



Electronic Development Services Committee Meeting

Agenda

Meeting No. 11
June 22, 2020, 9:30 AM
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 905-479-7760 on the day of the meeting.

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Electronic Development Services Committee Meeting

Agenda

Meeting Number 11
June 22, 2020, 9:30 AM - 1:00 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on July 14, 2020.

	Pages
1. CALL TO ORDER	
2. DISCLOSURE OF PECUNIARY INTEREST	
3. APPROVAL OF PREVIOUS MINUTES	
3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 8, 2020 (10.0)	7
1. That the minutes of the Development Services Committee meeting held June 8, 2020, be confirmed.	
4. DEPUTATIONS	
5. COMMUNICATIONS	
6. PETITIONS	
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES	
7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JUNE 2, 2020 (10.0)	17
1. That the minutes of the Development Services Public meeting held June 2, 2020, be confirmed.	
7.2 HERITAGE MARKHAM COMMITTEE MINUTES – MAY 13, 2020 (16.11)	25
1. That the minutes of the Heritage Markham Committee meeting held May 13, 2020, be received for information purposes.	

7.3 INFORMATION REPORT 2020 SECOND QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3) 36

R. Tadmore, ext. 6810

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

7.4 PRELIMINARY REPORT – 349-351 JOHN STREET INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO ADD COMMERCIAL USES INCLUDING MOTOR VEHICLE SALES AND STORAGE, A RESTAURANT AND 54

**A RECREATIONAL ESTABLISHMENT AT 349 TO 355 JOHN STREET
FILE NO. PLAN 19 128732 (WARD 1) (10.5)**

R. Cefaratti, ext. 3675

1. That the report dated June 22, 2020, entitled “PRELIMINARY REPORT – 349-351 John Street Inc., Application for Zoning By-law Amendment to add commercial uses including motor vehicle sales and storage, a restaurant, and a recreational establishment at 349 to 355 John Street File No. PLAN 19 128732 (Ward 1)”, be received.

7.5 INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE 33 DICKSON HILL ROAD (16.11.3) 63

P. Wokral, ext. 7955

Note: On April 21, 2020 Development Services Committee referred this matter back to staff to allow for continued discussions between the landowners and staff.

1. That the staff report titled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Joseph & Lean Pipher Farmhouse and Smokehouse, 33 Dickson Hill Road”, dated June 22, 2020, be received; and,
2. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property

of cultural heritage value or interest; and,

3. That the recommended approach to address concerns identified by the owner in Appendix 'B' of this report be endorsed by Markham Council; and,
4. That the Clerk's Department be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
5. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption; and,
6. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
7. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council's decision to designate the property; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 CITY OF MARKHAM COMMENTS ON YORK REGION'S DRAFT MTSAS FOR INCLUSION IN THE REGIONAL OFFICIAL PLAN (10.3)

80

D. Lyons, ext. 2459

1. That the staff report entitled "City of Markham Comments on York Region's Draft MTSAs for Inclusion in the Regional Official Plan" dated June 22, 2020 be received; and,
2. That Council support the comments and recommendations regarding the draft major transit stations areas (MTSAs), provided in Appendix 'B' and Appendix 'C' to this report; and,
3. That Council request York Region to bring forward a Regional Official Plan Amendment to implement MTSAs and include inclusionary zoning policies in advance of completion of the Municipal Comprehensive Review and adoption of a new Regional Official Plan to enable local municipalities to require the provision of affordable housing in MTSAs as soon as possible; and,

4. That the report entitled “City of Markham Comments on York Region’s Draft MTSAs for Inclusion in the Regional Official Plan” dated June 22, 2020, be forwarded to York Region as Markham Council’s input on the Region’s draft MTSAs; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 RECOMMENDATION REPORT DESIGN, CONSTRUCTION AND FINANCING OF PARKS IN THE YORKTON DEVELOPMENT PHASE 2 BY KYLEMORE COMMUNITIES

123

R. Fournier, ext. 2120

1. That the report dated June 22, 2020 to Development Services Committee, titled ‘Design, Construction and Financing of the Yorkton Community Phase 2 Parks by Kylemore Communities (Yorkton) Ltd’ be received; and,
2. That Council approve the request by Kylemore Communities (Yorkton) Ltd to finance the cost of design, construction, and contract administration of these parks identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009, subject to the conditions identified in Attachment A; and,
3. That Council authorize the reimbursement of the cost of design, construction, and contract administration of these parks up to a maximum of \$614,272.93; and,
4. That Council authorize the execution of an agreement by the Mayor and Clerk for the construction and reimbursement the cost of design, construction, and contract administration of these parks in a form satisfactory to the Commissioner of Development Services and City Solicitor, or their respective designates; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. ADJOURNMENT

Information Page

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

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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

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

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



Development Services Committee Minutes

Meeting Number 10

June 8, 2020, 9:30 AM - 1:00 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>Trinela Cane, Commissioner, Corporate 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>Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p>	<p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Ronji Borooah, City Architect</p> <p>Loy Cheah, Senior Manager, Transportation</p> <p>Don De Los Santos, Markham Small Business Centre</p> <p>Richard Fournier, Manager, Parks & Open Space Development</p> <p>Brad Roberts, Manager, Zoning and Special Projects</p> <p>Francesco Santaguida, Assistant City Solicitor</p> <p>Scott Chapman, Election & Council/Committee Coordinator</p> <p>Hristina Giantsopoulos, 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 9:32 AM with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 11:29 AM and reconvened at 11:50 AM.

Councillor Amanda Collucci arrived at 9:43 AM.

Regional Councillor Jack Heath left the meeting at 12:19 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a conflict of interest on item 10.1 (Celebrate Markham Grant Program Funding Approvals and Annual Program Review) as he has incurred expenses related to the planning and preparation of the 2020 Unionville Festival by the Unionville Festival Board.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – MAY 25, 2020 (10.0)

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

1. That the minutes of the Development Services Committee meeting held May 25, 2020, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following item:

9.2 - Traffic Operational Changes in Response to COVID-19

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

Communications were submitted for the following item:

9.2 - Traffic Operational Changes in Response to COVID-19

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 PRELIMINARY REPORT, NEAMSBY INVESTMENTS INC., APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT TO PERMIT ANCILLARY RESTAURANT USES WITH A MAXIMUM GROSS FLOOR AREA OF 15 % OF THE FOUR EXISTING INDUSTRIAL BUILDINGS LOCATED AT 1181-1271 DENISON STREET (WARD 8), FILE NO. PLAN 20 106679 (10.3, 10.5)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Neamsby Investments Inc., Applications for an Official Plan Amendment and a Zoning By-law Amendment to permit ancillary restaurant uses with a maximum Gross Floor Area of 15 % of the four existing industrial buildings located at 1181-1271 Denison Street (Ward 8), File No. PLAN 20 106679”, be received.

Carried

7.2 INFORMATION REPORT, CITY INITIATED TEMPORARY USE ZONING BY-LAWS TO PERMIT EXTENDED OUTDOOR PATIOS AND OUTDOOR DISPLAY AND SALES AREAS FILE: PR-20-115253 (10.5)

It was requested that staff investigate and report back at the statutory public meeting on options and requirements for facilitating outdoor restaurant and retail spaces along Main Street Markham, including the potential temporary closure of parking spaces between curb extensions and the use of outdoor barbecues.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the report titled “INFORMATION REPORT, City Initiated Temporary Use Zoning By-laws to permit extended outdoor patios and outdoor display and sales areas”, be received.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 RECOMMENDATION REPORT DESIGN, CONSTRUCTION AND FINANCING OF THE PARK IN THE GALLERIA DEVELOPMENT BY TIMES GROUP (6.3)

Arvin Prasad, Commissioner, Development Services, and Biju Karumanchery, Director, Planning & Urban Design, introduced the item and provided members of Development Services Committee with an overview of the staff report.

Moved by Councillor Isa Lee

Seconded by Deputy Mayor Don Hamilton

1. That the report dated June 8, 2020 to Development Services Committee, titled 'Design, Construction and Financing of the Park in The Galleria Development by Times Group' be received; and,
2. That Council approve the request by Times Group to finance the cost of design, construction, and contract administration of this park identified as Plan 65M-3226, Part 1 of Part of Block 45 (0.41 ha/ 1.01 ac) in draft plan of subdivision 19TM-96008, subject to the conditions identified in Attachment A; and,
3. That Council authorize the reimbursement the cost of design, construction, and contract administration of this park up to a maximum of \$419,271.77; and,
4. That Council authorize the execution of an agreement by the Mayor and Clerk for the construction and reimbursement the cost of design, construction, and contract administration of this park; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 ROYAL ORCHARD BOULEVARD RAMPS JURISDICTIONAL TRANSFER (WARD 1) (5.10)

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

Moved by Councillor Keith Irish

Seconded by Deputy Mayor Don Hamilton

1. That the Report entitled “Royal Orchard Boulevard Ramps Jurisdictional Transfer (Ward 1)” be received; and
2. That The Regional Municipality of York (“York Region”) be requested to initiate the transfer of jurisdiction process of the Royal Orchard Boulevard ramps at Bayview Avenue to the City in accordance with the Regional Road Assumption Policy; and
3. Staff be directed to report back on work with York Region staff to identify the necessary steps including legal, financial, environmental and operational actions to effect the transfer of jurisdiction of the Royal Orchard Boulevard ramps at Bayview Avenue to the City; and further
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 TRAFFIC OPERATIONAL CHANGES IN RESPONSE TO COVID-19 (5.10)

Peter Miasek, resident, addressed the Committee in regard to the staff report and requested that the Committee consider potential opportunities to enhance the City's permanent active transportation infrastructure and network, as well as potential opportunities to implement additional measures for quiet street initiatives on Unionville Main Street and other areas in Markham.

Steven Glassman, resident, addressed the Committee in regard to the staff report and requested that the Committee consider potential opportunities to enhance the City's permanent active transportation infrastructure and network, as well as potential opportunities for street sharing and quiet street initiatives in Markham.

David Rawcliffe, resident, addressed the Committee in regard to the staff report and presented a proposal for a self-guided "Villages and Valley" walking and cycling loop route utilizing existing roads, cycling facilities, and trail infrastructure.

The Committee discussed the following relative to the staff report:

- Proposed implementation costs of the two temporary bike lane projects;
- Leveraging existing roads, cycling facilities, and trail infrastructure to enhance and promote active transportation routes and opportunities;

- Education and enforcement of cyclist behaviour and speeds on multi-use pathways to ensure pedestrian safety;
- Leveraging parking lots at municipally-owned facilities to provide dedicated cycling spaces;
- Exploring opportunities to provide additional cycling spaces through temporary weekend closures of local roads such as Enterprise Boulevard with regard to potential impacts to local businesses and services;
- Exploring opportunities for additional walking and cycling loop routes in the Thornhill and Milliken communities;
- Additional strategies for accommodating cyclists on busy streets; and,
- Continuing to explore opportunities and strategies to enhance the City's active transportation network through the Active Transportation Master Plan.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Reid McAlpine

1. That the Report entitled “Traffic Operational Changes in Response to COVID-19” be received; and,
2. **That the deputations of Peter Miasek, Steven Glassman, and David Rawcliffe be received; and,**
3. **That the communications submitted by David Rawcliffe, Peter Miasek, Elisabeth Tan, and Steven Glassman be received; and,**
4. That Council approve a traffic management **pilot project** to restrict access to local traffic only on Main Street Unionville between Fred Varley Drive and Carlton Road until October 31, 2020 **in consultation with the Unionville Business Improvement Area (UBIA); and,**
5. **That Council endorse the Villages and Valley Walking and Cycling Loop proposal and direct staff to proceed with its implementation in consultation with the relevant ward councillors; and,**
6. **That Council endorse the closure of Enterprise Boulevard from Andre de Grasse Street to Main Street Unionville on weekends to provide additional space for cycling and direct staff to proceed with its implementation in consultation with Downtown Markham business owners; and,**

7. That staff be directed to explore additional opportunities for similar walking and cycling loop routes and potential weekend street closures for cycling activity in Thornhill and Milliken Mills; and,
8. That staff be directed to explore opportunities to establish designated cycling spaces at municipally-owned facilities; and,
9. That Council approve the preliminary budget for implementing the Main Street Unionville No Through Traffic pilot project estimated at \$10,000; the Villages and Valley Walking and Cycling Loop estimated at \$6,000; weekend closures of Enterprise Boulevard (costs to be determined); and other opportunities for loops and cycling spaces (costs to be determined), to be funded from account #640-101-5699-20032 Active Transportation Awareness Program to a maximum of \$65,000; and further,
10. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

10.1 CELEBRATE MARKHAM GRANT PROGRAM – APRIL 1, 2020 – MARCH 31, 2021 (2020-21) FUNDING APPROVALS AND ANNUAL PROGRAM REVIEW (10.16, 7.6)

Councillor Reid McAlpine declared a conflict on this item. (He has incurred expenses related to the planning and preparation of the 2020 Unionville Festival by the Unionville Festival Board.)

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

Don De Los Santos, Manager, Markham Small Business Centre, provided members of Development Services Committee with an overview of the staff report, outlining funding recommendations for applications submitted for the Celebrate Markham Grant Program 2020-2021 funding cycle.

There was discussion regarding the proposed funding allocation criteria for programs and events switching to virtual delivery in light of the ongoing public health emergency. There was also discussion regarding conditions and requirements that must be satisfied by organizers prior to the approval and release of Celebrate Markham Grant Program funds.

There was further discussion regarding the proposed extension of the project outcome and financial reporting deadline for programs, projects, and events held

in previous years for which grant funding was previously approved but not yet disbursed. It was suggested that staff, in coordination with the Mayor's Office, conduct a final round of outreach to the applicable program, project, and event organizers prior to the proposed deadline extension to determine eligibility for previous and future Celebrate Markham Grant Program funding cycles.

There was a request for staff to provide members of Development Services Committee with an update on grant funds released for the 2020-2021 program funding cycle at a future date in 2020.

The following amendments were proposed in relation to Recommendation 10 in Attachment 1 of the staff report:

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That any Celebrate Markham grant applicant that has not met the insurance/venue conditions and/or Project Outcome/Financial Report requirements for grants received or approved for programs/events/projects that occurred **as part of the 2019-2020 Celebrate Markham Grant Program funding cycle** be given a final deadline of September 30, 2020 to submit their insurance/venue and/or outcome/financial report documents as a condition of receiving any previously approved but not yet disbursed Celebrate Markham grant amounts and further as a condition of remaining eligible for any Celebrate Markham grant for the 2021-2022 and any subsequent program funding cycles; and,
2. **That any programs/events/projects that occurred prior to March 31, 2019 and for which Project Outcome/Financial Report requirements have not been fulfilled be deemed ineligible for any Celebrate Markham grant amounts previously approved but not yet disbursed.**

Lost

Moved by Councillor Alan Ho

Seconded by Councillor Isa Lee

1. That the report titled, "Celebrate Markham Grant Program – April 1, 2020 - March 31, 2021 (2020-21) - Funding Approvals and Annual Program Review" be received; and,
2. That Council approve the recommendations of the Interdepartmental Staff Review Committee to fund 53 Celebrate Markham applicants, totaling

\$184,500, as included in Attachment 1 and identified in Attachments 2, 3, 4 and 5; and further,

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

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

13.1 PARKLAND UPDATE: HIGHWAY 7 (SOUTH SIDE) BETWEEN BIRCHMOUNT ROAD AND VERCLAIRE GATE (6.3)

Deputy Mayor Don Hamilton addressed the Committee and inquired as to the status of the dedicated park space to be developed along the south side of Highway 7 between Birchmount Road and Verclaire Gate. It was requested that staff look into and report back on this matter.

13.2 UPDATE ON FILM PRODUCTION STUDIO (10.16)

Deputy Mayor Don Hamilton addressed the Committee and inquired as to the status of the film production studio previously proposed to be established in Markham. Mayor Frank Scarpitti provided comments on this matter, and advised of interest expressed regarding Markham as a potential location for additional entertainment production operations.

13.3 ASSUMPTION OF PRIVATE ROAD: ALMA WALKER WAY (5.10)

Councillor Karen Rea addressed the Committee and requested that staff investigate and report back in September 2020 on the feasibility, requirements, and considerations of the City assuming ownership of the private road known as Alma Walker Way.

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

Development Services Committee did not proceed into confidential session.

15.1 DEVELOPMENT AND POLICY ISSUES**15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL
MINUTES - MAY 25, 2020 (10.0) [Section 239 (2) (e) (f)]**

Development Services Committee consented to postpone consideration of this item to a future meeting.

**15.1.2 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT
PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY
FOR THAT PURPOSE; [SECTION 239 (2) (f)] LPAT – CADILLAC
FAIRVIEW– BUTTONVILLE AIRPORT (8.0)**

Development Services Committee consented to refer this matter directly to the June 9, 2020 confidential Council agenda for consideration.

16. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

That the Development Services Committee meeting adjourn at 2:19 PM.

Carried



Electronic Development Services Public Meeting Minutes

Meeting Number 3

June 2, 2020, 7:00 PM - 10:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Andy Taylor, Chief Administrative Officer	Rick Cefaratti, Planner II
	Arvin Prasad, Commissioner Development Services	Stephen Kitagawa, Senior Planner, North District
	Biju Karumanchery, Director, Planning & Urban Design	David Miller, Manager, West District
	Kimberley Kitteringham, Director of Legislative Services & Communications	Scott Chapman, Election & Council/Committee Coordinator
	Ron Blake, Senior Manager, Development	Laura Gold, Council/Committee Coordinator

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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 Public Meeting convened at 7:03 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT EMIX LTD., APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO ADD COMMERCIAL USES INCLUDING A COMMERCIAL SELF-STORAGE FACILITY AT 8400 WOODBINE AVENUE, WEST SIDE OF WOODBINE AVENUE, NORTH OF PERTH AVENUE (WARD 8) FILE NOS. PLAN 19 132742 AND PLAN 20 110587 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Emix Ltd. to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587.

The Committee Clerk advised that 51 notices were mailed on May 15, 2020, and that a Public Meeting sign was posted on May 12, 2020. There were 4 written submissions regarding this proposal.

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

John Corbett, Corbett Land Strategies Inc. provided a presentation on the development proposal.

Sheetal Zaveri, and Naresh Patel completed a deputation form, but did not speak at the meeting.

Written submissions in opposition to the development proposal were received from Sheetal of Zapa Interiors, Sam (Samir) Patel, Maria Stalteri, and Rhoda Dacosta.

The Committee asked the following questions regarding the development proposal:

- Where the self-storage will be located, and if there will be restrictions on its location;
- If there will be restrictions on the amount self-storage permitted in the building;
- What the demand is for self-storage in Markham;
- What types of goods are anticipated to be stored in the facility;

- If the City's Fire or Building Departments had any concerns regarding the application;
- If the building has enough parking to support all the additional uses being requested (i.e. banquet hall, and restaurant);
- If there will be restrictions on the amount of space permitted in the building for a banquet hall or restaurant;
- What the reasoning is for requesting the expansion of usages permitted at the property.
- If there are future plans for the re-development of the property.
- If the current tenants have been advised of the development proposal;
- What is the occupancy rate of the building;
- If the public notice sign erected met all legal requirements;
- If the employment the development proposal will generate is considered when making a decision on a development proposal;
- What the changes are to the Site Plan.

A Member also suggested that a study be conducted on refreshing Woodbine Avenue.

John Corbett advised that self-storage is being requested as a permitted use at the building, as residents and employers living or working in small spaces are increasingly seeking self-storage facilities to increase their storage capacity. Additional uses of the building (i.e. restaurants, and banquet halls) are also being requested to ensure the long-term economic viability of the building. There are no changes being proposed to the exterior of the building.

Christian Hepfer, EMIX Ltd. advised that the application is being submitted as a result of the changing business environment. Traffic at the Furniture Mall has decreased steadily over the last five years due to online shopping, and tenants have had difficulty surviving and some are requesting rent reduction. The building currently has an occupancy rate of approximately 85% - two additional tenants have just vacated the building. Plans for the building will be shared with the remaining tenants. Different usages of the building are being requested to ensure its long-term success. Self-storage is being requested, as it fits with the current use of the building as a furniture warehouse and there is a growing demand for this type of service. The self-storage will be located on the second and third floor of the building. The building will be brought up to the *Building Code* in regards to

this usage. Once the Buttonville Airport is no longer in use, the re-development of the property will be considered.

Staff responded to inquiries from the Committee. The parking study submitted by the Applicant was geared towards self-storage. The study will need to be updated for the City to consider additional uses on the property. Moreover, the City is satisfied that the applicant has met all notification requirements. The *Planning Act* does not require the public meeting sign to be yellow. It requires that the information is visible to the public, and that the details are accurate. Furthermore, the Fire and Building Departments have reviewed the application, but the concerns identified at tonight's meeting will be brought to their attention for further consideration. Lastly, the demand for self-storage in Markham and the employment it will create were not considered when reviewing this planning application. The demand for self-storage in Markham is not tracked by Planning Staff. However, there are a number of inquiries / request for self-storage in Markham at this time.

Councillor Karen Rea requested that the public be re-notified when the staff report on this development proposal is brought forward to the Development Services Committee for its consideration.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Isa Lee

1. That the written submission from Sheetal of Zapa Interiors, Sam (Samir) Patel, Maria Stalteri, and Rhoda Daccosta regarding the Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587, be received; and,
2. That the report dated April 21, 2020, entitled "PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587", be received; and,
3. That the Record of the Public Meeting held on June 2, 2020, with respect to the proposed Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west

side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received; and,

4. That the applications by Emix Ltd., to amend the 2014 Official Plan and Zoning By-law 165-80, as amended, be referred back to staff for a report and recommendation to evaluate the proposal; and further,
5. That the Clerk’s Office send another notice for the Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587 when the report is brought forward to the Development Services Committee for its consideration.

Carried

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

ON THE SUBJECT LANDS KNOWN LEGALLY AS PART OF LOTS 22 AND 23, CONCESSION 4 IN THE BERCZY GLEN SECONDARY PLAN AREA (WARD 2) (10.7, 10.5)

The Public Meeting this date was to consider an application submitted by 1212763 Ontario Ltd for Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area File No’s. ZA/SU 19 142694.

The Committee Clerk advised that 417 notices were mailed on May 15, 2020, and that a Public Meeting sign was posted on May 8, 2020. There were 2 written submissions received regarding this proposal.

Stephen Kitagawa, Senior Planner provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Written submissions were received from Naveed Iqbal, and Peter Pelegris, Jennings Ratepayers expressing concern or in opposition of the development proposal.

Emily Grant, Malone Given Parsons provided a presentation on the development proposal.

The following deputations were made on the development proposal:

1. Sue Lee had the following questions on the development proposal:
 - Will the development create a need to expand the power lines in the area?
 - Will the development impact the water pressure in the area?
 - Are there plans to build another Community Centre to support the growth in the area?
2. Peter Pelegris, representing the Jennings Gate Community provided the following feedback on the development proposal:
 - Residents were concerned that multiple properties would be backing-on to a large estate home;
 - Requested more time to permit for the community to review the development proposal and to provide a comprehensive response, as due to Covid 19 not all residents have seen the plans.

Committee provided the following feedback on the development proposal:

- Requested options be considered for minimizing the density behind the estate homes, including moving the storm water management pond (if possible), or building bungalows on these lots;
- Suggested a community meeting be held with the Jennings Gates Community to review the development application;
- Requested more information on expansion of the Victoria Square Community Centre;
- Asked about the hydro plans for the area;
- Asked if all addresses on Boynton Circle, and 10206 Warden Avenue were notified regarding this development proposal;
- Inquired if the proposal was developed under York Region's new growth targets;
- If the location of the proposed parkland was within the existing open space;
- Requested that a trail connecting Major Mackenzie and Elgin Mills be considered, as part of this project.

Emily Grant responded to both the residents' and Committee's inquiries. The parkland being proposed in the development application is located outside of the Berczy Greenway Corridor. The development proposal includes a range of affordable housing, including single detached homes, semi-detached homes, and townhomes. The development proposal was developed in accordance with York Region's previous growth targets. Most of the properties currently planned to back onto the estate homes located on Boynton Circle are approximately 45 x 120 feet in size.

Staff responded to both the residents' and Committee's inquiries. The City has reviewed the Applicant's parkland proposal and it will not accept the current proposal if the park infringes on the Greenway. The development proposal was also circulated to Hydro One for its review, but no feedback has been provided at this time. Similarly, the City's Water Department will review the application to ensure the development proposal will not impact the water pressure in the area. Moreover, staff were not aware of the timelines for the expansion of the Victoria Square Community Centre, but will report back on the matter.

The Clerk will report back on whether all owners on Boynton Circle, and 10206 Warden Avenue were notified regarding this development proposal.

Members of the Committee advised the residents that Hydro One is looking at various options for expanding hydro in York Region to address growth.

It was clarified that there will not be another statutory public meeting on this development proposal. The next step will be for the development proposal to be brought forward to the Development Services Committee for its consideration.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

1. That the written submissions from Naveed Iqbal, and Peter Pelegris regarding the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,
2. That the deputations from Sue Lee, and Peter Pelegris regarding the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,

3. That the Record of the Public Meeting held on June 2, 2020, with respect to the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be received; and,
4. That the proposed Draft Plan of Subdivision 19TM-19005 and Zoning By-law Amendment application submitted by 1212763 Ontario Ltd. on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (File No's. ZA/SU 19 142694), be referred back to staff for a report and recommendation.

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 9:47 PM.



Heritage Markham Committee Minutes

Meeting Number: 4
May 13, 2020, 7:00 PM
Electronic Meeting

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar David Nesbitt Paul Tiefenbach	Evelin Ellison Ken Davis Doug Denby Anthony Farr Jason McCauley
Regrets	Shan Goel	
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner George Duncan, Senior Heritage Planner	Laura Gold, Council/Committee Coordinator Scott Chapman, Election and Committee Coordinator

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:10 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

There was no new business.

Moved by Paul Tiefenbach

Seconded by David Nesbitt

Recommendation:

That the May 13, 2020 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MARCH 11, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

The following correction was made to the March 11, 2020, Heritage Markham Committee Minutes:

Under item 6.2, paragraph four, in the first sentence - the word "shingles" was changed to "roofs" and the words "as metal shingles" was deleted.

Moved by Paul Tiefenbach

Seconded by Anthony Farr

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 11, 2020 be received and adopted, as amended.

Carried

4. PART TWO - DEPUTATIONS

4.1 DEMOLITION PERMIT APPLICATION

10536 MCCOWAN ROAD, CASHEL COMMUNITY REQUEST FOR DEMOLITION – SUMMERFELDT-STICKLEY HOUSE (16.11)

FILE NUMBER: 20 110958 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan addressed the Committee and summarized the details of the staff memorandum and other supporting documents. Staff found that the Summerfelt-Stickley House cultural heritage value represents the important theme of agriculture in Markham Township, and the historic development of the community by Berczy and Pennsylvania-German settlers. The house has been classified as a Group 2 heritage building, but is in an advanced state of deterioration, as indicated in the submitted documents. Consequently, staff support the demolition of the property on the condition that a commemorative "Markham Remembered" plaque be installed and the opportunity to salvage materials is advertised.

Mr. Clay Leibel felt staff provided an accurate summary of the property and the demolition permit application. He indicated the house was in a poor condition when the property was purchased in 2016, and has deteriorated more since this time. Measures have been taken to prevent trespassers from entering the house, but they continue to trespass, and the house is no longer safe to enter.

The Committee discussed how it can prevent demolition by neglect. It acknowledged that the property owner has only owned the property since 2016, and that house was being neglected long before the current owner purchased the property. The importance of enforcing the City's "Markham Beautiful By-Law" to prevent houses from reaching this state of deterioration was emphasized.

It was suggested that rather than just installing a "Markham Remembered" plaque, the new development should reflect a heritage character. Mr. Leibel advised that there is no plans to develop the property in the near future, therefore, there is no vision for the re-development of the property at this time.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

Recommendation:

1. That in view of the advanced deteriorated condition of the Summerfeldt-Stickley House at 10536 McCowan Road, Heritage Markham recommends that Council not oppose the demolition permit application; and,
2. That as a condition of the demolition permit, Council require the owner to undertake the following:
 - to install a commemorative plaque in the Markham Remembered series at their expense, near the front of the property, to the satisfaction of the Manager of Heritage Planning; and,
 - to advertise in a local newspaper the availability of the building for the salvage of heritage materials.

Carried

4.2 REQUEST FOR FEEDBACK

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

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson addressed the Committee and provided a summary of the staff memorandum and supporting documentation. In 1989, the City classified 12 Wilson Street as a ‘Type A’ heritage property, which possess historical/architectural value of major importance to the area. In the redevelopment of the property in the 1990s, the house was renovated, and much of the original materials were removed (windows, doors, exterior cladding, and decorative features), compromising the authenticity of the heritage resource. However, staff noted that to the average person the house still resembles a historic house, and it complements the neighbouring properties. Due to this unique situation, four potential options for the house were provided to the Committee.

Nikolas Papapetrou from Smart Centres provided a general introduction to their proposal to redevelop Markham Village Lanes for retirement living and indicated that they propose to incorporate all the heritage buildings on site on Main Street, but needed further direction on 12 Wilson Street.

Philip Evans, ERA Consultants, advised that they are seeking the Heritage Markham Committee’s feedback in regards to the value and need to retain 12 Wilson Street, given the building’s degree of alterations and loss of heritage fabric, prior to proceeding with plans for the re-development. A presentation was provided to the Committee by the consultants detailing the history of development and recent exploration of the structure’s features and building fabric. It was noted that the building is on a new concrete block foundation, and most of the building’s original materials have been replaced, often with inferior products.

In response to the Committee’s inquiries, Mr. Evans advised that the house is currently not occupied, but being well maintained, and that the plans for 12 Wilson Street have yet to be determined.

Committee Members provided the following feedback on the house:

- The alterations to the house tell the story of what has happened to it overtime.

- The heritage portion of the house should be preserved, and something special should be done with the house. The 1990 additions do not possess any value
 - Restore/replicate the house and ensure it retains prominence.

After some discussion, the majority of the Committee supported Option 1: that the portion of the building fronting onto Wilson Street that possesses cultural heritage value should be retained and restored as part of any future development of the overall property.

Moved by Anthony Farr
Seconded by Jason McCauley

Recommendation:

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information; and,

That the owner receive the feedback from the Heritage Markham Committee on the cultural heritage value of 12 Wilson Avenue for their consideration.

Carried

5. PART THREE - CONSENT

5.1 PROPOSED DESIGNATION

33 DICKSON HILL ROAD

UPDATE ON THE INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Moved by David Nesbitt
Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham Committee receive as information the update on the proposed designation of 33 Dickson Hill Road.

Carried

5.2 2020 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

15 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

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

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

DEMOLITION OF ACCESSORY BUILDING (16.11)

FILE NUMBER: 20 112282 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson and George Duncan addressed the Committee and summarized the details of the staff memorandum. The accessory building was built in 1910, and may have been used as a stable or for storage. The dwelling is a Type B heritage property in the Markham Village Heritage Conservation District and the accessory building is not specifically listed as heritage asset on the property. The Applicant would like to demolish the structure and replace it with a new larger, but similar structure. The Applicant is also willing to allow the salvage of materials from the structure for other heritage properties.

Some of the Committee Members were concerned that they were approving a demolition permit without being provided with the Site Plan for the replacement structure, and without concrete evidence that the structure is in poor condition. There was also concern that demolition permits were being issued too frequently for accessory buildings, like barns that add character to heritage communities. There was a further inquiry if the trees on the property would be preserved with the re-development of the structure.

Staff advised that the Committee will have an opportunity to review and approve the Site Plan Application for the replacement structure, as the property is located in a heritage district. Staff observed during their site visit, that the barn was leaning and that the beams were sagging. Traditionally, the City has permitted the demolition of accessory buildings, as they tend not to be substantial structures and often do not have the same degree of cultural heritage value as the main dwelling. Staff recommended that a decision on the demolition permit application be made at this meeting so that the application can be brought to Council within the legislated time frame.

Shane Gregory, Applicant advised that the Site Plan Application for the replacement structure will be brought before the Committee soon, and that the current structure has significant structural issues. The new structure will resemble the existing structure, but will be larger in size. One tree will be affected by the replacement of the structure.

Moved by Doug Denby

Seconded by David Nesbitt

Recommendation:

1. That Heritage Markham has no objection to the demolition of the accessory building in the rear yard of 31 Wales Avenue to allow for the future construction of a new accessory building; and,
2. That as a condition of demolition approval the owners be required to advertise in the local newspaper the building/materials for salvage if they do not intend to use the materials themselves; and further,
3. That the applicant be required to protect mature trees in the vicinity of the old building during demolition.

Carried

6.2 RESEARCH & EVALUATION

4592 HIGHWAY 7 EAST, UNIONVILLE COMMUNITY BRICK BUNGALOW (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Pagratis, Senior Planner, Central District

George Duncan presented the staff research and evaluation of 4592 Highway 7 East, Unionville. The bungalow was built in 1922, is typical of the time period and a good example of the Arts and Crafts style. The bungalow has not been modified much over the years, but the surroundings have changed. The house was evaluated using the City's approved Heritage Evaluation System and categorized as a Group 2 building, which means it warrants preservation and potential designation under the Ontario Heritage Act.

Doug Denby was thanked for assisting with researching the property's history.

Regan Hutcheson advised that bungalow is not currently listed on the Markham Register of Property of Cultural Heritage Value or Interest. However, the new Official Plan provides the opportunity to add properties to the Registry that warrant heritage consideration at any time. Mr. Hutcheson noted that given there is a proposal to develop the property, the Committee needs to determine if the building has cultural heritage value and if it should be protected.

There is currently a proposal to build an automobile dealership on the property, and the former dwelling is proposed to be removed. However, the bungalow is not impacted by the new building or driveway associated with the development proposal. The bungalow is partly also located on lands requested by York Region for expansion of the Highway 7 right-of-way. However, preliminary feedback from York Region is that if the building is of cultural heritage value and is to be retained, they would not take the portion of the property where the building sits.

After some consideration, the Committee agreed that the bungalow has cultural heritage value that is important to the municipality, but suggested that a discussion should be held with the property owner regarding incorporating the bungalow into the develop proposal prior to making any decisions.

Moved by Councillor Reid McAlpine
Seconded by Doug Denby

Recommendation:

That Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7; and,

That Heritage Markham acknowledges that the subject building is not listed on the Markham Register of Property of Cultural Heritage Value or Interest, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality; and

That further discussion be held with the Applicant in regards to the incorporation of the brick bungalow at 4592 into the new development.

Carried

6.3 SITE PLAN CONTROL APPLICATION

28 CHURCH STREET

PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING (16.11)

FILE NUMBER: SPC 20 106477

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

The Committee was satisfied that Applicant made the changes to the site plan and elevation drawings requested by the Heritage Markham Committee at its November 6, 2019, meeting.

In response to Committee inquiries, staff advised that the trees on the property are being protected, and that the neighbour has not objected to the project at this time.

Moved by Paul Tiefenbach

Seconded by David Nesbitt

Recommendation:

1. That Heritage Markham has no objection to the design of the proposed addition to the existing heritage dwelling at 28 Church Street dated stamped January 13, 2020 from a heritage perspective and delegates final review of the Site Plan application to the City (Heritage Section Staff);
2. That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colour windows etc.

Carried

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

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2020
- b) Heritage Week, February 2020
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2020)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

Members did not request an update on any projects.

8. PART SIX - NEW BUSINESS

The Chair noted that it was likely that the Committee's June meeting would also be held in a similar manner. Staff indicated that the City will review the heritage applications to determine if a June meeting will be necessary.

Ken Davis was congratulated on a letter he wrote that was published in the Globe and Mail.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:36 PM.



Report to: Development Services Committee

Meeting Date: June 22, 2020

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

PREPARED BY: Robert Tadmire, Senior Planner, Ext. 6810

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

RECOMMENDATION:

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

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

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

BACKGROUND:

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

OPTIONS/ DISCUSSION:

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

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

Name	Source	Reason for Addition
Berczy Green Drive	Mattamy Homes	Berczy Glen subdivision
Thomas Frisby Jr. Way	Mattamy Homes	Berczy Glen subdivision
Berczy Manor Drive	Mattamy Homes	Berczy Glen subdivision
Greenridge Crescent	Mattamy Homes	Berczy Glen subdivision
Azure Drive	Mattamy Homes	Berczy Glen subdivision
Moss Drive	Mattamy Homes	Berczy Glen subdivision
Sweet Pear Drive	Mattamy Homes	Berczy Glen subdivision
Eberly Woods Drive	Mattamy Homes	Berczy Glen subdivision
Clinesmith Boulevard	Mattamy Homes	Berczy Glen subdivision
Erin Ridge Way	Mattamy Homes	Berczy Glen subdivision
Therma Drive	Mattamy Homes	Berczy Glen subdivision
Magma Drive	Mattamy Homes	Berczy Glen subdivision
Navitas Way	Mattamy Homes	Berczy Glen subdivision
Viridi Avenue	Mattamy Homes	Berczy Glen subdivision
Avani Avenue	Mattamy Homes	Berczy Glen subdivision
Beaverbrae Drive	Mattamy Homes	Berczy Glen subdivision
Wisla Way	Mattamy Homes	Berczy Glen subdivision
Frederick Roman Avenue	Mattamy Homes	Berczy Glen subdivision
George Roman Avenue	Mattamy Homes	Berczy Glen subdivision
Mary Roman Boulevard	Mattamy Homes	Berczy Glen subdivision
Sage Valley Drive	Mattamy Homes	Berczy Glen subdivision
Misthollow Drive	Mattamy Homes	Berczy Glen subdivision
Brock Meadow Drive	Mattamy Homes	Berczy Glen subdivision
Spring Oak Drive	Mattamy Homes	Berczy Glen subdivision
Jade Blossom Avenue	Mattamy Homes	Berczy Glen subdivision
Romeo De Gasperis Avenue	Lindwide Properties	Cornell Subdivision

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix 'A' – Revised Street and Park Name Reserve List

Appendix 'A'

6/2/2020

strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Abbeyhill	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Achray	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ackerman	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Aisha	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Alan Francis	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Albans	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Albert Firman	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Albert Ley	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Albert Newell	available	Veterans List	Yes	27-Aug-2004		Street	
Albert Shank	available		Yes	13-Mar-1998		Street	
Albert Travis	available	Veterans List	Yes	27-Aug-2004		Street	
Alec Cloke Boulevard	available	Unknown Source	No	08-Jul-1997		Street	
Alexander Donaldson	available	Veterans List	Yes	27-Aug-2004		Street	
Alexander Raab	available	Request by Mayor for contributions to Markham	No	16-Aug-2004		Street	
Alf Hill	available	Unknown Source	No	08-Jul-1997		Street	
Alford	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Alfred Bothwright	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Dukes	available	Veterans List	Yes	27-Aug-2004		Street	
Alfred Pope	reserved for East Team	Veterans List	Yes	13-Mar-1998		Street	4
Alfredo	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Allah-Rakha Rahman	available	Requested through Culture Services	No	12-Aug-2013		Street	
Allegheny	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Alloa	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Alyaan	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Amsler	reserved for West Team	Reserved by Developer	No	27-Nov-2007		Street	6
Anchorway Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Andon Court	reserved for Central Team	Requested by Developer	No	01-Oct-2008		Street	8
Andress Street	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Angus West	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Archibald Hopkins	available	Veterans List	Yes	13-Mar-1998		Street	
Aristotle Avenue	reserved for 404-407 ramp extension by Mayor	Requested by Mayor	No	04-Apr-2014		Street	
Arthur Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Arthur Latcham Way	reserved for East Team	Requested by Markham Stouffville Hospital	No	11-Sep-2015		Street	5
Arthur Plaxton	available	Veterans List	Yes	27-Aug-2004		Street	
Arthur White	available	Veterans List	Yes	27-Aug-2004		Street	
Attenborough Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Avaleena	reserved for Central Team	Reserved by Developer	No	27-Nov-2007		Street	3
Avani Avenue	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Azure Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Baderow Road	available	Unknown Source	No	08-Jul-1997		Street	
Barnbogle	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Barra	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Batticaloa	available	Requested by Councillor	No	01-Sep-2011		Street	
Baum	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Beaufort	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Beaverbrae Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Benjamin Fowlie	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Sauder	available	Veterans List	Yes	27-Aug-2004		Street	
Benjamin Wilmot	available	Region of York Report	No	05-Dec-1998		Street	
Berczy Green Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Berczy Manor Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Billy Bishop	reserved for Buttonville Airport development	Requested by Councillor Hamilton	Yes	20-Jan-2012		Street	
Birdie	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Birdsfoot	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	
Birmingham Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Black Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blacknose Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackoak Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Blackwood	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Blanche	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Blue Hill Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Blueberry Hill Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Bousfield Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Boyington Street	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Brian	reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Briggin Hill	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Bright Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Brock Meadow Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Brownell Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Brumwell Street	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Buckendahl	available	Region of York Report	No	05-Dec-1998		Street	
Calcutta	available	Requested by Councillor	No	25-Nov-2011		Street	
Canadian Open	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canmore	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Canna	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Carmine	reserved for East Team	Reserved by Developer	No	13-Mar-1998		Street	7
Carnegie Mellon	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Carneros	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Carole Bell	available	Unknown Source	No	13-Mar-1998		Street	
Cart	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Caseley	reserved for Central Team	Region of York Report	No	05-Dec-1998		Street	
Castleford	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Castlemill Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Caviglia	Reserved for East Team	Requested by Developer	No	17-Sep-2019		Street	7

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Cecil Sinclair	reserved by North Team		Yes	13-Mar-1998		Street	
Celtic	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Chang Le	available	Requested by Councillor Chiu	No	12-May-2016		Street	
Channel Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Chappellet	available	Region of York Report	No	05-Dec-1998		Street	
Charles Kellett	available	Veterans List	Yes	27-Aug-2004		Street	
Charleston	Reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	5
Charlottetown	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Chellew	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	7
Chennai	available	Requested by Councillor	No	25-Nov-2011		Street	
Chisholm	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Clare Westcott Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Clarence Burkholder	available	Veterans List	Yes	27-Aug-2004		Street	
Claude Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Clifford Andrews	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Clifford Coathup	available	Veterans List	Yes	13-Mar-1998		Street	
Clifford Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Clinesmith Boulevard	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Coleluke Lane	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Collinson Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	6
Colonel Lapeyre	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Comely Court	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Conan	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Concanmar Drive	available	Unknown Source	No	08-Jul-1997		Street	
Constable Styles Avenue	reserved for West Team	Requested by Staff	No	30-Nov-2015		Street	5
Convergence	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Cora Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Corev Trail	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Cornell Fields	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Cornfield Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Corporate Drive	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Courtyard Drive	reserved for Markham Centre	Reserved by Developer	No	12-Aug-2005		Street	6
Cowgate	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Craig Kielburger	available	Requested by Councillor Shore	No	15-Mar-2012		Street	
Creativity	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Creekside	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Creekvalley	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Crichton	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Cropfield Avenue	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Crows Nest Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Cuthbert	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Dawn Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Dean Park Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Dearie Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Debbi Wilkes	available	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Del Monte	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Denarius	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Denholme Drive	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Detective Constable Robert Plunkett	available	Requested by resident	No	07-Nov-2016		Park	7
Devereux Road	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Diamond Leaf Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Diamondwood	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Digreen	reserved for East Team	Requested by Developer	No	15-Jun-2015		Street	5
Disraeli Street	available	Request by Heritage Staff	No	29-Apr-2003		Street	
Doctor Mary Hickman Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Doctor Wesley Robinson	available	Region of York Report	No	05-Dec-1998		Street	
Doten	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	5
Downfield Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Drumin	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Duke Of Kent Way	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	6
Dunlevy	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Dunsheath	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Eaglesnest Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
East Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Eastcote	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Eastern Skies Court	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Eberly Woods Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Eday	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Edmonton	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Edward Booth	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Edward Sanderson	available	Region of York Report	No	05-Dec-1998		Street	
Edzell	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Eelam	available	Requested by Councillor	No	01-Sep-2011		Street	
Eglinton Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Elgin Hisey	available		Yes	13-Mar-1998		Street	
Elm Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Elmer Natrass	available	Veterans List	Yes	27-Aug-2004		Street	
Embankment	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Empress of Australia Avenue	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Erdman Beynon	available	Veterans List	Yes	27-Aug-2004		Street	
Erin Hills	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Erin Ridge Way	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Erintol	Reserved for East Team	Requested by Developer	No	18-Jun-2019		Street	7
Ernest Jones	available	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Ernest Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Eugene Breuls	available	Veterans List	Yes	27-Aug-2004		Street	
Evelyn Hughes Street	reserved for 19TM-16004 4031 16th Avenue (Unionville) Inc.	Requested by Mayor	No	26-May-2016		Street	
Evens Yard	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Fairamilia Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Fairchild Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Fairgreen Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Fairtree Gate	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Faithful Way	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
Falconi	Reserved for North Team	Requested by Developer	No	21-Nov-2019		Street	6
Fallway	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Farrington Drive	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Farrow Drive	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Fearn Abbey	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ferndown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Fernhill	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Feskew	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Finley Way	Reserved for East Team	Requested by Developer	No	17-Sep-2019		Street	7
Finsbury Park	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Flato Drive	available	Requested by Councillor Ho	No	06-Dec-2019		Street	2
Floyd Ford	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Forest Bay Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Forest Meadow Lane	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	
Fortess Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Foula	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Fountainbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Frank Collins	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Fred LaBlanc	available	Veterans List	Yes	27-Aug-2004		Street	
Fred Poole	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	
Frederick Roman Avenue	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Freeman Williams	available	Veterans List	Yes	27-Aug-2004		Street	
Freshwater Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Frisinger	available	Region of York Report	No	05-Dec-1998		Street	
Frontage Street	reserved for Central Team	Requested by Central Team	No	05-Sep-2013		Street	3
Gable Hurst Way	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Ganzhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Gardener's Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Gardon Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Garnet Vanzant	available	Veterans List	Yes	13-Mar-1998		Street	
Gary	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Gaythorne Hardy	available	Veterans List	Yes	27-Aug-2004		Street	
Gehman	available	Region of York Report	No	14-Sep-1999		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
George Crossley	available	Veterans List	Yes	27-Aug-2004		Street	
George Roman Avenue	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Ghandi Avenue	available	Requested by Councillor Kanapathi	No	20-Jan-2012		Street	
Giannone Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Gilbert Wright	available	Veterans List	Yes	27-Aug-2004		Street	
Glen Eagle Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Glencairn Crescent	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Glencastle	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Glenwood Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Godfrey Willis	available	Veterans List	Yes	27-Aug-2004		Street	
Gohn	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Golden Horseshoe	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Goldenacre Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Golf Terrace Gates	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Gooseberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Gordon Gunn	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Ogden	available	Veterans List	Yes	27-Aug-2004		Street	
Gordon Underwood	available	Veterans List	Yes	27-Aug-2004		Street	
Great Wellington Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Greencastle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Greenridge Crescent	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Greenton Street	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Grindlay Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Guardhouse Court	available	Unknown Source	No	08-Jul-1997		Street	
Guelph	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Gypsy	available	Unknown Source	No	08-Jul-1997		Street	
Harbour Court	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Harold Coakwell	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Harold Humphrey	available	Requested by resident through Mayor's office	No	18-Sep-2008		Street	
Harold Mackie	available	Veterans List	Yes	27-Aug-2004		Street	
Harvard	reserved for East Team	Requested by Developer	No	29-Sep-2016		Street	6
Harvey Bunker	available	Veterans List	Yes	27-Aug-2004		Street	
Harvey Latimer	available	Veterans List	Yes	27-Aug-2004		Street	
Haute Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Hawley	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Herbert Baron	reserved for South Team	Reserved by Developer	No	23-Jul-2001		Street	
Herbert Luesby	available	Veterans List	Yes	27-Aug-2004		Street	
Herbert Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	5
Herman Gilroy	available	Veterans List	Yes	27-Aug-2004		Street	
Heston	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Hethery Norris	available	Veterans List	Yes	27-Aug-2004		Street	
Highworth Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Hillhousefield	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Hillsview Drive	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Hobor	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Hollybank Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Hollycroft Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Home Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Howe Street	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Inn Trail	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Innovation	reserved for Markham Centre	Reserved by Developer	No	17-Jan-2006		Street	3
Iqbal Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019		Street	7
Irwin Selleck	available	Veterans List	Yes	27-Aug-2004		Street	
Island Glen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Island Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jack Carson	available	Request by Mayor for contributions to Markham	No	10-Apr-2007		Street	
Jack German	available	Veterans List	Yes	27-Aug-2004		Street	
Jackson Eli Way	reserved for East Team	Requested by Developer	No	22-Apr-2013		Street	7
Jacob Heise	reserved for West Team	Requested by relative of former resident	No	29-Oct-2008		Street	
Jade Blossom Avenue	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Jason-Robert Road	reserved for East Team	Requested by Developer	No	22-Aug-2016		Street	5
Jayne	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Jean Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Jenkins Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Jenny Street	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Jerusalem	reserved for West Team	Unknown Source	No	08-Jul-1997		Street	
Jessica Antonella	available	Unknown Source	No	13-Mar-1998		Street	
Jiangmen	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Jinnah Avenue	Reserved for East Team	Requested by Councillor Usman	No	08-Apr-2019		Street	7
Jocov Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Joelco	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Johann	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
John Anthony	reserved for Central Team	Requested by Developer	No	01-Mar-2016		Street	2
John Canning Road	available	Region of York Report	No	14-Sep-1999		Street	
John Ferrara	reserved for Central Team	Requested by Staff	No	15-Jun-2017		Park	8
John Gibson	available	Requested by Mayor	No	03-Oct-2019		Street	
John Rolph	available	Veterans List	Yes	27-Aug-2004		Street	
John Simcoe Street	reserved for North Team		No	26-Oct-1998		Street	
Jolivia	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Jonas Ramer	available	Request by Heritage Staff	No	21-Mar-2003		Street	
Josslyn Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Jura	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Kai Ping Avenue	available	Requested by Councillor Ho	No	30-Jan-2018		Street	2
Kamil Sadiq	available	Request by Mayor Seniors service award	No	24-Jul-2007		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Kathleen McKay Lane	reserved for Unionville Lane	Requested by Mayor to honour art donations	No	11-Aug-2008		Street	3
Katrine	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Kentgrove Street	reserved for South Team	Reserved by Developer	No	21-Jun-2004		Street	7
Killbear	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Kingscrossing	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Kirkyton	available	Unknown Source	No	08-Jul-1997		Street	
Koch Road	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Kohn	available	Unknown Source	No	08-Jul-1997		Street	
Konyen	reserved for West Team	Reserved by Developer	No	25-Sep-2007		Street	6
Kraemer	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Kylemore	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Labrador Street	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Laggan	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Lali Vij	available	Requested by resident	No	12-Apr-2011		Street	
Lathrop	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leamington	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Leaside Drive	reserved for Central Team	Requested by Developer	No	29-Nov-2010		Street	3
LeeAnne Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lepp	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Leslie Richards	reserved for North Team	Veterans List	Yes	27-Aug-2004		Street	
Lethbridge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Leven Lodge	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Lewisview Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Liam Lane	reserved for East Team	Requested by Developer	No	22-May-2018		Street	7
Lica	Reserved for West Team	Requested by Developer	No	02-Mar-2020		Street	2
Lillidale Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Lillybeth Court	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Loch Ness	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Loconda	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Logano	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	5
Longacres	reserved for Central Team	Requested by Developer	No	22-Jan-2014		Street	3
Longridge	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Lord Stanley Way	reserved for Central Team	Requested by Developer	No	12-May-2017		Street	3
Lorne Glen	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Lount's	available	Region of York Report	No	05-Dec-1998		Street	
Lowry Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	5
Luke	Reserved for West Team	Requested by Developer	No	02-Mar-2020		Street	2
Madawaska	reserved for East Team	Reserved by Developer	No	05-Dec-1998		Street	7
Magdalen Wong	Reserved for West Team	Requested by Councillor Ho	No	12-Apr-2019		Street	2
Magma Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Mallavi	available	Requested by Councillor	No	01-Sep-2011		Street	
Malpeque Way	reserved for East Team	Reserved by Developer	No	12-Apr-2001		Street	5

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Maple Wood Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Maplelain Farm	reserved for South Team	Reserved by Developer	No	03-Nov-2004		Street	7
Marconi Road	reserved for Central Team	Requested by Mayor	No	01-Apr-2014		Street	
Markham Live	reserved for Central Team	Requested by Staff	No	17-Oct-2011		Street	3
Markham Uptown Drive	reserved for Central Team	Requested by Staff	No	16-Mar-2011		Street	3
Markham Veteran's	available	Requested by Veterans' Association	No	07-Oct-2013		Street	
Marquis Avenue	reserved for 19TM05002 ph3 Crown of Markham Inc.	Reserved by Developer	No	01-Mar-2004		Street	6
Mary Roman Boulevard	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Mason Way	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Matunin	available	Requested by Councillor Hamilton	No	10-Nov-2015		Street	
Maxfield Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Maximillian	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mayor Roman Drive	available	Unknown Source	No	08-Jul-1997		Street	
Maytime Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
McElwain	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
McGriskin Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
McGriskin Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mchenry Place	available	Unknown Source	No	08-Jul-1997		Street	
Mears	reserved for East Team	Reserved by Developer	No	29-Sep-2005		Street	5
Meizhou	available	Requested by Councillor Li	No	18-Nov-2013		Street	
Merchiston Gardens	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Merrymount Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Miko	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mile Road Court	available	Unknown Source	No	08-Jul-1997		Street	
Milnesplace	available	Unknown Source	No	08-Jul-1997		Street	
Mindanao	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Minnie	Reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Mission Cap	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Misthollow Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Mona Mathews	available	Request by Resident	No	17-Jan-2006		Street	
Monarch Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Moon Glow Court	reserved for South Team	Reserved by Developer	No	05-Dec-1998		Street	7
Moraine Mews Avenue	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Morningside Drive	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Mortonhall	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Moses White	available	Region of York Report	No	05-Dec-1998		Street	
Moss Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Mourant Mews	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Mullai	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Mumbai Drive	reserved for street along Aaniin Community Centre	Requested by Council	No	22-Jul-2011		Street	
Mumford Crescent	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Muriel Williams	available	Requested by Councillor Heath	No	20-Jan-2012		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Myrtle Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Nairn	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Nanak	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Nanhai	reserved for Central Team	Requested by Councillor Chiu	No	27-Nov-2012		Street	8
Nanjing Avenue	available	Requested by Councillor Ho	No	21-Apr-2016		Street	
Nannyberry Crescent	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Nassau Street	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Navitas Way	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Newington	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Nigh	reserved for East Team	Region of York Report	No	05-Dec-1998		Street	
Nightingale Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Noerdlingen	available	Request by Mayor to honour Markham's Twin City	No	21-Sep-1998		Street	
Norman Bethune Avenue	reserved for Hwy 404 flyover	Requested by Councillor Hamilton	No	20-Jan-2012		Street	
Norman Maxwell Street	reserved for South Team	Veterans List	Yes	27-Aug-2004		Street	8
North Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
North Berwick	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
North Links	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Northglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Norton Downs	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Oakland Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Old Course	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Old Nassau	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Old Waverly	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Oriental Crescent	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Orlando Avenue	reserved for West Team	Requested by Engineering Dept.	No	25-May-2017		Street	2
Orville Caruthers	available	Veterans List	Yes	27-Aug-2004		Street	
Oscar Steeper	available	Veterans List	Yes	27-Aug-2004		Street	
Pacific Grove	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Palace	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Palmdale Avenue	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Paradigm	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Parkgate Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Parkside	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Paul Martin Sr Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Paul Weed	available	Unknown Source	No	01-Feb-901		Street	
Pearl	reserved for Central Team	Reserved by Developer	No	25-Aug-2008		Street	8
Percheron Court	available	Unknown Source	No	08-Jul-1997		Street	
Percy Rye	available	Veterans List	Yes	27-Aug-2004		Street	
Periwinkle Street	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	4
Perthshire	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Peter Ramer Street	available	Requested by Heritage Planning	No	29-May-2009		Street	
Petly Court	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Pevensey	available	Unknown Source	No	08-Jul-1997		Street	
Pfeiffer	Reserved for Central Team	Region of York Report	No	14-Sep-1999		Street	
Philipp Eckardt	reserved for West Team	Requested by Developer	No	12-Aug-2011		Street	4
Phillipsen	Reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Pierre Elliott Trudeau	reserved for East Team	Request by Mayor in honour of Prime Minister	No	23-Feb-2001		Street	5
Pimlico	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Pinestone Drive	reserved for East Team	Reserved by Developer	No	20-May-2004		Street	5
Pinner	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Pope John Paul II Square North	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square South	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Pope John Paul II Square West	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Port Down	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Port Vale	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Portstewart	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Prince Charles	reserved for West Team	Reserved by Developer	No	12-Apr-2001		Street	4
Princess Of Wales	reserved for South Team	Reserved by Developer	No	16-Sep-1997		Street	
Professional	reserved for South Team	Reserved by Developer	No	10-Jun-2004		Street	7
Queen Emma Drive	reserved for West Team	Requested by Developer	No	25-May-2017		Street	2
Quigg Drive	reserved for Central Team	Unknown Source	No	08-Jul-1997		Street	
Quiplow	available	Unknown Source	No	08-Jul-1997		Street	
Rabin	reserved for South Team	Reserved by Developer	No	08-Jul-1997		Street	7
Ralph Hicks	available	Veterans List	Yes	27-Aug-2004		Street	
Ralph Madill	available	Veterans List	Yes	13-Mar-1998		Street	
Ralph Westland	available	Veterans List	Yes	27-Aug-2004		Street	
Rampart Boulevard	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Ramsey Road	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Raymond Schell	available	Veterans List	Yes	27-Aug-2004		Street	
Read's Corners Boulevard	reserved by West Team	Request by Staff for future by-passed Woodbine	No	18-Dec-2006		Street	5
Redshaw	Reserved for North Team	Requested by Developer	No	13-Nov-2019		Street	6
Reesorton	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Regant Terrace	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Regence Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Reign	Reserved for East Team	Requested by Developer	No	13-Nov-2019		Street	7
Reno Street	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Research Road	reserved for Markham Centre	Request by Staff for Markham Centre	No	13-Feb-2006		Street	3
Restoule	available	Region of York Report	No	14-Sep-1999		Street	
Richard Pedrick	available		Yes	13-Mar-1998		Street	
Rigfoot Farm Road	available	Unknown Source	No	08-Jul-1997		Street	
Ritchie Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Roberge Road	available	Unknown Source	No	06-Apr-2004		Street	
Robert Baker Drive	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	4
Robert Dunkes	available	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Robert Eaton	reserved for East Team		Yes	13-Mar-1998		Street	
Romandale	reserved for West Team	Unknown Source	No	13-Mar-1998		Street	6
Rombauer	available	Region of York Report	No	14-Sep-1999		Street	
Romeo De Gasperis Avenue	Reserved for East Team	Requested by Developer	No	01-Jun-2020	2nd Quarter 2020	Street	5
Ron Moran	available	Requested by daughter of former Councillor	No	18-Dec-2009		Street	
Roselake Terrace	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Rosevale Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Ross Bartlett	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Rouge Terrace	reserved for East Team	Requested by Developer	No	08-May-2014		Street	7
Rouge Valley Drive East	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
Rover House	available	Region of York Report	No	14-Sep-1999		Street	
Roy Avenue	reserved for West Team	Reserved by Developer	No	10-Jan-2007		Street	6
Roy Mustard	available	Veterans List	Yes	27-Aug-2004		Street	
Royal Aberdeen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Dornach	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Royal Portcawl	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Ruskov Lane	reserved for West Team	Requested by Developer	No	20-Jan-2012		Street	6
Rustridge	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	7
Ruth Gordon	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Ryler Way	Reserved for East Team	Requested by Developer	No	07-Jul-2019		Street	7
Saddle	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Saddledown	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Sage Valley Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Saigen	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Saint John	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Salma	reserved for East Team	Requested by Developer	No	12-May-2017		Street	5
Sampaguita	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Sand Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sanday	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sauder	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Schmidt	available	Region of York Report	No	14-Sep-1999		Street	
Scotthelen	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Shadow Creek	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Shefford Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Shen Zhen Avenue	available	Requested by Councillor Ho	No	20-Feb-2018		Street	2
Sheridan	reserved for Central Team	Requested by Central Team	No	15-Jul-2013		Street	3
Shiverham	reserved for East Team	Unknown Source	No	08-Jul-1997		Street	
Shunde Street	reserved for West Team	Requested by Councillor Ho	No	28-Oct-2013		Street	
Silverberry Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Silvermills	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Simcoe Promenade	reserved for Central Team	Requested by Staff	No	15-Feb-2017		Street	3
Sir Isaac Brock	available	Region of York Report	No	14-Sep-1999		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Sissons	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
Skibow Castle	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Slateford	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Smith Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Smithwood Road	reserved for East Team	Requested by Developer	No	16-Feb-2011		Street	5
Snider Farm Road	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Snider Heights Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
South Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Southglen	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Spartan	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Spottsiwood Road	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Spring Mountain Trail	reserved for West Team	Reserved by Developer	No	12-Nov-2002		Street	6
Spring Oak Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Springwell Place	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
St. Giles	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
St. James Palace Road	available	Unknown Source	No	12-Apr-2001		Street	
St. Leonard's	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Starlane Avenue	reserved for South Team	Reserved by Developer	No	13-Mar-1998		Street	7
Startrail Crescent	reserved for South Team	Reserved by Developer	No	14-Sep-1999		Street	7
State Street	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Stephen B Roman Boulevard	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Stepwood Road	reserved for East Team	Reserved by Developer	No	11-Sep-2007		Street	5
Stoeber	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Stollery	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Stranrear	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Stratburn Way	reserved for West Team	Requested by Developer	No	25-Mar-2019		Street	6
Sundrum	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Sweet Pear Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Sweetgrass Road	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Swinley Forest	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Swiss Cottage	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Tara Green	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Tatra Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Tees Side	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
The Blessings	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Therma Drive	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Thomas Catterall	available	Veterans List	Yes	27-Aug-2004		Street	
Thomas Clayton	reserved for West Team	Veterans List	Yes	27-Aug-2004		Street	6
Thomas Frisby Jr. Way	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Thomas Griffiths	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	
Thomas Hope	reserved for East Team		Yes	13-Mar-1998		Street	
Thomas Lynch	available	Veterans List	Yes	27-Aug-2004		Street	

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
Thomas Wakeling	available	Veterans List	Yes	27-Aug-2004		Street	
Thoroughbred Drive	reserved for West Team	Reserved by Developer	No	13-Mar-1998		Street	4
Tianhe Road	available	Requested by Councillor Ho	No	27-Apr-2017		Street	
Tobias	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Todman Lane	reserved for East Team	Veterans List	Yes	27-Aug-2004		Street	4
Tommy Thompson Avenue	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Tomor Drive	reserved for Central Team	Unknown Source	No	13-Mar-1998		Street	
Toronto	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Trans	available	Unknown Source	No	08-Jul-1997		Street	
Traulsen	available	Region of York Report	No	14-Sep-1999		Street	
Traynor	reserved for East Team	Reserved by Developer	No	06-Jul-2006		Street	7
Tulla	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Tulocay	available	Region of York Report	No	14-Sep-1999		Street	
Turtle Bay	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Universal	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
University	reserved for Central Team	Requested by Developer	No	07-Jun-2017		Street	3
Urmy	reserved for East Team	Reserved by Developer	No	14-Sep-1999		Street	4
Vancise	available	Unknown Source	No	08-Jul-1997		Street	
Vandaam Street	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Vanderbergh	available	Region of York Report	No	14-Sep-1999		Street	
Vanderheyden	available	Unknown Source	No	08-Jul-1997		Street	
Vanni	reserved for Councillor Kanapathi	Requested by Councillor	No	01-Sep-2011		Street	
Ventura Drive	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Vice Chancellor Road	available	Unknown Source	No	08-Jul-1997		Street	
Victor Herbert Lane	reserved for West Team	Reserved by Developer	No	21-Nov-2005		Street	6
Victor Hopwood	available	Veterans List	Yes	27-Aug-2004		Street	
Victoria Chase	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
Victoria Square Boulevard	reserved for West Team	Request by Staff for future by-passed Woodbine	No	19-Feb-2007		Street	6
Victoria Square By-Pass	reserved for West Team	Request by Staff for future by-passed Woodbine	No	29-Mar-2007		Street	6
Viewforth	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Viridi Avenue	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Visayas	available	Requested by Councillor Chiu	No	03-Feb-2010		Street	
Vysoka Street	reserved for West Team	Reserved by Developer	No	01-Mar-2004		Street	6
Wahba Way	reserved for East Team	Requested by Developer	No	17-Dec-2009		Street	7
Wallen McBride	available		Yes	13-Mar-1998		Street	
Walleye Drive	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Walton Heath	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Warmouth Avenue	reserved for East Team	Requested by Developer	No	08-Aug-2012		Street	5
Warrington Drive	reserved for West Team	Reserved by Developer	No	08-Jul-1997		Street	4
Water Rock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Waters Edge Boulevard	reserved for East Team	Reserved by Developer	No	08-Sep-2004		Street	5
Waverley Steps	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6

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strname	status	Source	Vet	reserve date	New Additions	Name Type	Ward
West Angus	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
West Stadium	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
West Valley Drive	reserved for Central Team	Reserved by Developer	No	29-Aug-2006		Street	3
West Village	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Western Gailes	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Westmeath	reserved for East Team	Region of York Report	No	14-Sep-1999		Street	
Westray	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Whitechapel Road	reserved for West Team	Requested by Developer	No	26-Apr-2017		Street	2
Whitehorse	Reserved for West Team	Requested by Developer	No	07-Jul-2019		Street	6
Wilhelm	reserved for West Team	Requested by Developer	No	02-Nov-2009		Street	6
William Bradley	reserved for East Team	Requested by Councillor Horchik to honour resident	No	19-Sep-2008		Street	
William Keough	available	Veterans List	Yes	27-Aug-2004		Street	
William Lickorish	available	Veterans List	Yes	27-Aug-2004		Street	
William Lyon	reserved for East Team	Unknown Source	No	13-Mar-1998		Street	
William Meleta	Reserved for Central Team	Requested by Councillor Hamilton	No	14-Nov-2018		Street	3
William Shearn	reserved for West Team	Requested by Resident	No	11-Nov-2015		Street	6
William Thomas	reserved for East Team	Reserved by Developer	No	22-Sep-2003		Street	
Wimbledon	reserved for East Team	Reserved by Developer	No	08-Jul-1997		Street	7
Wisla Way	Reserved for North Team	Requested by Developer	No	25-May-2020	2nd Quarter 2020	Street	2
Woodbine By-Pass	reserved for West Team	Request by Staff for Woodbine by-pass road	No	29-Mar-2007		Street	6
Woodbrook	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Woodhole Spa	reserved for West Team	Reserved by Developer	No	28-Sep-2007		Street	6
Woods Alley	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Woodstock	reserved for West Team	Reserved by Developer	No	17-Sep-2007		Street	6
Wulff Road	reserved for East Team	Requested by Developer	No	02-May-2011		Street	5
Wycombe	reserved for West Team	Reserved by Developer	No	23-Mar-2004		Street	4
Xiamen (Amoy)	available	Requested by Councillor Chiu	No	12-Mar-2015		Street	
Yans Way	Reserved for West Team	Requested by Developer	No	02-Mar-2020		Street	2
Yarl	reserved for East Team	Requested by Councillor	No	01-Sep-2011		Street	
Yellow Brick	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5
Yogapuram	available	Requested by Councillor	No	01-Sep-2011		Street	
Youngbranch	reserved for East Team	Requested by Developer	No	04-Jun-2003		Street	5



Report to: Development Services Committee

Meeting Date: June 22, 2020

SUBJECT: PRELIMINARY REPORT – 349-351 John Street Inc.,
Application for Zoning By-law Amendment to add
commercial uses including motor vehicle sales and storage, a
restaurant and a recreational establishment at 349 to 355 John
Street File No. PLAN 19 128732 (Ward 1)

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

REVIEWED BY: Dave Miller, MCIP, RPP
Manager, West District, (Ext. 4960)

RECOMMENDATION:

1. That the report dated June 22, 2020, entitled “PRELIMINARY REPORT – 349-351 John Street Inc., Application for Zoning By-law Amendment to add commercial uses including motor vehicle sales and storage, a restaurant, and a recreational establishment at 349 to 355 John Street File No. PLAN 19 128732 (Ward 1)”, be received.

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application to permit motor vehicle sales and storage, a restaurant, and a recreational establishment on the properties municipally known as 349 – 351 John Street (the ‘subject lands’). This report contains general information in regards to the applicable Official Plan and other policies including relevant issues. This report should not be taken as Staff’s opinion on the application.

The application has been deemed complete:

The application to amend the Zoning By-law was deemed complete on August 30, 2019.

Next Steps:

1. A Statutory Public Meeting to be held when appropriate;
2. Recommendation Report on the Zoning By-law amendment at a future date;
3. If the Zoning By-law Amendment application is approved, an application for site plan approval will be required for the proposed development;

Application Processing

It should be noted this application is 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.). The application will be circulated to commenting departments and agencies and normal resolution of issues and case management will be undertaken. At the time of the writing of this report, matters respecting the finalization of approvals and

appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:

The subject lands consist of three properties located on the south side of John Street, east of the northbound CN Rail tracks (see Figure 1 – Location Map and Figure 2 – Air Photo). They have a combined area of approximately 1.56 hectares (3.85 acres). There are two industrial buildings on the subject lands. Located to the north across John Street, is a new townhouse development (Shining Hill Homes). To the south is the east and west CN Rail Line. To the east are employment uses. To the west is a commercial self-storage facility. As shown in the Air Photo, the westerly access to John Street is provided from a driveway that is shared with the adjacent self-storage facility property to the west at the signalized intersection of John Street and the CN Rail overpass. A second access exists approximately 25 metres (82 feet) east of the John Street/CN Rail overpass intersection.

PROPOSAL

The proposal is to permit a motor vehicle dealership including the outdoor storage, display and sale of motor vehicles, as well as a restaurant and a recreational establishment (bowling alley) on the subject lands. The applicant is proposing amendments to the Zoning By-law to add commercial uses including motor vehicle sales and storage, a restaurant, and a recreational establishment.

The existing buildings will be renovated and expanded to accommodate a motor vehicles sales showroom, parts sales and a motor vehicle repair shop, a restaurant and a bowling alley. A new building is proposed to accommodate a service drive-thru and service bay. A freestanding building for the storage of motor vehicles and parts is also proposed adjacent to the CN Rail Corridor (see Figures 4 and 5, Conceptual Site Plan and Perspective drawings). In addition, two site-specific development standards are proposed:

- a) Recognize an existing front yard setback of 3.89 metres (12.76 feet), whereas a minimum of 12.00 metres (39.37 feet) is required; and
- b) Provide 178 parking spaces, whereas a minimum of 212 spaces are required.

OFFICIAL PLAN AND ZONINGMarkham Official Plan

The subject lands are designated ‘Service Employment’ on Map 3 – ‘Land Use’ in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). This designation provides for motor vehicles sales, limited outdoor storage, restaurants and recreational establishments. The proposed uses conform to the Official Plan.

Zoning

The subject lands are zoned Industrial Zone (M) under By-law 77-73, as amended. The current zoning permits industrial uses including manufacturing and warehousing and repair of goods within enclosed buildings, commercial schools and private clubs. Limited

retail sales accessory to a principal industrial use are also permitted. A Zoning By-law Amendment is required to permit:

- a) a motor vehicle dealership including, outdoor storage and display,
- b) a restaurant, and
- c) a recreational establishment (bowling alley)

OPTIONS/ DISCUSSION:

The following is a summary of comments raised to date. Other matters that are identified through the detailed review of this application will be discussed in a future recommendation report if required. These matters include, but are not limited to:

Transportation Comments

Transportation Engineering staff have provided preliminary comments on the proposal including the following:

- A Transportation Impact Study (TIS) and a Parking Justification Study have been requested for review and comment;
- The “Service Drive Thru” driveway (see Figure 4 – Conceptual Site Plan) is proposed in the same location as the existing east driveway, and is in close proximity to the traffic signals. This issue requires further review to confirm that the spacing either meets operational requirements or needs to be reconfigured.

Operations Comments

- Snow storage areas require identification on the site plan and shall not be located in required parking spaces, roadways or fire routes.

Development Engineering Comments

- The lands are subject to a municipal servicing easement for a storm sewer, which is required to remain unencumbered by buildings and structures, whereas the drawings submitted with the application shows two buildings encroaching into the easement (see Figure 4 – Conceptual Site Plan).

Site Plan Application Required

The proposed development is also subject to site plan approval. This application has not yet been submitted.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priority of Growth Management. The applicant's intention is to redevelop the subject lands in accordance with the Service Employment Policies of the 2014 Official Plan.

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
Director of Planning and Urban Design

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

ATTACHMENTS:

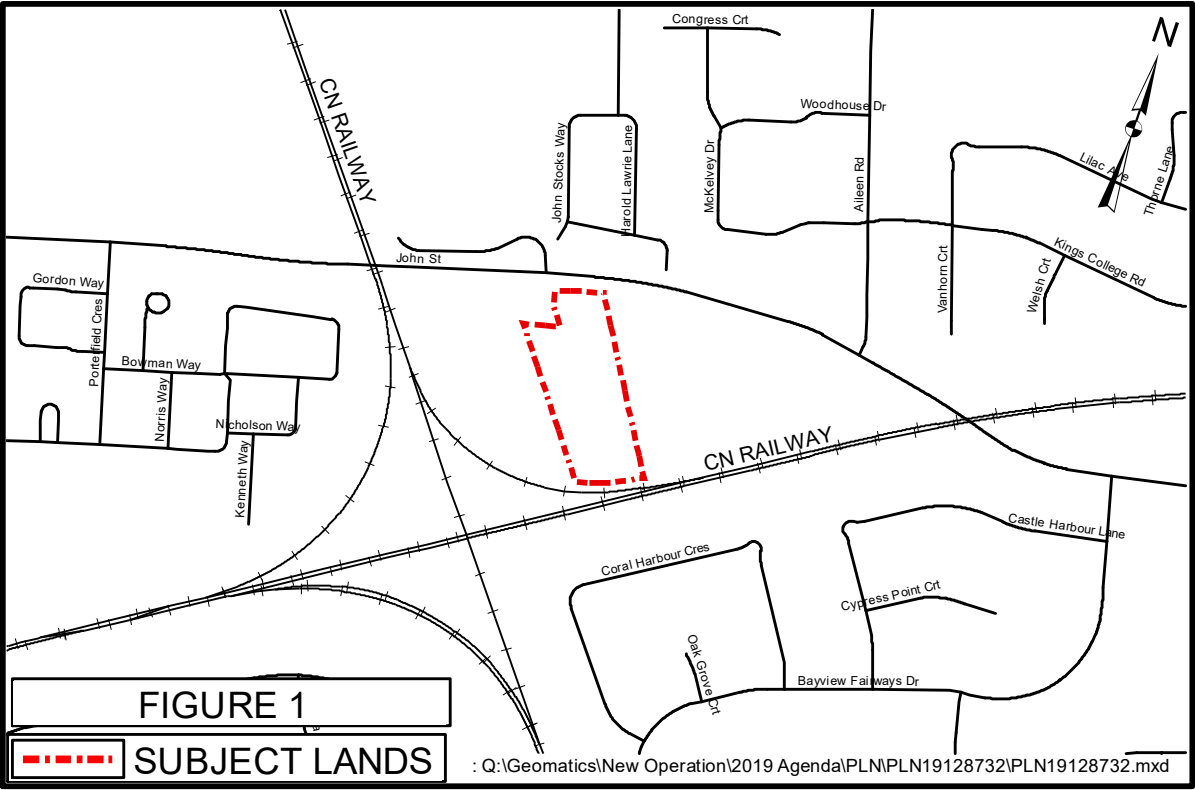
Figure 1 – Location Map
Figure 2 – Air Photo
Figure 3 – Area Context/Zoning
Figure 4 – Conceptual Site Plan
Figure 5 – Conceptual Perspective

OWNER:

349-351 John Street Inc. (Mark Falkenberg)
13265 Weston Road
King City, ON
Email: mfalkenberg@willowdalenissan.com

APPLICANT/AGENT:

Macaulay Shiomi Howson Ltd.
C/O Angela Sciberras
520 Industrial Parkway South
Aurora, Ontario L6M 1L9 L4G 6W8
Phone (905) 868-8501
Email: sciberras@mshplan.ca





AERIAL PHOTO 2019

APPLICANT: 349-351 John Street Inc.
349 John Street

FILE No: PLAN19 128732

 SUBJECT LANDS



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DATE: 26/05/2020



DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 2



AREA CONTEXT/ZONING

APPLICANT: 349-351 John Street Inc.
349 John Street

FILE No: PLAN19 128732

 SUBJECT LANDS



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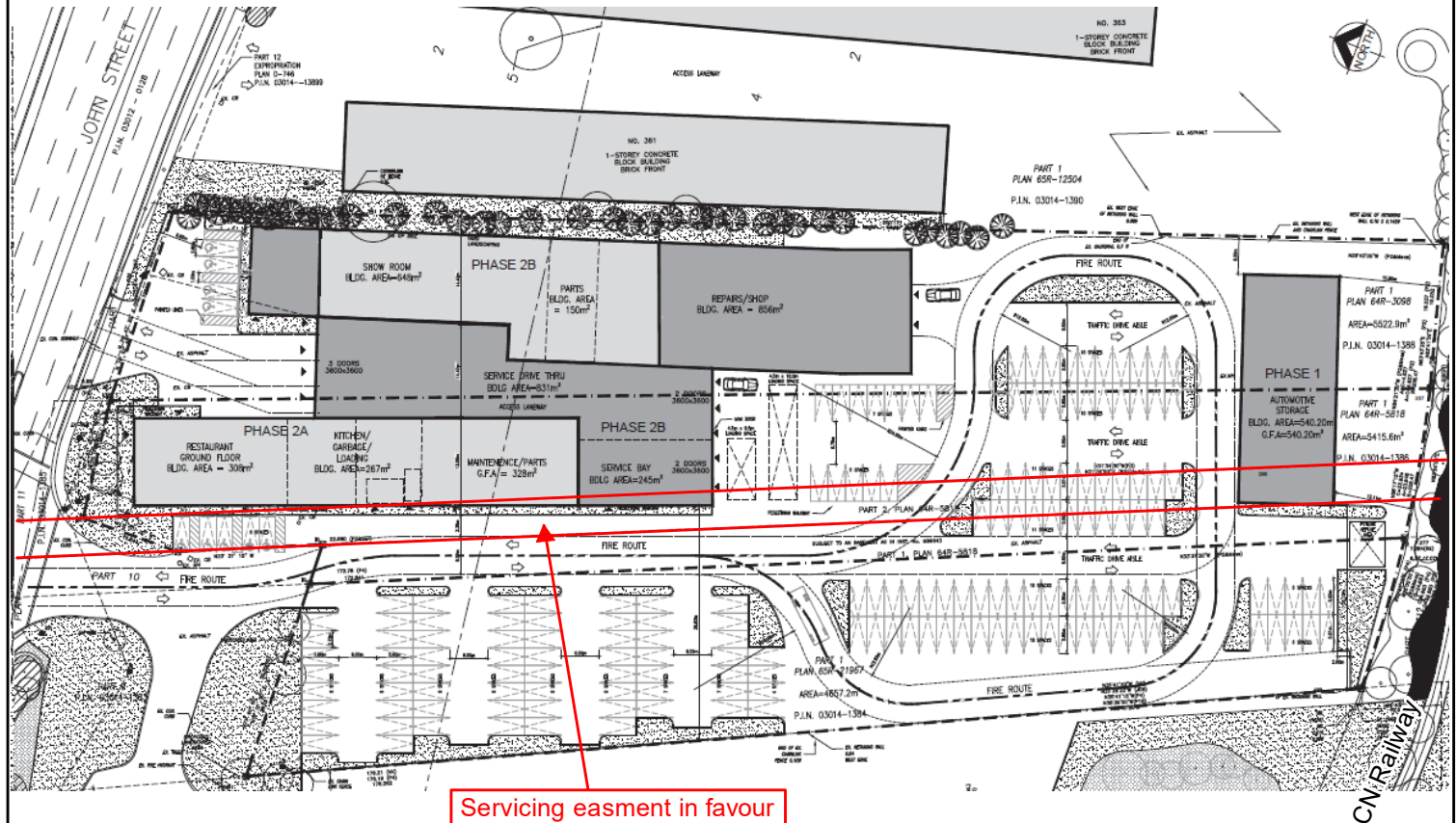


DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 3



SITE PLAN

APPLICANT: 349-351 John Street Inc.
349 John Street

FILE No: PLAN19 128732

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DATE: 26/05/2020



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FIGURE No. 4



CONCEPTUAL NORTH WEST PERSPECTIVE: JOHN STREET

APPLICANT: 349-351 John Street Inc.
349 John Street

FILE No: PLAN19 128732

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DATE: 26/05/2020



DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 5



Report to: Development Services Committee

Meeting Date: June 22, 2020

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act Joseph & Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road

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

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

RECOMMENDATION:

1. That the staff report titled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Joseph & Leah Pipher Farmhouse and Smokehouse, 33 Dickson Hill Road”, dated June 22, 2020, be received;
2. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
3. That the recommended approach to address concerns identified by the owner in Appendix ‘B’ of this report be endorsed by Markham Council;
4. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
5. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
6. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
7. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council’s decision to designate the property; and
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

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

BACKGROUND:

The property is listed on the Markham Register

The subject buildings are located at 33 Dickson Hill Road. The property is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage

value or interest, Part IV properties (individual designations) and Part V properties (district designation).

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

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

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

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

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

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

The buildings have been assessed using the Ministry of Culture's Designation Criteria

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

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

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method,
 - Displays a high degree of craftsmanship or artistic merit,
 - Demonstrates a high degree of technical or scientific achievement.

- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- The property has contextual value because it:
 - Is important in defining , maintaining or supporting the character of an area
 - Is physically, functionally, visually or historically linked to its surroundings
 - Is a landmark

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

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

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

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

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

Heritage Markham has recommended designation

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.

Development Services Committee referred the matter back to staff for further consultation

The report recommending the designation of the property at 33 Dickson Hill Road was considered by the Development Services Committee on April 21, 2020. The Committee referred the matter back to staff for further discussions with the new owner of the property.

OPTIONS/ DISCUSSION:**The protection and conservation of heritage resources is consistent with City policies**

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

Provincial planning policies support designation

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

Designation acknowledges the importance of the heritage resource

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

Designated properties are also eligible to participate in the City's heritage property tax rebate program and the Designated Heritage Property Grant program.

Further consultation with the new owner regarding designation

Earlier this year, the owner of the property (prior to May 2020) was advised that designation was being recommended and responded with no objection. However, a new

owner has purchased the property and staff was directed to consult with the new owner of the property regarding the implications of designation.

Heritage staff have had further consultation with the new owner and his architectural consultants to ascertain if there are any additional questions or concerns regarding the designation of the property. The new owner has expressed concerns related to the condition of some of the heritage attributes found on the stone dwelling as identified in the designation report and his desire to replace them, as well as the retention of the former smokehouse building. The new owner indicated his general desire is to retain the heritage features associated with the dwelling as they are part of what attracted him to the property, and that he plans a complementary addition to the existing dwelling.

Overall the new owner has stated no issue with a heritage designation for the house, but would like to achieve agreement on an approach to address specific heritage attributes to satisfy both his objectives and those of the City from a heritage perspective. The key areas of concern from by the owner are identified along with staff comments and a recommended approach in Appendix 'B' of this report. Overall, there is agreement on most matters, but some differences of opinion as to what features are salvageable.

At the time of report preparation, staff was arranging a site visit with the owner to review outstanding matters where there is disagreement as noted in the staff report.

The designation of this cultural heritage resource is supported by staff. It is recommended that the recommended approach in Appendix 'B' addressing concerns identified by the owner be endorsed by Markham Council.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage resources is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 33 Dickson's Hill under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

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

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

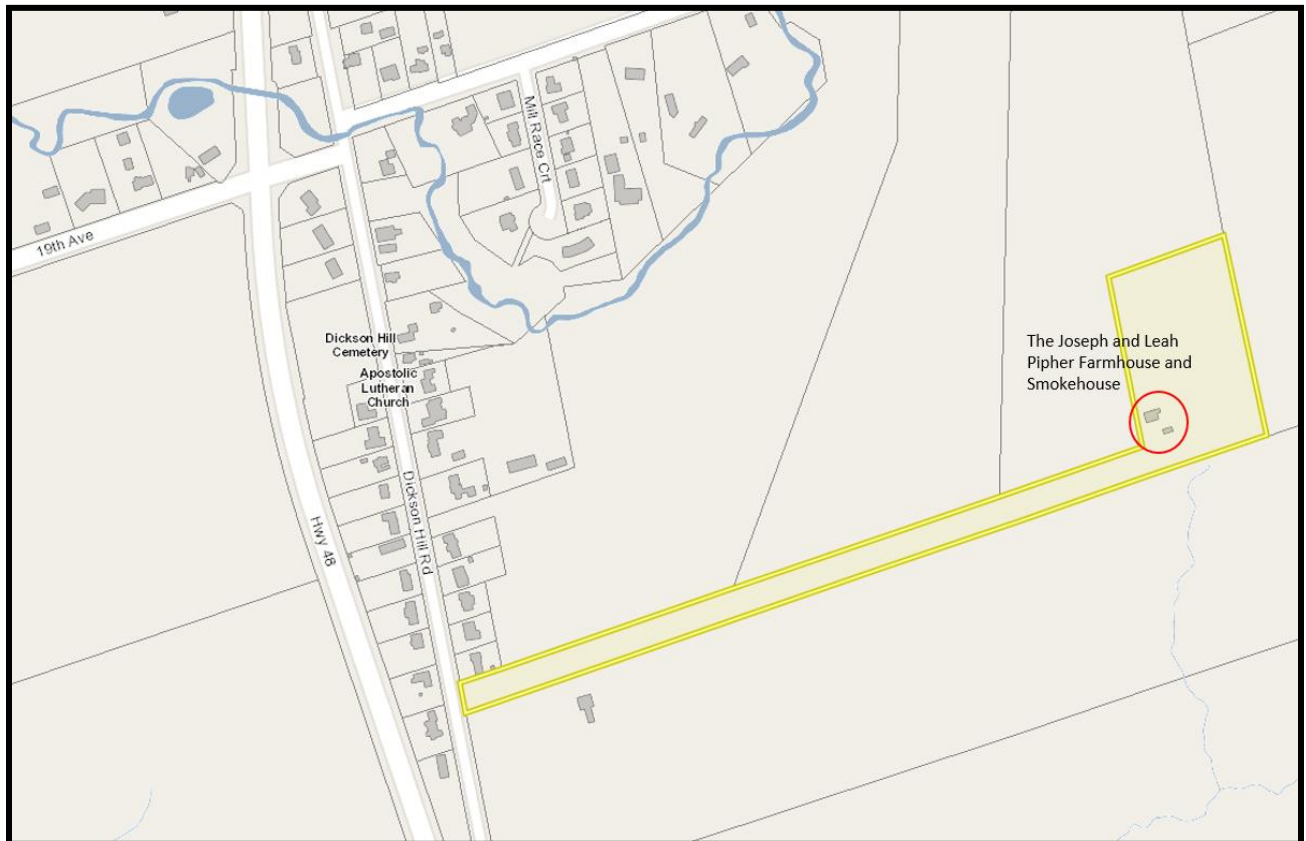
Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

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

Appendix 'B' – Concerns Raised by the Owner/Staff Response and Recommended Approach

FIGURE 1- Owner and Location Map



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FIGURE 2 - Aerial Map

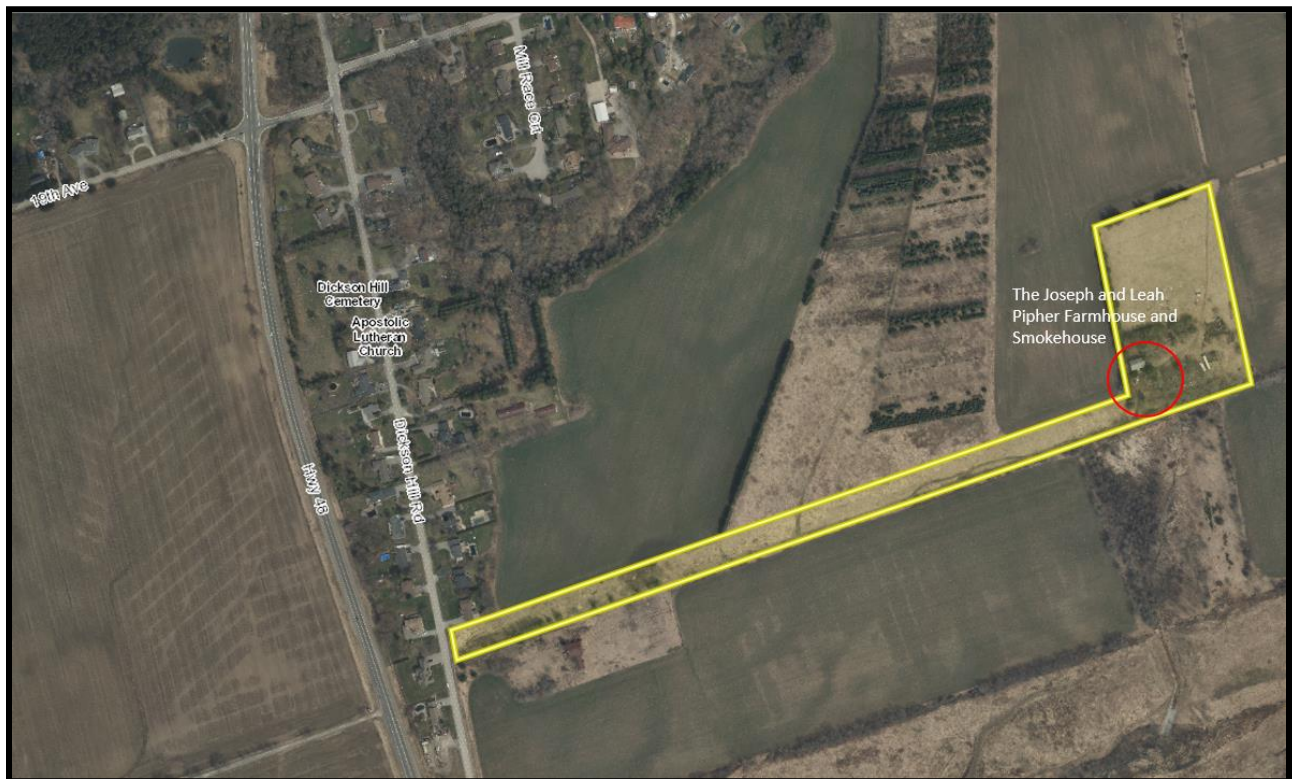


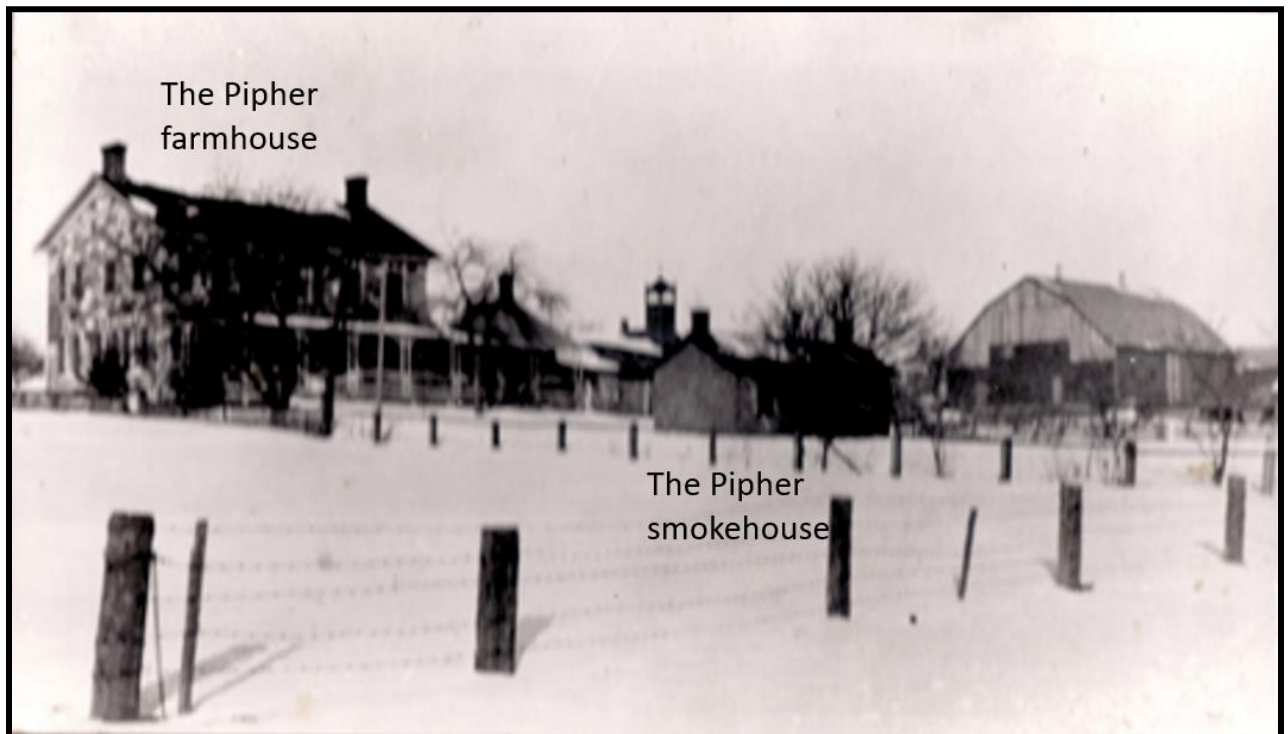
FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse



FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse



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



Appendix 'A' Statement of Significance

Joseph and Leah Pipher House 33 Dickson Hill Road 1861

Description of Property

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

Historical and Associative Value

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

Design and Physical Value

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

Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date “1861.”

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

Contextual Value

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

Significant Heritage Attributes to be Conserved

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

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

Appendix ‘B’ – Concerns Raised by the Owner/Staff Response and Recommended Approach

A meeting was held with the new owner of the property (Adam Marmo) and his architectural consultants (Shane and Russ Gregory) on April 24, 2020 with follow up comments provided by the owner on April 29th. The key areas of concern are identified along with staff comments and a recommended approach to address the concern.

1. Former Smokehouse

- **Owner’s Comments**
 - Considers the smokehouse to be in a deteriorated physical state and that its current location is not desirable. Willing to retain the smokehouse for the time being
 - Relocation is not feasible (financially or structurally). Would be willing to prepare measured drawings of the building, salvage the bricks, store them on site and identify another mutually acceptable location on the property for replication and adaptive re-use of the building.
- **Heritage Staff Comments**
 - Noted the heritage significance of this unique accessory building and that staff are not aware any other surviving examples in Markham.
 - The preference would be to see this building retained in its current location or relocated intact as a complete original building, elsewhere on the property rather than replication. Relocation has been supported on other sites.
- **Recommended Approach**
 - Retain the smokehouse as an identified heritage attribute in the designation report, but acknowledge through this report, support for the future dismantling and replication of the building elsewhere on the property using salvaged bricks and other components from the structure.

2. Exterior Heritage Attributes – Dwelling – Windows

- **Owner’s Comments**
 - Initial intention was to replace all the existing historic wooden windows, with replicas, but is willing to consider retaining and restoring windows in good physical condition.
 - Revised proposal is to retain historic windows on front facade, but that the east and west sides of the house have new wood windows of the same appearance as those that are there currently, but more efficient, and easier to open and close.
- **Heritage Staff Comments**
 - Based on a previous site visit, the original windows appeared to be in relatively good shape considering their age and the time the house was vacant. Those windows in repairable shape should be retained and restored as these are considered to be rare and significant heritage attributes of the house.

- **Recommended Approach**

- Retain the existing windows as an identified heritage attribute in the designation report, but acknowledge through this report, that the owner has agreed not to remove any heritage windows upon his taking possession of the property, and that a future site visit by staff with the owner will assess the condition of the windows in a fair and reasonable manner to determine their suitability for retention and if necessary, re-conditioning.
- The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

3. Exterior Heritage Attributes – Dwelling – Shutters

- **Owner's Comments**

- Existing shutters are in extremely poor shape and do not appear to be accurately sized or mounted correctly.
- No objection to re-introducing new wooden shutters on the building if they are required, but would prefer to fasten them to the stone wall.

- **Heritage Staff Comments**

- Louvred shutters were likely an original feature of the house, but further review is required to assess the condition and size of the existing shutters. Staff would like to review the shutters during a site visit.
- Any replacement shutters should be installed with shutter hardware, not attached to the wall (difficult to do on a stone wall – drilling into stone, damage to stone). The hardware from the existing shutters could be salvaged.
- One option- shutters only on the front elevation. There may be enough old ones on all parts of the house in restorable condition to use the best of them.

- **Recommended Approach**

- Retain the existing shutters as an identified heritage attribute in the designation report, but acknowledge through this report, that many shutters appear to be in poor shape and that a future site visit by staff with the owner will assess their condition and authenticity in a fair and reasonable manner.
- If existing shutters are found to be inappropriate and/or beyond reasonable repair, new wooden, louvered shutters should be re-introduced.

4. Exterior Heritage Attributes – Dwelling – Front Entry

- **Owner's Comments**

- Appears that the existing front door is in poor physical condition and would like to replace it with a synthetic door that looks the same, but that does not require the cost to repair and maintain as the original wooden door. The wood door has significant cracking due to weather, as well as

many gouges, chips, and chunks missing. Security is another issue that is of concern.

- The transom and sidelights are also in bad shape. May also choose to remove and replicate other features of the front entrance including the paneled reveal, and decorative transom and sidelights.
- The door height is 6'6", which poses another problem – it is necessary to level the floors in the house, which will bring the height of the finished floor up at least 2-3". This means that the bottom of the door would have to be cut, and install a new sill to protect it from the weather.
- Propose to install a new door with sidelights as close to the originals as possible.
- **Heritage Staff Comments**
 - The front entrance is an original character defining heritage attribute of the building and the whole entrance feature should be retained and restored rather than replaced with new material.
- **Recommended Approach**
 - Retain the existing entry door and sidelights as identified heritage attributes in the designation report, but acknowledge through this report, that the owner has agreed not to remove these features upon his taking possession of the property, and that these features will be examined during a future site visit by staff with the owner to assess their condition and ability to be restored, in a fair and reasonable manner.
 - The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

5. Proposed Addition to the Pipher Farmhouse and Approval Process

- **Owner's Comments**
 - a site plan and elevations for a new residential addition and attached garage were presented for feedback.
 - Although originally the house had a full veranda, the owner is not sure if this feature will be re-installed, but that he intends to seek approval for it. This might not build it for a couple of years, or not at all.
 - Imminent plans to submit a Building Permit. Concern that site plan approval would be required.
- **Heritage Section Comments**
 - The proposed addition appeared to be generally compatible with the heritage house in terms of its scale, form, height, massing and location and was therefore considered supportable from a heritage perspective.
 - The design of any front veranda should ideally be based on the archival photograph of the house which showed treillage type veranda posts and no objection was registered by the owner to this approach to the veranda design.
 - Normally development approval associated with a designated property requires site plan control approval prior to building permit.

- **Recommended Approach**

- As the owner began the development endeavour under the premise of a building permit process, the requirement for site plan control approval should not be pursued in this unique circumstance.
- However, building permit drawings will contain notes and drawn details reflecting the verbal agreements made between Heritage Staff and the owner following the on-site visit to the Pipher farmhouse.



Report to: Development Services Committee

Meeting Date: June 22, 2020

SUBJECT: City of Markham Comments on York Region's Draft MTSAs for Inclusion in the Regional Official Plan

PREPARED BY: Policy & Research Group

REVIEWED BY: Darryl Lyons, MCIP, RPP, Manager, Policy, Policy & Research (x. 2459)
Marg Wouters, MCIP, RPP, Senior Manager, Policy & Research (x. 2909)

RECOMMENDATION:

- 1) That the staff report entitled "City of Markham Comments on York Region's Draft MTSAs for Inclusion in the Regional Official Plan" dated June 22, 2020 be received;
- 2) That Council support the comments and recommendations regarding the draft major transit stations areas (MTSAs), provided in Appendix 'B' and Appendix 'C' to this report;
- 3) That Council request York Region to bring forward a Regional Official Plan Amendment to implement MTSAs and include inclusionary zoning policies in advance of completion of the Municipal Comprehensive Review and adoption of a new Regional Official Plan to enable local municipalities to require the provision of affordable housing in MTSAs as soon as possible;
- 4) That the report entitled "City of Markham Comments on York Region's Draft MTSAs for Inclusion in the Regional Official Plan" dated June 22, 2020, be forwarded to York Region as Markham Council's input on the Region's draft MTSAs;
- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The purpose of this report is to provide comments on the draft Major Transit Station Areas (MTSAs) that have been identified by York Region for inclusion in the Regional Official Plan (ROP). Provincial policy directs the Region and Markham to manage growth through transit supportive development. In particular, the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan, 2019), seeks to align transit with growth by directing development to strategic growth areas (SGAs) identified to accommodate intensification and a higher density of mixed uses, such as MTSAs.

Markham's approach to planning for intensification is reflected in the Official Plan, 2014 and is based on the Region's urban structure of centres and corridors. This approach directs the highest levels of intensification to the City's Regional Centres, Regional

Corridors/Key Development Areas (KDAs), and Local Centres and Corridors, as shown on Map 2 – Centres and Corridors and Transit Network in Appendix ‘A’. The two Regional Centres – Markham Centre and Langstaff Gateway – are anticipated to accommodate the largest share of intensification, followed by KDAs along the Yonge Street and Highway 7 Rapid Transit Corridors, and Local Centres and Corridors along the Stouffville GO line.

York Region, in consultation with its local municipal partners, is required by the Growth Plan, 2019 to include the boundaries and minimum density targets for MTSAs located on priority transit corridors in the ROP. The densities are expected to be achieved incrementally over the long-term, up to 2041 and beyond.

A MTSA is generally defined as the area surrounding a transit station, within a 500-800 metre radius or 10-minute walk. The minimum density targets for MTSAs in the Growth Plan are:

- 200 residents and jobs per hectare for subway stations,
- 160 residents and jobs per hectare for BRT/LRT stations; and
- 150 residents and jobs per hectare for GO rail stations.

Upper-tier municipalities may also identify and delineate additional MTSAs beyond the priority transit corridors identified in the Growth Plan, 2019. The minimum density targets for these additional MTSAs can be set by the upper-tier municipality and are not subject to the Growth Plan, 2019 minimum density targets.

On March 12, 2020 Regional Council endorsed 72 MTSAs for inclusion in the ROP, 24 of which are located in Markham. Of the 24 MTSAs, sixteen (16) are required to be delineated as they are on identified priority transit corridors. In Markham, the priority transit corridors include the section of the Hwy 7 BRT corridor between Yonge Street and Markham Centre (13 MTSAs), and the Stouffville GO Line between Milliken Station and Unionville Station (3 MTSAs). The eight (8) proposed additional MTSAs include four (4) located on non-priority portions of these transit routes, as well as four (4) along the proposed Yonge North Subway Extension (YNSE).

The Region has proposed minimum density targets for the MTSAs in Markham that meet and, in most cases, exceed the minimum density targets of the Growth Plan, 2019 as shown in Appendix ‘B’. The draft delineations for each MTSA are provided in Appendix ‘C’.

Staff are generally in agreement with the Region’s draft MTSA delineations and minimum density targets but recommend certain revisions to reflect local conditions and site specific concerns. Recommended revisions to minimum density targets are identified in Appendix ‘B’ and summarized below. Regional staff are generally in concurrence with the proposed revisions.

- a) Yonge North Subway Extension – Minimum density targets for Clark and Royal Orchard MTSAs should be consistent – both at 250 residents + jobs per hectare, rather than 200.

-
- b) Employment MTSAs along Highway 7 BRT – Staff recommend slightly lower targets (ranging from 160 to 250 jobs/hectare) to better reflect existing conditions and provide more flexibility in accommodating new employment development in these areas, while still meeting or exceeding the Growth Plan, 2019 minimum density for BRT MTSAs.
 - c) Markham Centre MTSAs – Staff recommend applying a more generalized target of 300 residents + jobs/hectare, with slightly lower targets for the Town Centre Blvd and Enterprise MTSAs (200 to 250), until the Secondary Plan is further advanced and the potential for higher densities can be verified. All of these proposed targets are still well above the Growth Plan, 2019 minimum density of 160 residents + jobs/hectare for BRT MTSAs.
 - d) 14th Avenue and Milliken Centre MTSAs – Regional staff have indicated that the proposed 14th Avenue MTSA will be removed as Metrolinx is no longer planning for a station at that location. Markham staff are continuing to pursue a new station at Denison Street at the northern limit of the Milliken Centre secondary plan area, and may provide a delineation and density target for this station at a later date.

Markham staff are supportive of the identified additional MTSAs located on the non-priority portions of transit routes, as listed below, to ensure transit-supportive development as well as the application of inclusionary zoning for affordable housing:

- Steeles, Clark, Royal Orchard and Langstaff MTSAs along the YNSE;
- Langstaff GO MTSA on the Richmond Hill GO line;
- McCowan and Cornell MTSAs on the Highway 7 BRT; and
- Mount Joy MTSA on the Stouffville GO line.

While opportunities for additional MTSAs on all of the future rapid transit corridors shown on Map 2 – Centres and Corridors Transit Network in the Official Plan were considered, including future Major Mackenzie Drive, Steeles Avenue, and Leslie Street rapid transit routes, staff recommend limiting additional MTSAs at this time to those areas where there is anticipated funding for transit, or where there is already development interest. Further to this, Markham staff recommend extending the northern boundary of the Post MTSA in Markham Centre to include the lands fronting Highway 7, as shown in Appendix ‘C’, to maximize the application of inclusionary zoning. Likewise, until a decision is made by the Region on an additional MTSA at Denison Street, the delineation of the Milliken MTSA should be extended as far northward as reasonable within an 800 metre radius to capture additional opportunities for inclusionary zoning.

To allow local municipalities to begin applying inclusionary zoning as quickly as possible, it is also recommended that the Region bring forward a separate Regional Official Plan Amendment (ROPA) in advance of the completion of the MCR and new ROP.

PURPOSE:

This report provides comments on the draft MTSAs that have been identified by York Region for inclusion in the ROP.

BACKGROUND:

York Region is preparing a new ROP and undertaking a municipal comprehensive review (MCR) as part of its conformity exercise to the Growth Plan, 2019. The new ROP is also required to reflect the policy direction of other provincial policies and plans, including the Provincial Policy Statement 2020, Greenbelt Plan 2017 and Oak Ridges Moraine Conservation Plan 2017.

A key component of the Region's MCR work program is the preparation of an intensification strategy, which will include:

- An intensification framework based on a hierarchy of centres and corridors;
- Intensification targets Region-wide and for each local municipality to 2041;
- MTSA delineations and minimum density targets;
- Any additional strategic growth area (intensification area) delineations and minimum density targets;
- An implementation strategy for local municipalities with recommended tools for implementation; and
- Policy direction to update the ROP.

The "Planning for Intensification Background Report", which was considered by Regional Council on April 11, 2019, contained a summary of the background analysis completed to inform the preparation of the intensification strategy. The report also introduced draft components of the intensification strategy, which included an updated intensification matrix, and MTSA delineations and density targets, as the basis for consultation with municipalities and other stakeholders. Markham staff provided initial comments on the draft MTSA in a report to Development Services Committee (DSC) on April 29, 2019 and was directed to consult with the public and stakeholders in June 2019 to inform formal comments to the Region.

Regional staff provided an update on the draft MTSA to Regional Council on March 11, 2020, seeking confirmation of the number of MTSA to be identified in the ROP. Regional Council endorsed 72 staff recommended draft MTSA for inclusion in the ROP and directed Regional staff to identify certain additional MTSA in Richmond Hill and Vaughan, while continuing consultation to inform refinements to the draft MTSA delineations and density targets. The final MTSA are expected to be reported to Regional Council in Q3 2020.

This report provides an overview of the Region's draft intensification strategy with a focus on Markham staff comments on the draft MTSA delineations and density targets. To provide context, the report begins with a review of the current Provincial and Regional policy framework that directs planning for intensification, as well as an overview of the Region's and Markham's intensification strategy to 2031.

OPTIONS/ DISCUSSION:

1. Provincial plans and policies direct municipalities to manage growth through transit supportive development

1.1. Provincial Policy Statement, 2020 and Growth Plan, 2019

A key principle of the Provincial Policy Statement, 2020 (PPS, 2020) is to promote development that uses land, resources and public investment in infrastructure and public service facilities efficiently and cost-effectively to accommodate growth. Accordingly, PPS, 2020 policies provide direction for planning for intensification, while promoting the integration of land use and transportation planning to manage growth and achieve transit-supportive development, among other things.

Building on the PPS, 2020, the Growth Plan, 2019 promotes the development of complete communities that are compact, transit-supportive, and make efficient use of investments in infrastructure and public service facilities. The Growth Plan, 2019 also seeks to align transit with growth by directing development to SGAs identified to accommodate intensification and a higher density of mixed uses, such as urban growth centres and MTSAs.

More specifically, the Growth Plan, 2019 provides direction for planning for intensification through policies that require municipalities to: manage population and employment growth based on forecasts to 2041; realize minimum intensification targets for residential development; identify intensification areas (SGAs) as the focus for accommodating growth, and specifically identify, delineate and set density targets for MTSAs. The Growth Plan, 2019 requirements for MTSAs are outlined in more detail below.

A more detailed overview of the applicable provincial policies is available in the Region's April 2019 "[Planning for Intensification Background Report](#)".

1.2. Current Regional Official Plan 2010 and Markham Official Plan 2014 are based on directing growth to regional centres and corridors served by higher order transit

The current ROP provides policy direction at the Regional level to achieve the Growth Plan for the Greater Golden Horseshoe, 2006 intensification target of 40% by 2031 and to coordinate growth with transit planning. In particular, Sections 5.3, 5.4 and 5.5 direct intensification to strategic areas within the Region to leverage existing and planned infrastructure, services and transit. These strategic areas are based on a centres and corridor urban structure that directs the highest levels of intensification to Regional Centres and Corridors, GO stations, and local centres and corridors.

A graphic representation of the intensification strategy is provided in Figure 1. The highest levels of intensification will be accommodated in the intensification areas identified at the top of the matrix and generally decline towards the bottom of the matrix. The matrix has been updated to include MTSAs, which fall within the centres and corridor components of the matrix.



Figure 1 - York Region's Updated Intensification Matrix

The focus of intensification in centres and corridors served by higher order transit in Markham is reflected in Map 2 – Centres and Corridors and Transit Network in the Official Plan 2014, as shown in Appendix ‘A’. These intensification areas are identified as Regional Centres, Regional Corridors/Key Development Areas (KDAs), and Local Centres and Corridors. The two Regional Centres – Markham Centre and Langstaff Gateway – are anticipated to accommodate the largest share of intensification, followed by KDAs along the Yonge Street and Highway 7 Rapid Transit Corridors, and Local Centres and Corridors. Markham staff support the principle of continuing to focus growth in centres and corridors served by higher order transit, particularly within MTSAs, as reflected in the updated matrix.

As part of the 2041 MCR, the Region is required to distribute population growth to 2041 to achieve the new Growth Plan, 2019 minimum intensification target of 50% region-wide. This work is being done through the land needs assessment currently underway. The distribution of population growth to local municipalities will be based on capacity of the centres and corridors (including MTSAs) and other components of the intensification matrix to accommodate growth in each local municipality. Intensification targets to 2041 for each local municipality will also be determined through this exercise.

Markham staff will report back to Council when the Region releases updated population and employment forecasts and intensification targets in early 2021.

2. Comments on York Region's draft MTSAs

The Growth Plan, 2019 requires upper-tier municipalities, in consultation with lower-tier municipalities, to define the boundaries and assign density targets for MTSAs located on the priority transit corridors identified in Schedule 5 of the Growth Plan, 2019 in their

official plans. An MTSA is generally defined as the area surrounding a higher order transit station within a 500-800 metre radius, representing about a 10-minute walk.

The minimum densities specified in the Growth Plan, 2019 for required MTSA's are:

- 200 residents and jobs per hectare for subway stations,
- 160 residents and jobs per hectare for BRT/LRT stations; and
- 150 residents and jobs per hectare for GO rail stations.

These targets do not need to be met by the 2041 planning horizon, rather they represent densities at full build-out which may extend beyond 2041.

Upper-tier municipalities may also identify and delineate additional MTSA's beyond the priority transit corridors identified in the Growth Plan, 2019. The minimum density targets for these additional MTSA's can be set by the upper-tier municipality and are not subject to the Growth Plan, 2019 minimum density targets.

2.1 Twenty-four MTSA's identified in Markham

The Region's April 2019 "Planning for Intensification Background Report" identified seventy (70) draft MTSA's for inclusion in the ROP. Twenty-three (23) of the draft MTSA's were located in Markham. York Region subsequently identified two additional draft MTSA's in June 2019, one being the proposed Royal Orchard subway station, bringing the City's total to twenty-four (24). A map showing the draft MTSA's identified in Markham is provided in Figure 2.

Of the 24 MTSA's, sixteen (16) are required to be delineated as they are on identified priority transit corridors. In Markham, the priority transit corridors include the section of the Hwy 7 BRT corridor between Yonge Street and Markham Centre (13 MTSA's), and the Stouffville GO Line between Milliken Station and Unionville Station (3 MTSA's). The eight (8) proposed additional MTSA's include four (4) located on non-priority portions of these transit routes, as well as four (4) along the proposed YNSE.

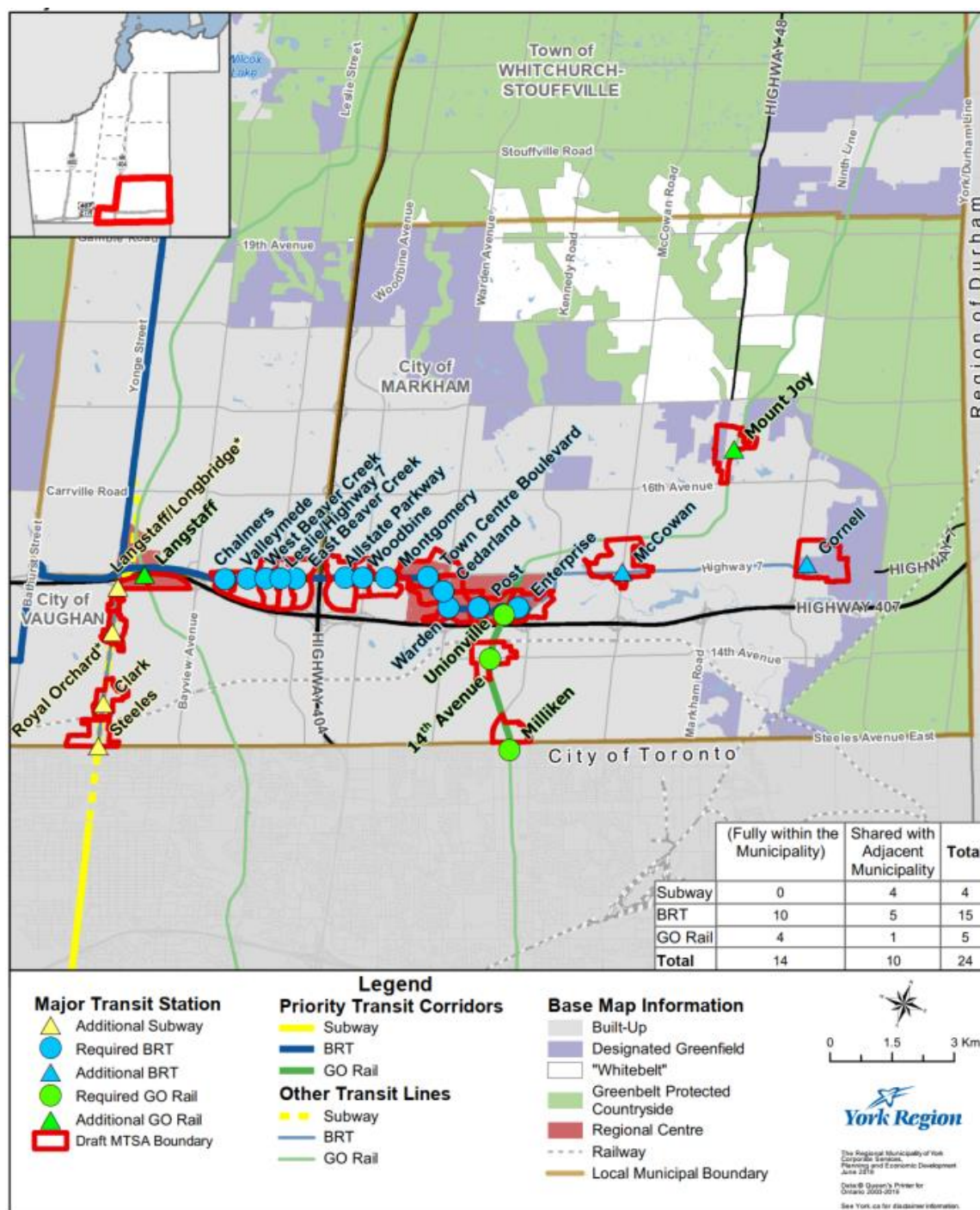


Figure 2 – Draft Major Transit Station Areas Identified in Markham

Ten (10) of the draft MTSA's are shared with municipalities adjacent to Markham, including Richmond Hill, Vaughan and Toronto. Where MTSA's are shared between municipalities, the Region has identified separate minimum density targets for each local municipality. The local municipalities will be responsible for independently planning to achieve the density target within their portion of the MTSA. York Region and the City of Toronto will also independently delineate and set minimum density targets for their portion of shared MTSA's (e.g., Milliken GO MTSA).

The Region has proposed minimum density targets for the MTSA's in Markham that meet and in most cases exceed the minimum density targets of the Growth Plan, 2019, as shown in Appendix 'B'. Local municipalities will be responsible for directing intensification and allocating density within each MTSA to achieve the minimum density targets. It is expected that full build-out will occur after 2041 and that the densities will be achieved incrementally over the long-term.

In accordance with the Planning Act, the Region plans to identify both the required and additional MTSA's in the new ROP as protected MTSA's, which are similar to MTSA's under the Growth Plan, 2019, in order to protect associated official plan policies and zoning from appeals. Once approved in the ROP, the MTSA's will be reflected in the Markham Official Plan and zoning.

2.2 York Region developed a consistent approach to delineate MTSA's across the Region

York Region's draft delineations and minimum density targets for each of the MTSA's identified in Figure 2, are provided in Appendix 'C'. The draft MTSA's were developed in consultation with the local municipalities, based on a consistent methodology developed to identify MTSA's across the Region.

Markham staff provided comments during the development of the methodology and worked with the Region to identify preliminary boundaries and density targets for the required and additional MTSA's across the City.

2.3 Community and stakeholder consultations were undertaken by staff to inform formal comments on the draft MTSA's to the Region

In April 2019, Council authorized staff to proceed with a community information meeting to obtain stakeholder and public input on the draft MTSA's released by the Region. The community information meeting took place in June 2019 and was facilitated by both City of Markham and York Region staff. Markham staff also presented the draft MTSA's to development industry representatives at a separate meeting.

Feedback received at the community information meeting ranged from general questions about the roles and responsibilities for land use planning at the Regional and local levels of government to questions about specific MTSA stations. Meeting participants were generally receptive of the draft MTSA's and emphasized the need to continue investing in transit infrastructure and services in Markham.

Written submissions received after these consultation events conveyed comments from landowners with properties in or near the following MTSA's:

- Royal Orchard Subway Station – Comments expressed support for the identification of Royal Orchard Subway Station as an MTSA and area of intensification.
- Unionville GO Station/Enterprise BRT Station – Comments suggested extending the boundary of the Unionville GO Station MTSA east to include two properties immediately adjacent to the station area but currently captured within the

-
- Enterprise BRT MTSA delineation, and to increase the minimum density targets for the properties given that they are served by two MTSAs.
 - Mount Joy GO Station – Comments suggested extending the northern boundary of the Mount Joy GO Station MTSA from 500 to 800 metres to include a portion or all the lands immediately south of Major Mackenzie Drive within the delineation.

2.4 Staff are generally in agreement with the Region's draft MTSA delineations and minimum density targets but recommend certain revisions to reflect local conditions and site specific concerns

Markham staff are generally satisfied with York Region's approach to delineate the majority of the MTSAs located in Markham. The draft MTSAs are, with one exception, located within the City's Regional Centres, Regional Corridors/KDAs and local centres and corridors and are for the most part consistent with the boundaries for these areas. As noted earlier, these areas are intended to accommodate the majority of future residential and employment growth through intensification.

It should be noted that the draft delineations shown in the Region's April 2019 report reflected the definition of MTSAs in the Growth Plan for the Greater Golden Horseshoe, 2017 (500 metre radius of a station) rather than the 500-800 metre radius now identified in the Growth Plan, 2019. The application of an 800 metre radius is expected to affect the delineation of only one or two MTSAs as discussed further below.

It should also be noted that the Region's methodology differs from the work undertaken by Markham to inform Metrolinx's YNSE station analysis as reported to DSC on May 25, 2020. The Regional MTSA delineations were based primarily on lands with existing or potential for high density development whereas the YNSE station analysis was based on a broader commutershed approach.

Recommended revisions to minimum density targets are identified in Appendix 'B', and summarized below. Regional staff is in concurrence with the proposed revisions.

- a) Yonge North Subway Extension – Staff recommend that minimum density targets for Clark and Royal Orchard MTSAs should be consistent – both at 250 residents + jobs per hectare, rather than 200.
- b) Employment MTSAs along Highway 7 BRT – Staff recommend slightly lower targets (ranging from 160 to 250 jobs/hectare) to better reflect existing conditions and provide more flexibility in accommodating new employment development in these areas, while still meeting or exceeding the Growth Plan, 2019 minimum density for BRT MTSAs.
- c) Markham Centre MTSAs – Staff recommend applying a more generalized target of 300 residents + jobs/hectare, with slightly lower targets for the Town Centre Blvd and Enterprise MTSAs (200 and 250), until the Secondary Plan is further advanced and the potential for higher densities can be verified. All of these proposed targets

are still well above the Growth Plan, 2019 minimum density of 160 residents + jobs/hectare for BRT MTSAs.

- d) 14th Avenue and Milliken Centre MTSAs – Regional staff have indicated that the proposed 14th Avenue MTSA will be removed as Metrolinx is no longer planning for a station at that location. Markham staff are continuing to pursue a new station at Denison Street at the northern limit of the Milliken Centre secondary plan area, and may provide a delineation and density target for this station at a later date.

Further comments may be reported by City staff at a later date regarding the draft delineations and proposed densities for MTSAs in Markham Centre, Milliken Centre, Cornell and Markham Road – Mount Joy as secondary planning processes currently underway in these areas continue to advance.

2.5 Staff are supportive of the proposed eight (8) additional MTSAs (located outside of priority transit corridors) to ensure transit-supportive development as well as the application of inclusionary zoning for affordable housing

Markham staff are supportive of the identified additional MTSAs located on the non-priority portions of transit routes as follows:

- Steeles, Clark, Royal Orchard and Langstaff MTSAs along the YNSE;
- Langstaff GO MTSA on the Richmond Hill GO line;
- McCowan and Cornell MTSAs on the Highway 7 BRT; and
- Mount Joy MTSA on the Stouffville GO line.

While opportunities for additional MTSAs on all of the future rapid transit corridors shown on Map 2 – Centres and Corridors Transit Network in the Official Plan were considered, including future Major Mackenzie Drive, Steeles Avenue, and Leslie Street rapid transit routes, staff recommend limiting additional MTSAs at this time to those areas where there is anticipated funding for transit, or where there is already development interest.

The Growth Plan, 2019 allows for additional MTSAs to be identified in the ROP outside of a Regional MCR to coincide with investments in transportation infrastructure or increases in the anticipated level of intensification for specific transit corridors. Any additional MTSAs over and above those listed which may be identified through secondary plan or other studies could continue to be put forward following completion of the Regional MCR. These may include recommendations for additional MTSAs to reflect an additional GO Station near Major Mackenzie Drive East and Markham Road, currently being assessed through the Markham Road – Mount Joy Secondary Plan Study process, or the additional station being pursued at Denison Street in Milliken Centre.

Inclusionary zoning for affordable housing applicable only to MTSAs

With respect to the relationship between MTSAs and inclusionary zoning for affordable housing, changes to the Planning Act in 2019 now limit the application of inclusionary zoning to lands within protected MTSAs. In order to maximize the application of inclusionary zoning in Markham, staff recommend extending the northern boundary of

the Post MTSA in Markham Centre to include the lands fronting Highway 7, as shown in Appendix 'C'. Likewise, the delineation of the Milliken MTSA should be extended as far northward as reasonable within an 800 metre radius to capture additional opportunities for inclusionary zoning. For the remainder of the MTSA's, the current proposed boundaries already capture the majority of lands with potential for high density residential development.

To allow local municipalities to begin applying inclusionary zoning as quickly as possible, it is recommended that the Region bring forward a separate Regional Official Plan Amendment (ROPA) in advance of the completion of the MCR and new ROP.

Recommendations and Next Steps

It is recommended that this report be forwarded to York Region as City of Markham comments on the Region's draft MTSA's.

In addition, it is recommended that the Region consider a standalone Regional Official Plan Amendment to implement MTSA's and inclusionary zoning in advance of completion of the MCR and adoption of the new ROP, to enable municipalities to implement inclusionary zoning as soon as possible.

Staff will continue to report to Committee as required, when other consultation documents pertaining to the MCR are released by the Region.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

This report supports Goal 3 – Safe, Sustainable and Complete Community of Building Markham's Future Together, 2020-2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Planning and Urban Design Department was consulted regarding the recommendations of this report.

RECOMMENDED BY:

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

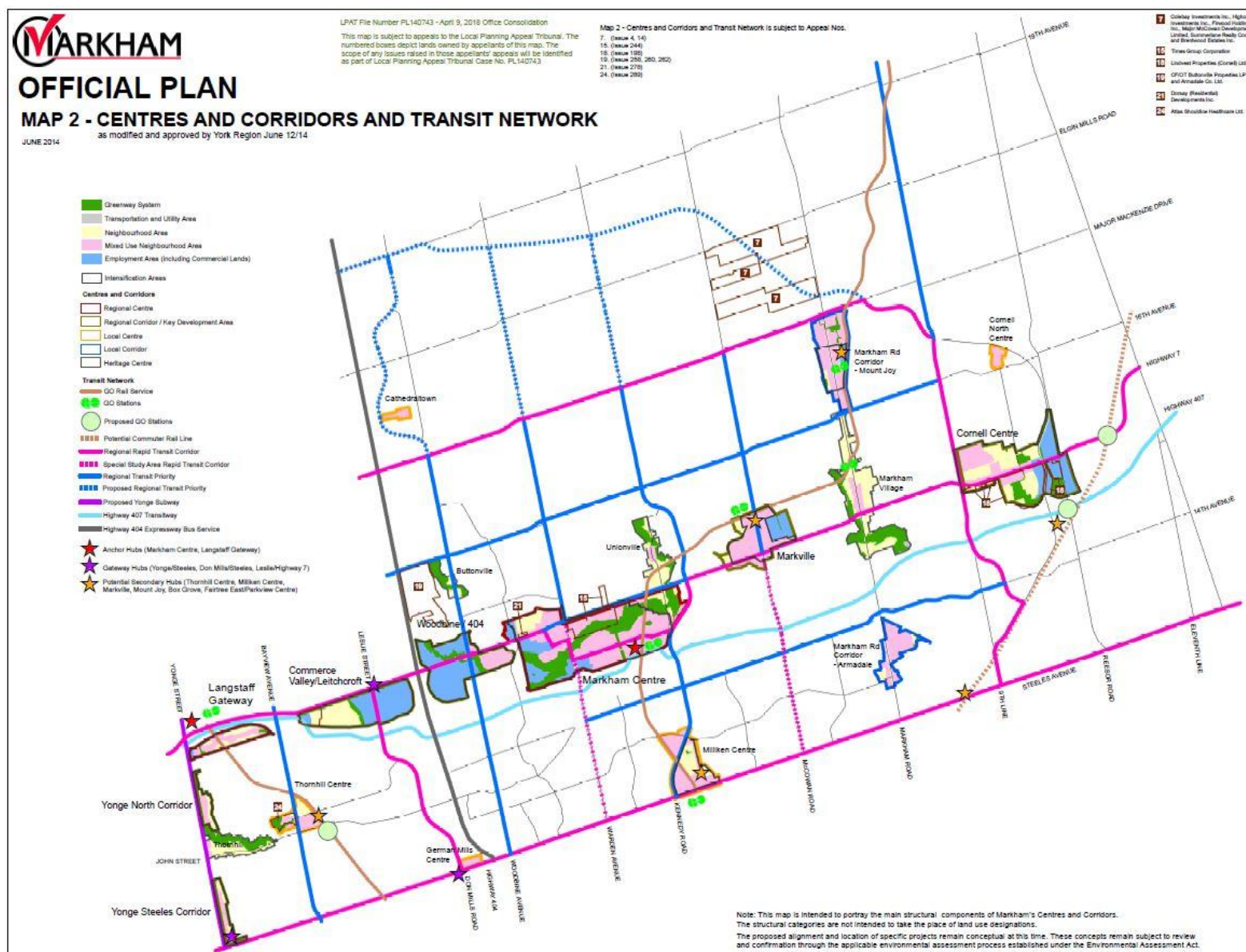
ATTACHMENTS:

Appendix 'A': Map 2 – Centres and Corridors and Transit Network

Appendix 'B': Draft MTSA Boundary Delineations/Density Targets and Recommended
Revisions

Appendix 'C': Draft MTSAs in Markham

Appendix 'A'



Appendix 'B'
Draft MTSA Boundary Delineations/Density Targets and Recommended Revisions

Map No.	Station Name	Growth Plan Minimum Density Target	York Region Draft Density Target	Markham Staff Recommended Revisions	
				Density Target	Boundary Delineation
		(residents + jobs/hectare)			
Yonge North Subway Extension and Langstaff Gateway GO Stations					
7	Steeles	200	300		
6	Clark	200	200	Increase to 250 to be consistent with Royal Orchard	
71	Royal Orchard	200	250		
5	Langstaff/Longbridge	200	450		Lands south of cemetery would be equally appropriate within Royal Orchard
64	Langstaff GO	150	500		
Highway 7 BRT					
22	Chalmers	160	200		
23	Valleymede	160	250		
29	Montgomery	160	200		
HWY 7 BRT - Employment MTSAs					
24	West Beaver Creek	160	300	Reduce to 250 to provide flexibility in accommodating new employment development	
25	Leslie-Highway 7	160	250	Reduce to 200 to provide flexibility in accommodating new employment development	
26	East Beaver Creek	160	250	Reduce to 200 to provide flexibility in accommodating new employment development	
27	Allstate Parkway	160	300	Reduce to 160 to provide flexibility in accommodating new employment development	
28	Woodbine	160	200	Reduce to 160 to provide flexibility in accommodating new employment development	

Map No.	Station Name	Growth Plan Minimum Density Target	York Region Draft Density Target	Markham Staff Recommended Revisions	
				Density Target	Boundary Delineation
Highway 7 BRT and Unionville GO - Markham Centre					
30	Town Centre Blvd	160	200		
31	Cedarland	160	400	Apply 300 density target pending confirmation through Secondary Plan	
32	Warden	160	300	Apply 300 density target pending confirmation through Secondary Plan	
33	Post	160	450	Apply 300 density target pending confirmation through Secondary Plan	Extend the northern boundary, as shown in Appendix 'C', to include lands fronting onto Hwy 7
67	Unionville GO	150	450	Apply 300 density target pending confirmation through Secondary Plan	
34	Enterprise	160	250		
HWY 7 BRT - Additional					
35	McCowan	160	200		
36	Cornell	160	200		
Stouffville GO Line					
65	Milliken	150	250		Extend the delineation north, as shown in Appendix 'C', as far northward as reasonable within an 800 m radius
66	14 th Avenue	150	150	Regional staff have indicated that the proposed 14 th Avenue MTSA will be removed as Metrolinx is no longer planning for a station at that location	
68	Mount Joy GO	150	200		Remove some or all of the residential low rise lands east of the rail corridor as shown in Appendix 'C'

Appendix 'C'
Draft MTSA in Markham

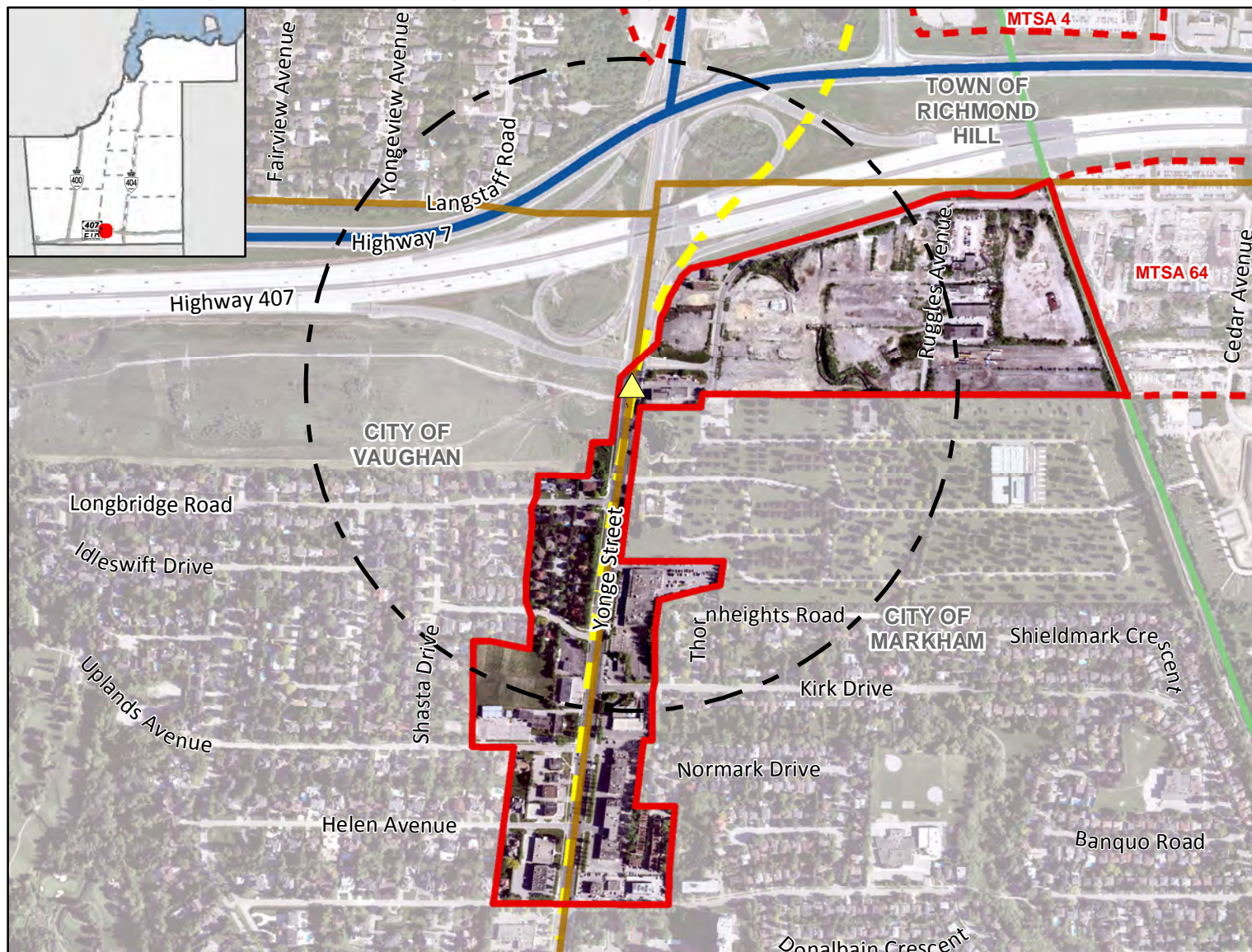
Notes:

1. York Region's draft delineations and minimum density targets for each of the MTSA are provided in this Appendix. The methodology to develop the MTSA was based on the following principles, among others:
 - Reinforce the planned regional and local municipal urban structure;
 - Provide a diverse range and mix of land uses, where appropriate;
 - Include existing higher density land uses and include areas that are anticipated to develop or redevelop to higher densities;
 - Contiguous alignment of MTSA boundaries where stations are closely spaced; and
 - Walkability to the station.
2. All of the Region's proposed MTSA mapping, except for the Royal Orchard Subway MTSA, was prepared under the Growth Plan, 2017 that required generally 500 metres around a transit station. The Region's Royal Orchard Subway MTSA mapping was released after the Growth Plan, 2019 came into effect which changed the definition of MTSA to include a radius of generally 500 – 800 metres.
3. The additional maps for the Post BRT and Milliken GO MTSA that were prepared by Markham staff illustrate recommended changes to the draft delineations and include both the 500 and 800 metre radii.

Langstaff/Longbridge Subway Station

On Yonge Subway Extension Corridor

Near Longbridge Road and Yonge Street, Vaughan/Markham



Legend

Major Transit Station

- Additional Subway
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

- BRT
- Other Transit Lines
- Subway

Base Map Information

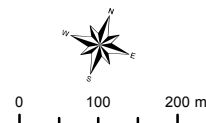
- Local Municipal Boundary

**Langstaff/
Longbridge
Subway Station**
Gross Area:
33.31 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



York Region

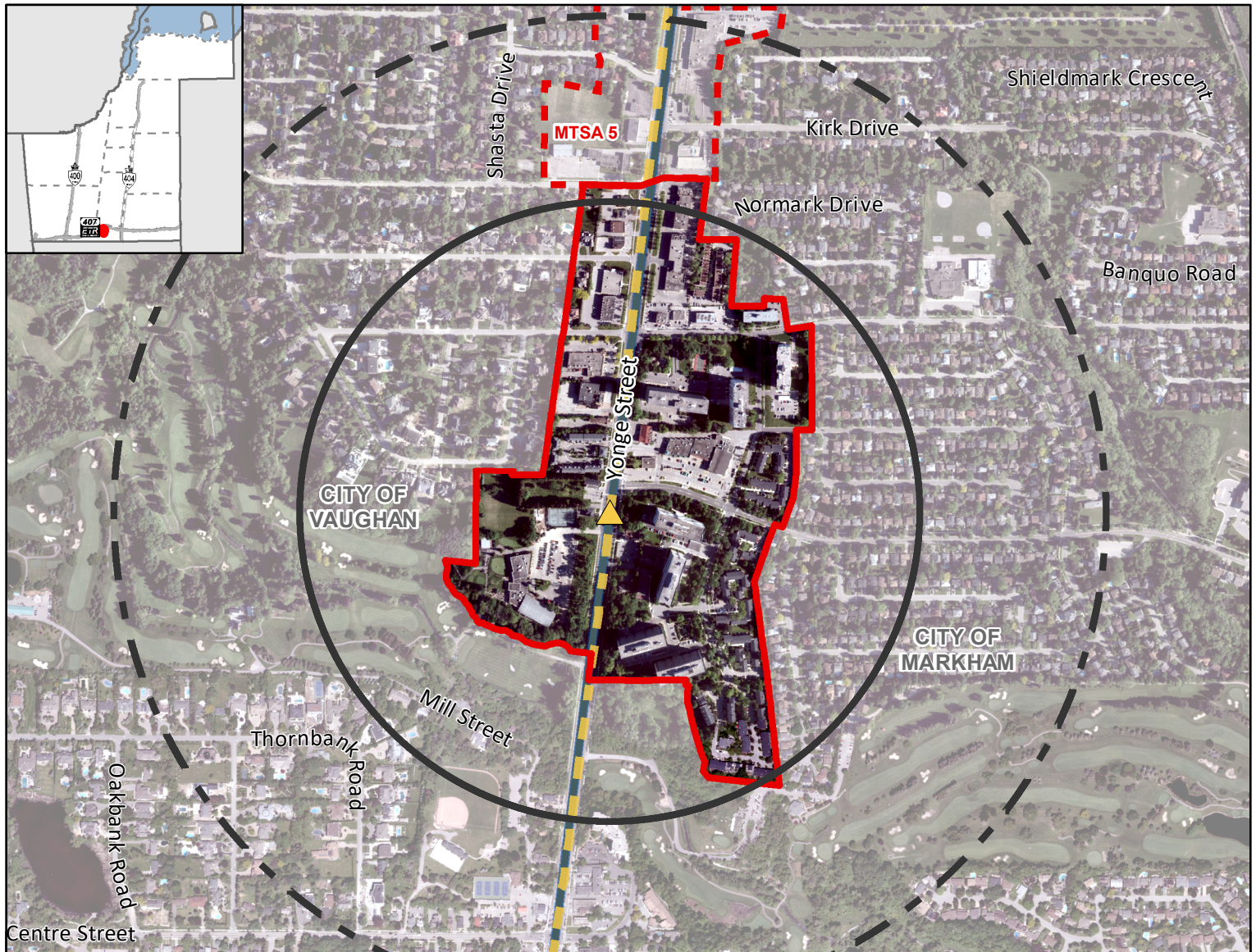
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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Royal Orchard Subway Station

On Yonge St., near Royal Orchard Blvd., Markham / Vaughan



Legend

Major Transit Station

- Other Subway Station
- 500m Radius
- 800m Radius
- Draft MTSA Boundary

Other Transit Corridors

- Adjacent Draft MTSA Boundary
- Subway
- BRT

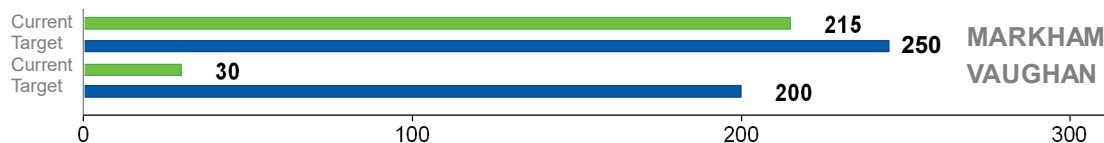
Base Map Information

- Local Municipal Boundary

Royal Orchard Subway

Gross Area:
32.43 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



0 100 200 m



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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Clark Subway Station

On Yonge Subway Extension Corridor

Near Clark Avenue and Yonge Street, Vaughan/Markham



Legend

Major Transit Station

▲ Additional Subway

■ 500m Radius

□ Draft MTSA Boundary

□ Adjacent Draft MTSA Boundary

Other Transit Lines

— Subway

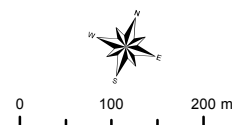
— Local Municipal Boundary

Clark Subway Station

Gross Area:
39.10 ha



Population/Job Split ²



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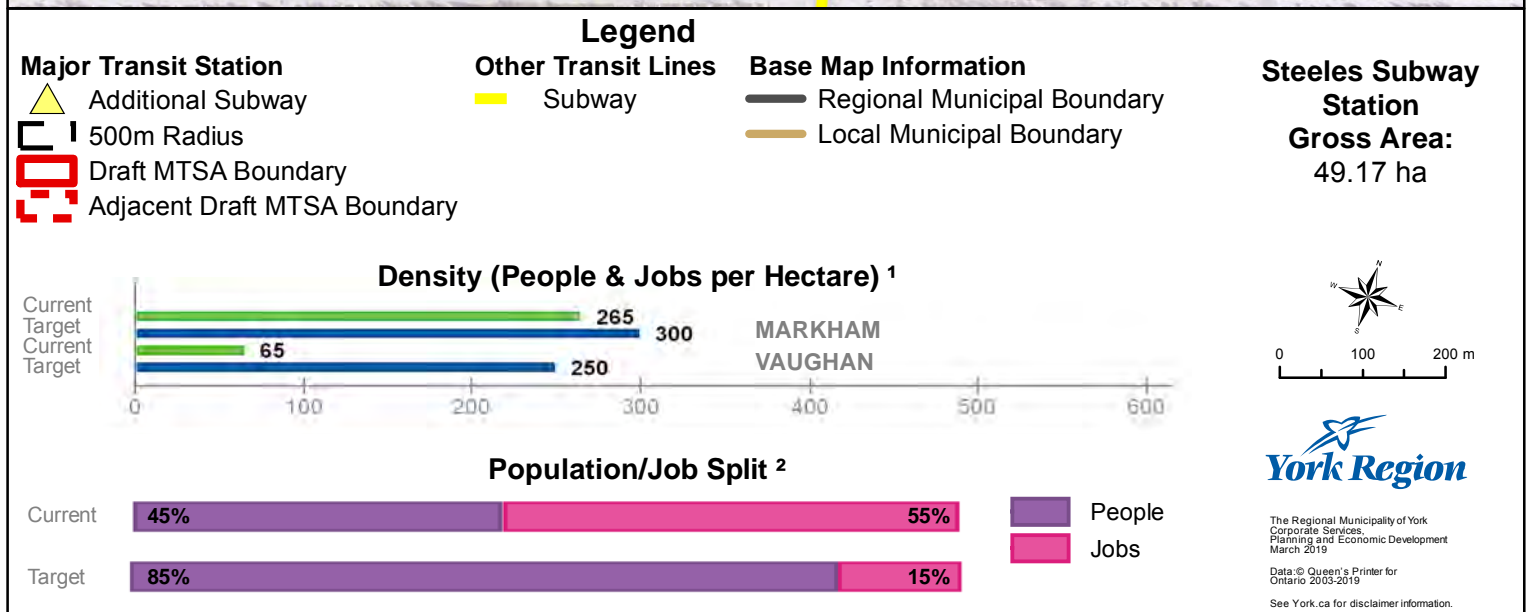
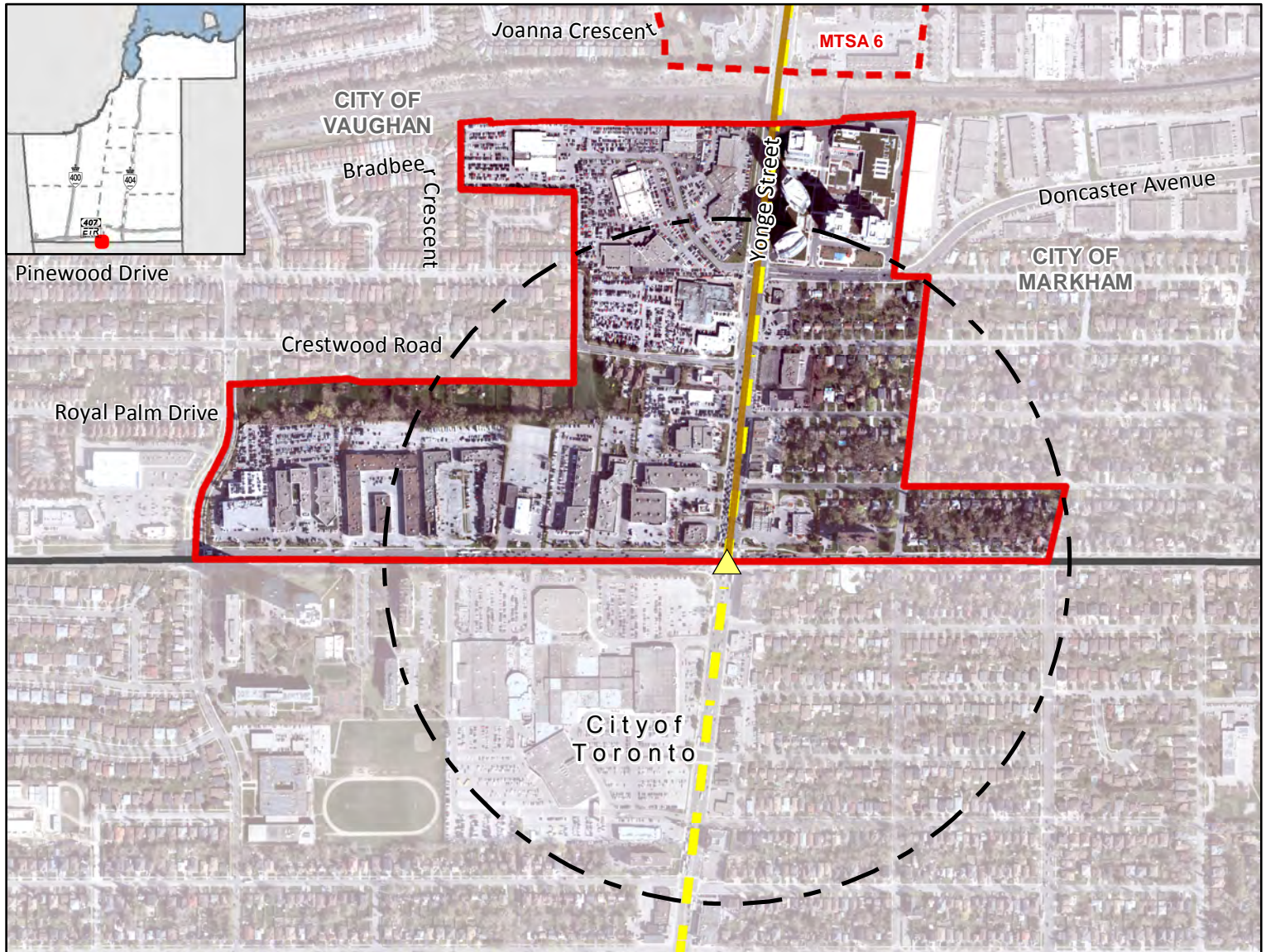
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Steeles Subway Station

On Yonge Subway Extension Corridor

Near Steeles Avenue and Yonge Street, Vaughan/Markham



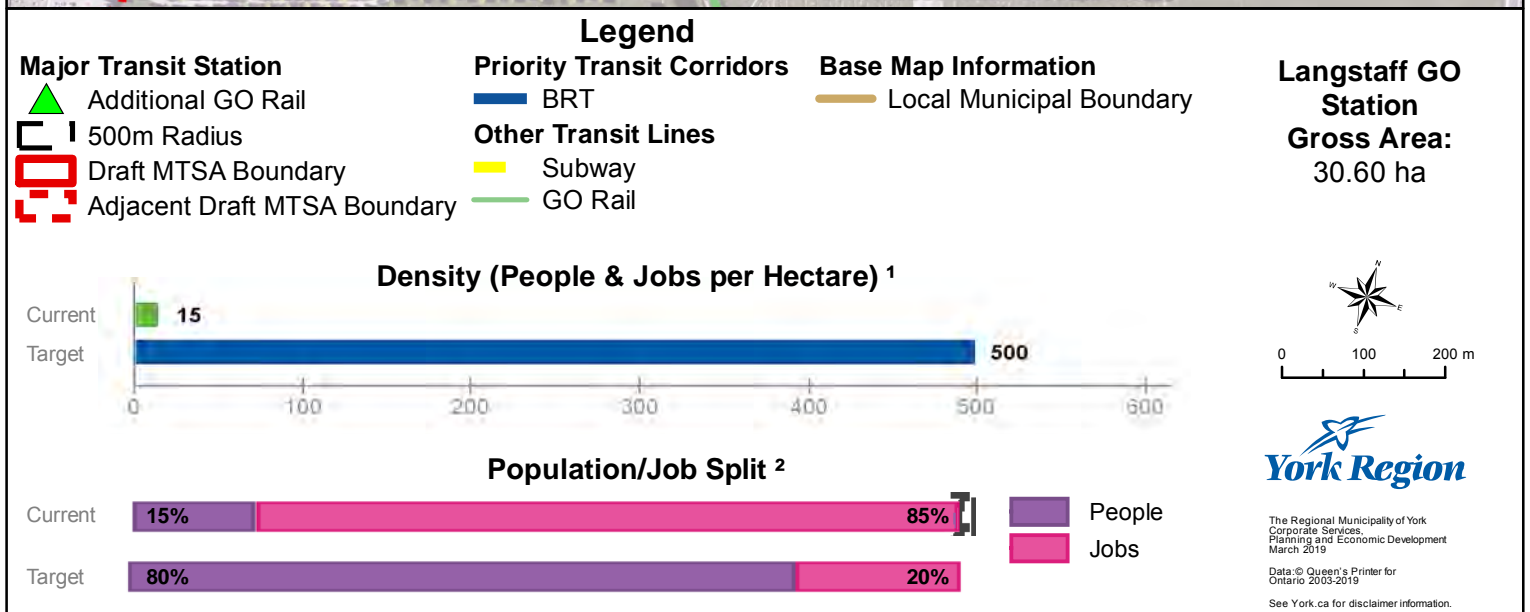
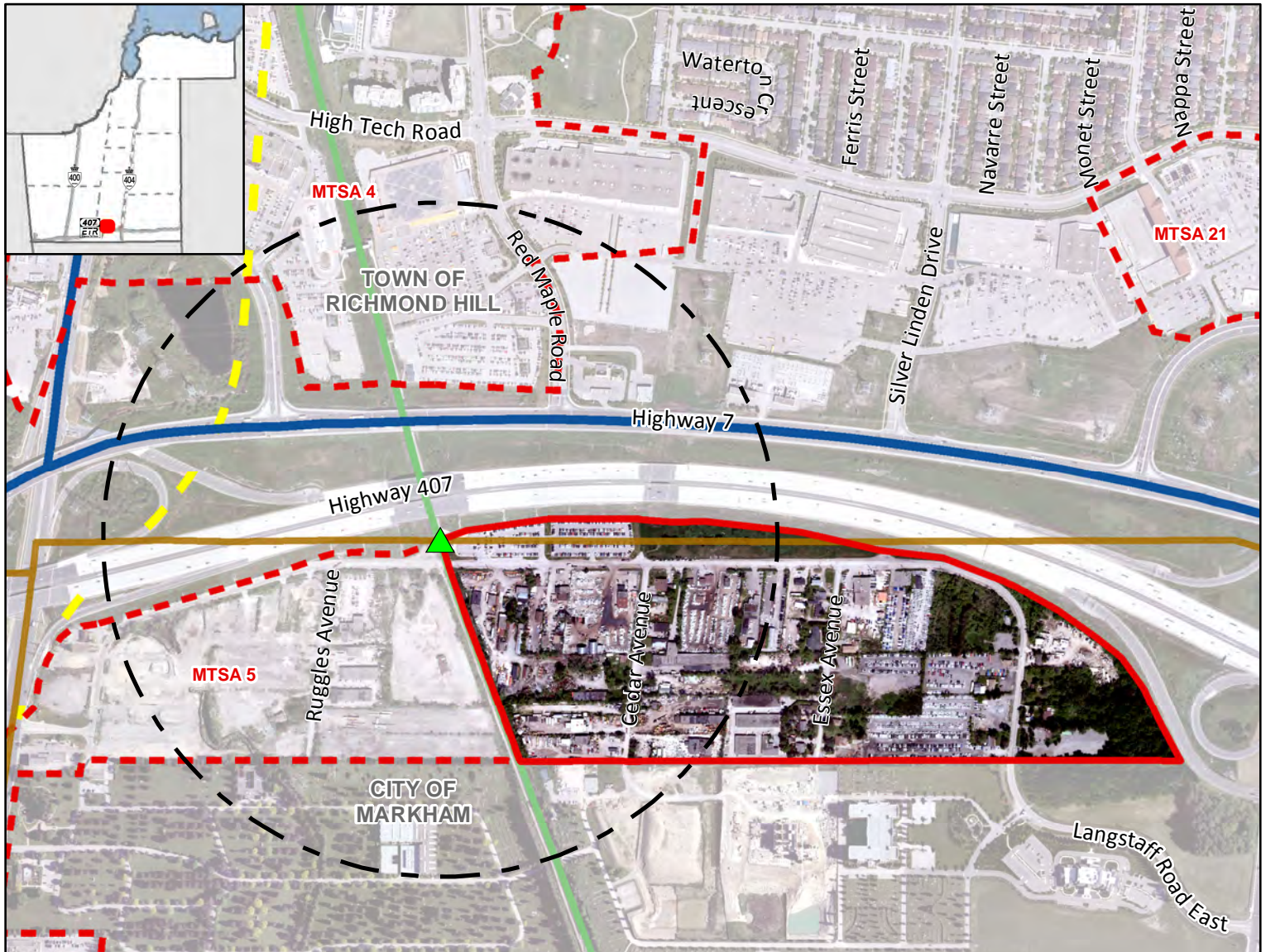
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Langstaff GO Station

On Richmond Hill GO Line Corridor

Near Langstaff Road and Cedar Avenue, Markham

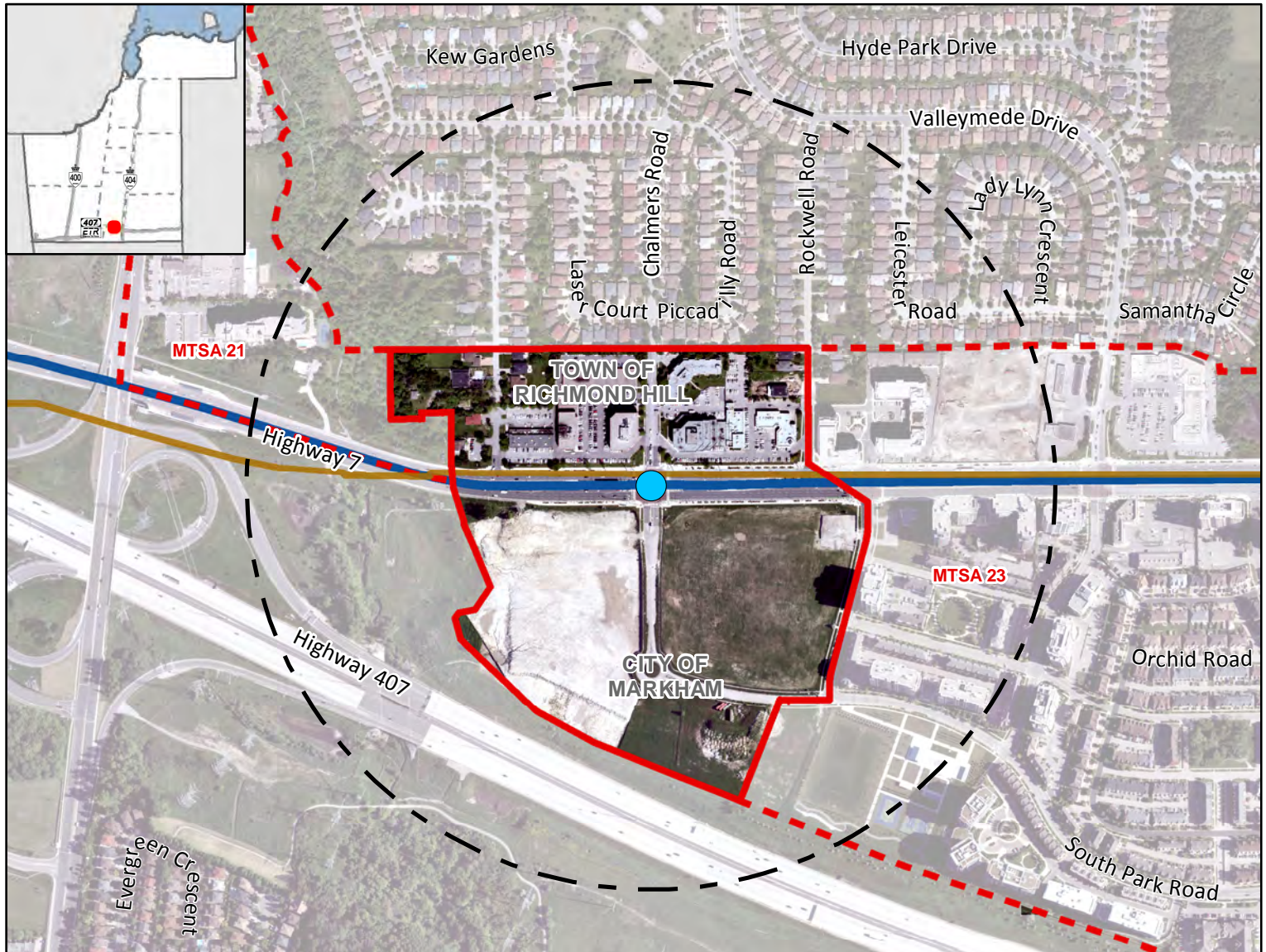

¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Chalmers BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Chalmers Road/South Park Road, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

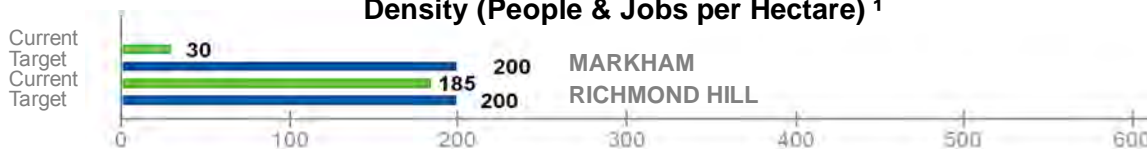
Base Map Information

— Local Municipal Boundary

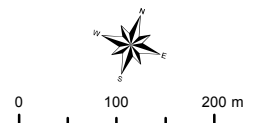
Chalmers BRT Station

Gross Area:
22.60 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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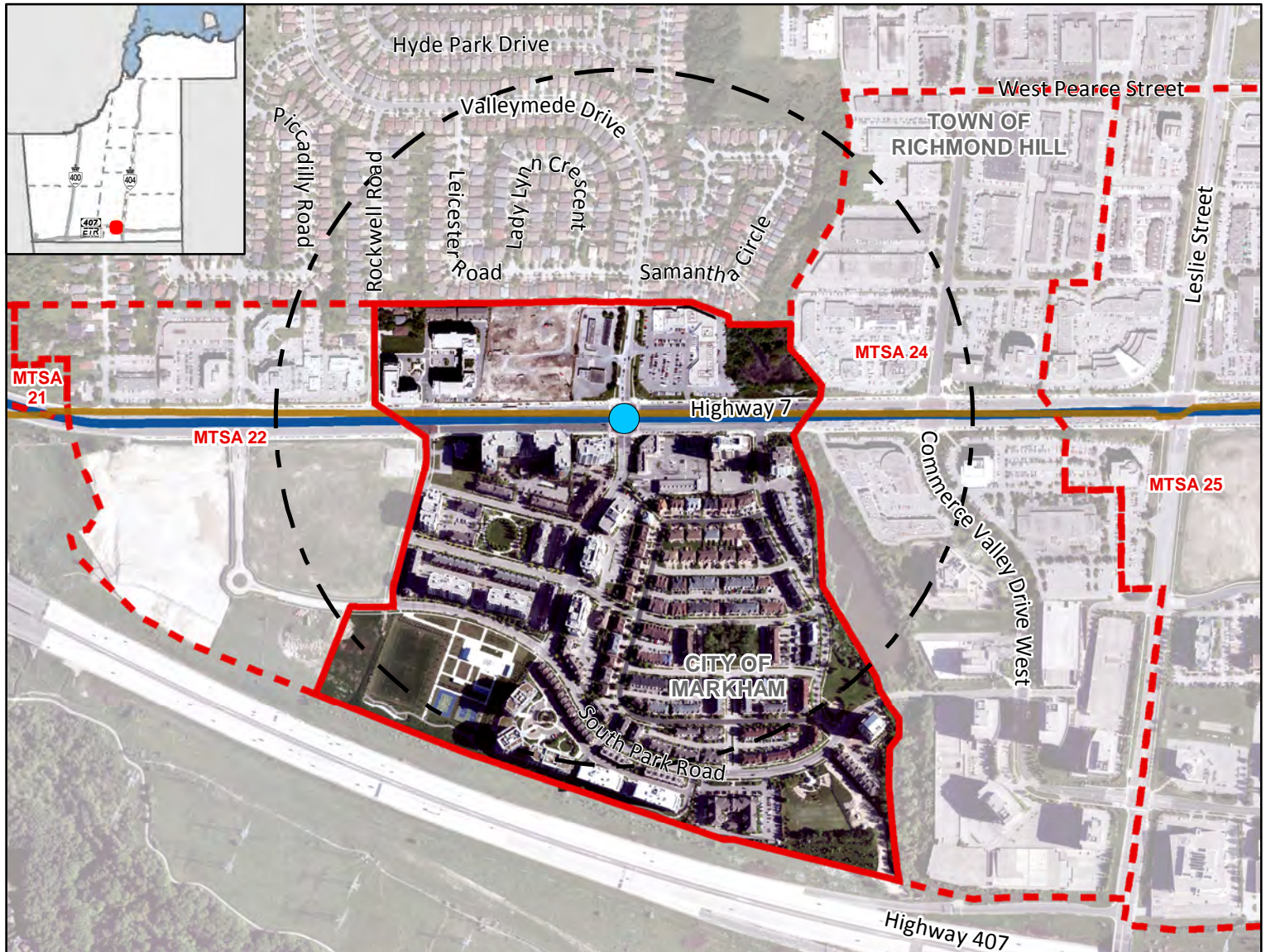
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Valleymede BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Valleymede Drive/Times Avenue, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

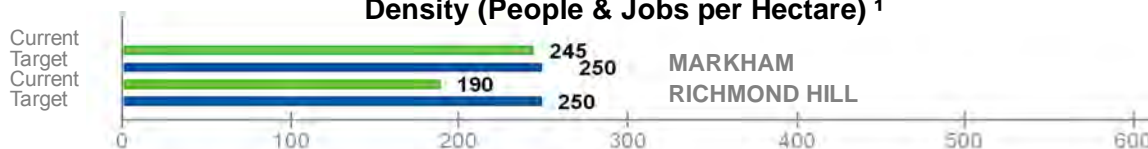
Base Map Information

— Local Municipal Boundary

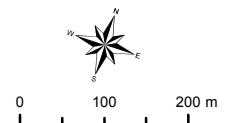
Valleymede BRT Station

Gross Area:
47.07 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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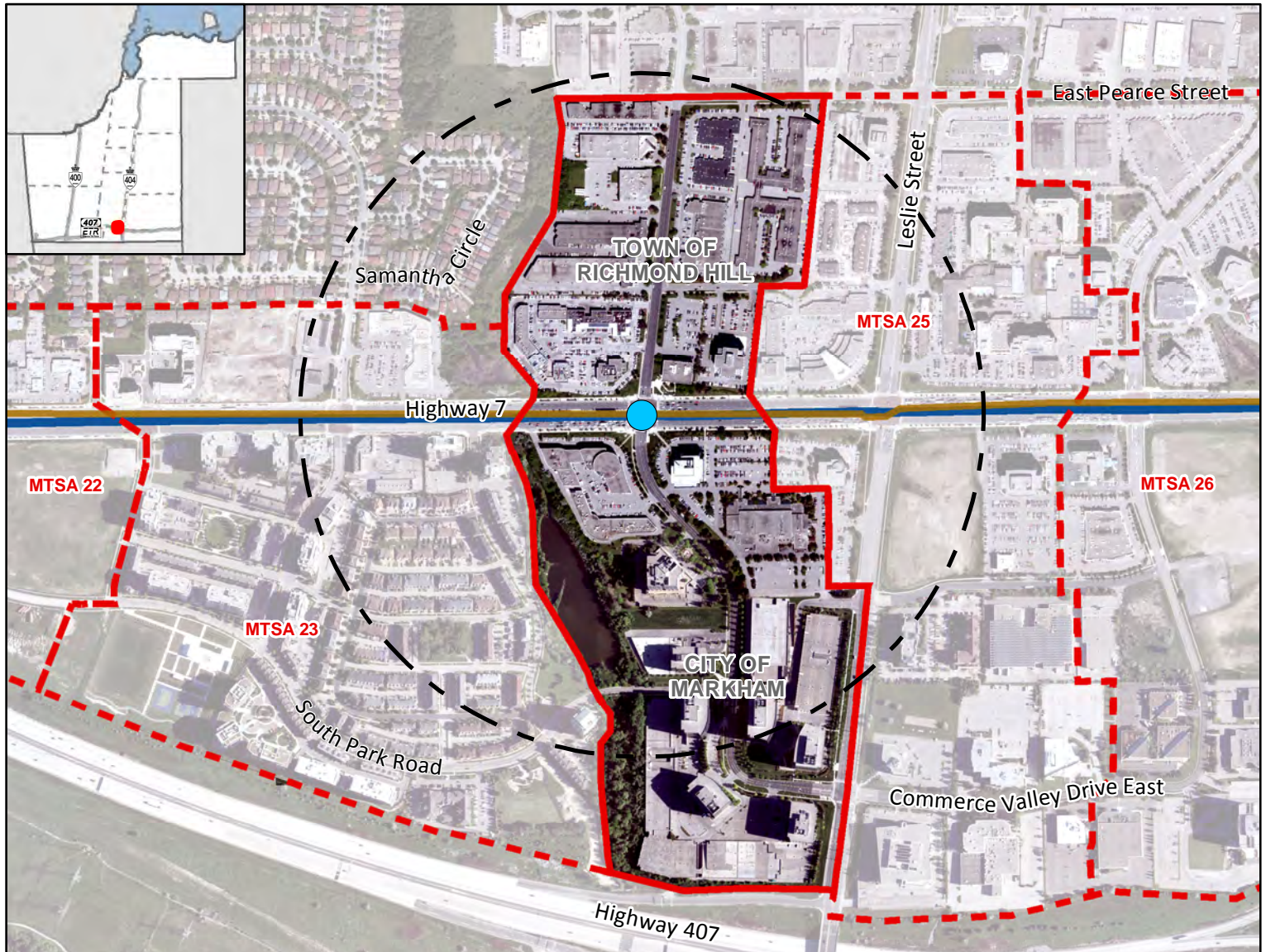
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

West Beaver Creek BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at West Beaver Creek Rd/Commerce Valley Dr W, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

Base Map Information

— Local Municipal Boundary

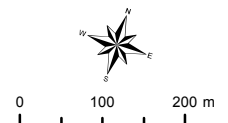
West Beaver Creek BRT Station

Gross Area:
44.36 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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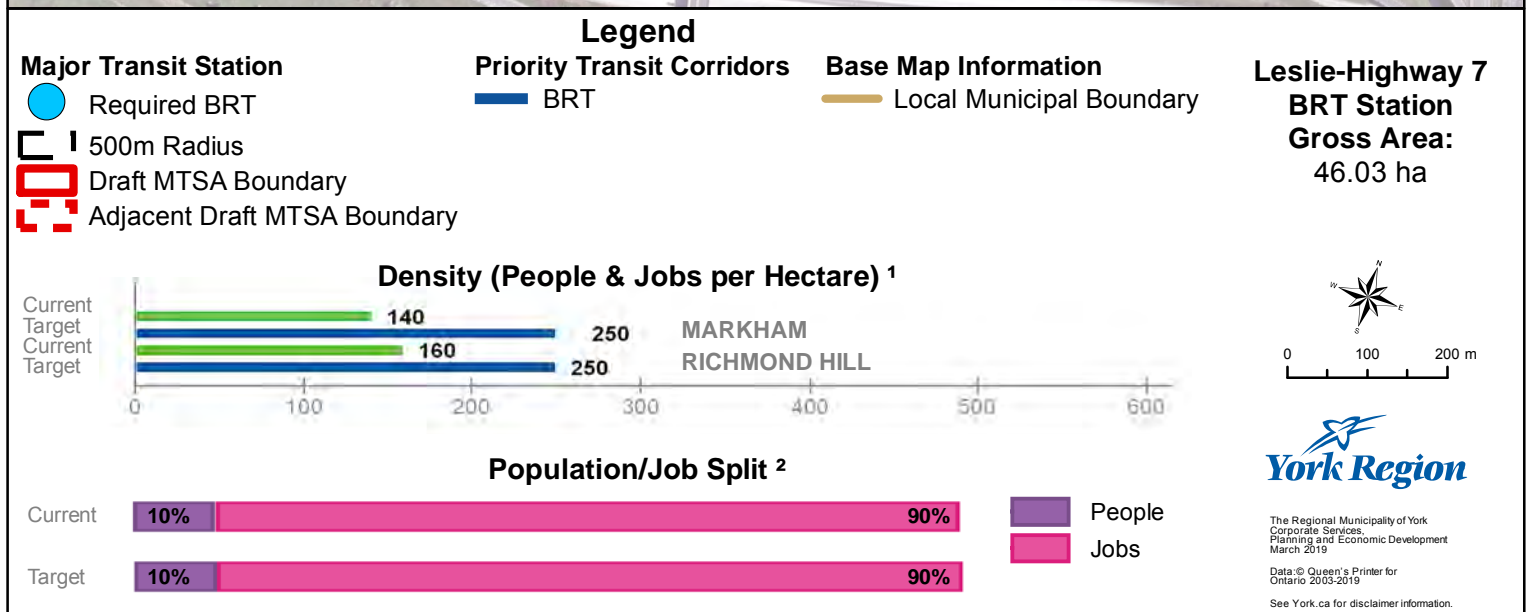
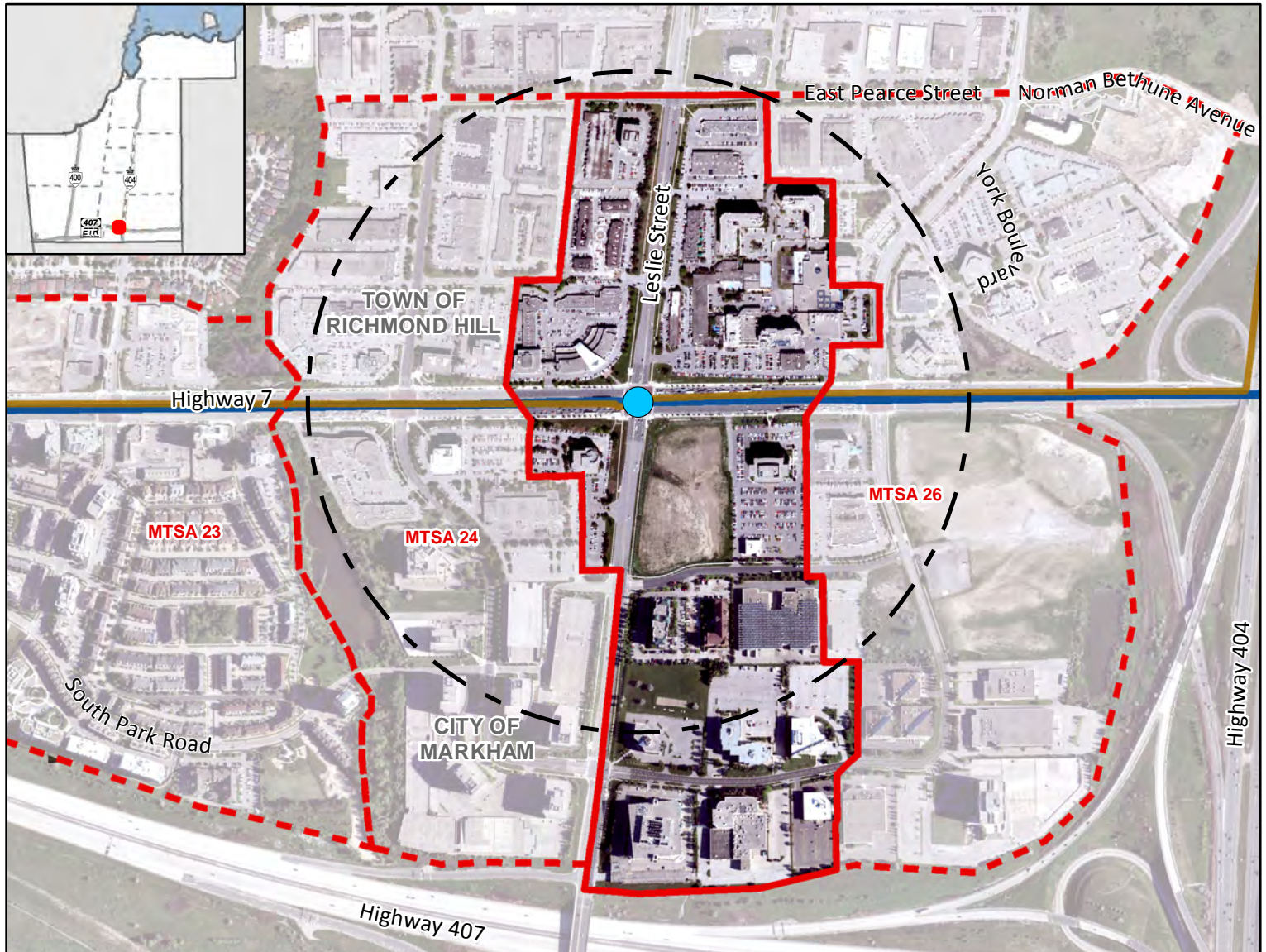
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Leslie-Highway 7 BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Leslie Street, Markham/Richmond Hill

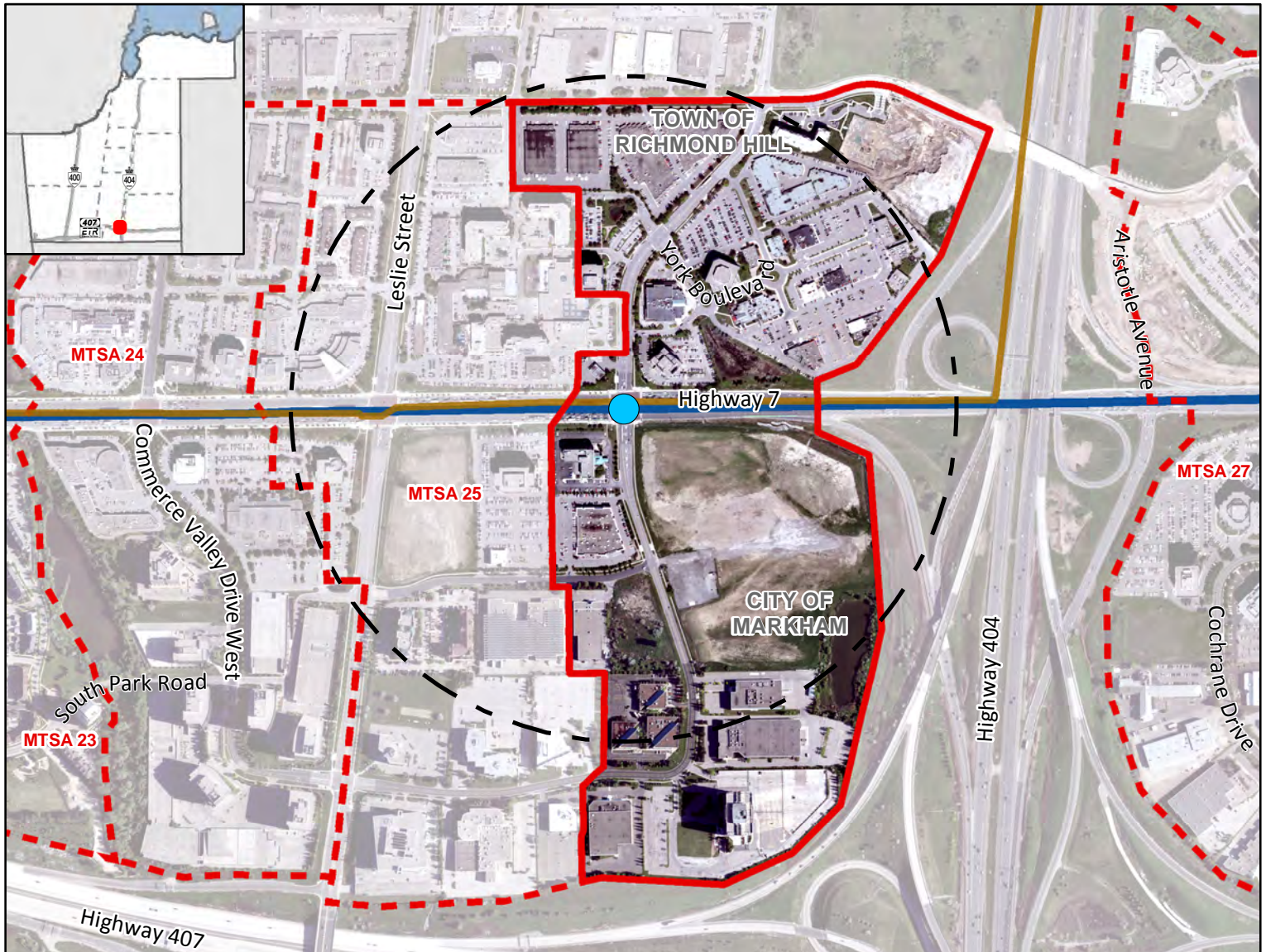

¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

East Beaver Creek BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at East Beaver Creek Rd/Commerce Valley Dr E, Markham/Richmond Hill



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

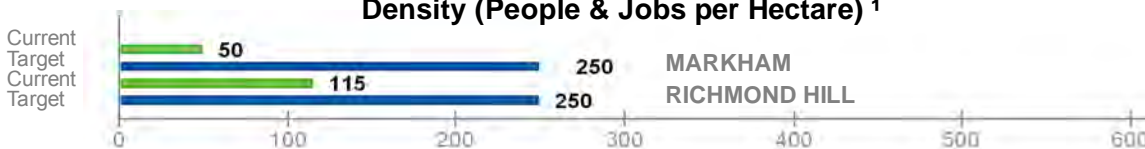
— BRT

Base Map Information

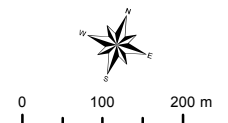
— Local Municipal Boundary

**East Beaver
Creek BRT
Station**
Gross Area:
 54.61 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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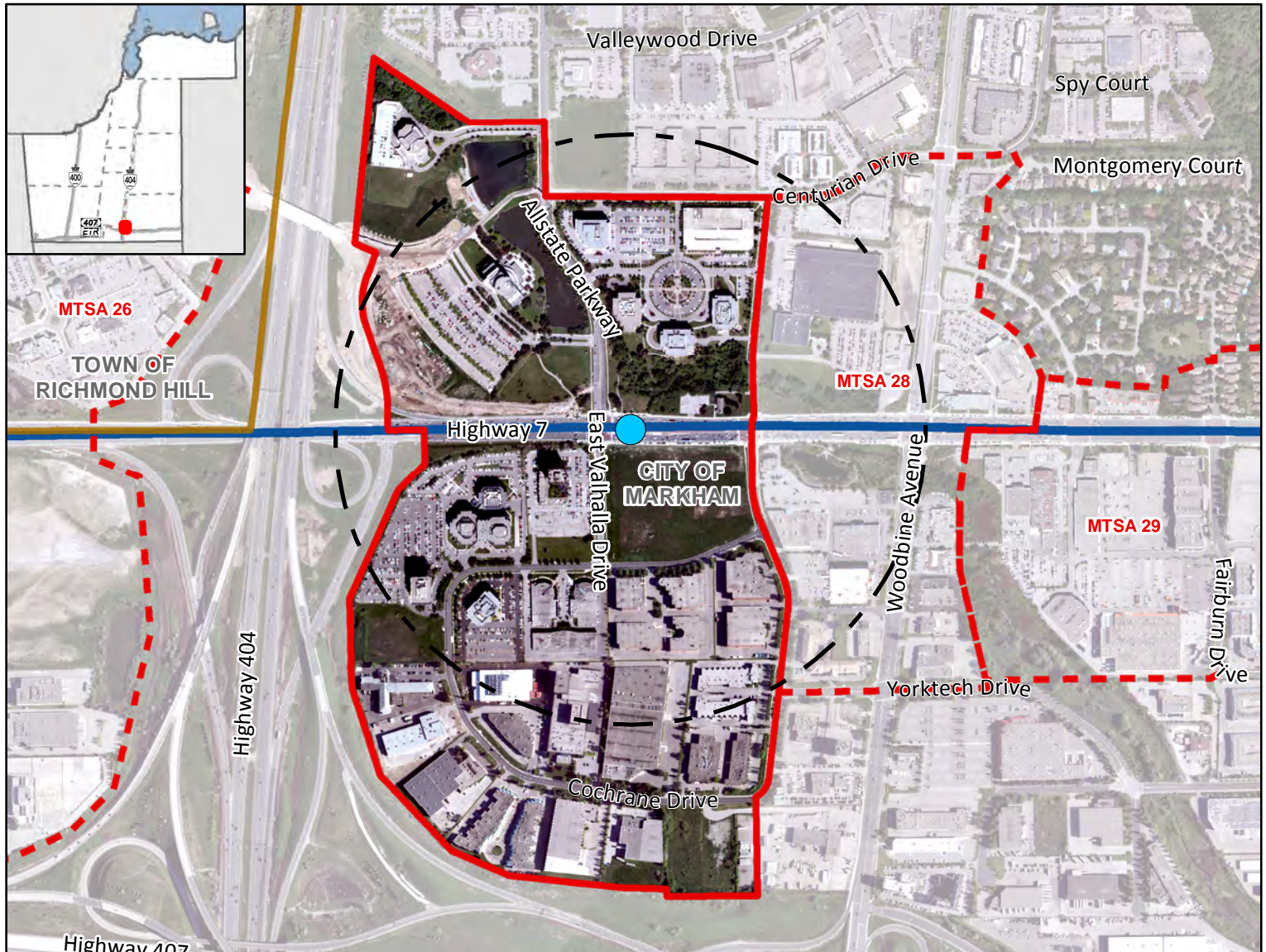
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Allstate Parkway BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Allstate Parkway/East Valhalla Drive, Markham



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

— BRT

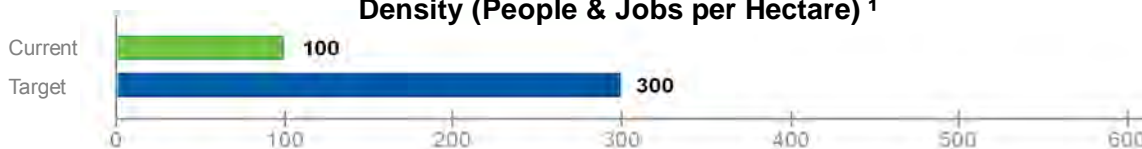
Base Map Information

— Local Municipal Boundary

Allstate Parkway BRT Station

Gross Area:
80.42 ha

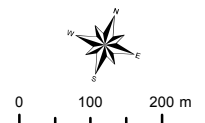
Density (People & Jobs per Hectare) ¹



Population/Job Split ²



■ People
■ Jobs



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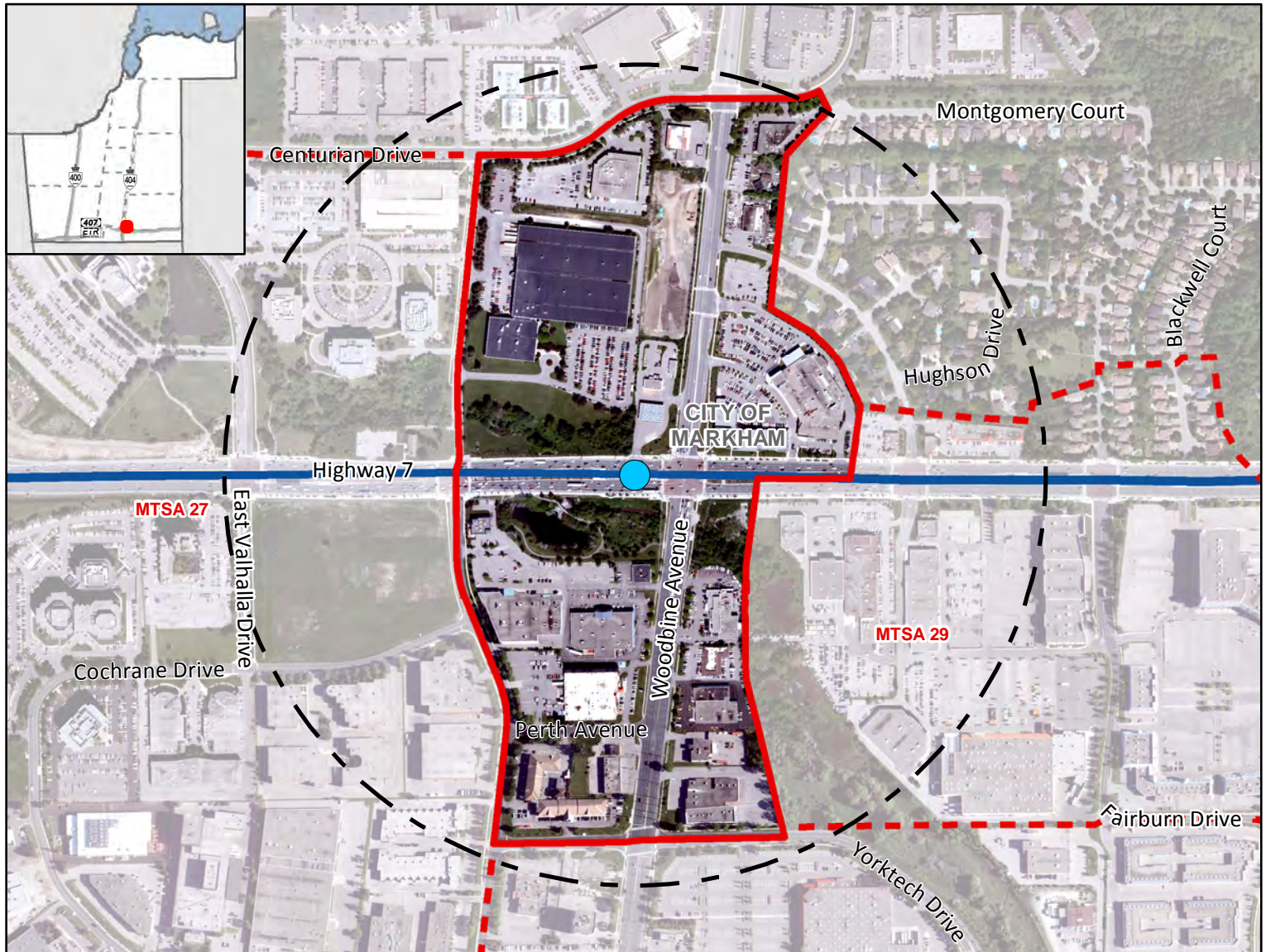
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Woodbine BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Woodbine Avenue, Markham



Legend

Major Transit Station

● Required BRT

□ 500m Radius

▭ Draft MTSA Boundary

▭ Adjacent Draft MTSA Boundary

Priority Transit Corridors

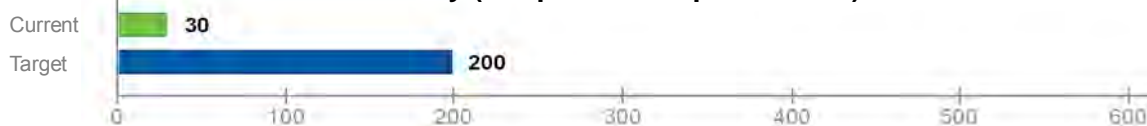
— BRT

Woodbine BRT Station

Gross Area:

33.02 ha

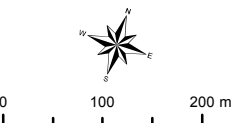
Density (People & Jobs per Hectare) ¹



Population/Job Split ²



People
Jobs



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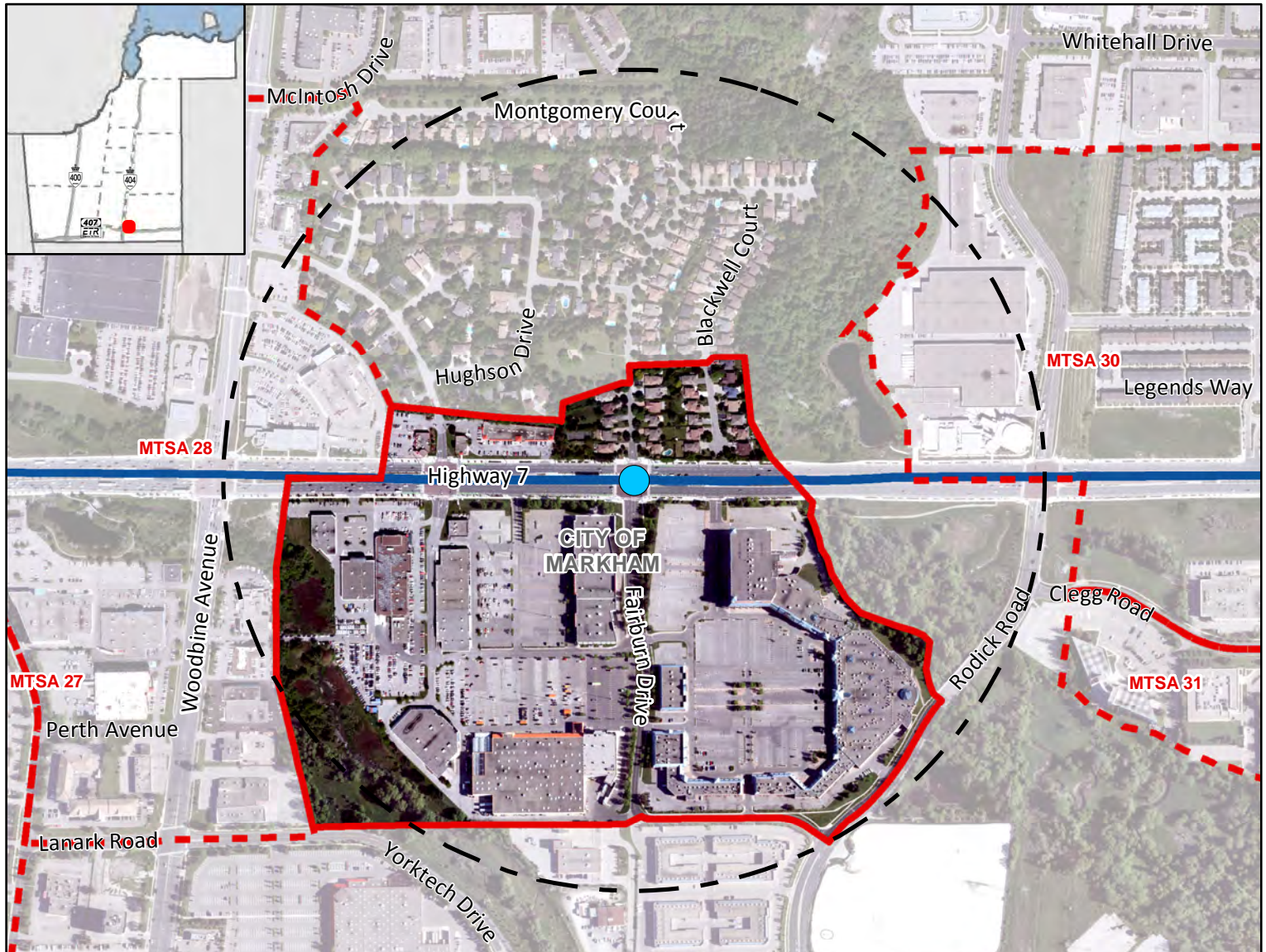
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Montgomery BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Montgomery Court/Fairburn Drive, Markham



Legend

Major Transit Station

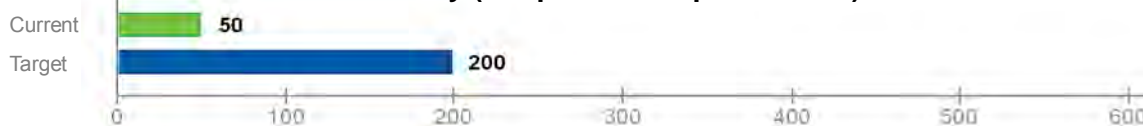
- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

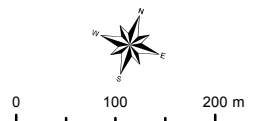
— BRT

**Montgomery
BRT Station
Gross Area:
34.89 ha**

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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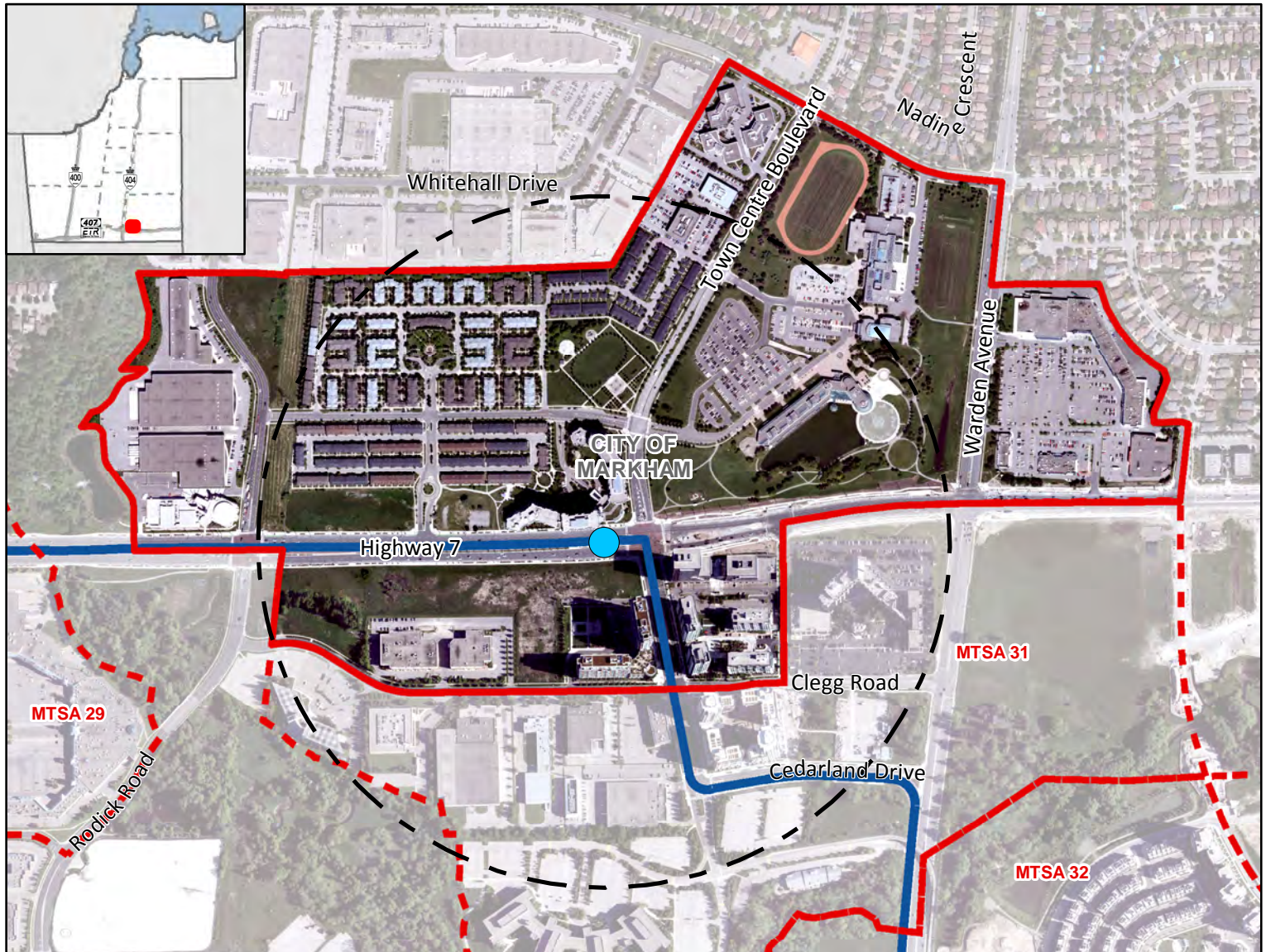
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Town Centre Boulevard BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Town Centre Boulevard, Markham



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

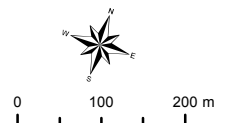
— BRT

Town Centre Boulevard BRT Station
Gross Area:
 80.75 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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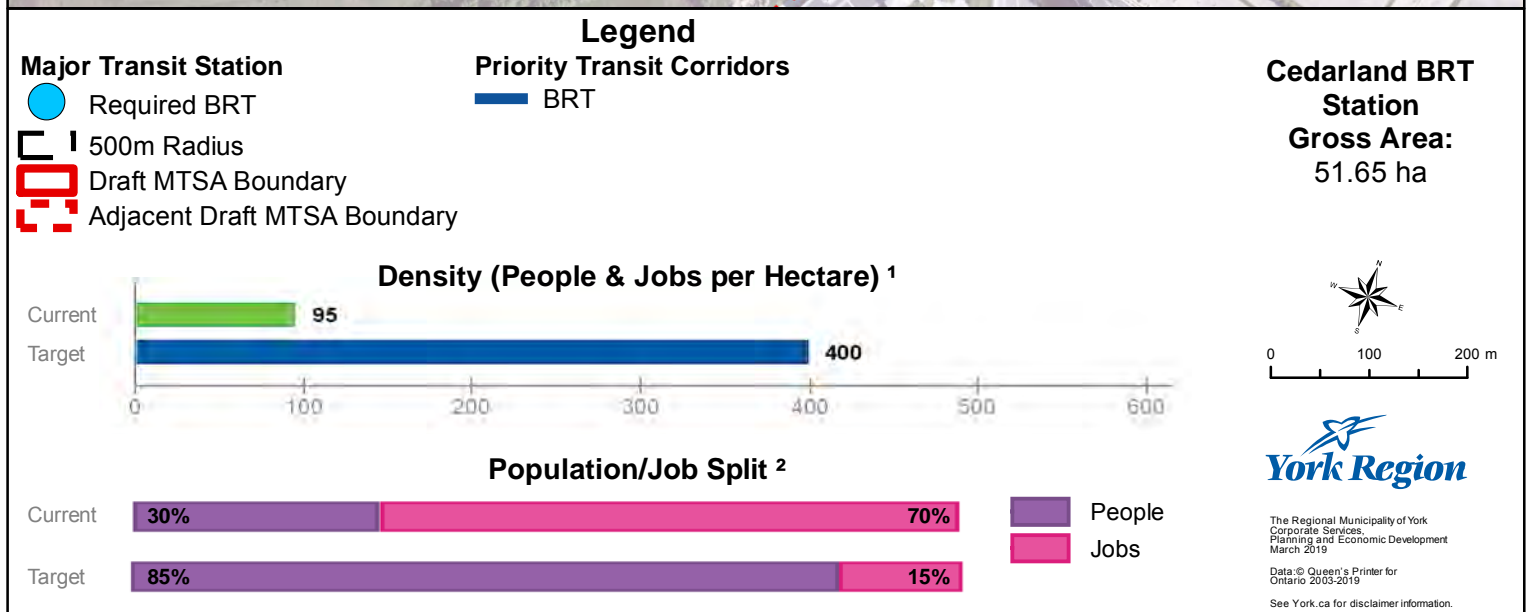
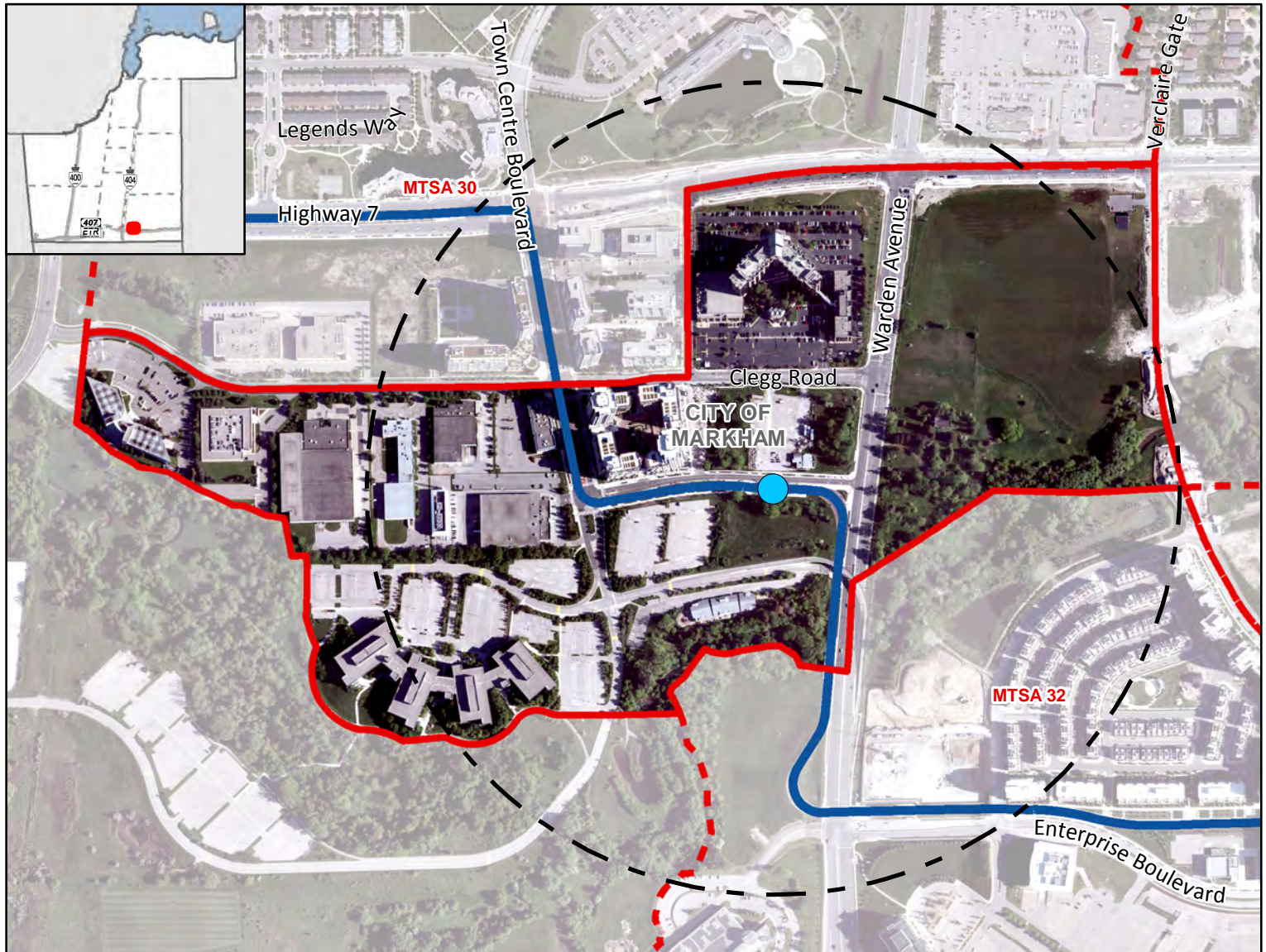
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Cedarland BRT Station

On Highway 7 BRT Corridor

Along Cedarland Drive at Warden Avenue, Markham



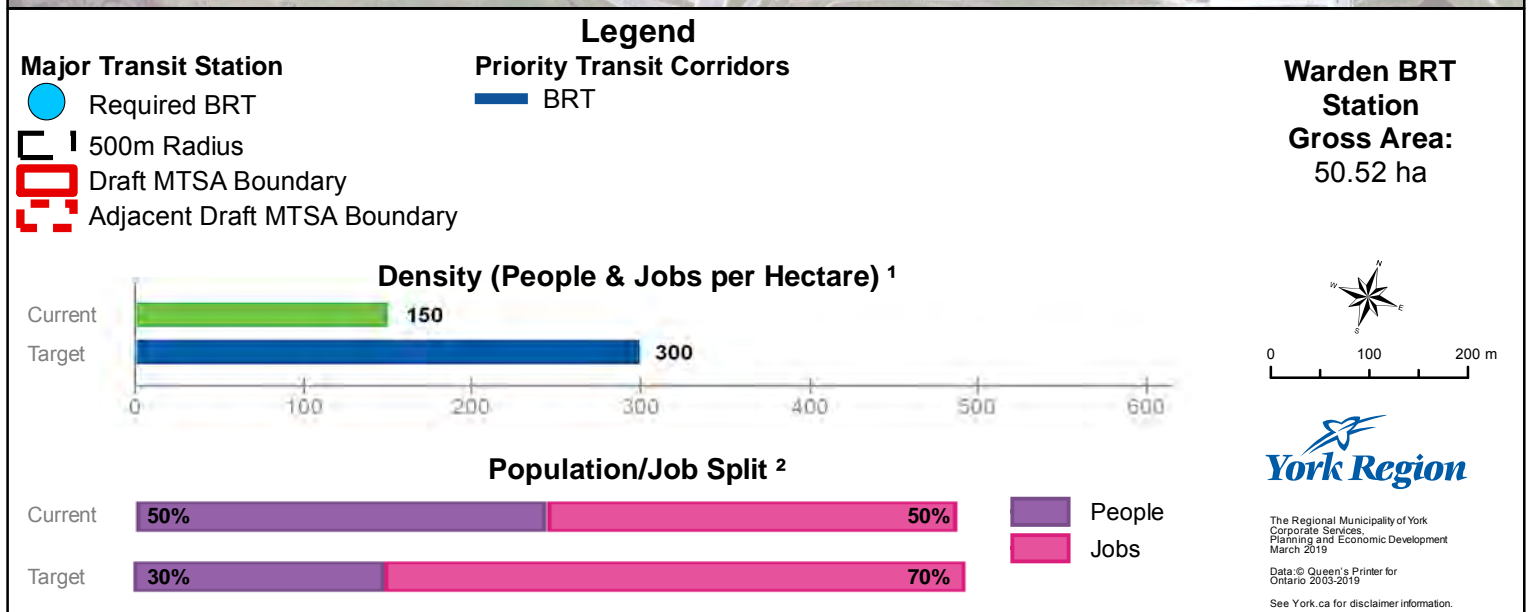
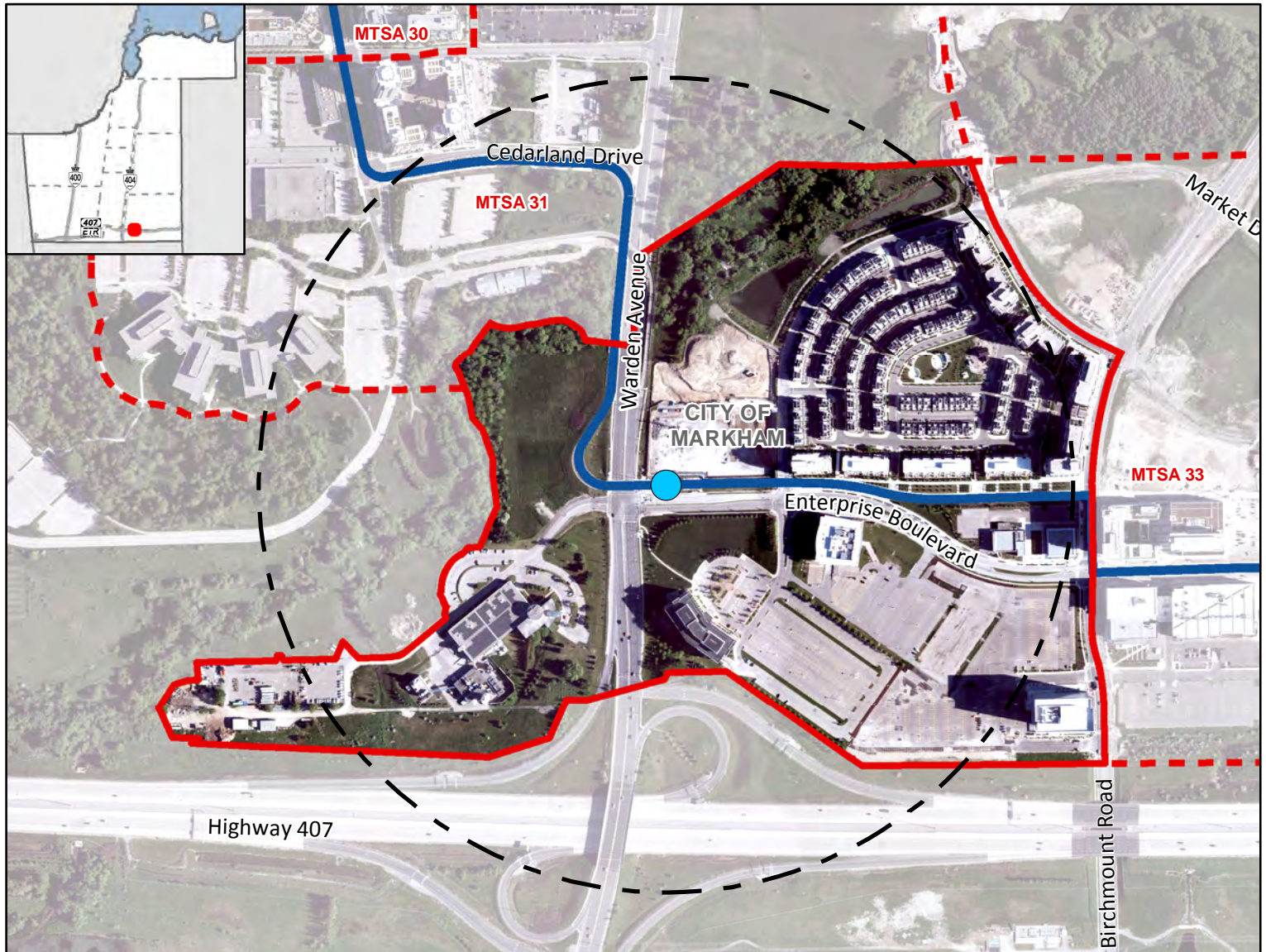
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Warden BRT Station

On Highway 7 BRT Corridor

Along dedicated BRT road, near Enterprise Boulevard and Warden Avenue, Markham



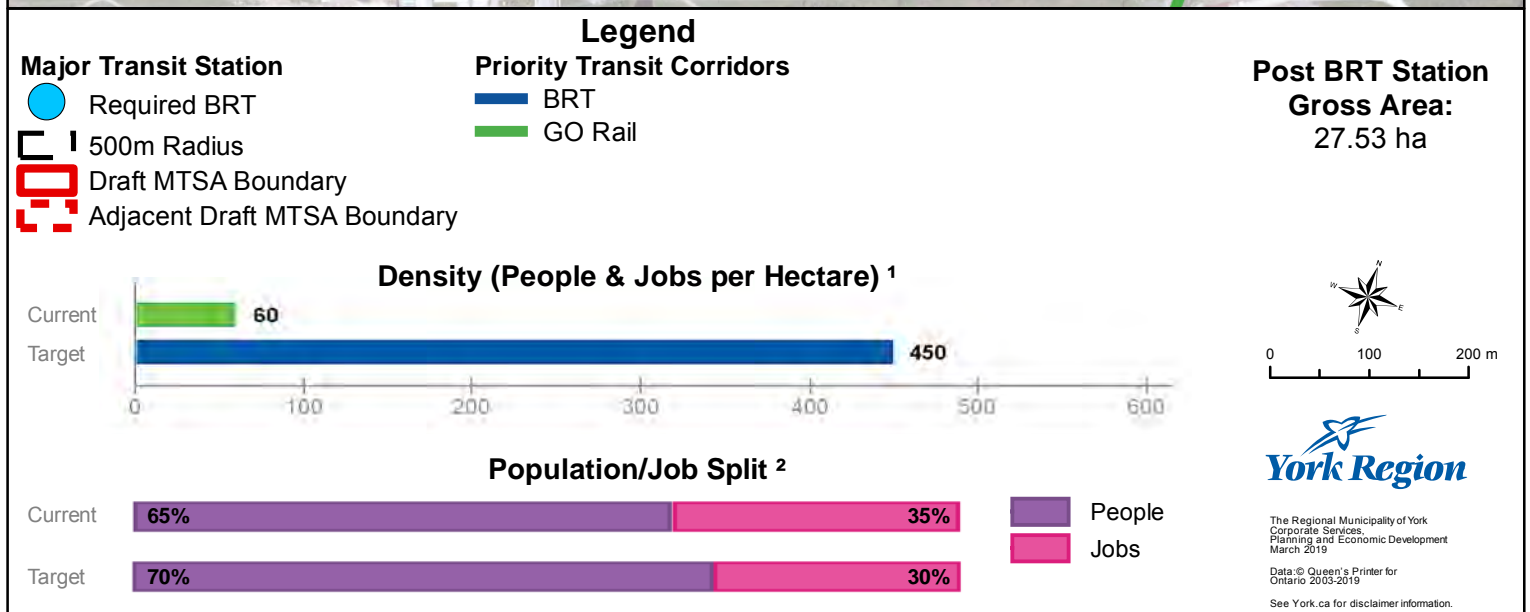
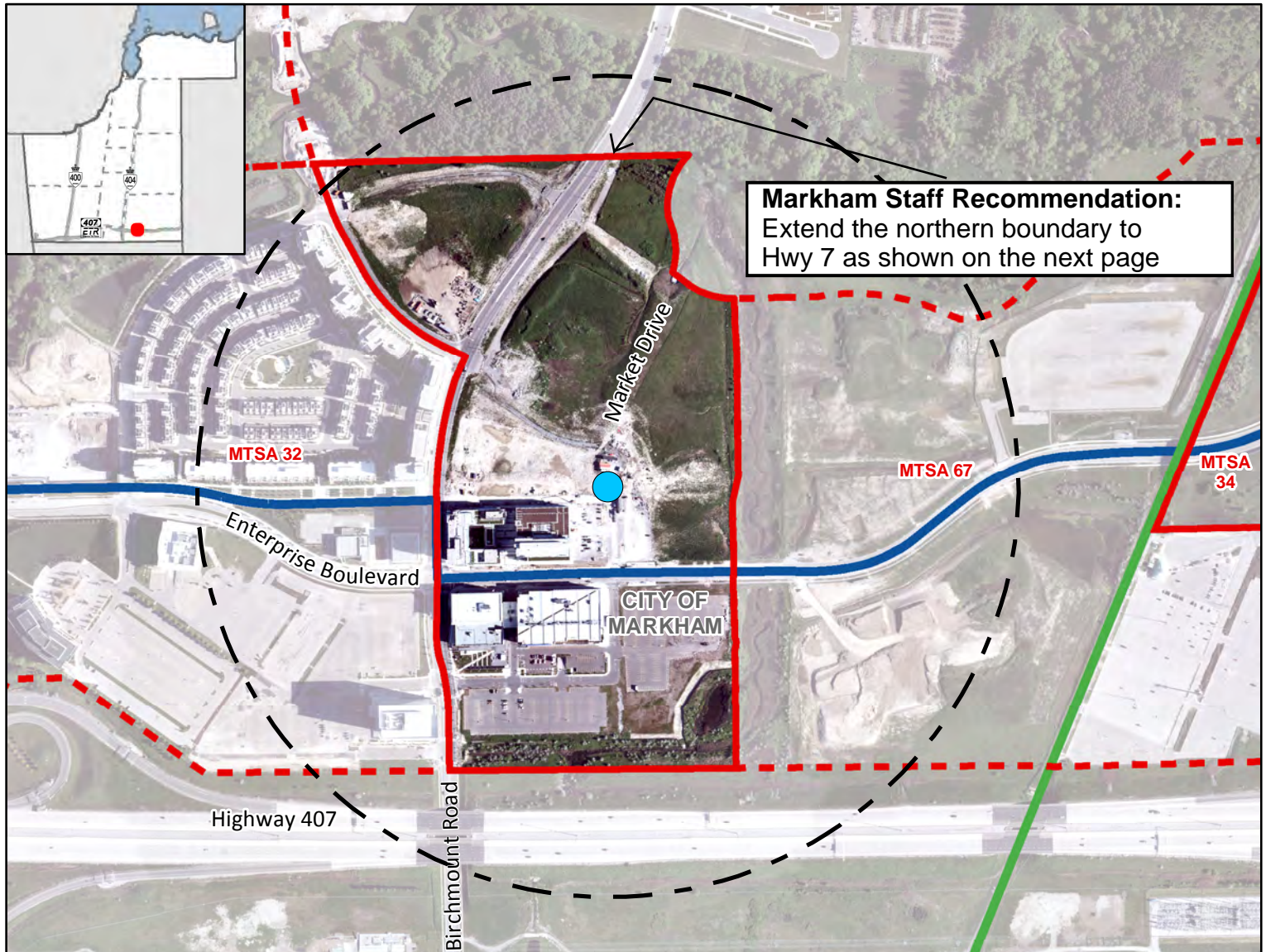
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Post BRT Station

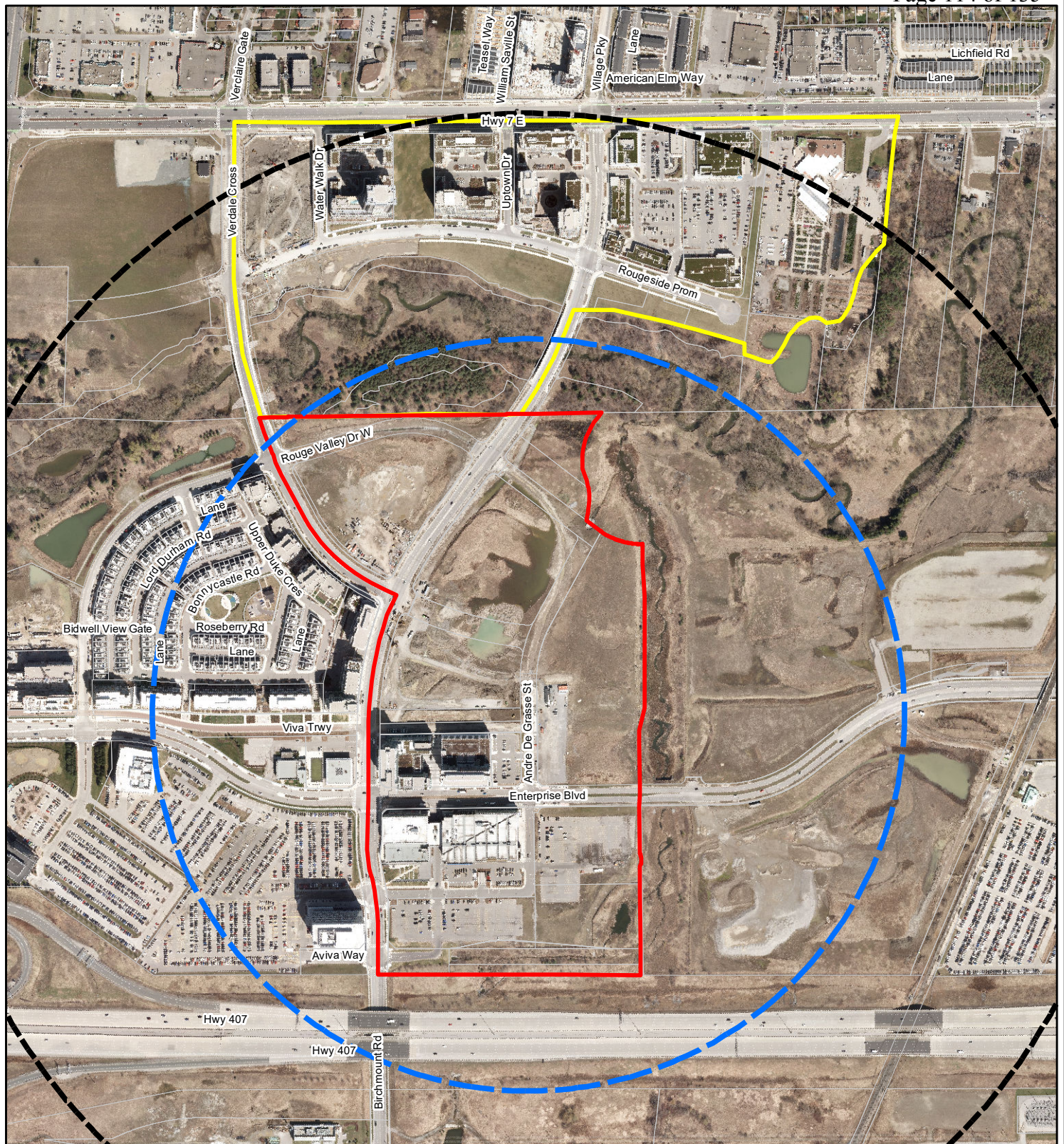
On Highway 7 BRT Corridor

Along dedicated BRT road, north of Enterprise Boulevard and Post Road, Markham



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%



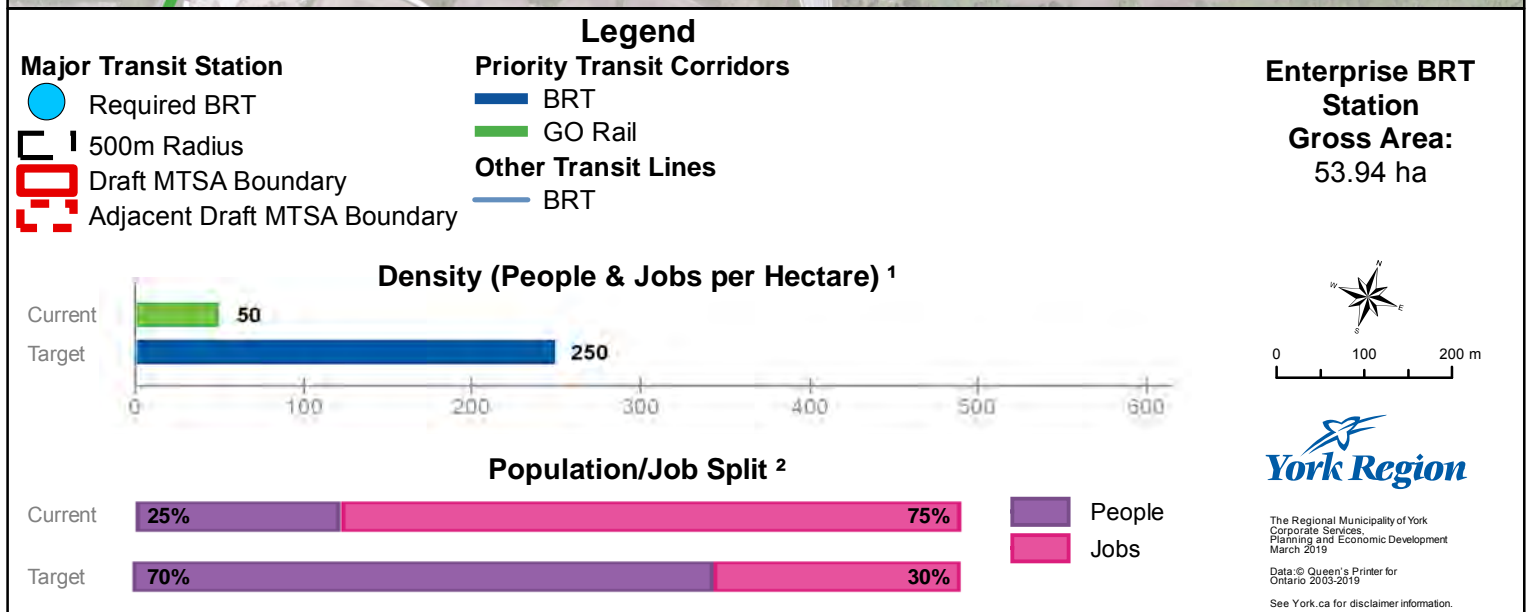
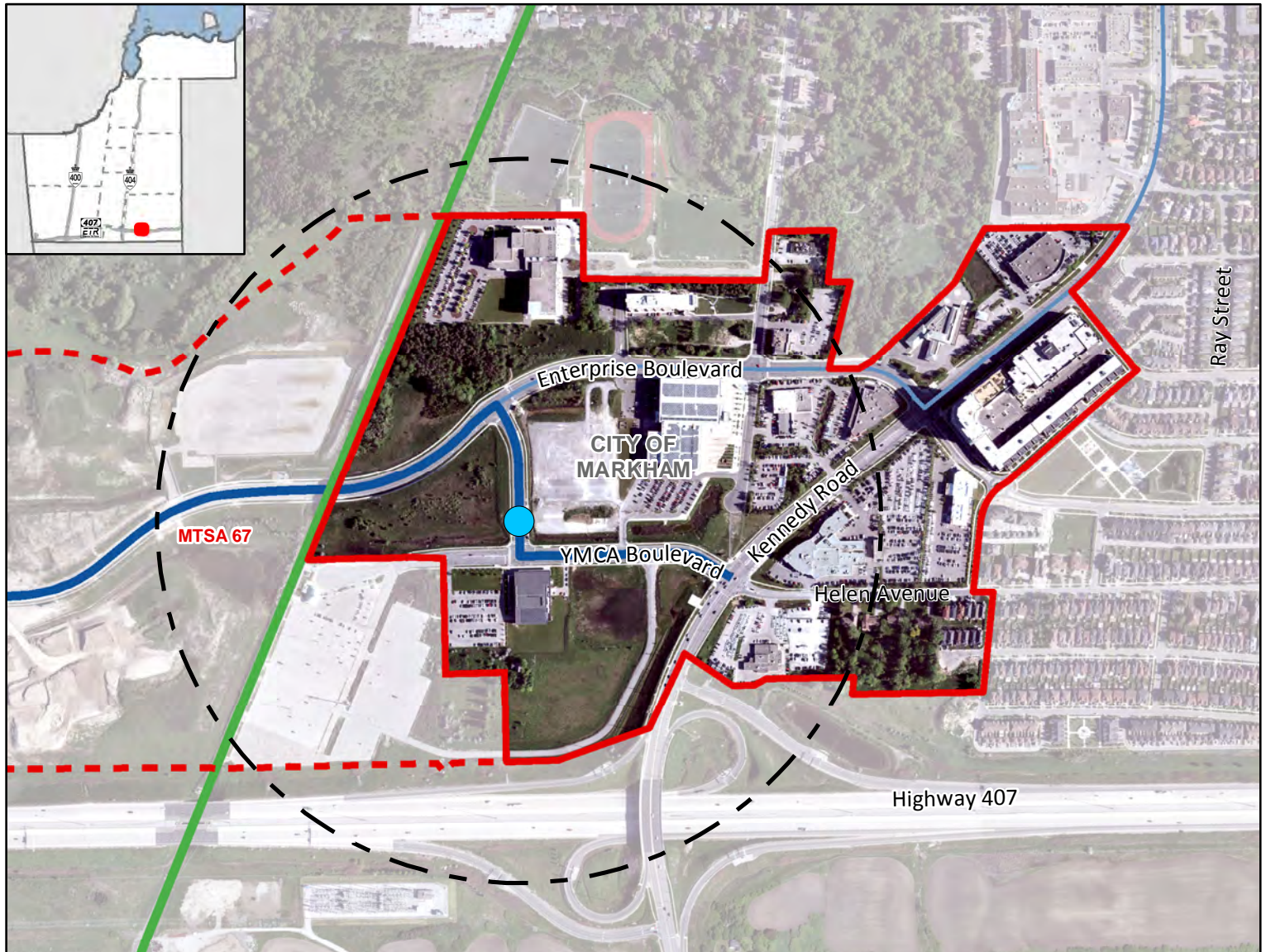
Post BRT MTSA

- Required BRT
- MTSA Boundary
- Proposed Addition to MTSA
- 500m Radius
- 800m Radius

Enterprise BRT Station

On Highway 7 BRT Corridor

Along Ravis Road at YMCA Boulevard, Markham

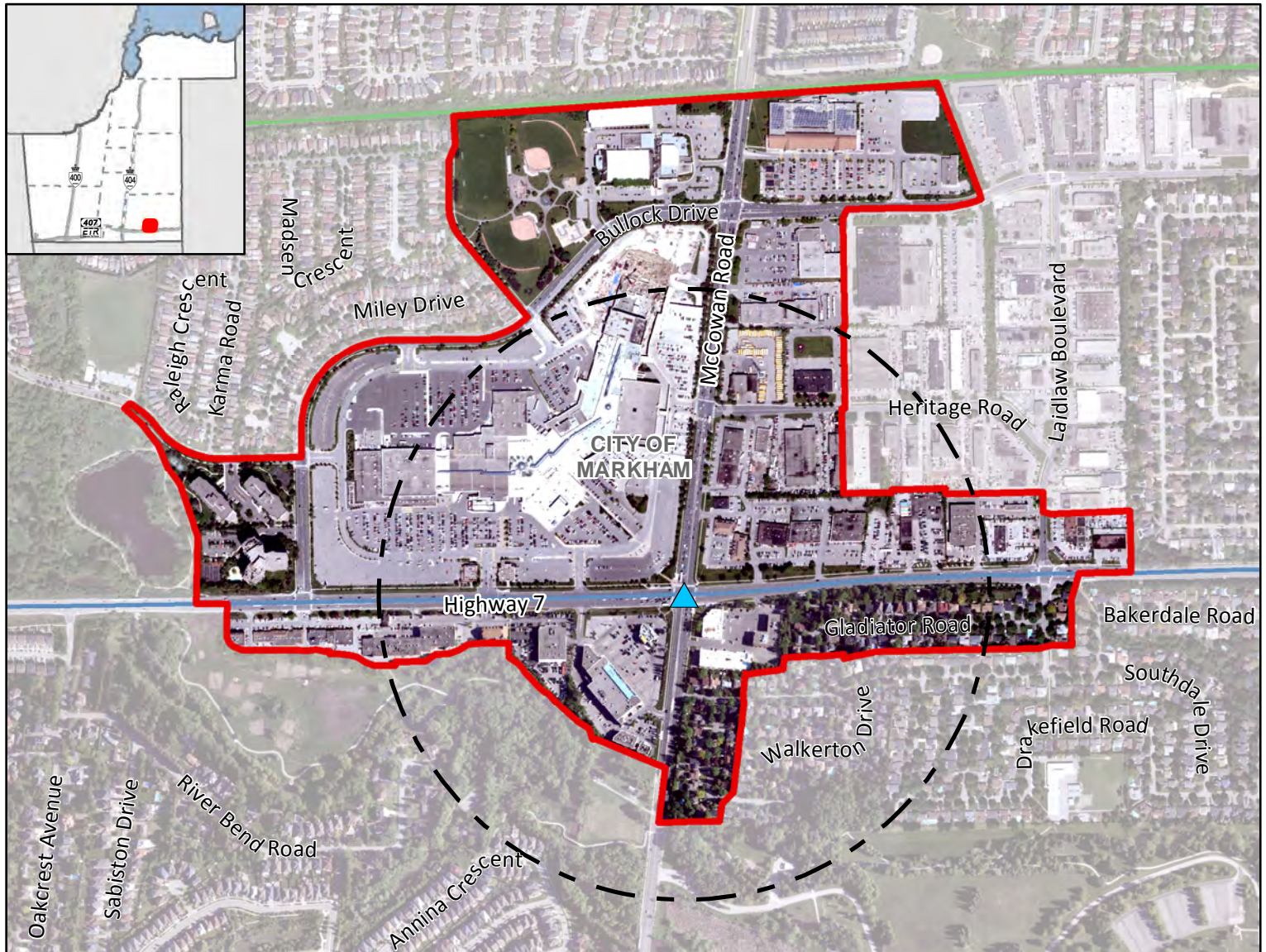

¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

McCowan BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at McCowan Road, Markham



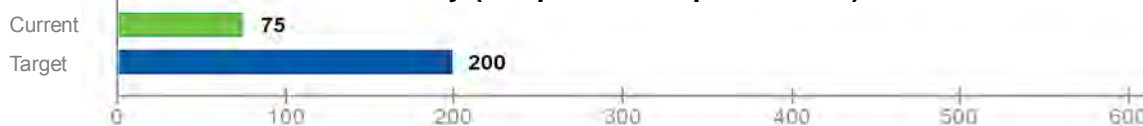
Legend

Major Transit Station
 Additional BRT
 500m Radius
 Draft MTSA Boundary

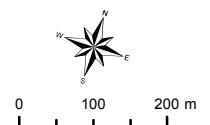
Other Transit Lines
 BRT
 GO Rail

McCowan BRT Station
Gross Area:
95.09 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Cornell BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Bur Oak Avenue, Markham



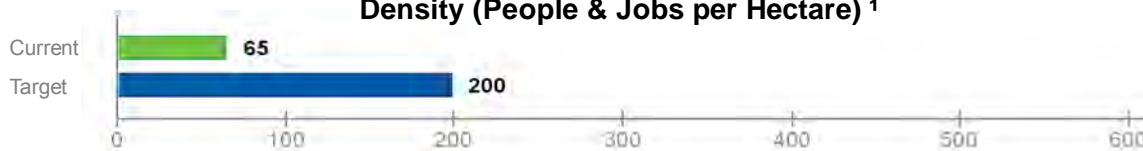
Legend

- Major Transit Station**
- ▲ Additional BRT
 - 500m Radius
 - Draft MTSA Boundary

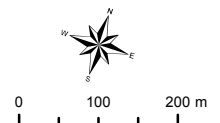
- Other Transit Lines**
- BRT

Cornell BRT Station
Gross Area:
 100.45 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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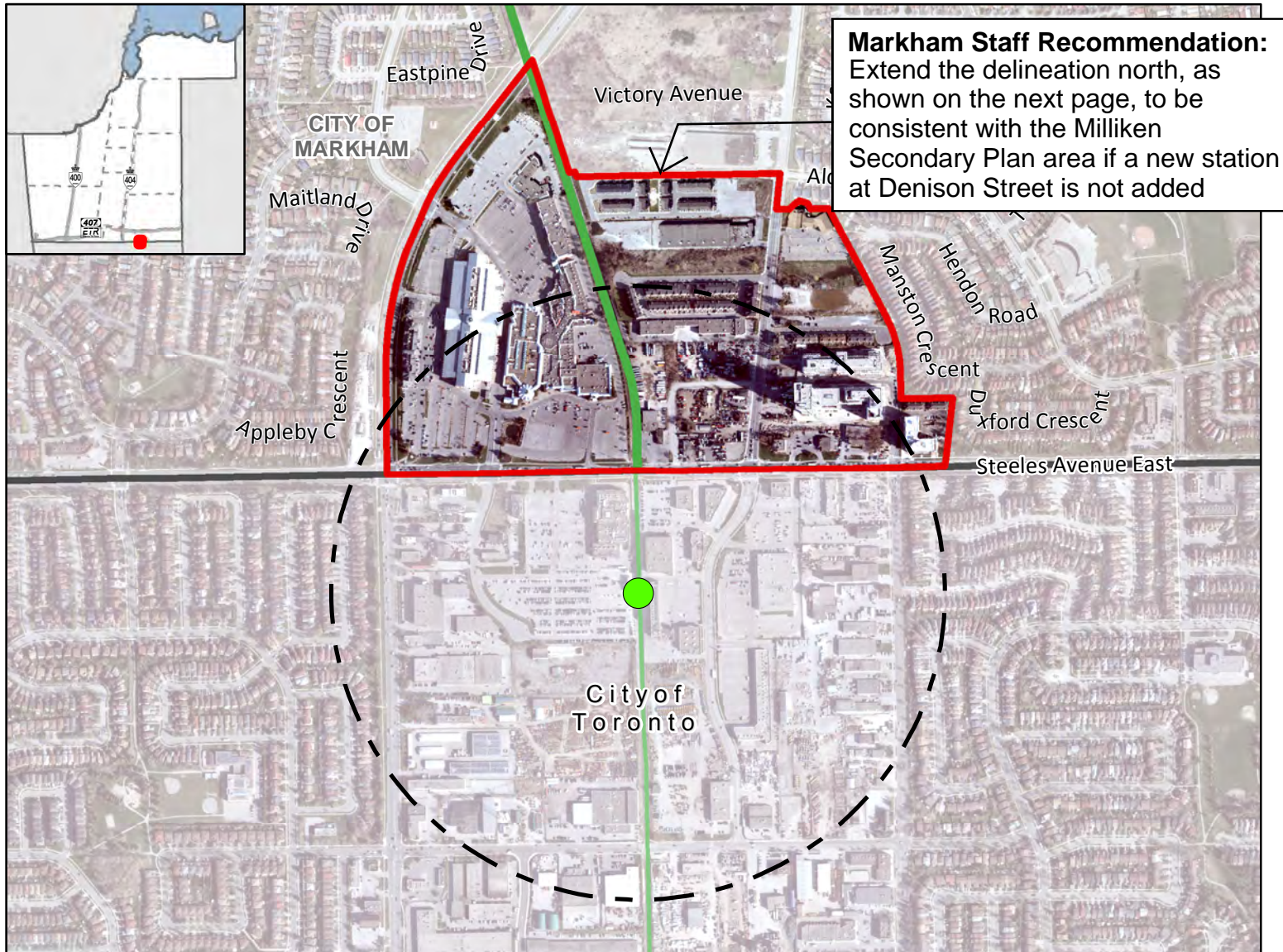
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

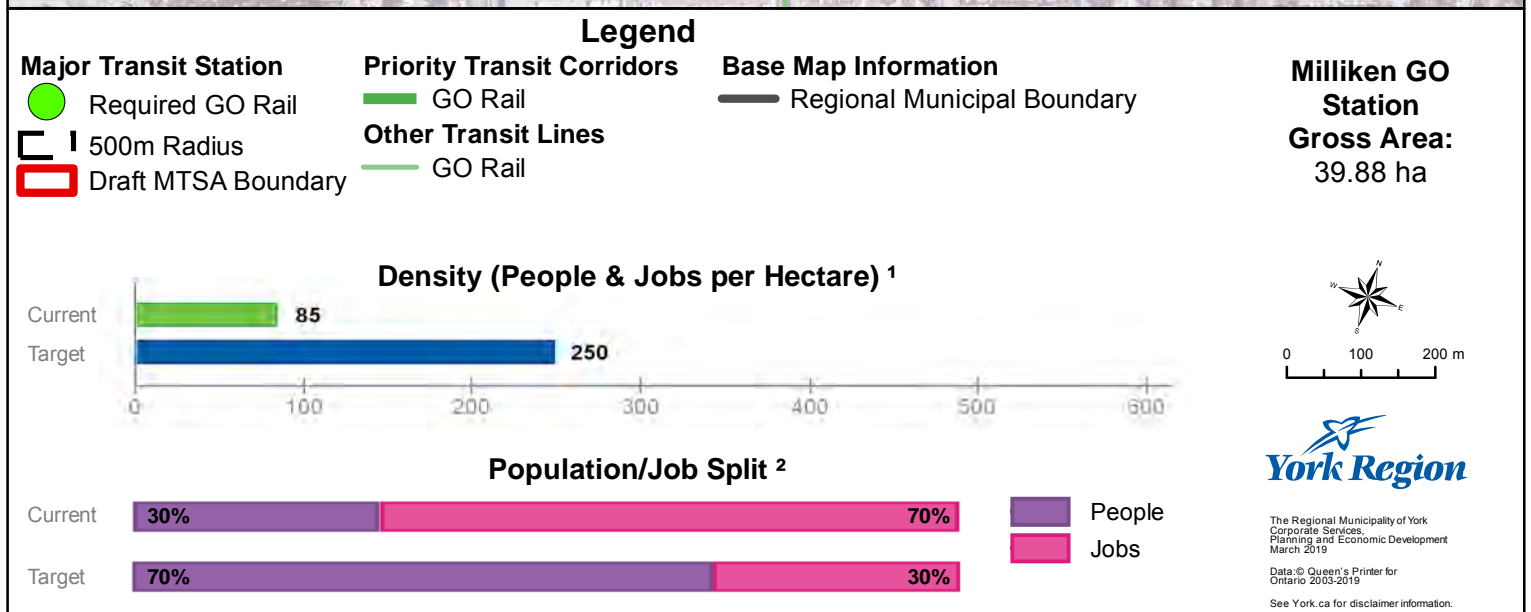
Milliken GO Station

On Stouffville GO Line Corridor

Near Steeles Avenue and Kennedy Road, Markham/Toronto

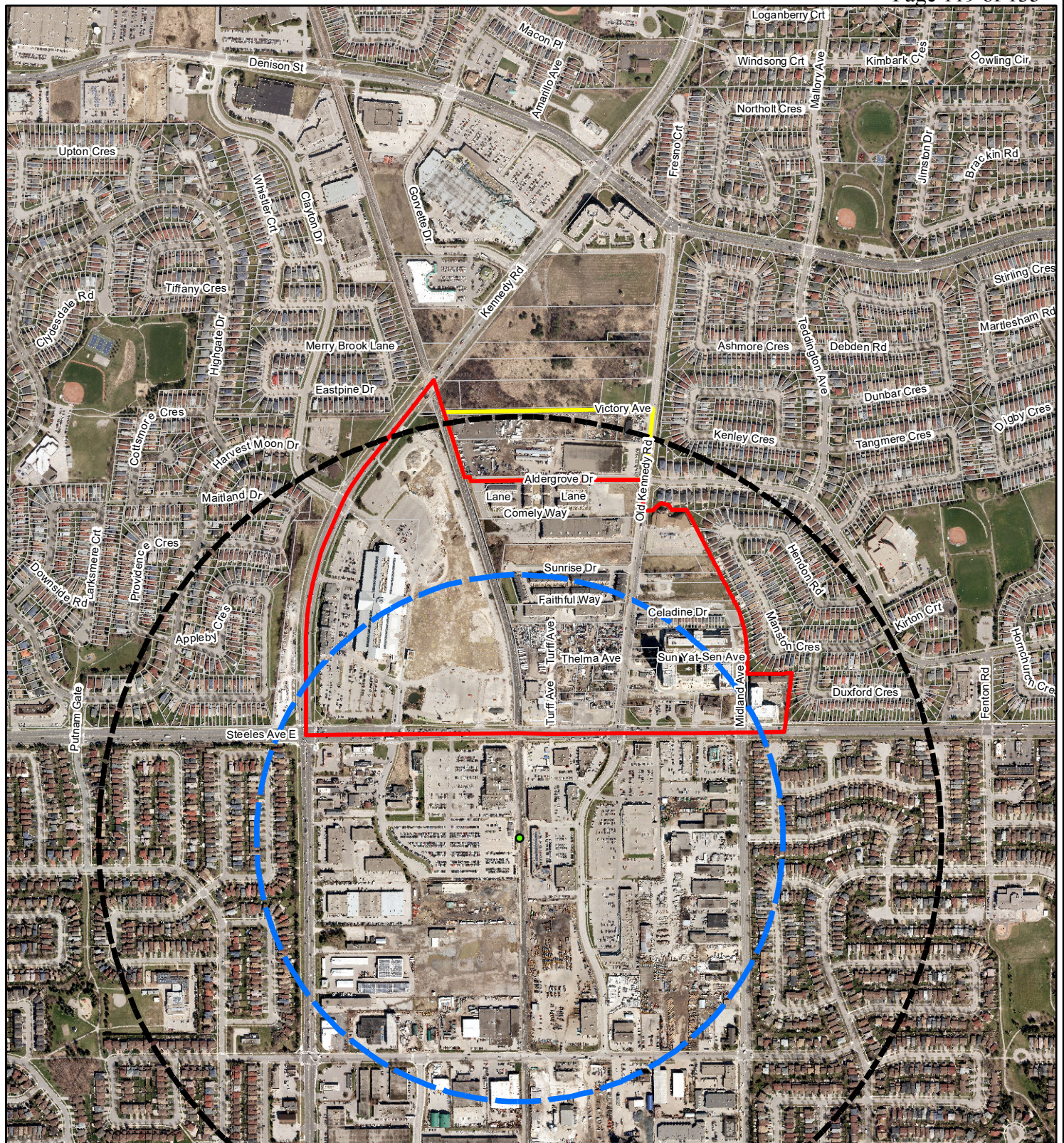


Markham Staff Recommendation:
 Extend the delineation north, as shown on the next page, to be consistent with the Milliken Secondary Plan area if a new station at Denison Street is not added



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%



Milliken GO MTSA

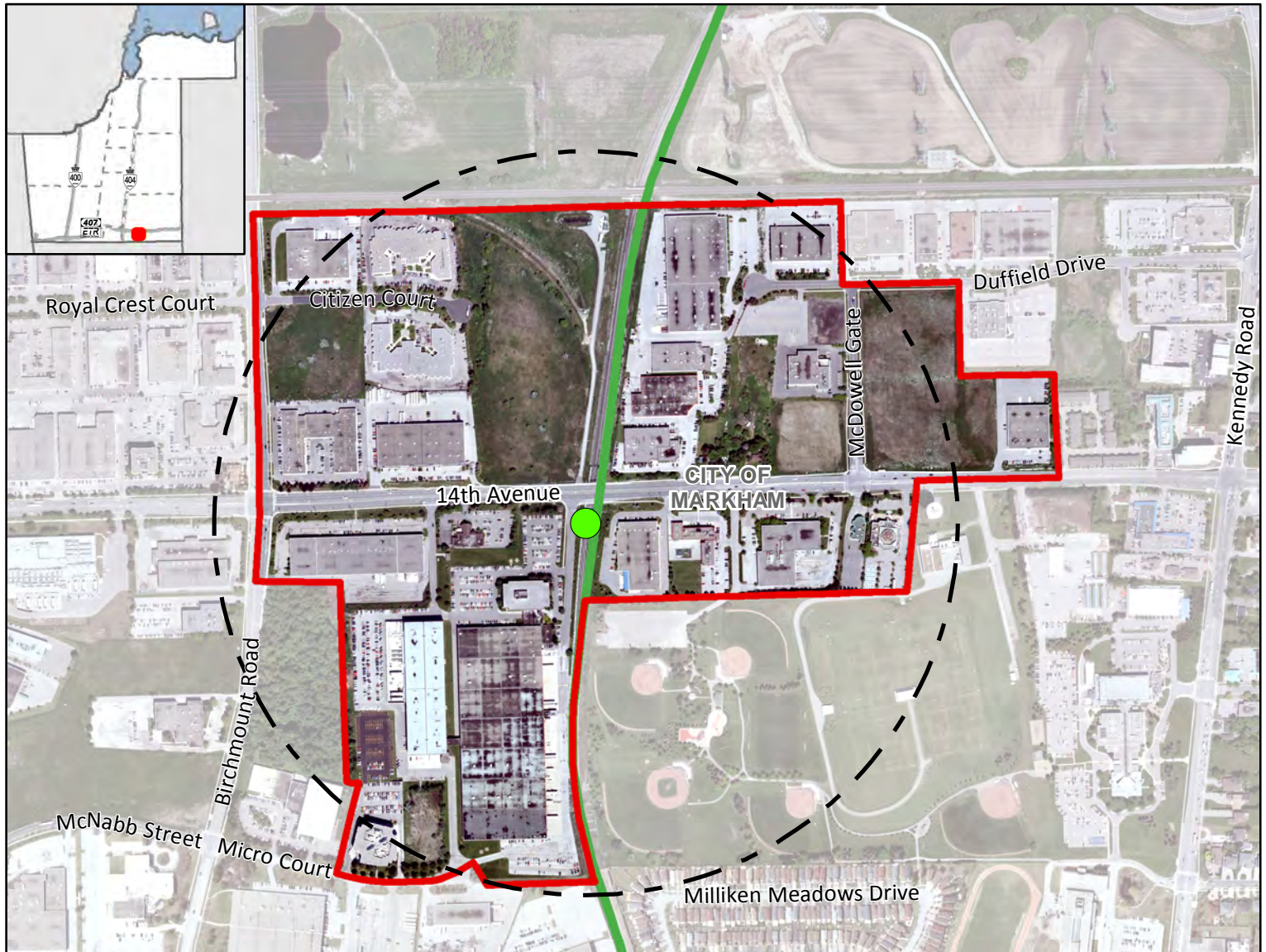
- Required GO Rail
- MTSA Boundary
- Proposed Addition to MTSA
- 500m Radius
- 800m Radius



14th Avenue GO Station

On Stouffville GO Line Corridor

Near 14 Avenue & Birchmount Road, Markham



Legend

- Major Transit Station**
- Required GO Rail
 - 500m Radius
 - ▭ Draft MTSA Boundary

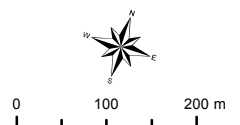
- Priority Transit Corridors**
- GO Rail

14th Avenue GO Station
Gross Area:
 60.30 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



York Region

The Regional Municipality of York
 Corporate Services,
 Planning and Economic Development
 March 2019

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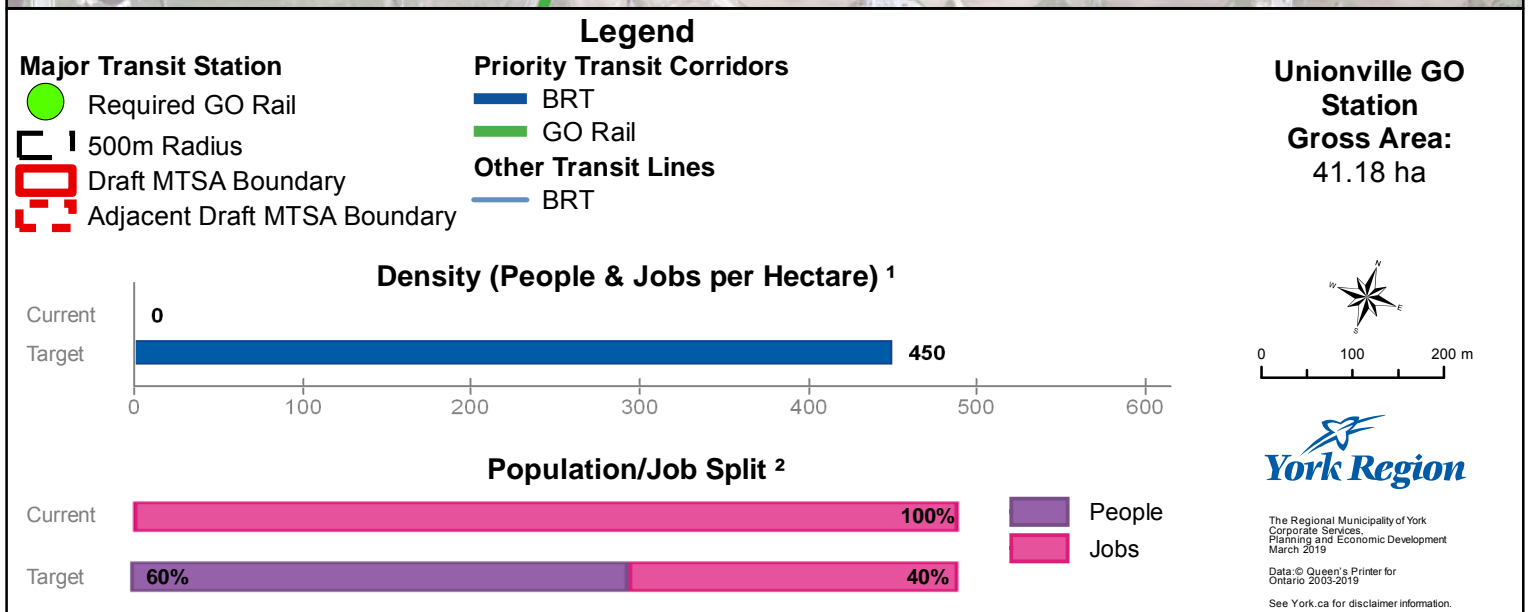
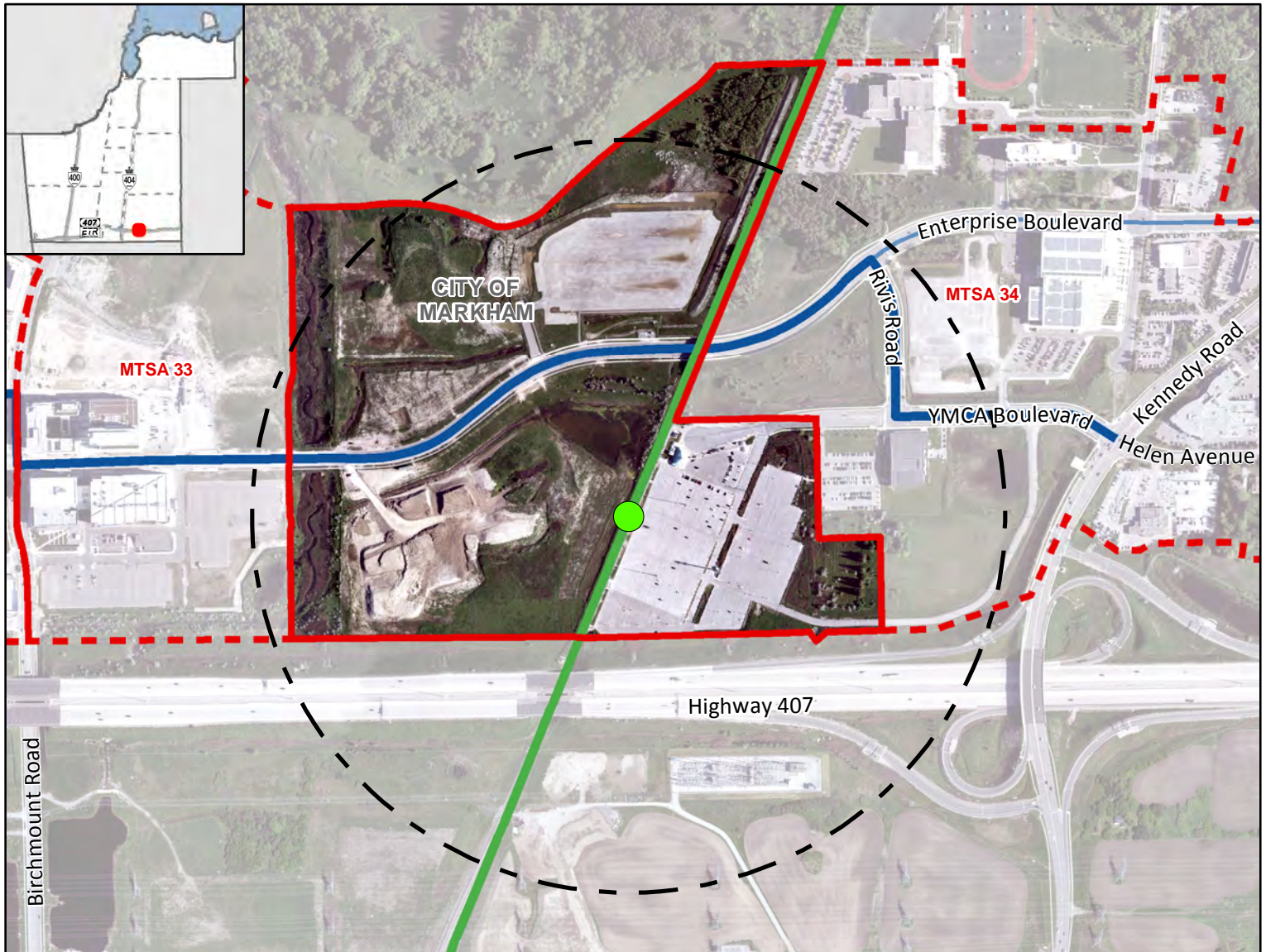
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Unionville GO Station

On Stouffville GO Line Corridor

Near Enterprise Boulevard at Rivis Road, Markham



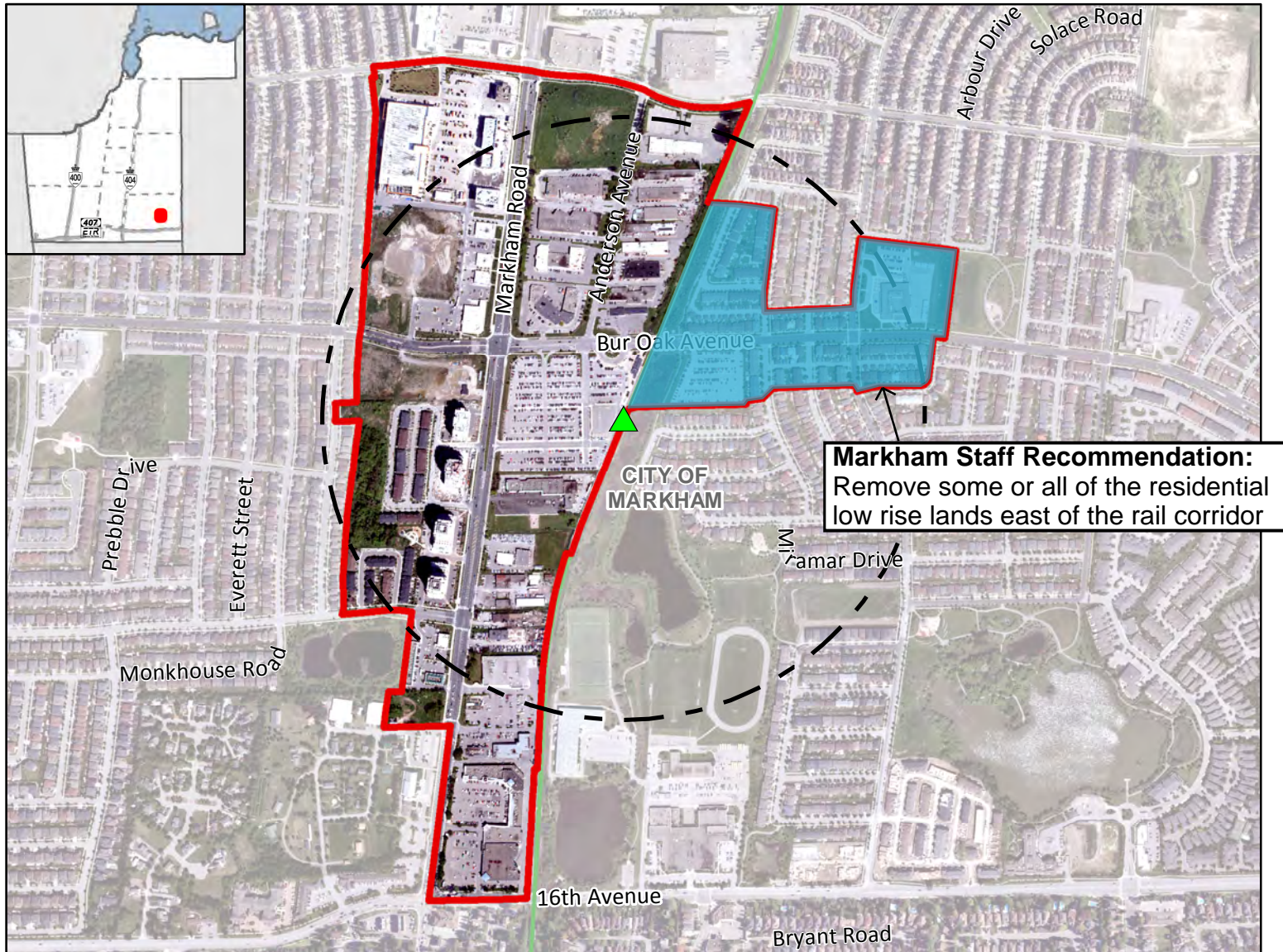
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Mount Joy GO Station

On Stouffville GO Line Corridor

Near Bur Oak Avenue and Markham Road, Markham



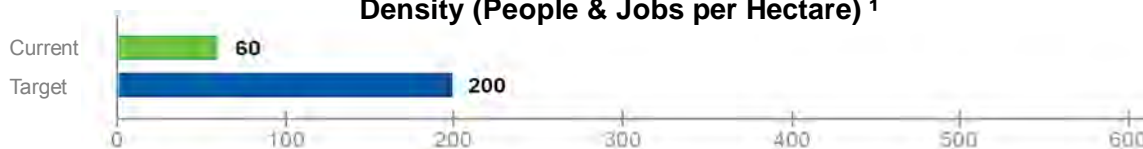
Legend

- Major Transit Station**
 Additional GO Rail
 500m Radius
 Draft MTSA Boundary

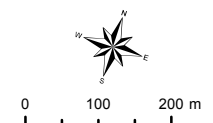
- Other Transit Lines**
 GO Rail

Mount Joy GO Station
Gross Area:
62.78 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



York Region

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¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%



Report to: Development Services Committee

Meeting Date: June 22, 2020

SUBJECT: RECOMMENDATION REPORT
Design, Construction and Financing of the Yorkton
Community Phase 2 Parks by Kylemore Communities
(Yorkton) Ltd.

PREPARED BY: Richard Fournier, Manager, Parks & Open Space
Development, ext. 2120

REVIEWED BY: Ronji Borooah, City Architect, ext. 8340

RECOMMENDATION:

- 1) THAT the report dated June 22, 2020 to Development Services Committee, titled 'Design, Construction and Financing of the Yorkton Community Phase 2 Parks by Kylemore Communities (Yorkton) Ltd' be received;
- 2) AND THAT Council approve the request by Kylemore Communities (Yorkton) Ltd to finance the cost of design, construction, and contract administration of these parks identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009, subject to the conditions identified in Attachment A;
- 3) AND THAT Council authorize the reimbursement of the cost of design, construction, and contract administration of these parks up to a maximum of \$614,272.93;
- 4) AND THAT Council authorize the execution of an agreement by the Mayor and Clerk for the construction and reimbursement the cost of design, construction, and contract administration of these parks in a form satisfactory to the Commissioner of Development Services and City Solicitor, or their respective designates;
- 5) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report seeks approval for Kylemore Communities (Yorkton) Ltd to finance the costs of design, construction, and contract administration associated with the development of two parks identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009 in Yorkton Community Phase 2.

BACKGROUND:

Neighborhood Park development and construction is critical to community building. It is important that parks be constructed prior to the completion of residential developments so that new residents are offered the opportunity to enjoy greenspaces when they first occupy

their dwellings. While City Staff works to complete new Neighborhood Parks in a timely manner through capital funded projects, working with developers to deliver parks at the same time as subdivision development may be beneficial to alleviate pressure on the City to deliver parks at the time of residential construction.

The City of Markham has previously allowed residential developers to design and build select Neighborhood Parks. In coordination with Parks and Open Space Development staff, a developer through the hiring of accredited consultants and qualified contractors can complete the cost estimating, design, tendering, construction and contract administration of the entire Neighborhood Park Development process. This entire process is to be overseen by Parks and Open Space Development staff to ensure the City of Markham standards and details are met with quality and care at every stage of the park development. No stage of the Neighborhood Park Development processes can proceed until written confirmation from City staff has been provided.

Parks and Open Space Development Staff are currently working to standardize a Developer Build Program with guidelines that are transparent and predictable based on municipal best practices and industry standards. In advance of this program being formally developed and adopted, staff has worked with Kylemore Communities (Yorkton) Ltd for the Yorkton Community Phase 2 Parks to be developer built.

Residents began moving into the townhomes surrounding Yorkton Community Phase 2 Parks in fall 2019. Kylemore Communities (Yorkton) Ltd is prepared to tender and undertake construction of this park during the summer/fall of 2020 subject to the conditions identified in Attachment A & C with completion of the park anticipated by Fall of 2020.

PROPOSAL

Public open space in this development consists of 0.37ha/0.9ac Block 2 (Central Green Park) that is located on the north side of New Yorkton Avenue located within the Yorkton Community Phase 2 Development, and 0.07ha/0.16ac Block 5 (Entrance Parkette) at the south-west corner of Kennedy Road and New Yorkton Avenue intersection (see Attachment D).

Central Green is a neighborhood park and will include passive open space, a playground, two shade structures, seating, trees and associated landscape works.

Entrance Parkette will include passive open space, shade structure, seating, trees, ornamental vegetation and associated landscape works.

OPTIONS/ DISCUSSION:

In a letter dated February 28, 2019, Kylemore Communities (Yorkton) Ltd requested permission from the City to allow them to proceed with the design and construction of this park. Kylemore Communities (Yorkton) Ltd would like to build these parks to ensure that parks are completed by the time full occupancy of the development is achieved. Staff

anticipate that by entering into this agreement, the design and tender of this park will occur through spring 2020 and that the park construction can start in summer 2020 (pending Covid-19 procedures) with substantial performance anticipated by Fall 2020.

In consideration of this request, this report seeks Council's approval for the construction of this park by Kylemore Communities (Yorkton) Ltd and subsequent payment to the developer in accordance with the recommendations noted herein.

FINANCIAL CONSIDERATIONS

Funding for the reimbursement to Kylemore Communities (Yorkton) Ltd in the amount of \$563,553.15 plus internal capital administration fees in the amount of \$50,719.78, totaling \$614,272.93 will be funded from Project #20030 Yorkton Community Park – Design & Construction. The project has budget available in the amount of \$805,016.00. Balance remaining in the amount of \$190,743.07 (\$805,016.00 - \$614,272.93) will be returned to original funding sources.

Operating and Life Cycle Impact

It is anticipated the City will take assumption for maintenance of this park in Fall 2020. Operating budget impact, estimated in the amount of \$4,035.00 will be requested as part of the 2021 Operating Budget. The Life Cycle Reserve Study will be updated to include the future capital replacement cost of these parks estimated at \$450,842 over 25 years.

When designing the park, staff will consider the long-term maintenance, operational and capital replacement cost implications.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Consistent with the City's Safe, Sustainable & Complete Community objective.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Finance Department, Legal Department & Operations Department have been consulted in the preparation of this report.

RECOMMENDED BY:

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

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

ATTACHMENTS:

ATTACHMENT A – Additional Recommendations

ATTACHMENT B – Letter from Mr. Michael Montgomery

ATTACHMENT C – Landscape Architect's Scope of Work

ATTACHMENT D – Location Map

ATTACHMENT A – ADDITIONAL RECOMENDATIONS

- 1) AND THAT Council approve the request by Kylemore Communities (Yorkton) Ltd to finance the cost of design, construction, and contract administration of this park identified as Plan 65M-4613, Block 2 (0.37ha/0.9ac) and Block 5 (0.07ha/0.16ac) in draft plan of subdivision 19TM-04009, subject to the following conditions:
 - A. That Kylemore Communities (Yorkton) Ltd, finance the cost of the design, construction, and contract administration of this park to a maximum of \$563,553.15 inclusive of HST impact:
 - B. That, subject to compliance with these terms and conditions, the City of Markham reimburse Kylemore Communities (Yorkton) Ltd, up to a maximum of \$563,553.15, inclusive of HST impact, towards this project from development charges for park development under the understanding that Kylemore Communities (Yorkton) Ltd may contribute additional funds above this amount which will not be reimbursable by the City towards the development of this park. Design fees are included in this upset value and are not to exceed 6% of approved construction costs:
 - C. That subsequent to collection of sufficient Development Charges for park development at the building permit stage for residential lots within Yorkton Community Phase 2, the City shall reimburse Kylemore Communities (Yorkton) Ltd, for invoices paid for approved costs associated with the design, construction, and contract administration, for park development. No interest on such invoices shall be payable by the City. Reimbursement terms are as follows:
 - a. Kylemore Communities (Yorkton) Ltd may only invoice the City for 80% of approved costs provided that:
 - i. At least 60 days from the date of publication of Substantial Performance has expired;
 - ii. Proof of publication has been submitted with the invoice;
 - iii. No liens have been registered in regard to this contract;
 - iv. The constructed work has reached Total Completion to the City's satisfaction after which the two year warranty period shall begin;
 - v. The landscape architect has issued to the City a Total Completion Certificate.
 - b. The remaining 20% of City approved costs shall be retained by the City for a minimum of two years from Total Completion and shall be paid to the Developer upon the Developer invoicing the City for the remaining 20%, provided the following has occurred in the order listed here:
 - i. Two years has passed from the date of Total Completion;
 - ii. That the two year warranty inspection has occurred with the City;

- iii. That all noted deficiencies at the two year warranty inspection have been completed to the City's satisfaction to the point of total performance
 - iv. That Final Acceptance has been granted by the City;
 - v. That the landscape architect has issued a certificate certifying the warranty period has expired and further that noted deficiencies have been completed in general conformance to the plans and specifications;
 - vi. That any liens registered in regard to the contract have been released and/or paid by the developer;
- c. Or alternatively, Kylemore Communities (Yorkton) Ltd may invoice the City for 100% of approved costs two years after the date of Total Completion provided items b, i through vi, as listed above, have occurred to the City's satisfaction.
- D. That Kylemore Communities (Yorkton) Ltd not receive any credit towards park development charges and continue to pay the park development charge at the building permit stage for all present and future development phases of subdivisions within the Yorkton Community Phase 2;
- E. That Kylemore Communities (Yorkton) Ltd hire a landscape architect who is a Full Member of the OALA having custody and use of the Association seal, approved by the City, to provide professional design, contract documents, and contract administration services, to the satisfaction of the City as outlined in Attachment C;
- F. That Kylemore Communities (Yorkton) Ltd follow the City's standard Park and Open Space approval process which includes development of several design concepts, holding public open house meetings, presentation to selected Standing and Advisory Committees as applicable, as well as review and approval by the Planning and Urban Design Department in consultation with the Parks Operations Department and others as required;
- G. That Kylemore Communities (Yorkton) Ltd tender out the construction of the park works to a minimum of three bidders to the satisfaction of the City including providing the City with a copy of all bids submitted within 24 hours of tender close. The successful bidder will be responsible to construct and maintain the park from the time the park construction is begun until Final Acceptance by the City;
- H. That internal capital administration fee in the amount of \$44,304.49 be approved for the administration of this project;
- I. That reimbursement for this park in the amount of \$563,553.15 plus internal capital administration fee in the amount of \$50,719.78, totaling \$614,272.93 be funded from Project #20030 Yorkton Community Park – Design & Construction with balance available of \$805,016.00;

- J. That balance remaining in the amount of \$190,743.07 (\$805,016.00 - \$614,272.93) be returned to original funding sources;



February 28, 2019

City of Markham
Development Services Commission
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Ronji Borooah, City Architect

Dear Mr. Borooah:

**Re: Kylemore Communities (Yorkton) Ltd.
Request to Front End Design and Construction of Park Blocks 2 and 5, Plan 65M-4613**

Kylemore Communities (Yorkton) Ltd. requests permission from the City of Markham to up-front the costs of design, construction and contract administration as it relates to Public Park Blocks 2 and 5 on Plan 65M-4613 (see attached).

Thank you for your consideration of our request and if you have any questions with respect to the above please contact me at extension 409.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Montgomery", is written over a horizontal line.

Michael Montgomery
Project Manager

PLAN 65M-4413

[illegible]

A. DanielsSM
 REPRESENTATIVE FOR THE LAND
 REGISTRATION FOR THE LAND TRAILS
 ASSOCIATION OF YORK REGION ONE

[illegible]

**PLAN OF SUBDIVISION OF
PART OF LOT 1
REGISTERED PLAN 3555
LOTS 6 AND 7
REGISTERED PLAN 4113
PART OF BLOCK 53
REGISTERED PLAN 65M-4065
PART OF EAST HALF OF LOT 16
AND PART OF LOT 17
CONVEYANCE 5
TO BE
IN THE
CITY OF MARKHAM
TOWNSHIP OF MARKHAM,
COUNTY OF YORK**

[illegible]

 HAVE BE ALREADY IN AND BE COMPLAIN
 ONLY SALLY


 HAVE BE ALREADY IN AND BE COMPLAIN
 FROM SALLY

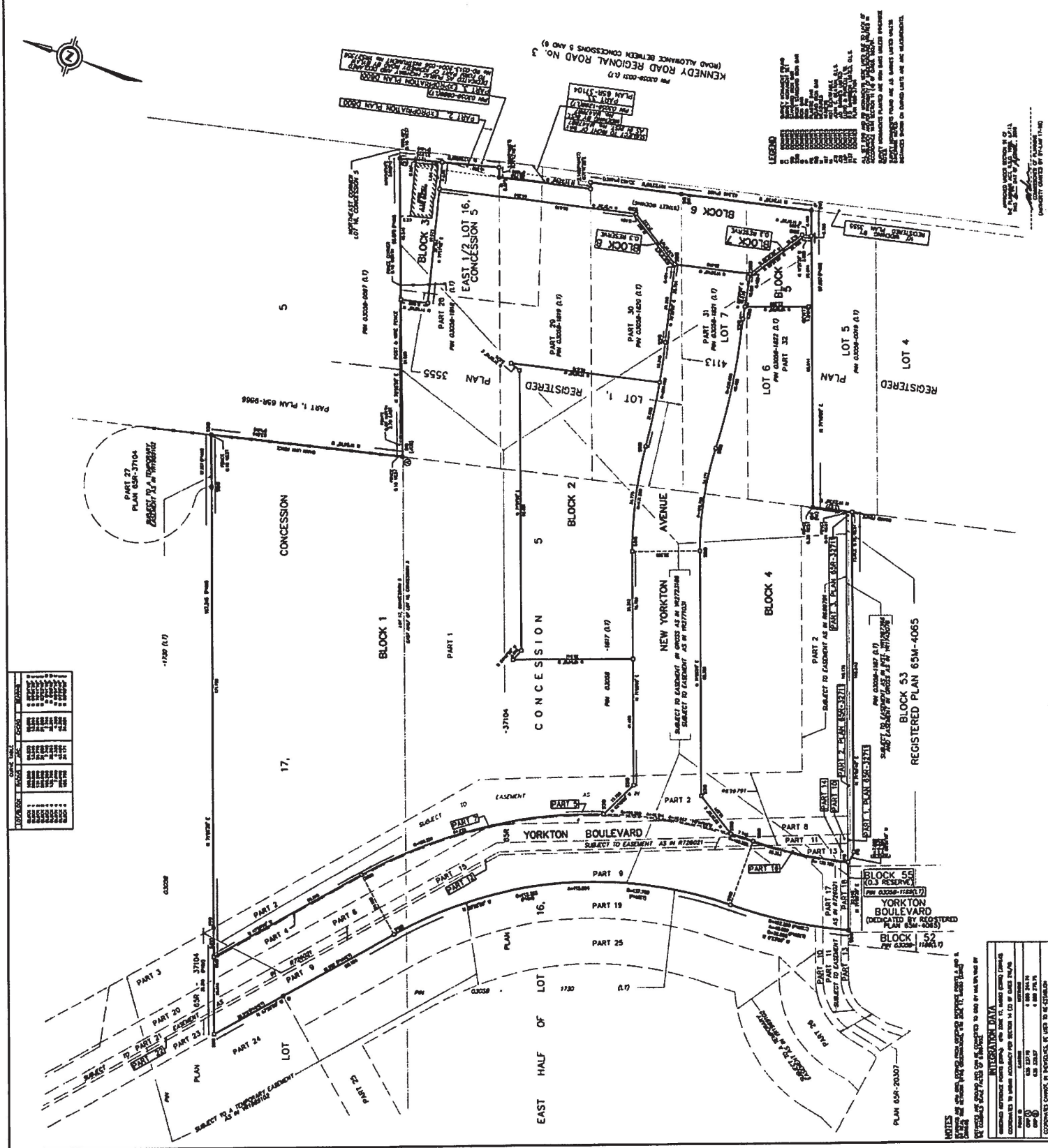
OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
(IN REG-100-11474)

TO BE COMPLETED BY THE OWNER

THE PART OF BLOCK 1 AND LOTS 1 AND 2 OF SECTION 10, T12N, R10E, S4E, 1ST 4N, 1ST 4E, 1ST 4S, 1ST 4W, 1ST 4X, 1ST 4Y, 1ST 4Z, 1ST 4AA, 1ST 4AB, 1ST 4AC, 1ST 4AD, 1ST 4AE, 1ST 4AF, 1ST 4AG, 1ST 4AH, 1ST 4AI, 1ST 4AJ, 1ST 4AK, 1ST 4AL, 1ST 4AM, 1ST 4AN, 1ST 4AO, 1ST 4AP, 1ST 4AQ, 1ST 4AR, 1ST 4AS, 1ST 4AT, 1ST 4AU, 1ST 4AV, 1ST 4AW, 1ST 4AX, 1ST 4AY, 1ST 4AZ, 1ST 4BA, 1ST 4BB, 1ST 4BC, 1ST 4BD, 1ST 4BE, 1ST 4BF, 1ST 4BG, 1ST 4BH, 1ST 4BI, 1ST 4BJ, 1ST 4BK, 1ST 4BL, 1ST 4BM, 1ST 4BN, 1ST 4BO, 1ST 4BP, 1ST 4BQ, 1ST 4BR, 1ST 4BS, 1ST 4BT, 1ST 4BU, 1ST 4BV, 1ST 4BW, 1ST 4BX, 1ST 4BY, 1ST 4BZ, 1ST 4CA, 1ST 4CB, 1ST 4CC, 1ST 4CD, 1ST 4CE, 1ST 4CF, 1ST 4CG, 1ST 4CH, 1ST 4CI, 1ST 4CJ, 1ST 4CK, 1ST 4CL, 1ST 4CM, 1ST 4CN, 1ST 4CO, 1ST 4CP, 1ST 4CQ, 1ST 4CR, 1ST 4CS, 1ST 4CT, 1ST 4CU, 1ST 4CV, 1ST 4CW, 1ST 4CX, 1ST 4CY, 1ST 4CZ, 1ST 4DA, 1ST 4DB, 1ST 4DC, 1ST 4DD, 1ST 4DE, 1ST 4DF, 1ST 4DG, 1ST 4DH, 1ST 4DI, 1ST 4DJ, 1ST 4DK, 1ST 4DL, 1ST 4DM, 1ST 4DN, 1ST 4DO, 1ST 4DP, 1ST 4DQ, 1ST 4DR, 1ST 4DS, 1ST 4DT, 1ST 4DU, 1ST 4DV, 1ST 4DW, 1ST 4DX, 1ST 4DY, 1ST 4DZ, 1ST 4EA, 1ST 4EB, 1ST 4EC, 1ST 4ED, 1ST 4EE, 1ST 4EF, 1ST 4EG, 1ST 4EH, 1ST 4EI, 1ST 4EJ, 1ST 4EK, 1ST 4EL, 1ST 4EM, 1ST 4EN, 1ST 4EO, 1ST 4EP, 1ST 4EQ, 1ST 4ER, 1ST 4ES, 1ST 4ET, 1ST 4EU, 1ST 4EV, 1ST 4EW, 1ST 4EX, 1ST 4EY, 1ST 4EZ, 1ST 4FA, 1ST 4FB, 1ST 4FC, 1ST 4FD, 1ST 4FE, 1ST 4FF, 1ST 4FG, 1ST 4FH, 1ST 4FI, 1ST 4FJ, 1ST 4FK, 1ST 4FL, 1ST 4FM, 1ST 4FN, 1ST 4FO, 1ST 4FP, 1ST 4FQ, 1ST 4FR, 1ST 4FS, 1ST 4FT, 1ST 4FU, 1ST 4FV, 1ST 4FW, 1ST 4FX, 1ST 4FY, 1ST 4FZ, 1ST 4GA, 1ST 4GB, 1ST 4GC, 1ST 4GD, 1ST 4GE, 1ST 4GF, 1ST 4GG, 1ST 4GH, 1ST 4GI, 1ST 4GJ, 1ST 4GK, 1ST 4GL, 1ST 4GM, 1ST 4GN, 1ST 4GO, 1ST 4GP, 1ST 4GQ, 1ST 4GR, 1ST 4GS, 1ST 4GT, 1ST 4GU, 1ST 4GV, 1ST 4GW, 1ST 4GX, 1ST 4GY, 1ST 4GZ, 1ST 4HA, 1ST 4HB, 1ST 4HC, 1ST 4HD, 1ST 4HE, 1ST 4HF, 1ST 4HG, 1ST 4HH, 1ST 4HI, 1ST 4HJ, 1ST 4HK, 1ST 4HL, 1ST 4HM, 1ST 4HN, 1ST 4HO, 1ST 4HP, 1ST 4HQ, 1ST 4HR, 1ST 4HS, 1ST 4HT, 1ST 4HU, 1ST 4HV, 1ST 4HW, 1ST 4HX, 1ST 4HY, 1ST 4HZ, 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1ST 4MH, 1ST 4MI, 1ST 4MJ, 1ST 4MK, 1ST 4ML, 1ST 4MM, 1ST 4MN, 1ST 4MO, 1ST 4MP, 1ST 4MQ, 1ST 4MR, 1ST 4MS, 1ST 4MT, 1ST 4MU, 1ST 4MV, 1ST 4MW, 1ST 4MX, 1ST 4MY, 1ST 4MZ, 1ST 4NA, 1ST 4NB, 1ST 4NC, 1ST 4ND, 1ST 4NE, 1ST 4NF, 1ST 4NG, 1ST 4NH, 1ST 4NI, 1ST 4NJ, 1ST 4NK, 1ST 4NL, 1ST 4NM, 1ST 4NN, 1ST 4NO, 1ST 4NP, 1ST 4NQ, 1ST 4NR, 1ST 4NS, 1ST 4NT, 1ST 4NU, 1ST 4NV, 1ST 4NW, 1ST 4NX, 1ST 4NY, 1ST 4NZ, 1ST 4OA, 1ST 4OB, 1ST 4OC, 1ST 4OD, 1ST 4OE, 1ST 4OF, 1ST 4OG, 1ST 4OH, 1ST 4OI, 1ST 4OJ, 1ST 4OK, 1ST 4OL, 1ST 4OM, 1ST 4ON, 1ST 4OO, 1ST 4OP, 1ST 4OQ, 1ST 4OR, 1ST 4OS, 1ST 4OT, 1ST 4OU, 1ST 4OV, 1ST 4OW, 1ST 4OX, 1ST 4OY, 1ST 4OZ, 1ST 4PA, 1ST 4PB, 1ST 4PC, 1ST 4PD, 1ST 4PE, 1ST 4PF, 1ST 4PG, 1ST 4PH, 1ST 4PI, 1ST 4PJ, 1ST 4PK, 1ST 4PL, 1ST 4PM, 1ST 4PN, 1ST 4PO, 1ST 4PP, 1ST 4PQ, 1ST 4PR, 1ST 4PS, 1ST 4PT, 1ST 4PU, 1ST 4PV, 1ST 4PW, 1ST 4PX, 1ST 4PY, 1ST 4PZ, 1ST 4QA, 1ST 4QB, 1ST 4QC, 1ST 4QD, 1ST 4QE, 1ST 4QF, 1ST 4QG, 1ST 4QH, 1ST 4QI, 1ST 4QJ, 1ST 4QK, 1ST 4QL, 1ST 4QM, 1ST 4QN, 1ST 4QO, 1ST 4QP, 1ST 4QQ, 1ST 4QR, 1ST 4QS, 1ST 4QT, 1ST 4QU, 1ST 4QV, 1ST 4QW, 1ST 4QX, 1ST 4QY, 1ST 4QZ, 1ST 4RA, 1ST 4RB, 1ST 4RC, 1ST 4RD, 1ST 4RE, 1ST 4RF, 1ST 4RG, 1ST 4RH, 1ST 4RI, 1ST 4RJ, 1ST 4RK, 1ST 4RL, 1ST 4RM, 1ST 4RN, 1ST 4RO, 1ST 4RP, 1ST 4RQ, 1ST 4RR, 1ST 4RS, 1ST 4RT, 1ST 4RU, 1ST 4RV, 1ST 4RW, 1ST 4RX, 1ST 4RY, 1ST 4RZ, 1ST 4SA, 1ST 4SB, 1ST 4SC, 1ST 4SD, 1ST 4SE, 1ST 4SF, 1ST 4SG, 1ST 4SH, 1ST 4SI, 1ST 4SJ, 1ST 4SK, 1ST 4SL, 1ST 4SM, 1ST 4SN, 1ST 4SO, 1ST 4SP, 1ST 4SQ, 1ST 4SR, 1ST 4SS, 1ST 4ST, 1ST 4SU, 1ST 4SV, 1ST 4SW, 1ST 4SX, 1ST 4SY, 1ST 4SZ, 1ST 4TA, 1ST 4TB, 1ST 4TC, 1ST 4TD, 1ST 4TE, 1ST 4TF, 1ST 4TG, 1ST 4TH, 1ST 4TI, 1ST 4TJ, 1ST 4TK, 1ST 4TL, 1ST 4TM, 1ST 4TN, 1ST 4TO, 1ST 4TP, 1ST 4TQ, 1ST 4TR, 1ST 4TS, 1ST 4TT, 1ST 4TU, 1ST 4TV, 1ST 4TW, 1ST 4TX, 1ST 4TY, 1ST 4TZ, 1ST 4UA, 1ST 4UB, 1ST 4UC, 1ST 4UD, 1ST 4UE, 1ST 4UF, 1ST 4UG, 1ST 4UH, 1ST 4UI, 1ST 4UJ, 1ST 4UK, 1ST 4UL, 1ST 4UM, 1ST 4UN, 1ST 4UO, 1ST 4UP, 1ST 4UQ, 1ST 4UR, 1ST 4US, 1ST 4UT, 1ST 4UU, 1ST 4UV, 1ST 4UW, 1ST 4UX, 1ST 4UY, 1ST 4UZ, 1ST 4VA, 1ST 4VB, 1ST 4VC, 1ST 4VD, 1ST 4VE, 1ST 4VF, 1ST 4VG, 1ST 4VH, 1ST 4VI, 1ST 4VJ, 1ST 4VK, 1ST

SUPERVISOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SUPERVISOR ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER EACH.
 THE SURVEY WAS COMPLETED ON MARCH 1, 1984.


J.D. BARNES
 1400 INTERNATIONAL OPERATIONS
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 Tel: (303) 751-1111
 Fax: (303) 751-1112



1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395
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ATTACHMENT C: LANDSCAPE ARCHITECT'S SCOPE OF WORK

Landscape architectural services shall include typical full scope of services. The items below are intended to assist the consultant to ensure that, at minimum, the items listed are included in the scope of services provided. This list is not intended to be exhaustive.

PART A: DESIGN SERVICES

1. Undertake data collection and base plan preparation.
2. Hire surveyor and prepare an up to date topographic survey, if necessary.
3. Hire sub-consultants to include, as required by the design; a structural engineer to certify design of all proposed and as-built structures inclusive of footings to be structurally sound as well as provide BCIN; an electrical engineer to certify electrical work and obtain ESA (Electrical Safety Authority) certificate; a civil engineer to certify the proposed and as-built civil works have been designed and constructed properly- The landscape architect shall include surface grading and drainage as well as sub-drainage where required as part of the full scope of landscape architectural services.
4. Contact development engineer to obtain composite utility plans (above and below ground) including any easements which may affect the design or installation for inclusion on landscape plans.
5. Undertake detailed analysis of site and context.
6. Undertake schematic design work for review by City staff
7. Meet with the City staff as needed to develop a minimum of 2 alternative concepts.
8. Prepare and submit cost estimates complete with signed OALA seal, to ensure design concepts can be built within the allotted budget. Amend plans if required to meet budget.
9. Undertake public consultation meeting with area residents (one evening meeting) including the presentation of the rendered park concepts. Evening meeting shall include display panel boards (at either 24"x36" or 36"x48" sized for future City Storage) as well as prepare a PowerPoint presentation of the boards for the evening meeting.
10. Amend/ combine concepts as required, to develop a preferred design concept in preparation for developing working drawing package.

PART B: WORKING DRAWINGS AND TENDER DOCUMENT SERVICES

1. Prepare working drawing package of the preferred design.
2. Meet with City staff to refine working drawings as required, until approved by City.
3. Submit revised cost estimates complete with signed OALA seal, to ensure design concepts can be built within allotted budget. Amend plans if required to meet budget.
4. Secure all necessary permits and agency approvals for the work as required
5. Prepare final working drawings, specifications, tender documents, cost estimates and contract documents to City standards for city approval and bidding of the work.
6. Provide the City with 2 sets of tender documents (specifications and drawings) for tender.
7. Attend bidders meeting and document questions arising from the meeting. Provide answers to the City for questions arising.
8. Assist the developer in its tendering process and be responsible for technical inquiries and/or clarifications, preparing draft addenda for issue by the developer regarding bid documents requirements
9. Review bids for accuracy and provide recommendations.

PART C: CONTRACT ADMINISTRATION AND WARRANTY SERVICES

1. Undertake Contract Administration to Final Completion
2. Arrange and host pre-construction meeting
3. Undertake periodic construction meetings as required including weekly site meetings during active construction.
4. Prepare and distribute all meeting minutes with contractor
5. Review project schedule on an ongoing basis and assist the contractor in resolving matters affecting the contractors schedule
6. Review contractors construction layouts, provide recommendations to City staff and obtain City approval.
7. Provide recommendations to City staff and obtain approval from City for additional work or work deleted from contractor contract. Prepare Change Orders and obtain City authorized signature. The landscape architect shall provide an ongoing spreadsheet listing all items included for all contemplated changes, all City agreed to changes, any previously issued change orders, and the remaining funds in the contingency.
8. Provide recommendations to City staff and obtain approval from City for additional work or deleted work.
9. Review shop drawings, contractor requested plant and other substitutions or changes, provide recommendations to City staff and obtain City approval prior to directing contractor or proceeding with the works.
10. Review on-going construction to ensure compliance with the contract drawings and specifications. If construction is not compliant with documents, note deficiencies and discuss with City for review and direction. Issue instructions to contractor as required.
11. Visit the site each time the contractor makes a claim for payment to review the work performed. City's policy does not permit acceptance of 'redlined' invoices. Return invoice to contractor for revisions with current date, amount claimed, proper purchase order number, etc. if invoiced incorrectly by the contractor.
12. Provide Progress Payment Certificate to the City signed with an OALA seal within 10 business days of receipt of an acceptable invoice from the contractor
13. Be responsible for keeping track of all dates of each milestone listed herein, and perform on site inspections for same, including a follow-up certificate for each of; substantial performance, total completion/start of warranty (showing anticipated end of warranty), one year warranty, two year warranty, and final completion/ end of warranty. Include necessary follow-up inspections to ensure contractor compliance with inspections as required . Perform final certification to the City by way of a final completion certificate identifying that all the work has been completed in general conformance to the plans and specifications and that the warranty has now ended.
14. Provide the City with a maintenance manual after Substantial Performance which includes the following:
 - As-built drawings (landscape architect is responsible to obtain one full size set and one reduction to 11"x17" from the contractor, in addition to PDF with full size drawing)
 - Park manual including statistics and maintenance items:
 - Legal description (also include this item on tender set)
 - Park location (also include this item on tender set)

- Total area (also include this item on tender set)
- CSA certification of as-built playground(s) (may be obtained from the contractor or the playground supplier or installer). An independent playground inspector is required, the landscape architect is responsible to obtain testing results.
- ESA safety certificate for electrical works (may be obtained from the contractor or electrical sub-consultant)
- Number of coniferous & deciduous trees, shrubs, groundcovers.
- Recommended maintenance schedule of park including watering schedule, turf cutting schedule, etc.
- Linear length of pathways
- Identifying all park facilities (soccer fields and their sizes, tennis court and their sizes, water play facilities, Junior and/or Senior Playgrounds etc.)
- Start and targeted end of warranty period
- End of Warranty and Certification of works by Landscape Architect certifying that the works have been completed in general conformance to the landscape plans and specifications, and that all deficiencies and warranty obligations have been completed. The certificates shall be affixed with the full members OALA seal signed and dated.

ATTACHMENT D – LOCATION MAP

