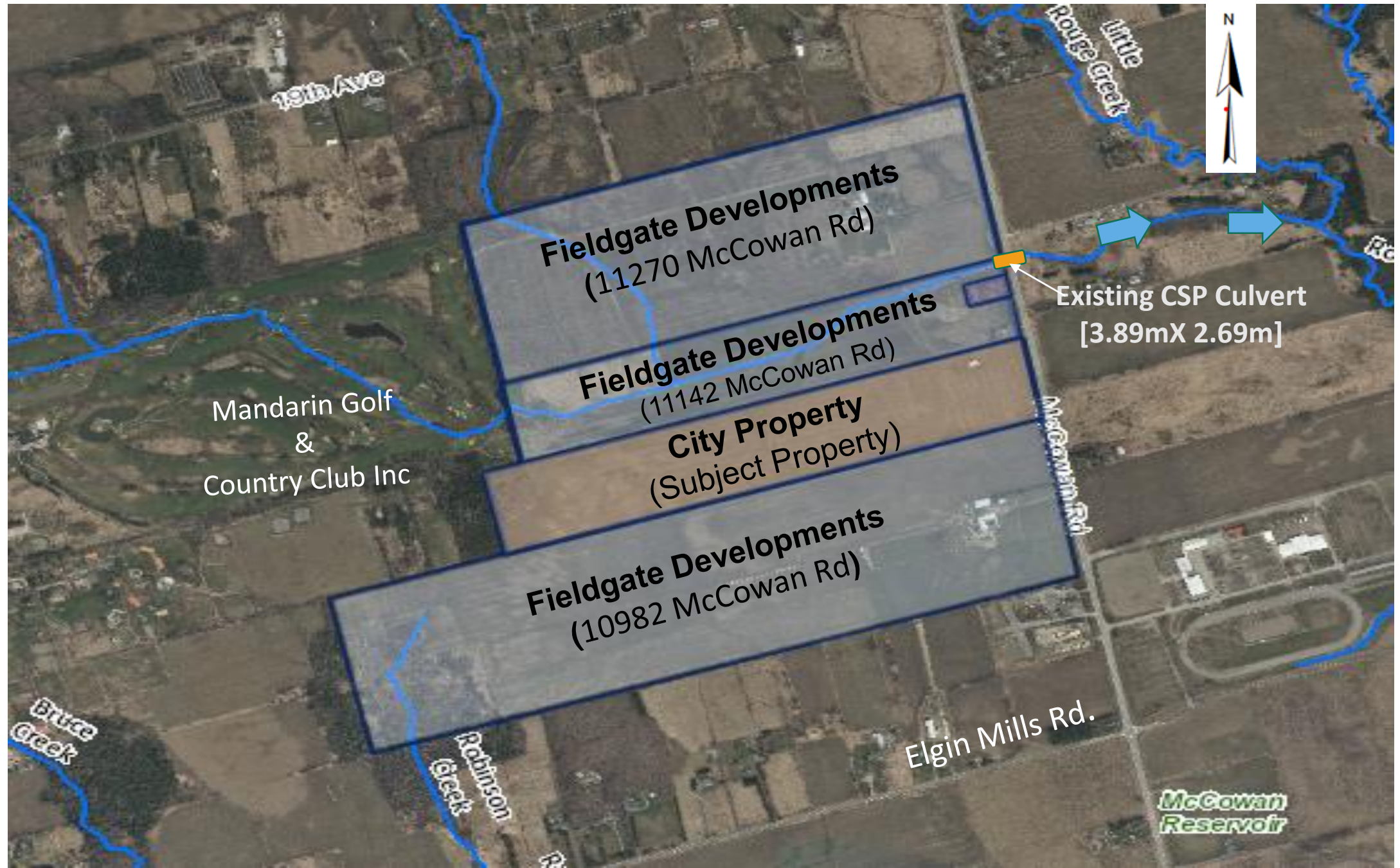
Brian Lee, P.Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development Services

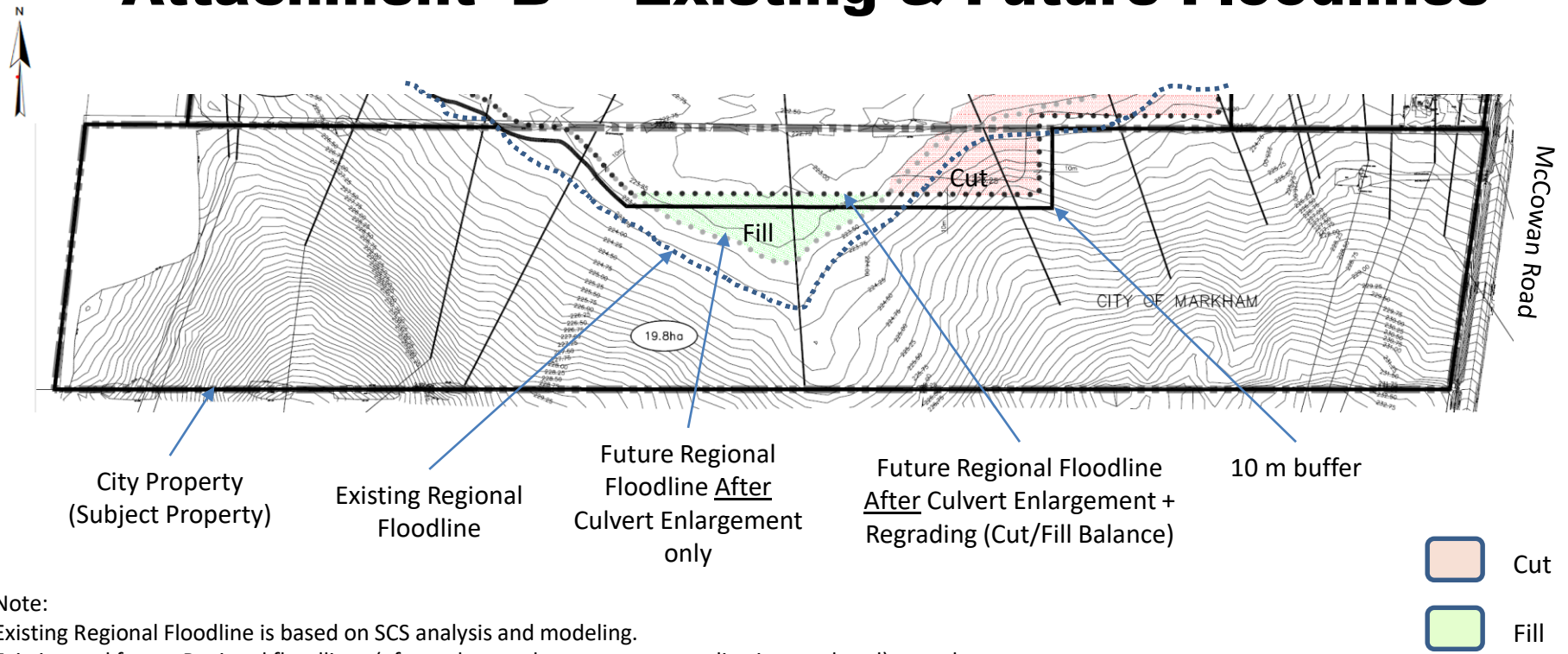
ATTACHMENTS:

Attachment 'A' - Location Map
Attachment 'B' - Existing & Future Floodlines
Attachment 'C' - Preliminary Cost Estimates

Attachment 'A' – Location Map



Attachment 'B' – Existing & Future Floodlines



Note:
Existing Regional Floodline is based on SCS analysis and modeling.
Existing and future Regional floodlines (after culvert enlargement + regrading is completed) may change after the completion of the technical studies and the detailed design.

Attachment 'C'- Preliminary Cost Estimates¹

McCowan Road Culvert Replacement and Floodplain Cut/Fill Works

A. Technical Studies & Preliminary Design:

1. Technical studies	\$ 92,710.00
2. City's review fee (10% of the studies cost)	\$ 9,271.00
3. TRCA review & permit fees	\$ 17,800.00
4. York Region encroachment fee	\$ 1,800.00

Sub-Total (A)	\$ 121,581.00
HST (1.76%)	\$ 2,140.00
Sub-Total (A)	\$ 123,721.00

B. Detailed Design:

1. Consultant (SCS) fee	\$ 235,000.00
2. York Region review fee (7% of the culvert construction cost of \$1,580,000)	\$ 110,600.00
3. City's review fee (10% of \$235,000)	\$ 23,500.00

Sub-Total (B)	\$ 369,100.00
HST (1.76%)	\$ 6,496.00
Sub-Total (B)	\$ 375,596.00

C. Construction:

1. Culvert replacement	\$1,580,000.00
2. Floodplain Cut/Fill cost	\$ 690,500.00
3. Contract administration & project management by SCS	\$159,000.00

Sub-Total (C)	\$2,429,500.00
HST (1.76%)	\$42,759.00
Sub-Total (C)	\$ 2,472,259.00

D. City's administrative fee (10% of sub-total C) **\$247,226.00**

Technical Studies and Detailed Design Cost including HST impact (A+B)	\$499,317.00
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Total Project Cost including HST impact (A+B+C+D)	\$ 3,218,802.00
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Note: Numbers are rounded to the nearest decimal place