



Electronic Development Services Committee Meeting

Agenda

Meeting No. 12
June 29, 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.

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

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



Electronic Development Services Committee Meeting

Agenda

Meeting Number 12
June 29, 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. DEPUTATIONS
4. COMMUNICATIONS
5. PETITIONS
6. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 6.1 DOORS OPEN ORGANIZING COMMITTEE MINUTES – MARCH 5, 2020 (16.11) 6
 1. That the minutes of the Doors Open Organizing Committee meeting held March 5, 2020, be received for information purposes.
 - 6.2 REPORT ON INCOMING PLANNING APPLICATIONS FOR THE PERIOD MARCH 16, 2020 - MAY 15, 2020 (10.0) 8

N. Orsi, ext. 8100

 1. That the report entitled “Report of Incoming Planning Applications for the period of February 16, 2020 to May 15, 2020, be received and staff be directed to process the applications in accordance with the approval route outlined in the report
 - 6.3 ONTARIO HERITAGE CONFERENCE 2020 - CANCELLATION OF EVENT (16.11) 17

R. Hutcheson, ext. 2080

1. That the staff report titled “Ontario Heritage Conference 2020, Cancellation of the Event”, dated June 29, 2019, be received; and,
2. That the Markham Local Organizing Committee be disbanded and the Committee members noted in Appendix A be thanked for their commitment and involvement in the planning and organization of the three day conference: and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

7. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

7.1 ePLAN OVERVIEW (10.0)

22

C. Bird, ext. 4716

Note: Chris Bird, Director, Building Standards will provide a presentation on this matter.

1. That the presentation provided by Chris Bird, Director, Building Standards entitled "ePlan Overview" be received.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 INFORMATION REPORT GARDEN HOMES (MARKHAM) INC. 73 MAIN STREET SOUTH, MARKHAM VILLAGE APPEALS OF APPLICATIONS FOR OFFICIAL PLAN AMENDMENT,

37

ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT A TOWNHOUSE DEVELOPMENT WARD 4 FILE NOS. OP/ZA 15 108135, SU/SC 17 157341 (10.7, 10.7)

P. Wokral, ext. 7955

1. That the report titled “INFORMATION REPORT Garden Homes (Markham) Inc., 73 Main Street South, Markham Village, Appeals of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control to permit a Townhouse Development, Ward 4, Files Nos. OP/ZA 15 108135, SU/SC 17 157341”, dated June 29, 2020, be received;

8.2 RECOMMENDATION REPORT LINDWIDE DEVELOPMENTS (CORNELL) LIMITED PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT 79 SINGLE DETACHED DWELLINGS, 270 TOWNHOUSE DWELLINGS, 162 STACKED TOWNHOUSE DWELLINGS, HIGH RISE RESIDENTIAL

55

AND EMPLOYMENT USES, ON THE SOUTH SIDE OF HIGHWAY 7 AND WEST SIDE OF DONALD COUSEN'S PARKWAY, (WARD 5) FILES SU/ZA 18 154617 (10.7, 10.5)

S. Corr, ext. 2624

1. That the report titled "RECOMMENDATION REPORT, Lindwide Developments (Cornell) Limited, Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 79 single detached dwellings, 270 townhouse dwellings, 162 stacked townhouse dwellings, high rise residential and employment uses, on the south side of Highway 7 and west side of Donald Cousen's Parkway, (Ward 5), Files SU/ZA 18 154617", be received; and,
2. THAT the record of the Public Meeting held on November 13, 2018, regarding the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Lindwide Developments (Cornell) Limited for lands on the south side of Highway 7 and west side of Donald Cousen's Parkway (19TM-18002), be received; and,
3. That the draft Zoning By-law Amendment application (ZA 18 154617) submitted by Lindwide Development (Cornell) Limited be approved, and that the draft Zoning By-law Amendment attached as Appendix 'A' to amend Zoning By-laws 304-87 and 177-96, both as amended, be brought forward to a future Council meeting and enacted without further notice once the by-law has been finalized; and,
4. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
5. That Draft Plan of Subdivision 19TM-18002 submitted by Lindwide Developments (Cornell) Limited, be approved subject to the conditions outlined in Appendix 'B'; and,
6. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft Plan of Subdivision approval, subject to the conditions set out in Appendix 'B' and as may be amended by the Director of Planning and Urban Design; and,
7. That the draft plan approval for Draft Plan of Subdivision 19TM-18002 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
8. That the approval of the zoning by-law amendment and draft plan of subdivision be conditional on the City Solicitor (or her designate) securing the withdrawal of the existing Local Planning Appeal Tribunal appeals to the 2014 Official Plan related to this subject property; and,

9. That Council assign servicing allocation for up to 507 dwelling units for Draft Plan of Subdivision 19TM-18002; and,
10. That the recommendation from the Heritage Markham Committee on April 8, 2018 indicating that the municipal heritage committee does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications because they do not appropriately consider the retention of the Abram Reesor and Frank Albert Reesor Houses as per the cultural heritage policies of the City's Official Plan, be received as information; and further,
11. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. CONFIDENTIAL ITEMS

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

13.1 DEVELOPMENT AND POLICY ISSUES

- 13.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - MAY 25, 2020 (10.0) [Section 239 (2) (e) (f) (f)]
- 13.1.2 ADVICE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE; LPAT APPEAL – GARDEN HOMES, 73 MAIN STREET SOUTH MARKHAM [SECTION 239 (2) (f)]

14. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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

Alternate formats for this document are available upon request.

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

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

**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.**

Doors Open Markham 2020 – Event Day Saturday, September 12

ORGANIZING COMMITTEE MINUTES

Thursday, March 5, 2020
Canada Room, Markham Civic Centre

Present:

K. Ng, Chair; A. Fuyarchuk, Vice-Chair; Councillor R. McAlpine, A. McPhee,
N. Hendricks, E. Yip, J. Zhang. Staff: G. Duncan. Guest: V. Hamilton, Markham BIA.
Regrets were received from Corporate Communications staff and Councillor A. Keyes.

The meeting began at 7:15 p.m., A. Fuyarchuk in the Chair until K. Ng arrived at 7:20.
New committee members Nicole Hendricks, Elaine Yip and Jenny Zhang were introduced, and
the rest of the committee members provided brief introductions as well. Victoria Campbell,
Marketing Director from the Markham Village BIA, was also introduced.

1. Confirmation of Agenda:

The agenda was accepted with no changes.

2. Minutes of January 23, 2020

V. Campbell had a question about the Ontario Heritage Conference happening in Markham in
May, 2020. Staff provided an overview of the upcoming conference. With that question
answered, the Minutes of January 23, 2020 were accepted as written.

3. Budget and Potential Sponsorship

With staff members from Corporate Communications unable to attend the meeting, the
committee initially considered deferring discussion of this topic to the next meeting. However,
the topic ended up being discussed to some extent.

2019 Actual Expenditures: The committee requested that an accounting of the actual
expenditures for the 2019 event (event promotion, printing, social media, advertising expenses)
be provided by R. Paranchothy to assist with the creation of a budget for the 2020 event, and to
provide a basis for seeking sponsorship to address the deficit issue.

The committee asked staff what the annual registration fee of \$1,695 was for, and staff explained
that it goes to event promotion on the Ontario Heritage Trust's Doors Open Ontario website,
provincial brochure printing, and event signage.

There was some discussion about the history of Doors Open Markham funding, the origin of the deficit, and the City's current approach to sponsorship. One committee member suggested that donations without obligations would be preferable to sponsorships with corporate logos, etc. being required.

4. Markham Village BIA Potential Participation in Doors Open Markham

Victoria Campbell spoke to the committee about the Markham Village BIA's interest in being involved in the Doors Open Markham event. In past years, the Farmer's Market was included. This could happen again, and possibly other opportunities can be found, such as a walking tour of the village, and a tour of the Wedding Cake House. V. Campbell will speak to her board about different ideas and will report back to a future meeting of the Doors Open Organizing Committee.

5. Site Selection - Continued

At the January 23, 2020 meeting, the committee decided on a set of seven repeat sites as a base upon which to add additional sites for 2020, up to a total of 15. At this meeting, the committee did some brainstorming of ideas for sites relating to the environmental theme for Doors Open Ontario 2020. Some ideas (some repeated from the Minutes of November 28, 2019) included:

- Rouge National Urban Park
- Rouge River Brewery environmental initiatives
- Sheridan Nurseries
- Bicycle repair clinic
- A working farm (such as Reesor's on 9th Line)
- IBM and the Smart Cities project
- Kate's Garden – a workshop
- Honda – environmental initiatives
- High School in Cornell – environmental initiatives

6. New Business

The committee discussed the creation of a timeline for tasks relating to the planning of the event, with input required from Corporate Communications. This will assist the committee with keeping focussed on priorities.

7. Next Meeting

The next meeting will be held on Thursday, March 26, 7:00 p.m., Planning Board Room, Markham Civic Centre.

The meeting wrapped up at about 8:42 p.m.



Report to: Development Services Committee

Meeting Date: June 29, 2020

SUBJECT: Report on Incoming Planning Applications for the period of February 16, 2020 to May 15, 2020.

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

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

RECOMMENDATION:

1. That the report entitled “Report of Incoming Planning Applications for the period of February 16, 2020 to May 15, 2020, be received and staff be directed to process the applications in accordance with the approval route outlined in the report;

EXECUTIVE SUMMARY:

Not applicable

PURPOSE:

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

BACKGROUND:

Not applicable

OPTIONS/ DISCUSSION:

This report is reporting on a total of:

- 6 -Zoning Amendments applications
- 4 -Official Plan Amendment application
- 16 -Site Plan Control applications
- 1 -Draft Plan of Subdivision application
- 1 -Draft Plan of Condominium applications

AMANDA file names have changed to accommodate the ePLAN digital application submission process as follows:

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

SPC – Site Plan Control Application

CNDO-application for Approval of Draft Plan of Condominium

Revision to reporting method proposed

Staff are proposing a new method of reporting on incoming applications. As an alternative to the Incoming Applications Report, which is tabled quarterly at Development Services Committee, staff are proposing to circulate the Incoming Applications Report to all members of Development Services Committee, via email, once every two months. By shortening the reporting timeframe, staff anticipate that Councillors will be provided with more up-to-date information on development application activity in the City without the requirement for formal reporting.

One of the purposes of the incoming applications report is to provide Councillors with the opportunity to consider elevating (“bumping up”) a staff-delegated approval to Development Services Committee and Council for approval. Development Services Committee members will still have that option available with the proposed reporting method revisions. If a Committee member wishes to request a staff-delegated approval to be “bumped up”, the request can be raised as a New Business item at the next Development Services Committee Meeting and the request can be approved through a two-thirds majority vote, as is currently the case with bump up requests. Once members of Council are in receipt of the e-mailed report, any questions can also be raised with staff through e-mail.

The chart below outlines each application type, the property location (ward, district and address), a brief description of the proposal/request and the approval route, for all development related applications received through the period of February 16, 2020 to May 15, 2019. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
1	SPC 20-108817	3, Central	<ul style="list-style-type: none"> • 1031645 Ontario Inc c/o. HSK Design Inc. (Serouj Kaloustian) • 4 Oakcrest Avenue • Located south of Hwy 7 East, east of Main Street Unionville • Site Plan Control Application for two storey detached dwelling 	Staff
2.	SPC 20-108818	3, Central	<ul style="list-style-type: none"> • 1031645 Ontario Inc c/o. HSK Design Inc. (Serouj Kaloustian) • 4A Oakcrest Avenue • Located south of Hwy 7 East, east of Main Street Unionville • Site Plan Control Application for two storey detached dwelling 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
3.	SPC 20-108871	3, Central	<ul style="list-style-type: none"> • Safe & Sound Self Storage Inc. c/o Amica Unionville (Annalisa Longo) • 34 Main Street Unionville • Located on the west side Main Street Unionville, north of Enterprise Boulevard • Site Plan Control Application for the expansion of existing parking lot. 	Staff
4.	PLAN 20-110587	8, West	<ul style="list-style-type: none"> • Emix Ltd. c/o Corbett Strategies Inc. (John Corbett) • 8400 Woodbine Avenue • Located south of Hwy 7 East, west of Woodbine Avenue • Official Plan Amendment related to a Zoning By-Law Amendment application (PLAN 20-132742) for the development of a commercial self-storage facility in an existing building. 	Council/ Committee
5.	SPC 20-110692	5, East	<ul style="list-style-type: none"> • 9781 Markham Road Limited Partnership c/o KLM Planning Inc. (Marshall Smith) • 9781 Markham Road • Located at east side of Markham Road and south side of Castlemore Avenue • Site Plan Control Application to develop two 22-storey mixed-use towers/701 m2 of ground floor commercial space and 527 apartment and 12 townhouse units. 	Council/ Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
6.	SPC 20-11854	5, East	<ul style="list-style-type: none"> • City of Markham c/o Counterpoint Engineering Inc. (Charlotte Bush) • 10192 9th Line • Located on the west side of 9th Line, north of Major Mackenzie Drive • Site Plan Control Application to develop a new salt and sand storage facility for City of Markham Operations Department. 	Staff
7.	SPC 20-110863	7, East	<ul style="list-style-type: none"> • Neamsby Investments Inc. c/o Remington Group Inc. (Anthony Sotomayor) • 5933 14th Avenue • Located on south side of 14th Avenue, east of Markham Road • Site Plan Control Application to facilitate the restoration of the George R. Cowie Heritage dwelling. 	Staff
8.	SPC 20-110868	2, Central	<ul style="list-style-type: none"> • Crestview Investment Corporation c/o Stark Architects Inc. (Paul Sipos) • 1301 Rodick Road • Located on the east side of Rodick Road, north of Cox Blvd. • Site Plan Control Application for a new one storey 3096 m² office and industrial building 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
9.	SPC 20-110953	2, West	<ul style="list-style-type: none"> • Vetmar Limited c/o Gagnon Walker Homes Ltd. (Marc De Nardis) • Mobius Drive • Located north of Woodbine Avenue, west of Honda Boulevard. • Site Plan Control Application for two new industrial buildings 	Staff
10.	CNDO 20-111149	7, East	<ul style="list-style-type: none"> • TACC Developments c/o-Malone Givens Parsons by Anson chan • 530 Copper Creek Drive • Locate on the west of Donald Cousens Parkway, on the north side of Copper Creek • Draft Plan of Condominium for the registration of a development of 199 townhouse units. 	Staff
11.	PLAN 20-1140215	3, Central	<ul style="list-style-type: none"> • 2690622 Ontario Inc. (Kingdom – Markham Centre) c/o Macaulay Shiomi Howson (Nick Pileggi) • 4077 & 4101 Hwy 7 East • Located east of Birchmount Road on the south side of Hwy 7 East • Official Plan and Zoning By-Law Amendment Applications to increase unit count from 1225 to 2000 and permit increased height from 25 storeys to 47 storeys. 	Council/ Committee
12.	SPC 20-112580	3, Central	<ul style="list-style-type: none"> • 2690622 Ontario Inc. (Kingdom - Markham Centre) c/o Macaulay Shiomi Howson (Nick Pileggi) • 4077 – 4101 Hwy 7 East • Located on east of Birchmount Road, south side of Hwy 7 East • Site Plan Control Application for two six and eight-storey 326 unit apartment buildings 	Council/ Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
13.	SPC 20-111709	2, West	<ul style="list-style-type: none"> • Woodbine Cachet West Inc. c/o Metrus Properties (Adam Grossi) • 351 Hillmount Road • Located south of 16th Avenue, west side of Markland Road. • Site Plan Control Application to site and install exterior power generators. 	Staff
14.	SPC 20-111999	7, East	<ul style="list-style-type: none"> • Condor Properties Inc. c/o Baldassarra Group Inc. (Milica Zekanovic) • 5950 14th Avenue • Located on north side of 14th Avenue and west of Markham Road • Site Plan Control Application for two storey Industrial building with offices. 	Staff
15.	PLAN 20-112387	2, West	<ul style="list-style-type: none"> • Livante Holdings (Victoria Square Woodbine) Inc. c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) • 109978, 10988 and 11030 Victoria Square Boulevard • Located on the west side of Victoria Square Boulevard and south of Vetmar Avenue • Official Plan and Zoning By-Law Amendment Applications for 179 townhouses (169 stacked townhouse and 10 street townhouse units.) 	Council/ Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
16.	SPC 20-112635	2, West	<ul style="list-style-type: none"> • 10057428 Canada Corp. c/o Corbett Land Strategies Inc. (Nick Wood) • 220 Cachet Woods Court • Located on the east side of Hwy 404, north of 16th Avenue, west side of Cachet Woods Court • Site Plan Control Application to construct a 5 storey office building 	Council/ Committee
17.	SPC 20-150051	4, Heritage	<ul style="list-style-type: none"> • Lorraine Dixon • 31 Peter Street • Located east side of Peter Street, south of 16th Avenue • Site Plan Control Application for 2nd storey revisions to existing dwelling 	Staff
18.	SPC 20-113250	2, West	<ul style="list-style-type: none"> • Livante Holdings (Victoria Square Woodbine) Inc. c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) • Vetmar Avenue, Block 95, 65M-4328 • Located on the north side of Vetmar Avenue – west of Victoria Square Boulevard • Site Plan Control Application for 8-storey mixed-use building with 200 m² of ground floor commercial, 193 apartment units and two levels of underground parking 	Council/ Committee
19.	SPC 20-113665	4, Heritage	<ul style="list-style-type: none"> • James Hipps • 19 Peter Street • Located east side of Peter Street, south of 16th Avenue • Site Plan Control Application for detached garage 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
20.	SPC 20-113739	4, Heritage	<ul style="list-style-type: none"> • Sharon Chilcott c/o Trevor Keir Design (Trevor Keir) • 45 Peter Street • Located east side of Peter Street, south of 16th Avenue • Site Plan Control Application for a garage and a one-storey addition to the existing house. 	Staff
21.	PLAN 20-113780	6, North Markham	<ul style="list-style-type: none"> • Major Kennedy South Developments Limited, Major Kennedy Developments Limited and 4551 Elgin Mills Developments Limited c/o Malone Given, Parsons Ltd. • 4638 Major Mackenzie Drive East, 10225-10227 Kennedy Road and 4551 Elgin Mills Road East • Located east of Kennedy Road on the north side of Major Mackenzie Drive in the Robinson Glen Secondary Plan Area. • Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 2,305 dwelling units, residential and mixed use blocks for future development, a community park/secondary school co-location site, an elementary school, parks, storm water management facilities, an open space system, and a network of collector and local roads. 	

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
22.	PLAN 20-113948	3, Central	<ul style="list-style-type: none"> • Enterprise Boulevard Inc. c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) • Enterprise Boulevard • Located west of Main Street Unionville, on north side of Enterprise Blvd., immediately east of Metrolinx GO Transit Line. • Official Plan and Zoning By-Law Amendment Applications seek revisions to site-specific permissions to increase the number units and building storeys, and reduced parking. Several other zone modifications are also requested. 	

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

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

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

ATTACHMENTS:

Not applicable



Report to: Development Services Committee

Meeting Date: June 29, 2020

SUBJECT: Ontario Heritage Conference 2020, Cancellation of the Event
PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080
REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2600.

RECOMMENDATION:

- 1) That the staff report titled “Ontario Heritage Conference 2020, Cancellation of the Event”, dated June 29, 2019, be received;
- 2) That the Markham Local Organizing Committee be disbanded and the Committee members noted in Appendix A be thanked for their commitment and involvement in the planning and organization of the three day conference: and
- 3) 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 provide an update on the cancellation of the 2020 Ontario Heritage Conference.

BACKGROUND:

Markham was selected to host the 2020 Ontario Heritage Conference

Markham was specifically invited to submit a bid to host the annual Ontario Heritage Conference for 2020 on behalf of Community Heritage Ontario (CHO), the Architectural Conservancy of Ontario (ACO) and the Ontario Association of Heritage Planners (OAHF).

On February 27, 2018 Council authorized the Director of Economic Growth, Culture and Entrepreneurship to develop and submit a proposal to host the 2020 Ontario Heritage Conference. Staff was also authorized to create a Local Organizing Committee if Markham is awarded the conference.

The Joint Conference Committee on April 22, 2018 announced that Markham was the choice to host the conference in 2020.

Local Organizing Committee (LOC) was formed

A Local Organizing Committee (LOC) was created in the spring of 2019 to assist with planning and organizational tasks. The members of the LOC are identified in Appendix ‘A’ and includes two Council representatives, municipal staff, Heritage Markham members, individuals from local heritage groups and organizations and other appropriate community stakeholders. The City of Markham as the sponsor of the LOC is also responsible for financial record keeping and providing a conference treasurer. LOC meetings began in May 2019.

Conference was planned for May 28-30, 2020

The theme of the conference was “20/20 Vision – Clarity for a New Decade” and the three day event was scheduled for May 28-30, 2020. Extensive conference planning was undertaken

including evaluation and selection of conference venues (Coptic Church, Angus Glen Banquet Facilities, and Markham Museum), the development of a comprehensive and engaging program (Opening and Gala Dinner keynote speakers, 19 Concurrent sessions with 49 confirmed speakers, local tours), Gala Dinner, Entertainment, Heritage Tradeshow, the creation of a Sponsorship and Exhibitor Program, Marketing and Advertising, Conference Hotel and Financial/Budget.

Conference was postponed to October 22-24, 2020 due to Covid-19 issue

Due to the impact of Covid-19 on community events and social gathering, in March 2020, it was decided through consultation with Markham officials and the three provincial organizations (CHO, ACO and OAHP) to postpone the conference to the fall of 2020. The new date was October 22-24, 2020 and all venues and conference hotel were re-booked and all speakers were notified and re-confirmed.

DISCUSSION:

Future of the 2020 Conference

Recently, there has been some discussion regarding whether the October conference date is realistic due to ongoing concerns related to Covid-19. Although some places may well be open again, physical distancing issues are likely to remain in place, a potential second-wave is anticipated and people may be hesitant to gather in a conference setting, especially older individuals who are more the target audience of the conference.

The Community Heritage Ontario (CHO) Board, which is the governing body for the conference, is meeting on June 28, 2020 to discuss the future of the 2020 conference and has asked for input from the Markham LOC. The Board of the Ontario Association of Heritage Planners (OAHP) has indicated that in light of the uncertainty surrounding gatherings of any size in the foreseeable future, as a sponsor of the Ontario Heritage Conference, the OAHP feels that the conference for 2020 should be moved to 2021. The Architectural Conservancy of Ontario (ACO) has also expressed concern about the feasibility of a traditional conference.

LOC has recommended cancellation of the 2020 conference

The Markham LOC met on June 3, 2020 to consider four options regarding the conference:

- Continue with October 22-24th as organized
- Continue with October 22-24th in a different format
- Postpone the conference to May 2021
- Cancel the conference and Markham's participation

Each option was evaluated considering the implications on a variety of conference subject areas (i.e. venues, financial, registration/delegates, speakers, sponsorship, exhibitors, LOC/volunteer commitment).

Holding the conference in October as planned (or in some other format) was not considered practical by the LOC. Moving the conference to next spring was also not supported. The availability of a vaccine (and its wide distribution) by May 2021 was discussed. Committee members expressed serious doubt about the timing of a vaccine and that this again would impact delegate registration/speaker attendance and sponsorship/exhibitors. This could result in yet

another cancellation next spring. After much thoughtful debate and discussion, the consensus of the LOC was to support the following resolution:

“That the 2020 Ontario Heritage Conference Local Organizing Committee recommends that the 2020 Conference scheduled for October 22-24, 2020 with Markham as the host community be cancelled due to the uncertainty around the COVID-19 situation and that Markham consider re-applying to host at a future date, perhaps 2023”.

This information was forwarded to the Board of CHO for their consideration at their June 28, 2020 meeting.

Follow up to be undertaken

Cancellation will require Markham staff to undertake the necessary follow up with the speakers, venues, sponsors, exhibitors, etc. Seed money, exhibitor fees and sponsorship monies will need to be returned to their sources.

The work and effort undertaken to develop program topics and appropriate speakers may still be useful as it could potentially be applied to a future conference either in Markham or elsewhere.

Disbanding of the Markham LOC

LOC members expressed their feelings of disappointment in the outcome of the 2020 event due to the extent of excellent conference planning that was undertaken. The committee members expressed their appreciation of working with each other and many offered to continue to serve if the LOC is re-established for a future conference in Markham.

It is recommended that the Markham LOC be disbanded and that the members be thanked for their commitment and involvement in the planning and organization of the 2020 Conference.

FINANCIAL CONSIDERATIONS

Council approved \$20,000 to assist with the 2020 Ontario Heritage Conference. Unused funding is to be returned to source. Staff will be negotiating the return of venue deposits.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Undertaking this initiative aligns with the City's strategic goals of achieving an engaged, diverse and thriving city, as well as offering exceptional services by exceptional people.

BUSINESS UNITS CONSULTED AND AFFECTED:

Economic Growth, Culture and Entrepreneurship Department, Planning and Urban Design Department

RECOMMENDED BY:

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

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Q:\Development\Heritage\SUBJECT\Ontario Heritage Conference 2020\Report to DS Update on Conf Prep.doc

Appendix ‘A’ – Local Organizing Committee Members

Name	Affiliation
Graham Dewar	Chair of Heritage Markham
Barry Nelson	Former President of the Society for the Preservation of Historic Thornhill, former member of Heritage Markham, resident in Thornhill Heritage Conservation District
Dianne More	President of Markham Village Conservancy
David Nesbitt	Former Chair of Heritage Markham, resident of Unionville Heritage Conservation District
Ron Waine	Former Chair of Heritage Markham, resident of Markham Heritage Estates
Stephen Chait	Former Director of Economic Growth, Culture and Entrepreneurship
Karen Rea	Councillor, Markham Village
Reid McAlpine	Councillor, Unionville
Christina Kakaflikas	Acting Director of Economic Growth, Culture and Entrepreneurship
Cathy Molloy	Manager, Markham Museum
Emma Girard	Communication Advisor, Corporate Communications
Jemima Lee	Senior Financial Analyst, Finance Department
Wayne Morgan	President of Community Heritage Ontario
Ginette Guy	Vice President of Community Heritage Ontario
Shannon Kyles	Architectural Conservancy of Ontario
Marlee Robinson	Architectural Conservancy of Ontario
Regan Hutcheson	Manager, Heritage Planning
George Duncan	Senior Heritage Planner
Peter Wokral	Senior Heritage Planner



ePlan Overview



Development Services Committee
June 29, 2020



What is ePlan

- ePlan is a paperless, end to end automated process for development applications
- It allows applications to be submitted, reviewed and approved electronically
- It consists of three parts:
 - On-line Portal – apply, pay, upload & issue
 - AMANDA – process tracking & status
 - ProjectDox – plan review tool



The ePlan Solution

- Part of the City's digital strategy to provide on-line services
- Paperless end-to-end automation of the development application process including:
 - Building Permits
 - Site Plan Applications
 - Minor Variance/Consents
 - Official Plan/Zoning Amendments
 - Lot Grading
 - Heritage Applications
- Full integration with existing permitting system, payment processor and GIS system
- On-line application, drawing submission, review, approval & fee payment



The ePlan Solution



Amanda™
Permitting, Compliance & Licensing

ProjectDox®



Benefits

ePlan has provided the ability to migrate staff to remote working with zero downtime of service during COVID 19

- Robust reporting capabilities
- Global access to the system
- Users have 24/7 access to permit info and the ability to apply and book inspections
- Accurate record of all activities that occurred within the project
- Real-time status updates
- Reduced travel to and from the Civic Centre
- Reduced printing cost for our customers
- Has put us far ahead of many municipalities during COVID



Benefits

Accuracy	Communication	Efficiency
Measure/count/takeoff tools provide accurate and automated values related to Net Floor Area, plumbing features, etc.	Deficiencies are noted directly on the drawings where they occur	Two way integration between ePlan and our back office AMANDA system eliminating any duplication of data entry
Verification of building permit areas related to revenue and development charges	Review of plans by other departments and outside agencies is simple through the Quick Review feature	Automated features such as batch stamping provide technical staff the ability to focus on value added functions
Overlay and compare features provide staff the capability of reviewing documents across different applications	Real time integration points between Portal/Amanda/Project Dox keeps records accurate and up to date	Scanning of paper documents eliminated



The ePlan Solution- Building Standards

- 3000 building permit applications processed (91% of total)
- Detailed ePlan performance dashboard completed semi annually
- Notable performance results have been achieved:
 - Environmental
 - Review Cycle improvements
 - Technical
 - Applicant

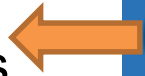


ePLAN Performance at a Glance				
Building Standards				2019
Number of ePlan Applications				2861
Environmental				
Total Number of Drawing Sheets Uploaded				160405
Number of Trees				19.2
GHG (kg Co2)				6537
Total Energy (J)				21523
Water Usage (L)				65102
Solid Waste (kg)				428
Environmental- Travel				
Distance (km)				80940
Fuel (L)				7204
Cost of Fuel (\$)				8572
GHG (kg Co2)				16568
Travel Time (hr)				1800
Discipline Review				
Discipline	Deficiencies*	Number of Task**	Average Staff Hours per Task	Average Review Cycles
Total Deficiencies Cited	11630			
Zoning	13%	2050	4	2
Architectural	52%	2231	6	2
Structural	3%	368	5	2
Mechanical	28%	1856	3	2
Plumbing	3%	870	2	2
Management	1%	65	2	1
Building Code Part Deficiencies				
Part 3				23%
Part 4				1%
Part 5				<1%
Part 6				13%
Part 7				5%
Part 8				1%
Part 9				42%
Part 10				<1%
Part 11				<1%
SB10/SB12				8%
Barrier Free/ Accessibility				7%
Means of Egress (Dwelling Units)				<1%
Applicant Activity- Average Number of Days				
Total				20
Pre-Application Corrections Task				6
Applicant Upload Task				4
Applicant Resubmit Task				10



Other Online Services

Obtain detailed development standards information for a specific property



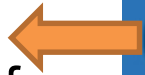
ZONING SEARCH

Request investigations of possible building infractions anonymously



BUILDING INVESTIGATION REQUEST

Obtain detailed compliance report of a property typically used for the purchase /sale of properties



COMPLIANCE REPORT

Pay any Building Department related fee in one place



BUILDING STANDARDS FEE PAYMENT

Obtain the Completion Certificate at the end of your project



COMPLETION CERTIFICATE

Locate and learn more about Heritage properties in Markham



HERITAGE PROPERTY SEARCH

all online services are paperless



Other Online Services- Public Search

General public has access to limited development application and building violation information through the *Public Search* feature. Copies of detailed plans may be obtained through the Freedom of Information process.

The screenshot shows the 'EPLAN PUBLIC SEARCH AND SIGN-ON' interface. A blue box at the top contains a mouse cursor icon and the text 'EPLAN PUBLIC SEARCH AND SIGN-ON'. An orange arrow points from this box to the 'Public Search' form below. The form has a title bar 'Public Search' and a subtitle 'Application Number: (Search by ex. 05 129504)'. It is divided into two main sections: 'Application Information' and 'Address Information', separated by an '(OR)' label. The 'Application Information' section has two input fields: 'Year:' and 'Sequence:'. The 'Address Information' section has four input fields: 'Number:', 'Street Name:' (with a dropdown menu showing 'Miller'), 'Street Type:' (with a dropdown menu), and 'Direction:' (with a dropdown menu). At the bottom left is a 'Search' button, and at the bottom right is a 'Back To Main Page' button. An orange arrow points from the 'Search' button to a globe icon with a magnifying glass. A large text annotation on the right side of the form reads: 'Search by Permit Number, Address or Select a property from a map'. Three orange arrows point from this text to the 'Year' field, the 'Street Name' dropdown, and the 'Search' button.

EPLAN PUBLIC SEARCH AND SIGN-ON

Public Search

Application Number: (Search by ex. 05 129504)

Application Information

Year: Sequence:

(OR)

Address Information

Number: Street Name: Street Type: Direction:

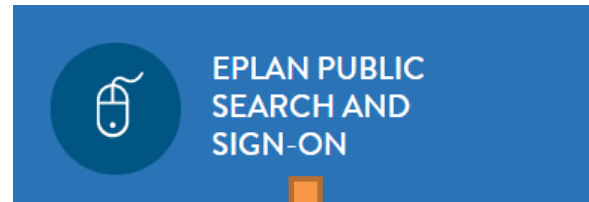
Search

Back To Main Page

Search by Permit Number, Address or Select a property from a map



Other Online Services- Public Search



Building Permits

Show 10 entries

Search:

#	Application #	Address	Description	Status	Date
---	---------------	---------	-------------	--------	------

- Building permits under review and issued

Violations

- Issued Building Violations

Infill Lot Grading

- Lot grading and servicing applications

Preliminary Review

- Zoning preliminary review applications

Development Services

- Site Plan, Subdivision, Zoning By-Law and Minor Variance applications

By Law Standards

- Tree permits

Business Licence

- Active issued business licences



Other Online Services- Detailed Property Search

PROPERTY DETAILS SEARCH

Search by Address
Please enter the address below to search:

Street # Street Name

SEARCH

Search by Map
Click on map below to search:

Search by
Address or select
a property from a
map



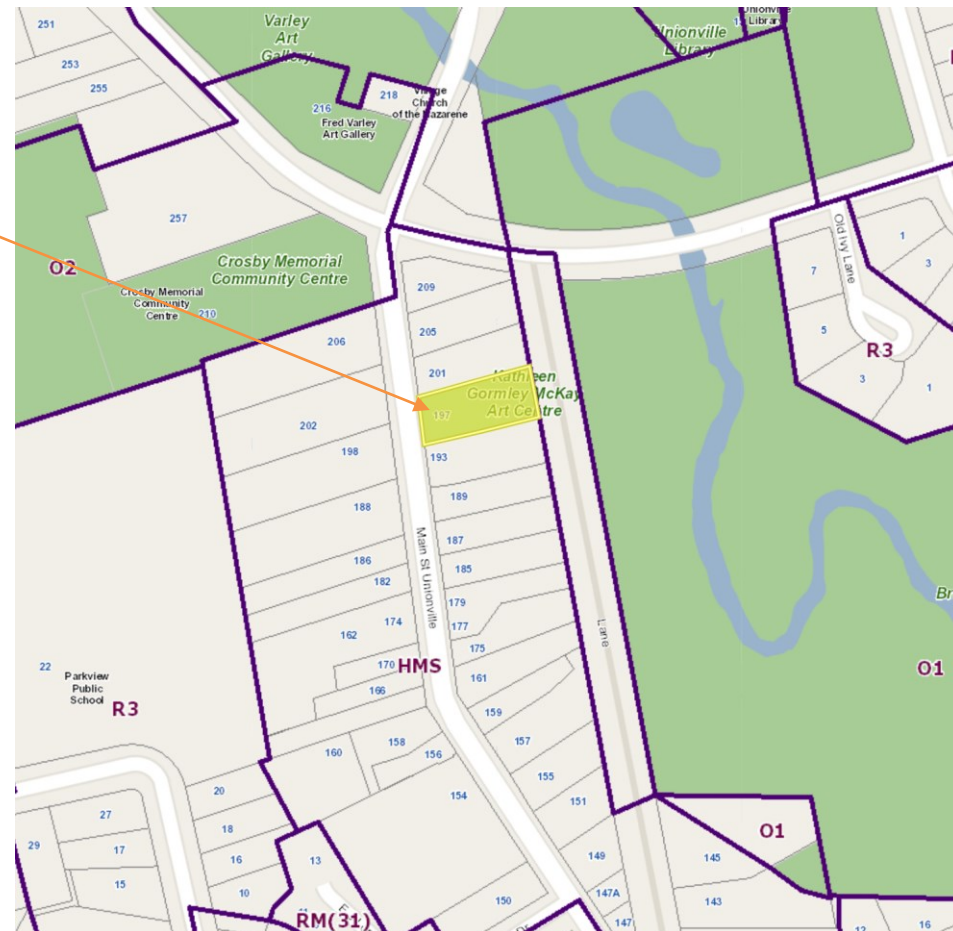
Other Online Services- Detailed Property Search



PROPERTY DETAILS SEARCH

Locate property on zoning map

Address	197 MAIN ST
Property Roll Number	1936020180742000000
Zoning Bylaw	BY-LAW 122-72 as amended
Zoning Designation	HMS
Official Plan Designation	Mixed Use Heritage Main Street
Site Plan Control	Yes
Federal Airport	Subject property is NOT located within the Federal Airport Zoning Order
Oak Ridges Moraine	Subject property is NOT located within the Oak Ridges Moraine
Provincial Greenbelt	Subject property is NOT located within the Provincial Greenbelt
Toronto Region Conservation Authority	Subject property is located with the TRCA Screening Zone
Highly Vulnerable Aquifers	Yes
Well Head Protection Area Water Quantity	No
Markham Register of Property of Cultural Heritage Value or Interest	Yes
Ministry of Transportation	Subject property is NOT located within the MTO Screening Zone
Development District	Heritage
Ward	3
Assumption Status of Subdivision	





AMANDA & Project Dox Upgrades

AMANDA

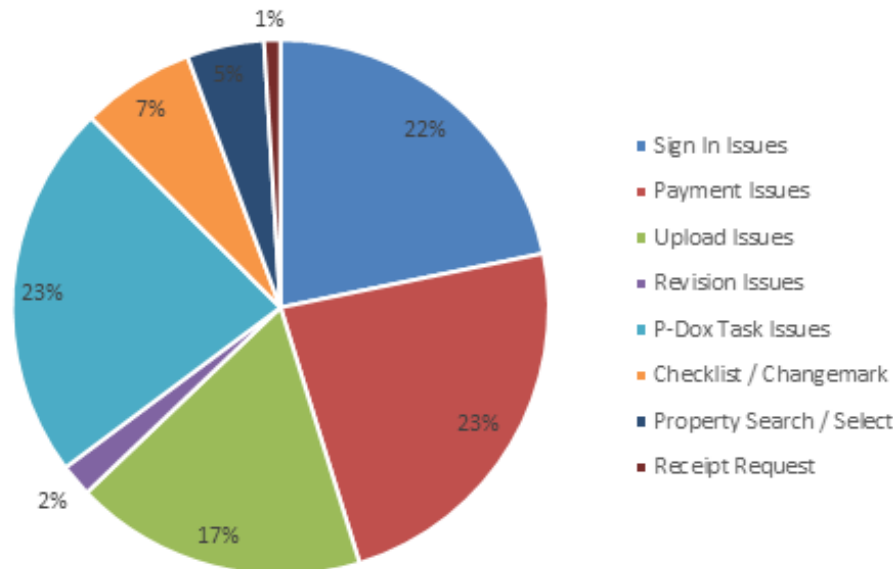
- Current version of the AMANDA platform is nearing end of life, March 2021
- AMANDA is a cross commission application and there is high risk to the corporation and its' capability to deliver services using an unsupported version
- RFP for the upgrade pending release to the market for tender
- Upgrade will take 8-12 months to complete
- AMANDA 7 offers many new features;
 - robust user level security features
 - easy analytics and open data reporting
 - user friendly
 - ability to set teams, team reviews and team level permissions



AMANDA & Project Dox Upgrades

Project Dox

- Upgrade required to maintain delivery of this high performing service
- Currently experiencing compatibility issues with users software
- Upgrade will take 2 - 3 months to complete
- Upgrade addresses the majority of customer related user issues
- Provides new features such as a user interface, personalized dashboards and a dynamic changemark feature





Summary

- ePlan has been a beneficial investment for the City
- It facilitates efficiency in processing applications
- It provides important performance metrics
- It facilitates excellent business continuity as demonstrated throughout the pandemic
- Improvements coming to resolve corporate security and customer service issues
- Future web enhancements



Report to: Development Services Committee

Meeting Date: June 29, 2020

SUBJECT: INFORMATION REPORT
 Garden Homes (Markham) Inc. 73 Main Street South,
 Markham Village Appeals of applications for Official Plan
 Amendment, Zoning By-law Amendment, Draft Plan of
 Subdivision and Site Plan Control to permit a Townhouse
 Development Ward 4 File Nos. OP/ZA 15 108135, SU/SC
 17 157341

PREPARED BY: Francesco Santaguida, ext.3583
 Assistant City Solicitor

 Peter Wokral, ext. 7955
 Senior Heritage Planner

REVIEWED BY: Regan Hutcheson, M.C.I.P., R.P.P., ext. 2080
 Manager of Heritage Planning

RECOMMENDATION:

That the report titled “INFORMATION REPORT Garden Homes (Markham) Inc., 73 Main Street South, Markham Village, Appeals of applications for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan Control to permit a Townhouse Development, Ward 4, Files Nos. OP/ZA 15 108135, SU/SC 17 157341”, dated June 29, 2020, be received;

EXECUTIVE SUMMARY:

In 2015, the City received Official Plan and Zoning Amendment applications from MPlan Inc. in support of a proposed 14 unit, three storey townhouse development for 73 Main Street South. The property is an irregular shaped, 0.49 hectare (1.2 acre) property located at the south east corner of Main Street South and Mill Street. This proposal was the subject of a Community Information Meeting held in January of 2016. A majority of residents in attendance did not support the development concept due to the proposed density, the three storey height, and safety concerns regarding the intersection of Mill Street and Main Street South. MPlan Inc. paused the applications to consider the feedback provided at the Community Information Meeting, but subsequently decided to sell the property.

The property was purchased by Garden Homes (Markham) Inc. who assumed the original Official Plan and Zoning By-law Amendment applications and submitted new Draft Plan of Subdivision and Site Plan applications in support of a revised development concept in August 2017. In November 2017, the new developer appealed all four applications to the former Ontario Municipal Board (OMB, now the Local Planning Appeal Tribunal) due to

the City's lack of a decision on the applications within the timeframe set out in the *Planning Act*, and to ensure that the appeals would be heard under the old OMB rules, rather than the Local Planning Appeal Tribunal (LPAT) rules which were to come into effect on April 3, 2018. In December of 2017, the applicant requested the OMB to hold the appeals in abeyance in order to facilitate direct discussions and negotiations with the City's Planning Department.

In October of 2018, the applicant submitted consent applications to the Committee of Adjustment which approved the severance of land from the rear yards of the neighbouring residences at 14, 16, and 18 Mill Street, to be added to the subject property at 73 Main Street South. These new lands enabled the applicant to submit a revised development concept featuring an internal condominium road providing through access to Mill Street, to increase the number of townhouses to 15, and to propose a semi-detached dwelling fronting Mill Street, for a total of 17 new residential units.

This revised development concept was the subject of a Statutory Public Meeting held on May 21, 2019, and a second Community Information Meeting held on July 11, 2019. Area residents continued to express concerns regarding the density and compatibility of the proposed development with the existing neighbourhood, the lack of off-site visitor parking, the destructive impacts of the grading of the property on neighbouring trees, increased traffic congestion, and the safety of Mill Street and the intersection of Main Street South.

The application is generally supported by the Toronto Region Conservation Authority which regulates the environmentally sensitive Rouge River valley lands to the north. The applicant has also addressed some of the concerns raised by the public by complying with the guidelines and policies for new buildings contained in the Markham Village Heritage Conservation District Plan, using grading to lower the perceived height of the townhouses to 2 storeys, creating a secondary one-way access to Mill Street, providing the number of parking spaces required by the City's Parking By-law, creating tree compensation packages for the subject site and neighbouring property owners, and widening the intersection of Mill Street and Main Street South to prevent further traffic congestion and improve to improve traffic safety.

The LPAT has not yet scheduled a hearing event for this matter but it is anticipated that the LPAT will do so in the near future.

PURPOSE:

The purpose of this report is to provide information regarding Applications for Official Plan and Zoning By-law amendments and Draft Plan of Subdivision and Site Plan Control, for a proposed residential townhouse development located at 73 Main Street South in the Vinegar Hill neighbourhood of Markham Village.

Application Processing:

On June 12, 2020, the Province announced that the emergency regulations relating to *Planning Act* applications will end on June 22, 2020. After June 22nd, 2020, the procedural requirements (e.g. sending of notices, public meetings, eligibility for appeals

to LPAT, etc.) of *Planning Act* applications proceed as they did prior to the declaration of the emergency.

For Applications received during the emergency legislation, the timelines for the procedural requirements will begin on June 22, 2020. For Applications received prior to March 16th, 2020, the procedural timelines will continue where they had been left on March 16th.

BACKGROUND:

The subject property is a vacant naturalized parcel of land located on the east side of Main Street South, where it intersects Mill Street, north of Highway 407, south of Highway 7 East, in the Markham Village Heritage Conservation District (See Figure 1 and Figure 2—Location Map and Aerial Map). The irregular shaped lot is 0.49 ha (1.2 acres) in area and has a frontage on Main Street South of 63.61m, a Mill Street frontage of 33.53m to the north, and a Mill Street frontage of 23.36m to the east.

Surrounding Land Uses

Surrounding land uses include the wooded valley lands of the Rouge River to the north across Mill St., single detached dwellings to the south, and on the west side of Main Street South, and two semi-detached dwellings constructed in the 1960's to the east that front Mill Street. Large modern townhouse developments constructed in the last thirty years are located further south on both sides of James Scott Road (See Figure 2-Aerial Photograph).

Application History

The Official Plan and Zoning By-law Amendment applications for 73 Main Street South were submitted to the City in the Fall of 2015 by MPlan Inc. under the 1987 Markham Official Plan. The original submission proposed 3 freehold townhouses fronting on Mill Street (eastern portion of the site) and 11 townhouses in the form of a rear lane condominium within the larger western portion of the site. The units fronting Main Street South and Mill Street were proposed to be three storeys high.

A Community Information Meeting was held on the proposed development

This initial development proposal was the subject of a Community Information Meeting held on January 29th, 2016. The majority of residents who attended the meeting were opposed to the proposed development due to the three storey height, the density of the proposed townhouses, and traffic concerns regarding the access to Mill Street. Following the Community Information Meeting, the applicant paused the application to reconsider the proposal, and no preliminary report was prepared, or Statutory Public Meeting scheduled.

The original applicant sold the property to another developer

The property was subsequently purchased by a new owner, Garden Homes (Markham) Inc., who assumed responsibility of the earlier Official Plan and Zoning By-law Amendment applications and submitted the Draft Plan of Subdivision and Site Plan Control applications on August 20, 2017 when the Residential Low Rise policies of the Official Plan 2014 had already come into effect.

The applications have been appealed to the Ontario Municipal Board (O.M.B.) (now the Local Planning Appeal Tribunal)

On November 8th and 24th, 2017, Garden Homes (Markham) Inc. appealed all four applications to the OMB due to the City's lack of a decision on the applications within the timeframe set out in the *Planning Act*, and to have the appeals subject to the OMB procedures in force at the time, rather than the current LPAT procedures, which came into effect on April 3, 2018.

The applicant requested a deferral of the LPAT/O.M.B. appeal

In December of 2017, the applicant requested the OMB to hold the appeal of the applications in abeyance, in order to facilitate direct discussions with the City's Planning and Urban Design Department.

The applicant added additional lands to the applications

City Staff continued to work with the applicant to address the above noted concerns. In October of 2018, the applicant submitted Consent applications to the Committee of Adjustment seeking the severance and conveyance of 24.38m (80 ft.) in depth from the rear yards of the adjacent residential properties at 14, 16, and 20 Mill Street to be added to the subject property at 73 Main Street South. The severances were granted and added a total of 783.2m² (8,419 ft²) to the subject property (See Figure 3- Additional lands). The new land area allowed the applicant to re-design the townhouse concept.

A Statutory Public Meeting was held on May 21, 2019

At the Statutory Public Meeting held on May 21st 2019, members of the public spoke both in favour and in opposition of the proposed development. The President of the Vinegar Hill Ratepayers Association expressed appreciation for the changes and improvements to the proposal resulting from the negotiations between Planning Staff and the applicant. However, neighbouring property owners also expressed their concerns regarding the extensive re-grading of the property and use of high retaining walls and their impact on mature vegetation both on, and bordering the subject property. Other concerns were the amount of visitor parking, the proposed density of the proposal in comparison to the surrounding community, and its likely impact on existing traffic congestion, the safety of the Mill Street and Main Street South intersection, and the height relationship of the proposed townhouses with neighbouring homes. It was recommended by Council and neighbouring residents that an additional Community Information meeting be scheduled to further explain the proposal and address the concerns of the residents raised at the Public Meeting.

A Community Information Meeting was held on July 11, 2019

At the Community Information Meeting, the applicants provided additional drawings and cross sections of the development proposal to address some of the concerns expressed about the grading of the property and the height of the townhouses. However, residents continued to express concerns about the impact of the proposed grading of the site on mature vegetation, ongoing maintenance of the proposed retaining walls, the amount of visitor parking onsite and on neighbouring streets, the safety of the Mill Street and Main

Street South Intersection, and the compatibility of the development proposal with the existing neighbourhood.

PROPOSAL:

With the recent acquisition of adjacent lands to the east resulting from the severances of approximately 80 ft. from the rear yards of the homes at 14, 16 and 20 Mill Street, the applicant is now proposing to construct a total of 15 three storey townhouses, divided into an 8 unit block fronting Main Street South, and a 7 unit block fronting an internal condominium road which also provides a one-way secondary access to Mill Street. The applicant also proposes to construct a new, freehold, semi-detached dwelling immediately south of the two existing 1960's semi-detached dwellings that front Mill Street (See Figures 4, 5 & 6 Site Plan and Elevations).

OFFICIAL PLAN AND ZONING:**City of Markham Official Plan (Revised 1987)**

When the Official Plan Amendment was deemed complete for the subject property, the land use policies of the Official Plan (Revised 1987) were in force. The subject property was designated as Urban Residential. This designation provided for Low Density Housing consisting of single detached, semi-detached and single-attached dwellings with direct frontage on a public street such as street townhouses and link house dwellings, and generally not exceeding a gross residential density of 14.8 units per hectare (6 units per acre).

The Official Plan noted that Medium Density I Housing was to consist of multiple dwelling types such as townhouses, street townhouses, terrace houses, duplexes, triplexes, fourplexes, maisonettes, etc. at an overall site density not exceeding 31 units per hectare (12.5 dwelling units per acre). Medium Density II Housing was to consist of multiple dwelling types at a net site density of 32 to 62 units per hectare (13-25 units per acre).

City of Markham Official Plan, 2014

The subject property is designated "Residential Low Rise" in the Official Plan 2014, which provides for a variety of lower-scale residential buildings including detached, semi-detached, and duplex dwellings, townhouse dwellings excluding back to back townhouses, and small multiplex buildings of 3 to 6 units all with direct frontage on a public street. Zoning Bylaw amendments to permit the above building types without direct frontage on a public street may be considered at appropriate locations where a development block has frontage on an Arterial Road or Major Collector Road. The portion of Main Street South that the property fronts onto is designated as a Minor Collector Road, but transitions to an Arterial Road south of the 407 interchange.

The Official Plan also contains site specific policies in section 9.13.4.8 which apply to the subject property that only permit detached and semi-detached dwellings, and a maximum building height of 2 storeys. The Official Plan Amendment is therefore required to permit the type of dwellings (townhouses) and the height (3 storeys) as well

as townhouse dwellings without direct frontage on a public street where the development block has frontage on a Minor Collector Road.

Land use objectives of this area of Markham Village include:

- Providing a variety of residential housing forms, tenures and densities;
- Recognizing the distinct character of the heritage buildings, historic sites and landscapes of the Markham Village Heritage Conservation District;
- Ensuring that infill development is compatible with the historic character of the area in terms of building design, building materials and treatments, landscaping and tree preservation;

Zoning

The subject property is zoned Residential (R1) under By-law 1229, as amended, which only permits one single detached dwelling on a lot, and is also subject to Infill By-law 99-90. Therefore, a Zoning By-law Amendment application is required to permit the proposed townhouse and semi-detached dwellings.

Markham Village Heritage Conservation District Plan

The Markham Village Heritage Conservation District Plan contains policies and guidelines intended to foster new buildings that are compatible with the heritage character of the district in terms of form, massing, scale, proportions, and materials. Although the Markham Village Heritage Conservation District is primarily composed of single detached dwellings, it also contains both new and historic examples of townhouse dwellings.

OPTIONS/ DISCUSSION:

The current plans address the issues identified in the preliminary staff report and at the Statutory Public, and Community Information Meetings in the following ways.

Site Grading

The proposed grading of the property will necessitate the extensive use of retaining walls, the most significant being at the southern boundary where it will be almost 16 feet high above grade, but largely unseen from the public realms of Main Street South and Mill Street. The retaining walls will be constructed entirely on the subject property and topped with safety fences, and their maintenance will be the responsibility of the condominium corporation, and not shared by neighbouring property owners. Four sets of staircases connecting the block of proposed townhouses that front Main Street South to the sidewalk are proposed to provide firefighting access acceptable to the City's Fire Department. Three of these four sets of staircases are to be constructed on lands owned by the City, and will require conditions of approval requiring the owner to provide for their maintenance, and to enter into encroachment agreements with the City.

Tree Preservation

The proposed grading of the property will require the removal of all existing vegetation on the site. In addition, the proposed retaining walls will negatively impact or necessitate the removal of some significant trees located on the adjacent properties to the south due

to the loss of a large portion of their root structure. The applicant is willing to pay full compensation for the loss of all trees on and off the site as reviewed and determined by the City, and has prepared individual tree compensation packages for each adjacent property owner (See Appendix 'A'-Tree compensation packages for neighbouring properties). Although the tree compensation packages offered by the applicant have only been formally accepted by one of the neighbouring residents, that resident does not want their acceptance of the compensation to be interpreted as evidence of their support of the proposed development.

Compatibility of Townhouses with Existing Adjacent Uses and Housing Forms

The proposed townhouses are located on a portion of Main Street South that does not have a well-defined, established or consistent architectural character and is somewhat isolated from the surrounding community of single detached dwellings. The subject property is instead surrounded by a handful of non-heritage, single and semi-detached dwellings to the south, west and east, and the Rouge River Valley lands to the north. Although there are no townhouses immediately adjacent to the subject property, there are modern townhouses located nearby on James Scott Road, and there are a few examples of modern and historic townhouses within the larger Markham Village Heritage Conservation District. The applicant proposes to re-plant the site with native species of trees and shrubs and to naturalize the City-owned land between the four sets of staircases that connect the development to the sidewalk, to help blend the proposed development with the natural character of the valley lands to the north.

Architectural Design

Although the preference of Heritage Markham was to see the site developed with detached or semi-detached dwellings, the architectural design of the proposed townhouses and semi-detached dwellings have been revised to comply with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan, and are generally compatible with the heritage character of the immediate neighbourhood in terms of scale, massing, height, form and architectural style (See Figures 5, 6, & 7 Townhouse and Semi-detached dwelling elevations and streetscape elevation).

Site Access and Traffic Congestion

The fifteen proposed townhouses are accessed by an internal condominium road which connects to Mill Street in two separate locations and has been designed to accommodate the travel of both firefighting and waste management vehicles. The north portion of Mill Street that borders the subject property does not currently meet the City's minimum 6m wide requirement to provide for two way traffic. The applicant proposes to dedicate a 4 metre strip of land from the northern access point on Mill Street to Main Street South to the City so that this intersection can be made safer for left hand turns in and out of Mill Street and to provide the turning radius' required by the City's Fire and Waste Management vehicles.

The City's Transportation Planning Department has reviewed the traffic impact study provided by the applicant, and does not anticipate a significant increase in the current levels of traffic congestion on Main Street South based on the addition of 17 residential

units who are expected to access the local road network at a variety of different times throughout the day. It is expected that the Mill Street intersection will mostly be used as a right in, right out intersection during the busiest times of day when left turns in and out of Mill Street would be the most challenging. During times of heavy congestion, it is expected that residents of the proposed townhouse development will access Main Street South from the signalized intersection of James Scott Road located two blocks to the south.

Parking and Snow Storage

The applicant has provided the required number of resident parking spaces as well as four onsite visitor parking spaces as per the City's Parking By-law. Some residents have raised concerns that this may still not be sufficient given the constraints associated with on street parking in the immediate area, and the tendency for some home owners to use their garages for the storage of items other than cars.

Snow clearing and removal of snow from the internal condo road will be the responsibility of the condo corporation and a space for some snow storage has been provided immediately north of the four visitor parking spaces provided between the proposed Block B of townhouses and the proposed semi-detached dwelling.

Proposed Density

The proposed 17 additional residential units represent a density of 41.5 units per hectare whereas the surrounding neighbourhood exhibits densities that vary anywhere from 6.9 units per hectare to 20.6 units per hectare. The proposed densities are reflective of the Medium Density II policies of the Official Plan (Revised 1987). However, the Low Rise Residential policies of the City's 2014 Official Plan does permit townhouses dwellings, and does not specify maximum densities.

Access to Parks/Open Spaces

The subject property is located close to the Rougehaven Parkette, and provides personal amenity space in the form of individual balconies on the townhouse units and a shared outdoor landscaped amenity space adjacent to Mill Street. The subject property does have convenient access to nearby open spaces including Milne Dam Conservation Park and the valley lands and trails of the adjacent Rouge River valley.

Municipal servicing is available

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

Toronto and Region Conservation Authority (TRCA)

The TRCA is generally supportive of the proposed development subject to minor technical revisions and is willing to accept a reduced 6m buffer from the Long Term Stable Top of Slope (LTSTOS) rather than the usual 10m buffer in recognition of the unique irregular configuration of the lot. Although the TRCA has prohibited any new development to occur within the 6m buffer, they do acknowledge that Mill Street is a pre-existing condition, and therefore accept the applicant's proposal to provide the northern

access point to the development, to widen the entrance of Mill Street to improve the safety of the intersection, as well as the introduction of minor improvements and facilities such sidewalks, pathways and postal boxes.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications have been considered within the context of the City's growth management and strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies, as well as the Heritage Markham Committee. The LPAT is the approval authority due to the appeals of the applications by the applicant.

RECOMMENDED BY:

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

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

Claudia Storto
City Solicitor and Director of Human Resources

ATTACHMENTS:

Figure 1	Location Map
Figure 2	Aerial Map
Figure 3	Additional Lands
Figure 4	Proposed Site Plan
Figure 5	Coloured Block Elevations

Figure 6

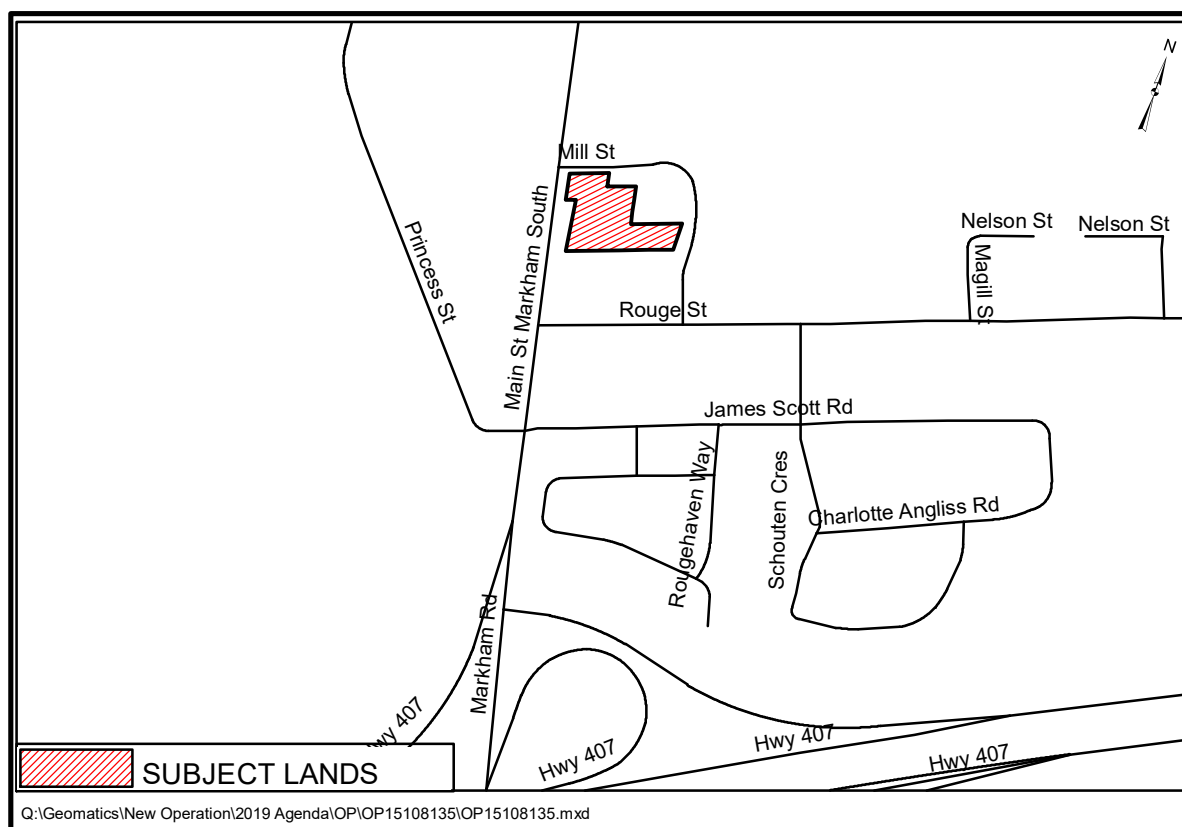
Block Elevations

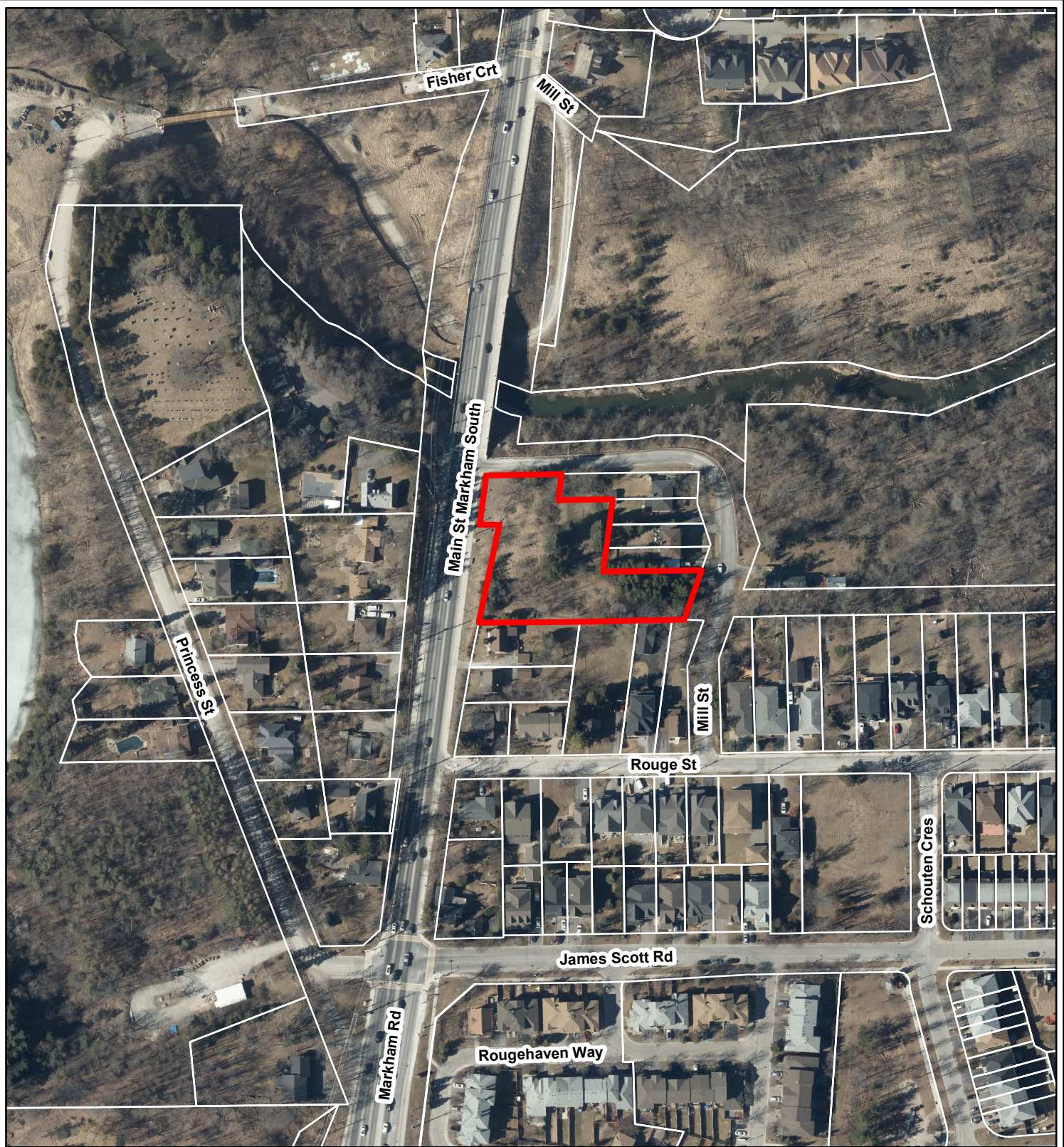
Figure 7

Main Street South Streetscape Elevation

Appendix 'A'

Proposed Tree Compensation Package for Neighbouring Property Owners





AERIAL PHOTO (2018)

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

 Subject Lands

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd

Date:01/04/2019

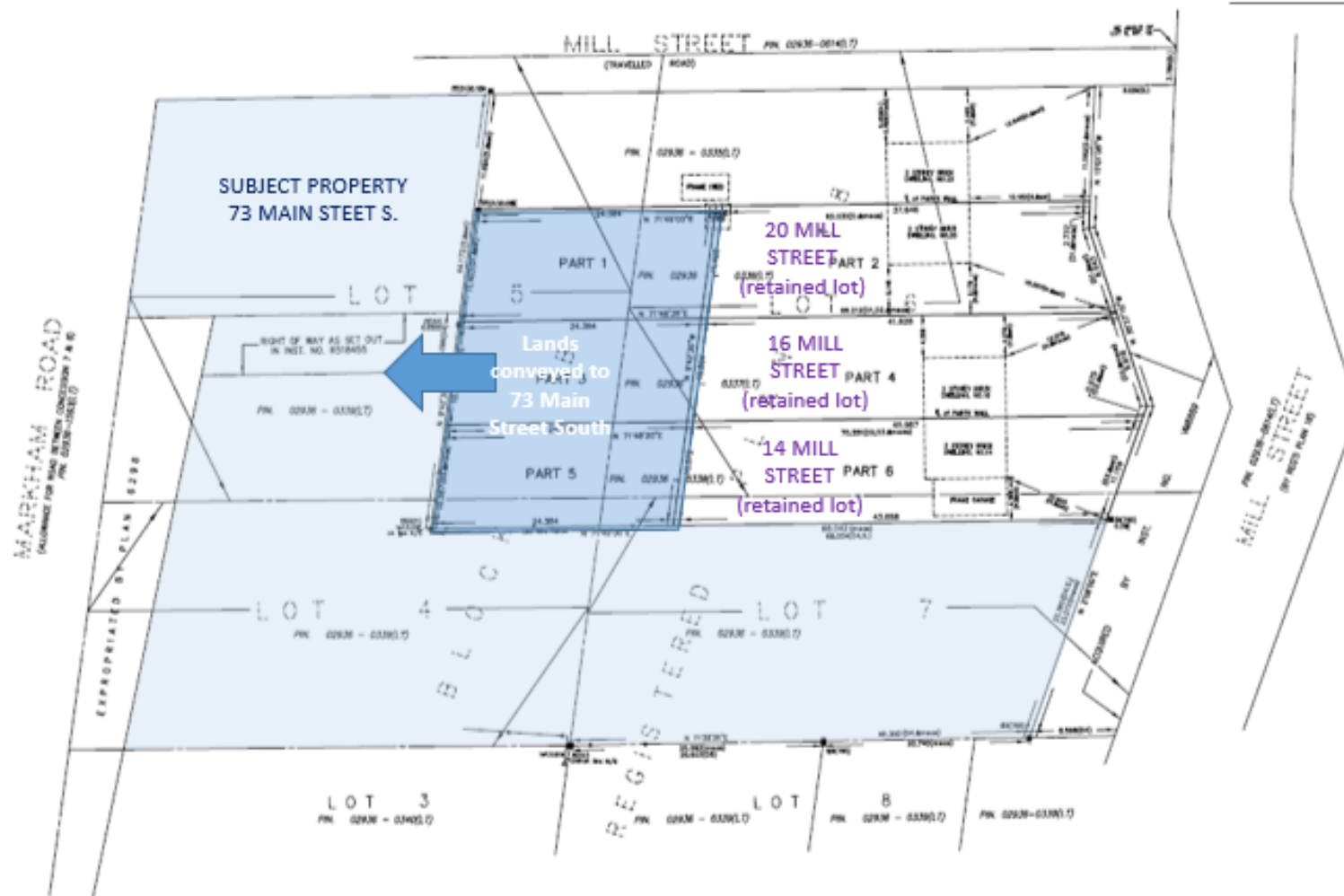


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By:PW

FIGURE No.2

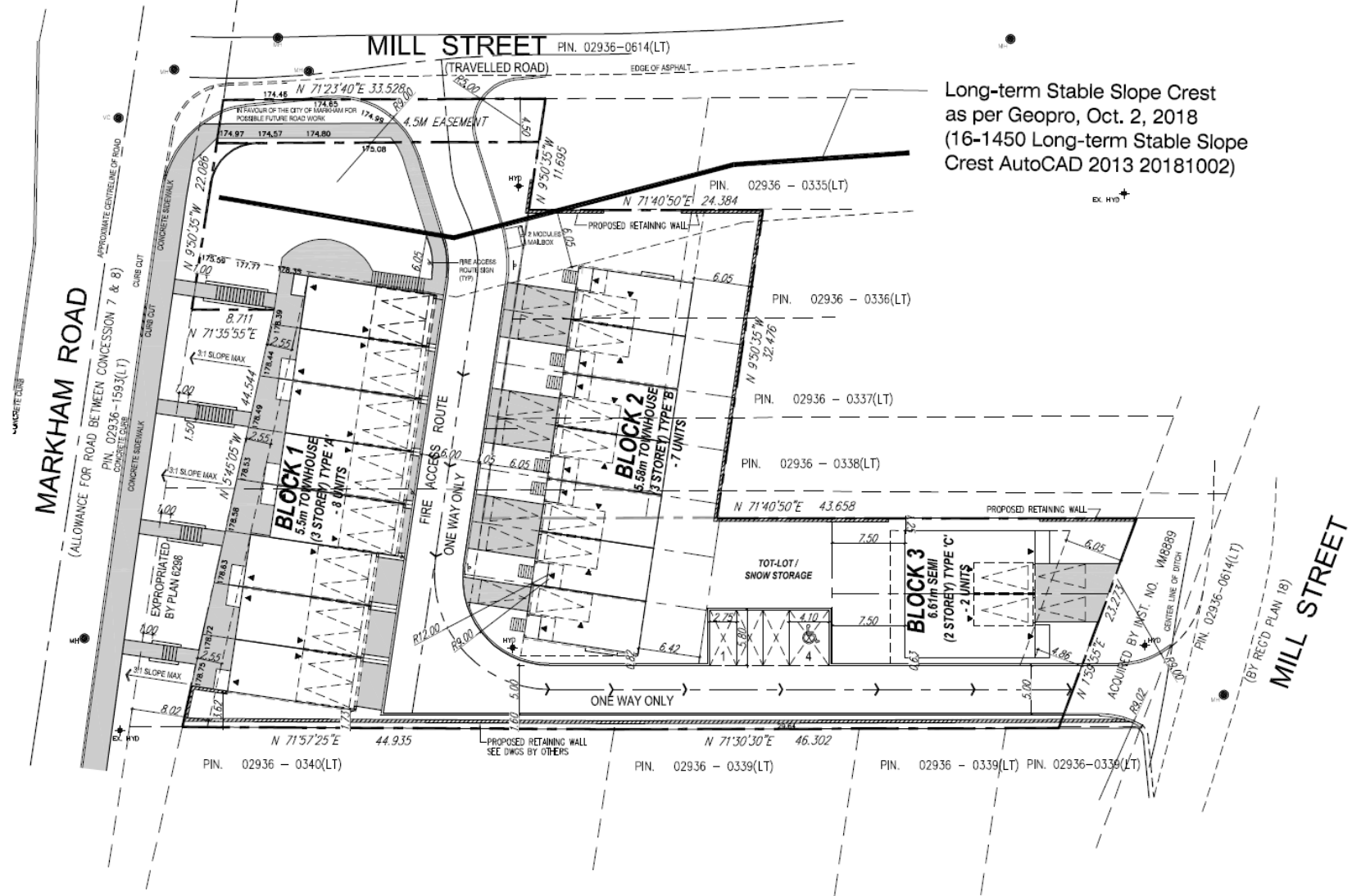


ADDITIONAL LANDS

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd



SITE PLAN

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd

 MARKHAM DEVELOPMENT SERVICES COMMISSION

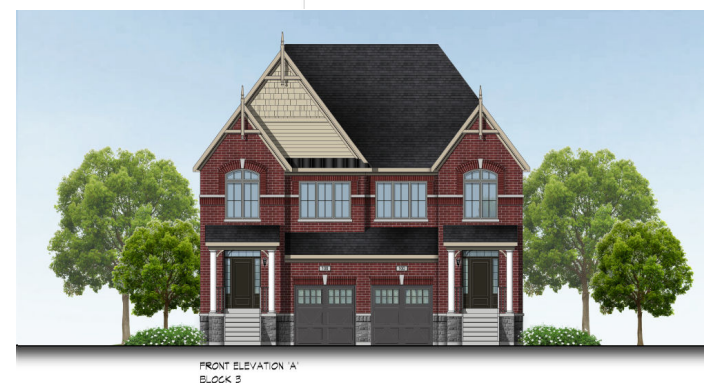
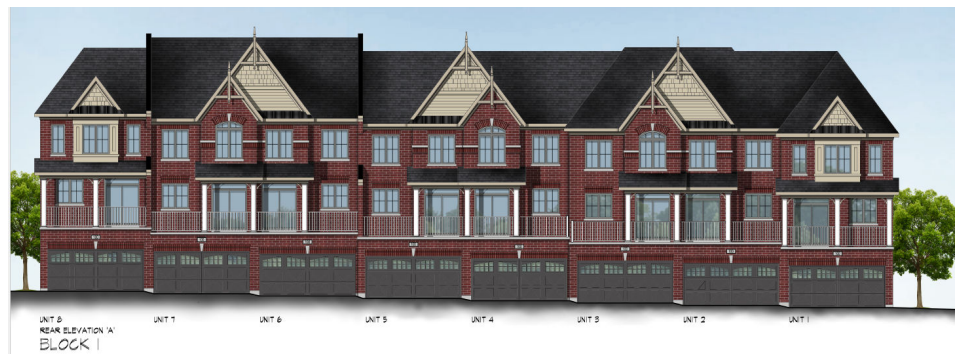
Drawn By:RT

Checked By: PW

Date: 23/04/2020

FIGURE No.4



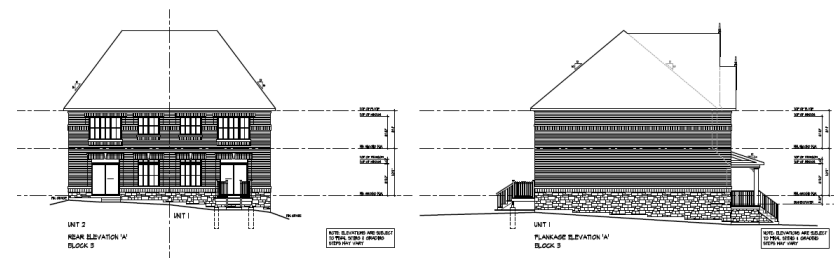
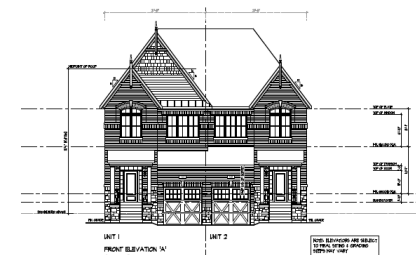
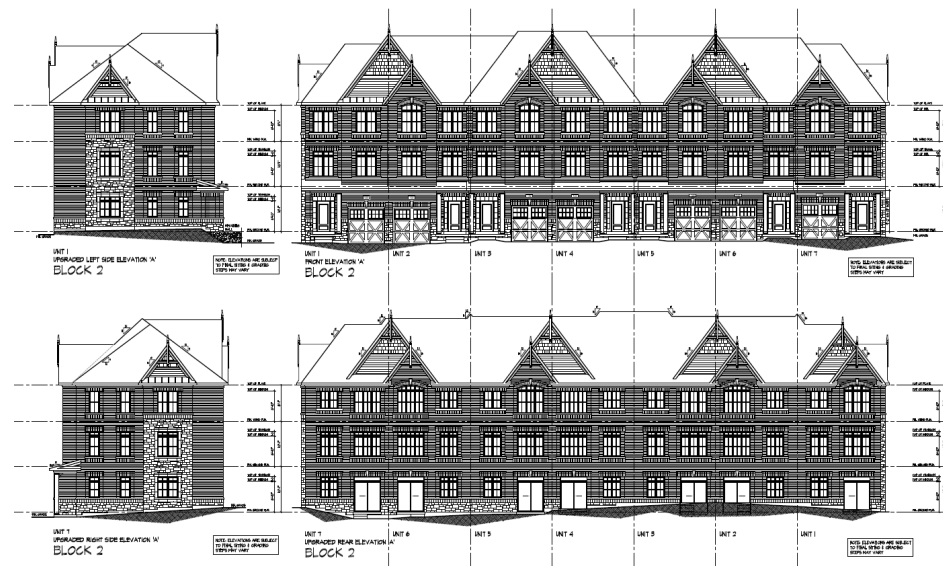


COLOURED BLOCK ELEVATIONS

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd



BLOCK ELEVATIONS

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd



cosburn nauboris 
landscape architects

73 MAIN STREET SOUTH
GARDEN HOMES
CITY OF MARKHAM
STREETSCAPE PLAN AND ELEVATION
DECEMBER 2019
1125

MAIN STREET SOUTH STREETSCAPE ELEVATION

APPLICANT: Garden Homes (Markham) Inc.
73 Main St. South

FILE No. OP 15108135 (PW)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP15108135\OP15108135.mxd

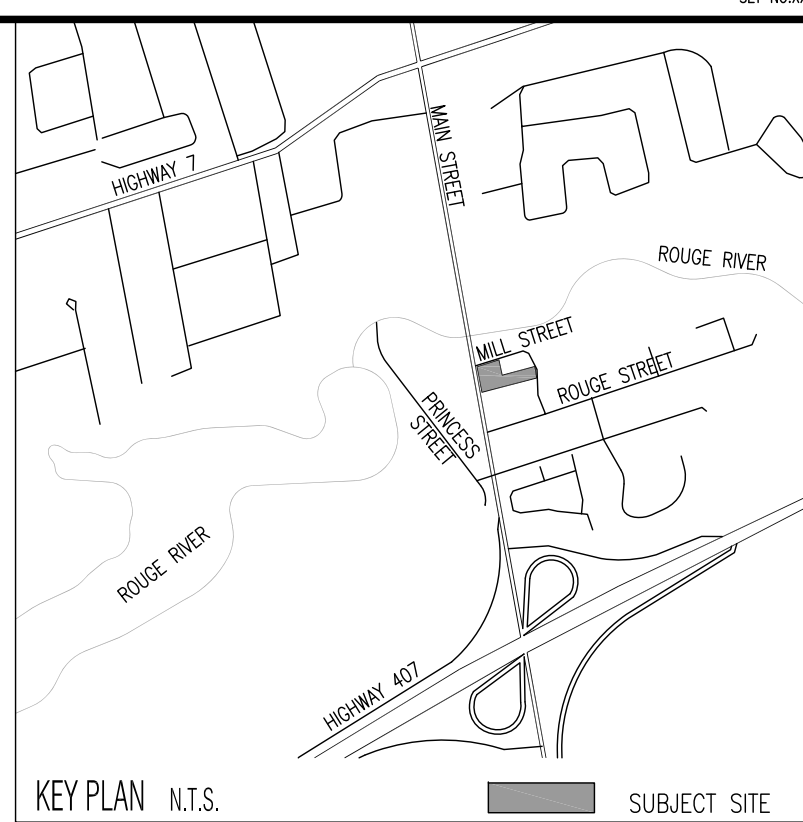
 DEVELOPMENT SERVICES COMMISSION

Drawn By:RT

Checked By: PW

Date: 23/04/2020

FIGURE No.7



PROPERTY LINE

1800 HT. PRIVACY WOOD FENCE
ALONG TOP OF RETAINING WALL.

Diagram illustrating two types of tree planting:

- Deciduous Tree Planting:** Represented by a green circle with the text "ACE 60". It is associated with the labels "PLANT SPECIES", "DECIDUOUS TREE PLANTING", and "SIZE".
- Coniferous Tree Planting:** Represented by a green starburst shape with the text "AB 250". It is associated with the labels "PLANT SPECIES", "CONIFEROUS TREE PLANTING", and "SIZE".

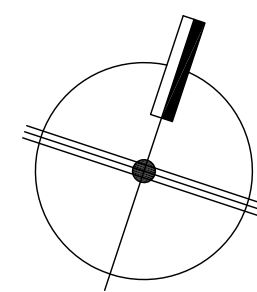
-
- EXISTING TREE TO REMAIN
MINIMUM TREE PROTECTION ZON
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
ALONG PROPERTY LIMIT
MINIMUM TREE PROTECTION ZON
- EXISTING TREE TO BE REMOVED
ALONG PROPERTY LIMIT

Tree survey information received in digital format from S.C. Land Management Corporation and received April 25, 2017. Survey received in digital format from Donald Roberts Surveying via KLM Planning Partners, Reference No.15.8541-2 and received July 31, 2019. Base information received in digital format from Hunt Design Associates, Project No.217034 and received November 27, 2019. Grading and servicing information received in digital format from Condeland Engineering, Project No.17-022 and received November 22, 2019.

1	For Submission	SW	19 12 03
No	Revision	By	Yr Mo Da

All drawings and designs are the property of Cosburn Nauboris Limited and may not be used or reproduced without permission.
This drawing must not be scaled.

Invalid Unless Signed Origina



cosburn nauboris LTD

landscape architects cosburnnauboris.ca

73 MAIN STREET MARKHAM SOUTH
GARDEN HOMES (MARKHAM) INC
CITY OF MARKHAM

COMPENSATION PLANTING AND TREE INVENTORY ALONG PROPERTY LINE

Drawn by	SW	Scale	1:25
Checked by	PC	Plot Date	2019-12-0
Approved by	PC	Project	219

LC1

Drawing No.

[illegible]

WB - WIRE BASKET

Table 1 Project # 1189			Date	06/08/2019		Tree Inventory		
Tag #	Botan Species	Common Name	DBH - in	Crown spread - ft	Health Condition	Comment	City of Maricopa	Action
R	<i>Thuja occidentalis</i>	white cedar	10	2	Good	observation close to property line		Destroy
S	<i>Thuja occidentalis</i>	white cedar	15	2	Good	observation close to property line		Destroy
U	<i>Thuja occidentalis</i>	white cedar	10	2	Good	observation close to property line		Destroy
U	<i>Thuja occidentalis</i>	white cedar	10	2	Good	observation close to property line		Destroy

[illegible]

WB - WIPE BASKE

Table 1 Project # 2553		Date	09/26/2019	Tree Inventory		City of Markham		
Tag #	Species	Common Name	DBH cm	Crown spread -m	Health Condition	Comment	Action	Mile. 192
626	Acer negundo	Manitoba maple	70	12	Poor	trunk decay, die back, decline, conts	Decroy	-
A	Pinus strobus	white pine	42	5	Good		Decroy	-
A	Acer platanoides	Norway maple	48.5	10	Fair	crown removal/ deformed	Decroy	-

[illegible]

WB - WIRE BASKET

Table 3 Project # 2389		Tree Inventory					City of Marchman
Tag #	Genus Species	Common Name	DIM cm	Crown spread -m	Health Condition	Comment	
D	<i>Ulmus americana</i>	white elm	20	5	Fair	crown die back	Destroy
E	<i>Acer saccharinum</i>	silver maple	40	8	Poor	severe die back	Destroy
F	<i>Acer saccharinum</i>	silver maple	50	8	Poor	severe die back, dead crown	Destroy
F	<i>Acer saccharinum</i>	silver maple	31	8	Poor	severe die back, crown death	Destroy



Report to: Development Services Committee

Meeting Date: June 29, 2020

SUBJECT:

RECOMMENDATION REPORT

Lindwide Developments (Cornell) Limited Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 79 single detached dwellings, 270 townhouse dwellings, 162 stacked townhouse dwellings, high rise residential and employment uses, on the south side of Highway 7 and west side of Donald Cousen's Parkway, (Ward 5)

Files SU/ZA 18 154617

PREPARED BY:

Stephen Corr, MCIP, RPP, extension 2624
Senior Planner, East District

REVIEWED BY:

Stacia Muradali, MCIP, RPP, extension 2800
Acting Manager, East District

RECOMMENDATION:

- 1) That the report titled "RECOMMENDATION REPORT, Lindwide Developments (Cornell) Limited, Proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit 79 single detached dwellings, 270 townhouse dwellings, 162 stacked townhouse dwellings, high rise residential and employment uses, on the south side of Highway 7 and west side of Donald Cousen's Parkway, (Ward 5), Files SU/ZA 18 154617", be received;
- 2) THAT the record of the Public Meeting held on November 13, 2018, regarding the Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by Lindwide Developments (Cornell) Limited for lands on the south side of Highway 7 and west side of Donald Cousen's Parkway (19TM-18002), be received;
- 3) That the draft Zoning By-law Amendment application (ZA 18 154617) submitted by Lindwide Development (Cornell) Limited be approved, and that the draft Zoning By-law Amendment attached as Appendix 'A' to amend Zoning By-laws 304-87 and 177-96, both as amended, be brought forward to a future Council meeting and enacted without further notice once the by-law has been finalized;
- 4) That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council;
- 5) That Draft Plan of Subdivision 19TM-18002 submitted by Lindwide Developments (Cornell) Limited, be approved subject to the conditions outlined in Appendix 'B';

-
- 6) That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft Plan of Subdivision approval, subject to the conditions set out in Appendix 'B' and as may be amended by the Director of Planning and Urban Design;
 - 7) That the draft plan approval for Draft Plan of Subdivision 19TM-18002 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period;
 - 8) That the approval of the zoning by-law amendment and draft plan of subdivision be conditional on the City Solicitor (or her designate) securing the withdrawal of the existing Local Planning Appeal Tribunal appeals to the 2014 Official Plan related to this subject property;
 - 9) That Council assign servicing allocation for up to 507 dwelling units for Draft Plan of Subdivision 19TM-18002;
 - 10) THAT the recommendation from the Heritage Markham Committee on April 8, 2018 indicating that the municipal heritage committee does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications because they do not appropriately consider the retention of the Abram Reesor and Frank Albert Reesor Houses as per the cultural heritage policies of the City's Official Plan, be received as information;
 - 11) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY

This report recommends approval of draft plan of subdivision and zoning by-law amendment applications submitted by Lindwide Developments (Cornell) Limited, for lands located on the south side of Highway 7 and west side of Donald Cousens Parkway (See Figures 1 through 3). The Draft Plan (Figure 4) proposes lane based low rise residential uses comprised of 79 single detached dwellings, 270 townhouse dwellings and 162 stacked townhouse dwellings. Development blocks are also proposed for a mixed use high rise development fronting Highway 7, two employment blocks along Donald Cousens Parkway and a public elementary school. The draft plan includes blocks to preserve existing natural heritage features, including a regionally significant woodlot, a Provincially Significant Wetland, open space, woodlot regeneration areas, parks and a storm water management pond.

Staff are generally satisfied with the proposed public street and lane configuration, and overall lot and block pattern. Staff are recommending approval of the zoning by-law amendment (Appendix 'A'), and the draft plan of subdivision, subject to the conditions attached as Appendix 'B'.

PURPOSE:

The purpose of this report is to provide an overview, evaluation and recommendation of Zoning By-law Amendment and Draft Plan of Subdivision applications (the "Applications") submitted by Lindwide Developments (Cornell) Limited.

Application Processing

On June 12, 2020 the Province announced that the emergency regulations relating to *Planning Act* applications will end on June 22, 2020. After June 22nd, 2020, the procedural requirements (e.g. sending notices, public meetings, eligibility for appeals to LPAT, etc.) of *Planning Act* applications proceed as they did prior to the declaration of the emergency.

For Applications received during the emergency legislation, the timelines for the procedural requirements will begin on June 22, 2020. For Applications received prior to March 16, 2020, the procedural timelines will continue where they had been left on March 16h.

PROCESS TO DATE

- June 7, 2018 – Applications deemed complete
- September 4, 2018 – Preliminary Report to Development Services Committee
- November 13, 2018 – Statutory Public Meeting
- December 2, 2019 – Second submission of applications received
- March 5, 2020 – Third submission of applications received.
- If approved the applicant will be required to satisfy draft approved subdivision conditions (Appendix 'B') and enter into a subdivision agreement with the City.

BACKGROUND:

The 48.39 ha (100.5 ac) site (the 'Subject Lands') is located within Cornell Centre, on the south side of Highway 7 East and the west side of Donald Cousens Parkway (Figures 1, 2 and 3). The subject lands currently contain two existing detached dwellings which are both individually designated under Part IV of the Ontario Heritage Act as properties of cultural heritage value or significance. The balance of the site comprises agricultural fields, a woodlot and wetlands at the south and east sections of the site. The surrounding area includes:

- A future commercial shopping centre abutting the northwest portion of the site, on lands also owned by the applicant;
- Anticipated high rise residential and mixed use development along the north side of Highway 7;
- Existing and future low rise residential development, further north, across Highway 7;
- Highway 407, which abuts the site to the south;
- Anticipated employment uses to the east, across Donald Cousens Parkway, on lands also owned by the Applicant; and
- Existing low rise residential to the west.

The Applicant has City wide and site specific appeals to the '2014 Official Plan' (as partially approved on November 24, 2017 and further updated on April 9, 2018)

The applicant is an appellant to the Markham 2014 Official Plan. Their appeals are applicable to City-wide policies and site specific policies for the subject lands. Appeals relate to the appropriateness of land use and natural heritage designations and policies applicable to the subject lands. Approval of the applications is conditional on the Owner

withdrawing appeals to the 2014 Official Plan for the subject lands, to the satisfaction of the City solicitor or her designate. The applicant has agreed to this request.

PROPOSAL

Lindwide Properties (Cornell) Limited is proposing a draft plan of subdivision on the subject lands containing approximately 961 residential units in low rise and high rise development forms. The draft plan of subdivision also includes employment uses, public parks, a public school site, natural heritage blocks (woodlands and wetlands) and open space blocks. The proposed draft plan is shown in Figure 4 and summarized in Table 1.

Table 1: Draft Plan of Subdivision Statistics			
Land Use (Residential)	Units	Lot/Block No.	Hectares (Acres)
Single Detached Dwellings	79	1 to 79	2.665 (6.585)
Townhouse Dwellings – detached garages	80	96-101, 109-120	1.907 (4.712)
Townhouse Dwellings – attached garages	190	102-108, 121-153	3.525 (8.710)
Multiple Unit Dwellings (Stacked Townhouses)	162	96 to 153	1.516 (3.746)
Mixed Use High Rise	450	154	1.904 (4.705)
Total (Residential)	961 Units		11.517 (28.459)
Land Use (Other)	Block No.		Hectares (Acres)
Employment	155 and 156		7.207 (17.809)
Public Elementary School	157		2.409 (5.953)
Parks	158 to 161 and 180		1.607 (3.971)
Provincially Significant Wetland and 30 m Buffers	162 to 167		2.267 (5.602)
Woodlot and 10 m Buffer	168 to 171		7.699 (19.025)
Open Space	172 to 178		1.464 (3.618)
Storm Water Management Pond	179		2.442 (6.034)
Multi-Use Paths (MUPs)	181 to 188		0.708 (1.750)
Woodlot Regeneration	189 to 190		0.975 (2.409)
Servicing Block	191		0.005 (0.012)
Region of York Highway 7 Road Widening	192		0.323 (0.798)
Roads and Lanes			10.817 (35.489)
Total (Other)	961 Units		37.923 (93.710)
Total (All)	961 Units		49.44 (122.169)

Street and Lane Configuration

The draft plan proposes an integrated network of public streets and lanes. The proposed low rise building forms, including single detached, townhouse and stacked townhouse dwellings are accessed via rear lanes, which is consistent with the Cornell Secondary Plan. Access to the subdivision from Highway 7 East is at three locations, including:

- Street 'A' a north/south street along the east portion of the draft plan which aligns with Cornell Rouge Boulevard on the north side of Highway 7;
- Street 'B' a north/south street along the central portion of the draft plan which aligns with William Forster Road on the north side of Highway 7; and

-
- Street 'O', a north/south street along the west portion of the draft plan that connects to a southern extension of Bur Oak Avenue from Highway 7,

Access to the subdivision from Donald Cousens Parkway is via a proposed east/west road at Street E, which connects to the south extension of Bur Oak Avenue.

Provincial Policy and Considerations

Staff have reviewed the proposed applications and are of the opinion that the proposed development is consistent with applicable the Provincial policy. Further analysis on the provincial policy framework is in Appendix 'C'.

OFFICIAL PLAN AND ZONING

Region of York Official Plan, 2010

The subject lands are designated 'Urban Area', which provides for the proposed residential, mixed use and employment forms of development. The central and southern portions of the site is designated 'Regional Greenlands System', which "intends to identify, protect and enhance a linked Greenlands System as a permanent legacy for York Region". The portions of the subject lands within this designation include the regionally significant woodlot, the Provincially Significant Wetland and portions of the non-Provincially Significant Wetland. The proposed applications comply with the Region of York Official Plan 2010.

2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018

The 2014 Official Plan designates the subject lands as follows:

- Greenway
- Residential Mid Rise
- Residential High Rise
- Mixed Use High Rise
- Business Park Office Priority Employment
- Business Park Employment

The land use designations applicable to the site are shown in Figure 5. A summary of the proposed development in each designation is provided in Appendix 'D'. The proposed land uses conform to the 2014 Official Plan except for:

- Single detached dwellings proposed in the 'Residential Mid Rise' designation on the west side of the draft plan; and
- Townhouse dwellings proposed in the 'Greenway' designation on the southeast portion of the site.

Notwithstanding the land use designations noted above, the 2014 Official Plan identifies the subject property within the Cornell Centre Key Development Area (KDA). Applicable transition policies require that until an updated secondary plan is approved for Cornell Centre, the provisions of the Official Plan (Revised 1987), as amended and the current Cornell Secondary Plan (OPA 168) shall continue to apply.

Official Plan (Revised 1987) & 2008 Cornell Secondary Plan (OPA 168)

The Cornell Secondary Plan designates the subject lands as follows:

-
- Environmental Protection
 - Open Space
 - Residential Neighbourhood – Cornell Centre
 - Avenue 7 Corridor – Mixed Residential
 - Business Park Area – Avenue 7 Corridor
 - Business Park Area

The land use designations applicable to the site are shown in Figure 6. A summary of the proposed development in each designation is provided in Appendix ‘E’. The proposed draft plan of subdivision conforms to the Cornell Secondary Plan with the following noted exceptions:

Wetlands were not identified in the Cornell Secondary Plan

The Ministry of Natural Resources and Forestry (MNRF) identified the Provincially and non-Provincially Significant Wetlands on the subject property in 2016. Consequently, these wetlands are not specifically identified as natural features to be protected in the 2008 Cornell Secondary Plan. The south portions of both wetlands are designated ‘Open Space’ which offers a level of protection for these natural features. The north section of the non-PSW is within the ‘Residential Neighbourhood – Cornell Centre’ designation which permits residential uses, as outlined in Appendix ‘E’.

The applicant proposes to preserve the Provincially Significant Wetland and the 30 m wide buffers required by the MNRF. The Provincially Significant Wetland and buffers will be conveyed to the City upon registration of the plan of subdivision. The applicant proposes to develop the north portion of the non-Provincially Significant Wetland with townhouses, which is a permitted land use in the 2008 Cornell Secondary Plan. Additional information regarding impacts to the wetland are provided in the ‘Wetland and Woodland Considerations’ subsection of this report.

Townhouses Proposed within the Open Space Designation, southeast edge of Woodlot

The draft plan proposes Townhouse dwellings in a portion of the subject lands designated ‘Open Space’, located at the southeast edge of the woodlot. This designation provides for parks and storm water management facilities, and does not permit residential development. Staff note however, that Section 6.5.1 c) of the Secondary Plan states that,

“the locations, configurations, boundaries of these [Open Space] lands shall be confirmed through detailed studies and plans identified in this Secondary Plan and may be revised, in accordance with the findings in and recommendations of these studies without further amendment to this Secondary Plan”.

Studies submitted in support of the development applications relating to the natural features and open space elements on the subject lands include but are not limited to, the Master Environmental Servicing Plan (MESP) and Environmental Impact Statement (EIS), Woodland and Wetland Compensation Plan. Additionally, the applicant is required to satisfy parkland obligations in accordance with the Cornell Master Parks Agreement, which includes provisions for land based woodlot re-generation areas. Through review of these materials, staff are satisfied that the existing natural heritage and open space features are adequately provided for; and that where impacts to these features are proposed,

appropriate means of compensation will be provided and secured as conditions of Draft Plan of Subdivision approval (Appendix 'B'). Staff are of the opinion that an adjustment to the Open Space boundary for this area is appropriate without requiring an amendment to the Secondary Plan.

Cornell Centre Secondary Plan Update

An updated Secondary Plan for Cornell Centre is being finalized by the Policy and Research Group. A Draft Land Use Concept for Cornell Centre was presented to DSC on September 22, 2015, to provide a policy framework for a future secondary plan for Cornell Centre. The draft land use concept affecting the subject lands proposes the following designations:

- Environmental Protection Area – Greenway
- Open Space
- Residential Mid Rise I
- Residential High Rise
- Business Park Area – Business Park Office Employment
- Business Park Area

The land use designations proposed for the site are shown in Figure 7. A summary of proposed development in each designation is provided in Appendix 'F.' The proposed land uses conform to the 2014 Official Plan, except where townhouses are proposed in the Greenway designation at the southeast portion of the site. This is similar to what was outlined above in the Cornell Secondary Plan subsection of this report. As noted, the Cornell Secondary Plan is the current policy framework applicable to the subject lands.

Current and Proposed Zoning

Figure 2 shows the current zone categories applicable to the subject lands, which are:

- Agriculture One (A1) under By-law 304-87, amended;
- Rural Residential One (RR1) under By-law 304-87, amended;
- Rural Residential Two (RR2) under By-law 304-87, amended; and
- Open Space One (OS1) under By-law 177-96, as amended.

The applicant proposes to incorporate all of the subject lands within By-law 177-96, as amended, with appropriate zone categories to implement the proposed draft plan of subdivision. The proposed zoning by-law amendment requests zoning designations to reflect the land use permissions and built form contemplated in the current Cornell Secondary Plan and to implement the proposed draft plan of subdivision. The draft zoning by-law amendment is attached as Appendix 'A'.

Bill 73 and Amendments to the Planning Act

The Planning Act, R.S.O. 1990, c.P.13, was amended on July 1, 2016 through the enactment of Bill 73, to no longer allow an application for a variance from the provisions of the zoning by-law within two years of a zoning amendment being approved, unless Council has declared by resolution that such an application is permitted. Given that detailed site plan applications have not been submitted to establish the precise building locations and site configurations, staff recommend a Council resolution to permit a variance application to be submitted within this two year period if required by the applicant

to implement a detailed site plan on either of the development blocks. This will provide the proponent flexibility with respect to the detailed site design by allowing for the submission of a variance if necessary and where appropriate.

DISCUSSION

Public Input Summary

The Statutory Public Meeting was held by Development Services Committee on November 13, 2018 to obtain public input on the proposed draft plan of subdivision and zoning by-law amendment applications. There were no comments made by members of the public. At the statutory Public Meeting Committee members noted that the development should:

- Have consideration for rental and affordable housing;
- Be designed to provide connectivity to the abutting property to the north, proposed to be developed as a commercial shopping centre; and
- Be designed to provide connectivity through a trail network along the south portions of the subject lands to existing trails and low rise residential development to the west, and ultimately connect to the Rouge National Urban Park (RNUP) to the east at Reesor Road.

In response to these comments, staff have provided detailed comments on the applicant's proposed housing affordability measures at the end of this report. Comments related to connectivity to the RNUP and proposed commercial shopping are provided in the Woodland, Open Space and Trails subsection of this report.

The Draft Plan has been Revised to Address City and TRCA staff Requirements

The original 2018 submission of the draft plan of subdivision proposed an extension of Bur Oak Avenue as a collector road that 'looped' around the woodlot along the south portion of the subject lands. This provided east/west connectivity for developments in Cornell south of Highway 7, between 9th Line and Donald Cousens Parkway. This street configuration was contemplated in the current Cornell Secondary Plan (2008), 2014 Official Plan and draft Cornell Centre Secondary Plan (2015), which all predated the identification of the Provincially Significant and non-Provincially Significant Wetlands on the site. While this road configuration is contemplated in the Official Plan, it would negatively impact both wetlands, as sections would need to be removed for the road right-of-way.

Markham and Toronto Region Conservation Authority (TRCA) staff were particularly concerned about negative impacts to the 1.23 ha (3.03 ac) Provincially Significant Wetland, which is not permitted by the Provincial Policy Statement, 2014 (PPS 2014) and the City's 2014 Official Plan. Further, impacts to the non-Provincially Significant Wetland were in excess of what is permitted by Section 8.7.3 of the TRCA's Living City Policies, which states "development and interference may be permitted within other wetlands (i.e. non-Provincially Significant Wetlands) less than 0.5 ha in size."

City and TRCA staff requested that the draft plan of subdivision be revised to preserve the Provincially Significant Wetland and lessen impact to the non-Provincially Significant Wetland. City staff also requested that any revisions to the draft plan continue to

accommodate an east/west collector road through the site to provide connectivity between existing and proposed development south of Highway 7.

In response, the applicant submitted a revised draft plan of subdivision on March 5, 2020, which is acceptable to City staff and the TRCA. The revisions:

- Preserve the PSW in its entirety, and associated 30 m wide buffers;
- Lessens impact to the non- Provincially Significant Wetland, in which the area of wetlands proposed to be removed has been reduced from 1.4 ha (3.46 ac) to 1.11 ha (2.74 ac) which allows a total of 1.26 ha (3.11 ac) to be preserved; and
- Proposes an east/west collector road along the north portion of the site to provide connectivity through existing and proposed development in Cornell Centre, south of Highway 7.

Additional comments related to compensation for impacts to the non-PSW and woodlot are summarized further in the following section.

Wetland and Woodlot Impact Considerations

The draft plan proposes to preserve the PSW in its entirety, as well as associated 30 m wide buffers. Figure 8 shows the location of the non-PSW, and the areas to be removed and retained. In total 1.26 ha of (3.11 ac) of this wetland will be retained and 1.11 ha (2.74 ac) will be removed in two separate sections, having areas of 0.51 ha (1.26 ac) and 0.6 ha (1.48 ac). To substantiate these removals, the applicant submitted a Wetland Removal Letter which notes that although the removals slightly exceed what is permitted by the TRCA's Living City Policies (0.5 ha/1.64 ac), the removals meet all other criteria to permit development or interference with non-PSWs.

The east/west collector road along the north portion of the draft plan will result in the removal of approximately 0.12 ha (0.3 ac) of woodland along the north edge of the woodlot. Ecological compensation for the removal of the woodland will be required as a condition of draft plan approval.

The total loss of natural heritage features, including wetland and woodland removals is 1.23 ha (3.04 ac). As partial compensation, the draft plan proposes a 0.97 ha (2.4 ac) woodlot regeneration block to add to the Greenway System that will partially offset the removal of the wetlands and woodlands. Consequently the net loss of natural heritage features is 0.26 ha (0.64 ac). The TRCA and the City's Natural Heritage section consider this to be acceptable, and are of the opinion that the overall net loss of natural heritage features can be adequately compensated in the form of land-based compensation on other lands in Markham owned by the applicant, or through financial compensation.

Toronto Region Conservation Authority

In an email dated June 5, 2020, the TRCA confirmed the limit of development as it relates to woodland and wetland removals is acceptable if there is comprehensive restoration plan which will be addressed as a draft subdivision condition. In a letter dated June 8, 2020, the TRCA indicated that comments related to flood plain management need to be addressed by the applicant prior to release of draft subdivision conditions to the City. The draft

conditions in Appendix 'B' will be updated to include TRCA conditions prior to issuance, once the applicant has addressed outstanding flood plain comments.

Region of York

In a letter dated April 24, 2020, the Region of York advised that there was no objection to the draft plan of subdivision and Zoning By-law Amendment, subject to conditions of draft plan approval, which have been included in Appendix 'B'.

York Region District School Board

In a letter dated April 6, 2020 the York Region District School Board (YRDSB) advised that they were generally satisfied with the 2.409 ha size and configuration of school Block 157 on the draft plan of subdivision, subject to the draft conditions included in Appendix 'B'. The school block will be conveyed to YRDSB upon registration of the subdivision. Timing for development of a school on this block will be determined by the YRDSB based on needs and student enrollment projections.

Cornell Landowners Group Obligations

The applicant is required to enter into and be a participant in good standing of the Cornell Cost Sharing Agreement. A clearance letter from the Trustee of the Cornell Landowners Group is required as a condition of draft plan approval (Appendix 'B') to advise that any outstanding obligations, financial or otherwise, have been addressed prior to final plan registration.

Parkland Requirement

The draft plan proposes the conveyance of four park blocks to the City, as follows:

- Block 158, a 0.398 (0.98 ac) park located at the southwest portion of the subject lands;
- Blocks 159 and 161, together provide a 1.027 ha (2.41 ac) neighbourhood park located at the east side of the woodlot,;
- Block 160 is a 0.032 ha (0.08 ac) block located in front of five proposed townhouses at the intersection of Streets 'N' and 'O';
- Block 180, a .150 ha (0.37 ac) linear park/trail block along the east side of proposed Street B (William Forster Road).

The location and size of blocks 158, 159, 161 and 180 are consistent with the requirements of the Cornell Master Parks Agreement. The fourth park, Block 160 with an area of 0.032 ha (0.08 ac) is not of a sufficient size to be accepted as parkland dedication. At a minimum it should be 0.2 ha (0.5 ac) to be accepted as a parkette.

Overall, 1.575 ha is proposed to be dedicated as parkland (less the area of block 160), which satisfies the 1.557 ha parkland dedication requirement for low rise development on the draft plan. This also satisfies parkland dedication requirements of the Cornell Master Parks Agreement for the majority of the subject lands, except portions of the site within the Highway 7 corridor, as identified in the parks agreement.

Parkland dedication for the Highway 7 corridor is not accounted for in the Cornell Master Parks Agreement, as residential densities for this corridor were unconfirmed at the time

that the agreement was drafted. The agreement acknowledges that alternative parkland delivery is required for the Highway 7 corridor lands. For the subject lands, this includes the 1.94 ha (4.79 ac) mixed use high rise block containing up to 450 units and a portion of Employment Block 155 with an approximate area of 1.69 ha (4.18 ac).

The total parkland/cash in lieu required for blocks within the Highway 7 corridor will ultimately be assessed at the site plan stage when precise unit counts are confirmed, and in accordance with the Planning Act requirements in effect at that time. This may include delivery of some parkland onsite or cash-in-lieu of parkland to the City. Staff note however, that based on the proposal for up to 450 units on Block 154, and the land area of employment block 155 within the Highway 7 corridor, a total of 0.934 ha (2.038 ac) of parkland dedication or cash in lieu equivalent may be required for these block sat the current parkland rates.

Noting that Block 160 will need to be expanded to a minimum size of 0.2 ha (0.5 ac) to be considered acceptable parkland dedication as parkette, a draft subdivision condition has been included in Appendix 'B' to request redline revisions to expand this block. To achieve this, additional land dedication could be considered as part of the parkland requirements for lands within the Highway 7 Corridor. The applicants have agreed to work with staff on this consideration.

Woodland, Open Space and Trails

The draft plan preserves a large 7.69 ha (19 ac) woodlot with required 10 m wide environmental buffers. An interconnected trail network will be developed throughout the plan, including the construction of the continuous 3.0m wide multi-use trail system. This is secured as a draft condition of subdivision approval (Appendix 'B').

As previously noted, the need for the development to be designed to incorporate an interconnected trail and open space system was raised by Development Services Committee at the November 2018 Public Meeting. Active transportation routes will provide appropriate connectivity through the draft plan, including along the south portions of the site through natural heritage features, storm water management and open space blocks, ultimately connecting to the RNUP. North/south MUPs located on both sides of the woodlot will provide connectivity to the proposed commercial shopping centre.

The Cornell Master Parks Agreement requires woodlot regeneration areas be provided on the subject lands, with an area of 4.29 ha. The draft plan satisfies this requirement by providing an approximate area of 4.75 ha, including within a 0.97 ha woodlot regeneration block (Blocks 189 and 190), the 10 m wide woodlot buffers, the Open Space Block 172 and dry lands within the storm water management block 179.

Fine Grained Street & Block Pattern Achieved

Approval of the draft plan will implement the finer grid street and lane network envisioned in the current Cornell Secondary Plan and draft secondary plan update (September 2015). Staff are generally satisfied with the proposed street and block pattern, which results in shorter more walkable blocks and a range of routes to encourage alternative modes of travel. The ultimate street and lane configuration will be determined through the

Transportation Planning section's acceptance of the technical engineering review (following draft subdivision approval) which may require refinements to consider:

- transitions between collector and local roads;
- eliminating intersection offsets;
- boulevard treatments and resulting right-of-way widths;
- day-light triangle requirements; and,
- strengthening the connectivity of MUPs

Appropriate draft plan of subdivision conditions have been included in Appendix 'B' to allow for any required revisions related to the detailed transportation review.

Outstanding Fire and Operations Department Comments on Lane Lengths B, H and G

The Fire Department has reviewed the draft plan to ensure there is safe access for emergency response. The Fire Department advises that Lane B exceeds the maximum lane length requirements of 120 m for single detached units. The Operations Department has reviewed the proposed draft plan to ensure the layout meets City standards for operational function, including snow clearance and storage. The Operations Department advises that two Lanes H and G exceed the maximum length of 90 m for townhouses and require snow storage notches.

These lanes will be required to be revised to address these outstanding comments, and appropriate draft conditions have been included in Appendix 'B' to require revisions to the satisfaction of the Fire Chief and Director of Operations, or their designees.

Municipal Servicing is available

There is sufficient servicing allocation available from City Council's current allocation reserve to accommodate portions of the development proposed to be developed with low rise housing forms (single detached, townhouse and stacked townhouse dwellings). The City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner. Servicing allocation for the mixed use high rise block along Highway 7 and employment blocks along Donald Cousens Parkway will be confirmed at the site plan application stages.

The proponent is working with the Engineering and Water Works department to finalize the servicing configuration for the subject lands. Final approval of the servicing configuration is an aspect of the technical submission to the Engineering Department following draft approval, including final acceptance of the Functional Servicing Report. The Engineering Department has provided draft conditions, which have been incorporated into Appendix 'B', to ensure all outstanding technical matters are satisfied prior to registration of the plan of subdivision.

While servicing allocation is confirmed in accordance with City Council's current allocation reserve the Region of York has identified an emerging sanitary sewer capacity issue affecting the timing for development to proceed in Cornell Centre, including the subject lands. This relates to the Region of York sanitary sewer vortex (a very deep vertical sanitary sewer pipe which serves the Cornell community) located west of the subject lands at 9th Line and Kenilworth Gate which is nearing capacity. As a condition of draft

subdivision approval, the Region of York has requested that the adequate residual capacity be confirmed prior to any proposed development, or that the Owner make necessary arrangements to upgrade the Region's existing vortex structure, which is included in the Draft Conditions in Appendix 'B'.

Architectural Control

The low rise dwellings will be required to comply with the established Cornell architectural control guidelines, which will ensure single detached, townhouse and stacked townhouse elevations are designed in a manner that incorporates the requirements and criteria of the approved Cornell Community Design Plan. Compliance with the architectural control guidelines will also ensure that those physical elements within the private realm contribute to the development of character and a sense of place for the community, and address components such as location of main entrances and porches, roof slopes, corner lot architecture and materials.

Urban Design staff will ensure conformity with approved architectural control guidelines through review and approval of townhouse siting applications, prior to the issuance of building permits. Townhouse siting applications are submitted closer to registration of the plan of subdivision, and have not yet been submitted to the City to initiate this review.

Heritage Dwelling Retention

The subject lands are developed with two existing detached dwellings which are both individually designated under Part IV of the *Ontario Heritage Act* as properties of cultural heritage value or interest. (The Abram Reesor House at 7265 Highway 7 and the Frank Albert Reesor House at 7323 Highway 7.) Dwellings will be required to be retained and preserved as part of any approval of the draft plan of subdivision. Ideally heritage homes are preserved in-situ, which is the preference of Heritage Section planning staff and the Heritage Markham Committee.

The Abram Reesor house at 7265 Highway 7 is situated within the proposed mixed-use high rise development block along Highway 7. This dwelling could potentially be retained on this block and incorporated into a future mixed-used high rise development. The Frank Albert Reesor House is situated within the centre of a proposed Collector Road, Street 'A' in the draft plan. This road location is required as part of the fine-grain street network, as it aligns with Cornell Rouge Boulevard on the north side of Highway 7. Accordingly, this dwelling will need to be relocated and preserved elsewhere on the draft plan of subdivision.

The Applicant has not provided a preservation plan to demonstrate how either of these dwellings will be retained on the draft plan, which is a particular concern for the dwelling that will be relocated to accommodate Street 'A'. A preservation plan would demonstrate where this dwelling, or both, will be re-sited and identify an appropriate lot(s) that emphasizes the unique heritage characteristics of the dwellings with respect to the lot size, location and configuration.

On April 8, 2018, Heritage Markham Committee indicated it does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications because they do not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor

Houses as per the cultural heritage policies of the City's Official Plan. This is an opinion shared by Heritage Section staff. The applicant is of the opinion that matters related to preservation of these heritage dwellings within the proposed development can be addressed prior to final registration of the plan of subdivision. Staff have included draft plan of subdivision conditions in Appendix 'B' that require the applicant to submit an acceptable heritage preservation plan for these dwellings, in accordance with City of Markham Official Plan policies, to the satisfaction of the Director of Planning and Urban Design. Implementation of the approved preservation plan may require revisions to the draft plan to identify appropriately sized priority lots for the relocation of these homes.

Section 37 and Public Art Contributions

As part of the zoning by-law amendment approval to intensify the subject lands with residential development the applicant has agreed to provide a financial contribution towards public art as a Section 37 Community Benefit. This is included within the draft zoning by-law, attached as Appendix 'A' and is required to be secured through the subdivision agreement (Appendix 'B'). Section 37 community benefits for the increased height and density of the mixed use high rise block is currently being discussed with the applicant and will be addressed in the zoning by-law prior to its finalization.

Site Plan Applications Required for High Rise, School and Employment Blocks

Site plan applications are required for the High Rise development block along Highway 7; the two employment blocks along Donald Cousens Parkway; and public elementary school block at the northwest side of the woodlot.]The draft zoning by-law (Appendix 'A') proposes to rezone these blocks to permit the land uses and built form contemplated in the 2008 Cornell Secondary Plan. Upon submission of the site plan applications, staff will have further consideration of development on each block, to assess:

- Site access and configuration for internal traffic circulation;
- Configuration and function of fire access routes and municipal waste collection operations;
- Detailed building siting and exterior elevations, and determining the appropriate placement of buildings on Highway 7 and Donald Cousens Parkway.

Sustainable Development and Accessible, Affordable and Rental Housing Considerations

The applicant has provided a summary of sustainability, age friendly and affordable housing measures to be incorporated into the draft plan of subdivision, which is attached as Appendix 'G'. At the November 2018 Public Meeting, DSC requested the development should have considerations for ageing in place, rental and affordable housing. In this regard the applicants are proposing the following features;

Age in Place/Accessibility Features

- Two to three house designs with optional ground floor bedrooms
- Two single detached dwellings designs with closet configurations to facilitate future retrofits to install elevators;
- 36 inch wide front, rear and garage entry doors. Minimum 30 inch wide bathroom doors. Minimum 32 inch wide hallway doors, and open concept design where possible;

-
- Reinforced bathroom walls for grab bars;
 - Options for comfort level light switches; cabinet heights in kitchens and bathrooms, shelving and closet rods;
 - Step in showers with optional seats;
 - Lever style door handles;
 - House design with furniture layout considerations to provide adequate space for travel/movements which strive for straight paths;

Measures in High Rise Block

Accessibility and sustainability measures for the high rise block will be assessed through the future site plan control application. However, the Ontario Building Code requires certain provisions to be included within apartment buildings and the applicant has identified what is proposed to be included in Appendix 'G'.

Affordable Housing Options

- Some models designed to include optional coach houses; and
- Optional side doors on single detached dwellings for future second suite opportunities.

The inclusion of coach houses and accessory units provides an opportunity for small-scale shared or rental housing which is an important component of meeting affordable housing objectives set out in the 2014 Official Plan. The applicant has agreed to build coach house units for at least 5% of the single detached units. Although this equates to four coach house units out of the proposed 79 single detached lots, the applicant has agreed to work with staff to provide additional purpose built accessory units within the draft plan of subdivision.

The draft zoning by-law (Appendix 'A') permits one accessory unit for all of the single detached and townhouse dwellings (79 detached and 270 townhouses), in the form of coach houses above detached garages or within the main dwellings. Unit purchasers could therefore request a coach house, as an option, above the 5% committed to by the applicant. Alternatively, the zoning permissions would allow future homeowners to add coach houses or accessory units to increase the overall supply of shared or rental housing in the subdivision. Approval of variances may be required to permit the reduction of one required parking space for accessory units on lots that are not sized to provide additional parking, which have been supported by Staff.

The proposed mixed use high rise development block units may provide additional affordable housing opportunities, to be assessed through a future site plan application.

CONCLUSION

Staff have reviewed the proposals and determined that the development is consistent with the policies of the PPS, conforms to the Growth Plan and the YROP, and implements the Cornell Secondary Plan. As noted, there are some outstanding matters to be addressed by which will require redline revisions to the draft plan prior to final approval, to:

- To increase the size of Block 160 to a minimum of 0.2 ha (0.5 ac) as a parkette;
- Refine lane lengths to the satisfaction of the Fire and Operations Departments;
- Address Transportation Planning comments; and,

- Provide a preservation plan and location for the two heritage dwellings.

Overall, Staff are satisfied that the development represents good planning, and support the approval of the zoning by-law amendment attached as Appendix 'A', and draft plan of subdivision, subject to the conditions in Appendix 'B'.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The subject applications were reviewed in the context of the City's Strategic Priorities of Growth Management, Transportation and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

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

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

ATTACHMENTS:

Figure 1 – Location Map
 Figure 2 – Area Context/Zoning
 Figure 3 – Air Photo
 Figure 4 – Proposed Draft Plan of Subdivision
 Figure 5 – 2014 Official Plan Land Use Designations
 Figure 6 – Cornell Secondary Plan Land Use Designations
 Figure 7 – Draft Cornell Centre Secondary Plan Land Use Designations
 Figure 8 – Location of non-Provincially Significant Wetland
 Appendix A – Draft Zoning By-law Amendment
 Appendix B – Draft Subdivision Conditions
 Appendix C – Provincial Policy Considerations Summary
 Appendix D – 2014 Official Plan Land Use Summary
 Appendix E – Cornell Secondary Plan Land Use Summary
 Appendix F – Draft Cornell Centre Secondary Plan Land Use Summary
 Appendix G – Proposed Sustainability, Accessibility and Affordability measures

Appendix 'C' – Provincial Policy and Region of York Official Plan Considerations**The development is consistent with the Provincial Policy Statement, 2014 (the “PPS”)**

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

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

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

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

The subject lands are located within a Designated Greenfield Area (DGA) of the Growth Plan, 2017. DGA lands are planned for development and are required to accommodate forecasted growth to the horizon of the Growth Plan. Staff are of the opinion that the Proposal conforms to the Growth Plan, 2017, as it is located within a DGA, promotes a diverse mix of land uses, provides a range and mix of housing types, and supports the achievement of a compact community.

Staff are satisfied the proposed development conforms to the Growth Plan for the Greater Golden Horseshoe Area (2017)

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

The *Planning Act* sets out the criteria to which a draft plan of subdivision must have regard. Consideration has been given to all criteria, including the suitability of the land for the proposed use, dimensions and shape of the proposed lots, conservation of natural resources and flood control, adequacy of school sites, highways and the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy.

Appendix 'D'

2014 Official Plan			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Greenway	<ul style="list-style-type: none"> - Countryside uses (outside of natural heritage and hydrologic features and their vegetation protection zones); - existing dwelling units; - ecological restoration activities, forest, wildlife habitat and fisheries management and conservation; - watershed management, conservation and flood erosion and control by a Public Authority; - trails and nature-based public recreational activities; and - transportation, servicing, utility or telecommunication infrastructure (subject to provincial or federal policies and legislation). 	Central Portion of the Site, from Highway 7 to southeast section of the site along Hwy 407	<ul style="list-style-type: none"> - North/south trail along section of William Forster Rd - Woodlot and Buffers - Sections of Wetland Buffers - Park, Storm Water Management and Open Space blocks - Townhouse dwellings within the southeast section
Residential Mid Rise	<ul style="list-style-type: none"> - Townhouses, back-back townhouses, small multi-plex buildings, stacked townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools; - Building Heights of 3 to 15 storeys; and - Maximum Floor Space Index of 2.5 	West and Central portions of Site	<ul style="list-style-type: none"> - Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - School Block - Wetland and buffers
Residential High Rise	<ul style="list-style-type: none"> - Townhouses, stacked townhouses, apartment buildings and buildings associated with day care centres, places of worship and public schools; - Building Heights of 3 to 6 storeys; and - Maximum Floor Space Index of 2.0 	Central portion of site Abutting east side of woodlot	<ul style="list-style-type: none"> - Seniors residential block - Townhouses
Mixed Use High Rise	<ul style="list-style-type: none"> - Apartment building, multi-storey non-residential or mixed use building; stacked townhouse and townhouses; - Building heights of 3 to 15 storeys; - Maximum Floor Space Index of 3.0 	Northwest portion of site abutting Highway 7.	<ul style="list-style-type: none"> - High density Block, containing mixed uses (i.e. at grade commercial and service uses)*
Business Park Office Priority Employment	<ul style="list-style-type: none"> - Offices, commercial parking garages, ancillary other ancillary or discretionary uses 	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	<ul style="list-style-type: none"> - Employment Block
Business Park Employment	<ul style="list-style-type: none"> - Offices, manufacturing/warehousing, hotels, trade and convention centre, commercial parking garages; accessory retail and other ancillary and discretionary uses; - Single or multi-unit buildings; - Heights to be determined in implementing zoning by-law. 	Blocks abutting west side of Donald Cousens Parkway	<ul style="list-style-type: none"> - Employment Blocks

Appendix 'E'

Cornell Secondary Plan - OPA 168, Including Site Specific Secondary Plan Amendment – OPA 224			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Environmental Protection Area	- Woodlot areas within Cornell Secondary Plan	Central portion of site	- Woodlot and buffers
Open Space	- Community Parks, - Neighbourhood Parks and Parkettes; and - Stormwater management facilities	South portion of site and section southeast of Woodlot	- North/south trail along section of William Forster Rd - Park, Storm Water Management and Open Space blocks - Townhouse dwellings within the southeast section
Residential Neighbourhood – Cornell Centre	<u>West side of Woodlot</u> - Detached, semi-detached, townhouse stacked townhouse & apartments - Minimum Floor Space Index of 0.65 - Heights of 2 to 3 storeys - School Site - Neighbourhood Park (shown symbolically) <u>East side of Woodlot</u> - Semi-detached, townhouse, stacked townhouse and apartment dwellings - Minimum Floor Space Index of 2.5 abutting Woodlot (lower density permitted based on findings of technical servicing studies required by City and other agencies. - Minimum Floor Space Index of 0.65 abutting employment blocks; - Heights of 2 to 4 storeys - Neighbourhood Park (shown symbolically) - Regional Transit Terminal (shown symbolically)	West and Central portions of Site and section southwest of Woodlot	- Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - Seniors Housing - School Block - Wetland, associated buffers and park block
Avenue 7 Corridor – Mixed Residential	- Multiple Unit (stacked townhouses) and apartment buildings; - Commercial, service and restaurant uses on the 1 st and 2 nd floors of buildings; - Minimum Floor Space Index of 2.5 - Heights of 4 to 12 storeys (Minimum of 8 on Hwy 7)	Northwest portion of site abutting Highway 7.	- High density Block, containing mixed uses (i.e. at grade commercial and service uses)
Business Park Area – Avenue 7 Corridor	- Offices, banks and financial institutions, research and training facilities, data processing, commercial schools, institutional and government uses, day care centres, retail uses, personal service uses and restaurants - Minimum Floor Space Index of 2.5 - Building Heights of 5 to 10 storeys	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	- Employment Block
Business Park Area	- Offices, Industrial uses including accessory retail, hotels, retail and service uses within office buildings, research and training facilities, data processing, institutional uses, day care centres, banks and financial institutions, trade and convention centres, etc. - Minimum Floor Space Index of 1 - Maximum Building height – 10 storeys	Blocks abutting west side of Donald Cousens Parkway	- Employment Block

Appendix 'F'

September 2015 Draft Cornell Centre Secondary Plan Land Use Concept			
Land Use		Location within Subject Lands	Proposed Land Uses & Development within Designation
Designation	Provisions		
Environmental Protection Area - Greenway	- Woodlands and natural heritage features	Central portion of site	- Woodlot and buffers - Provincially Significant Wetland and buffers - Part of Park Block
Open Space	- Neighbourhood Parks and parkettes - Stormwater management facilities	- South portion of site - Linear section along northwest edge of site	- Provincially Significant Wetland and buffers - Park block - Stormwater management pond - Open Space Block
Residential Mid Rise I	- Detached and semi-detached dwellings, townhouses, small multi-plex buildings, stacked townhouses, apartment buildings and buildings associated with day care centres and public schools; - School block is identified on east portion of site. - Building Heights of 2 to 6 storeys (west side of site) and 3 to 6 storeys (east side of woodlot site); and - Minimum Floor Space Index of 0.65	- West portion of the site and section east of woodlot and west of the employment lands along Donald Cousens Parkway	- Single detached dwellings west of the Woodlot - Townhouses - Stacked townhouses - School Block
Residential High Rise	- Stacked townhouses, except along the highway 7 frontage, apartment buildings and buildings associated with day care centres and public schools. - Heights of 5 to 12 storeys on Highway 7 block. - Heights of 4 to 10 storeys elsewhere within designation - Minimum Floor Space Index of 2.5 - Lower density permitted based on findings of technical servicing studies required by City and other agencies.	- Northwest portion of site abutting Highway 7 - Portions of site south of the woodlot - Portion of the site east of the woodlot	- Single detached dwellings west of the Woodlot - Townhouses - Wetland and buffers
Business Park Area – Business Park Office Employment	- Offices, banks and financial institutions, research and training facilities, data processing, commercial schools, day care centres, personal services, retail uses and restaurants. - Building heights of 5 – 12 storeys - Minimum Floor Space Index of 2.5	Block abutting southwest corner of Highway 7 and Donald Cousens Parkway	- Employment Block
Business Park Area	- Offices, Industrial uses including accessory retail, hotels, retail and service uses within office buildings, research and training facilities, data processing, institutional uses, day care centres, banks and financial institutions, trade and convention centres, etc. - Minimum Floor Space Index of 1 (north portion) and 0.5 (south portion) - Building heights of 3 to 10 storeys (north portion) - Maximum height of 10 storeys (south portion)	Blocks abutting west side of Donald Cousens Parkway	- Employment Block

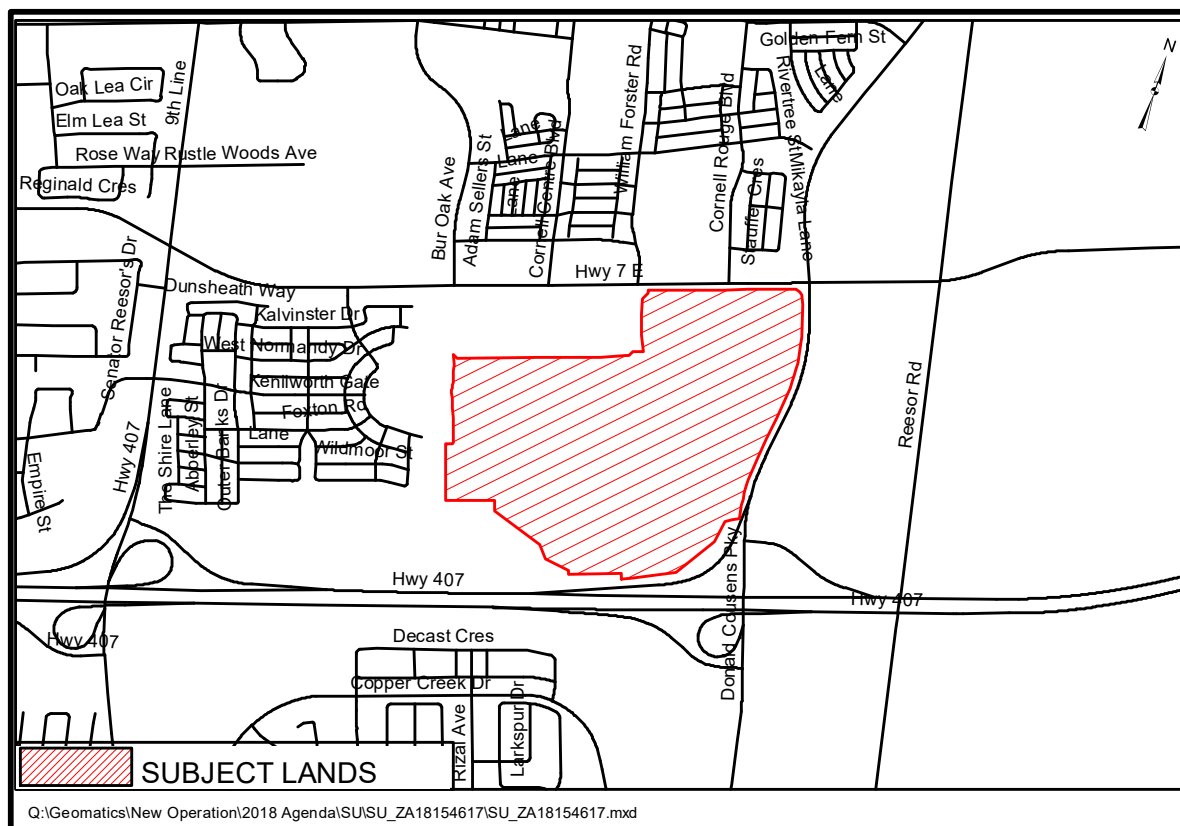


FIGURE No. 2

 SUBJECT LANDS



AIR PHOTO

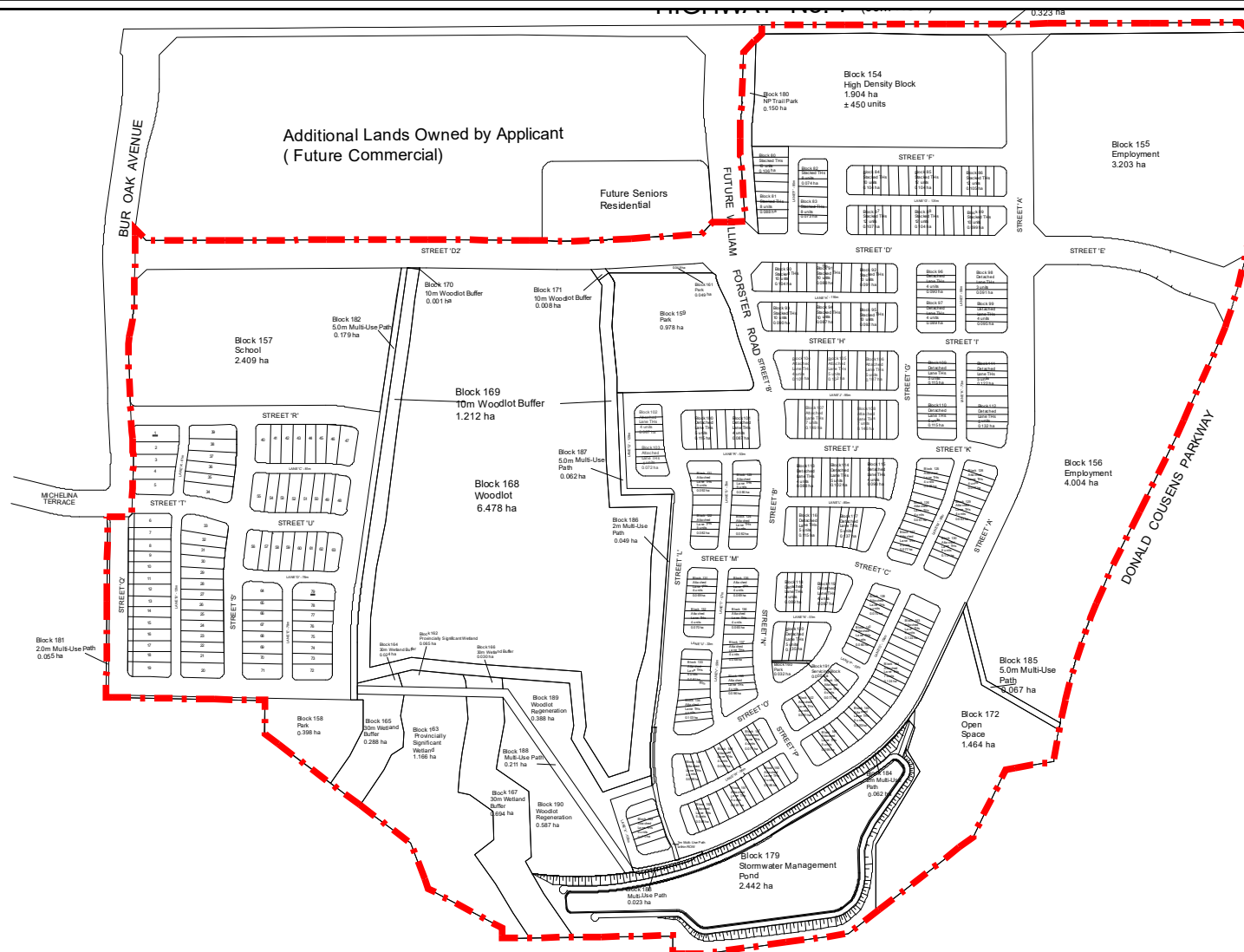
APPLICANT: LINDWIDE DEVELOPMENTS (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

Q:\Geomatics\New Operation\2018 Agenda\SUISU_ZA18154617\SU_ZA18154617.mxd

 SUBJECT LANDS





Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

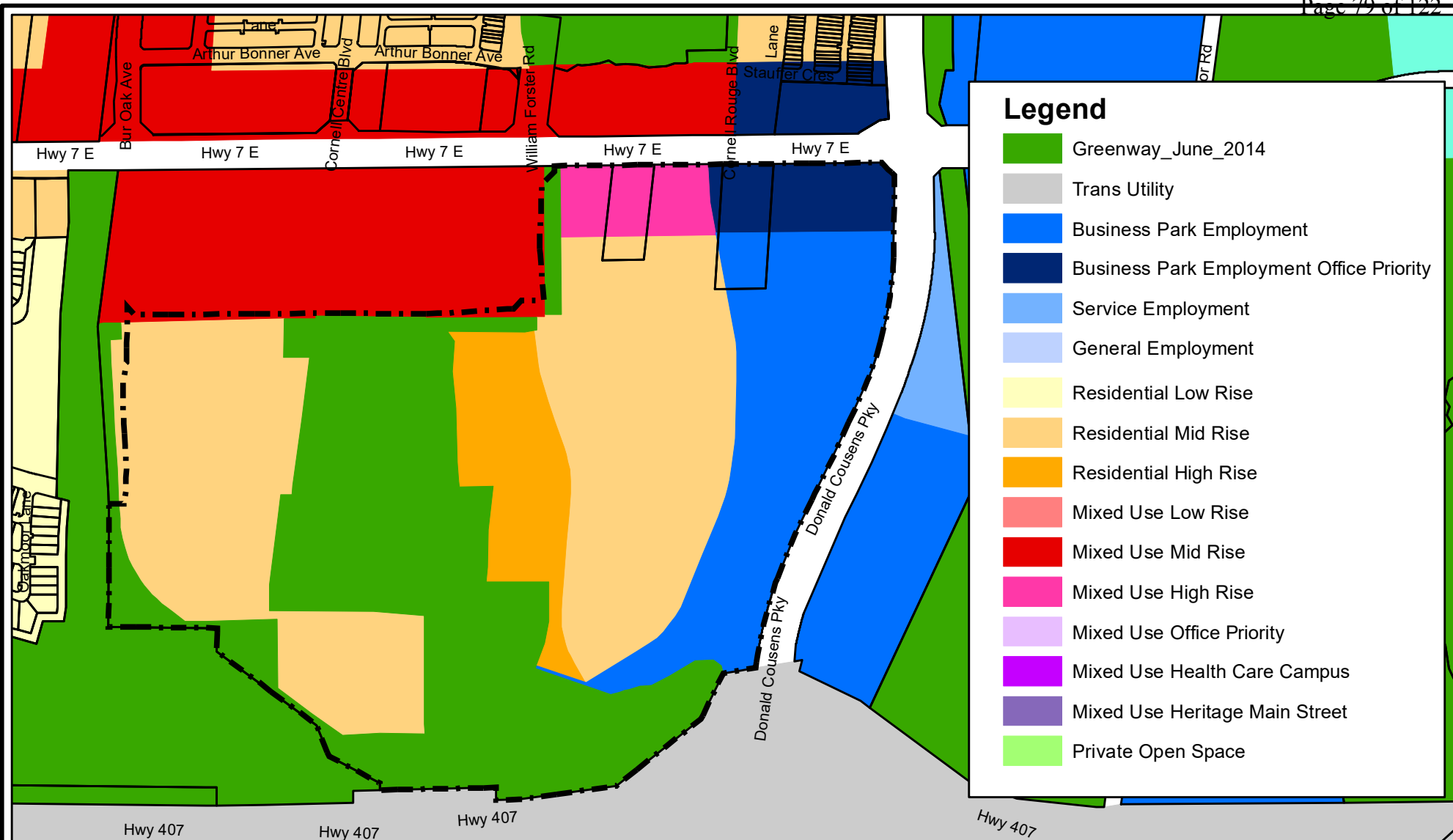
DRAFT PLAN OF SUBDIVISION

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)


SUBJECT LANDS

DATE: 4/20/2020



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

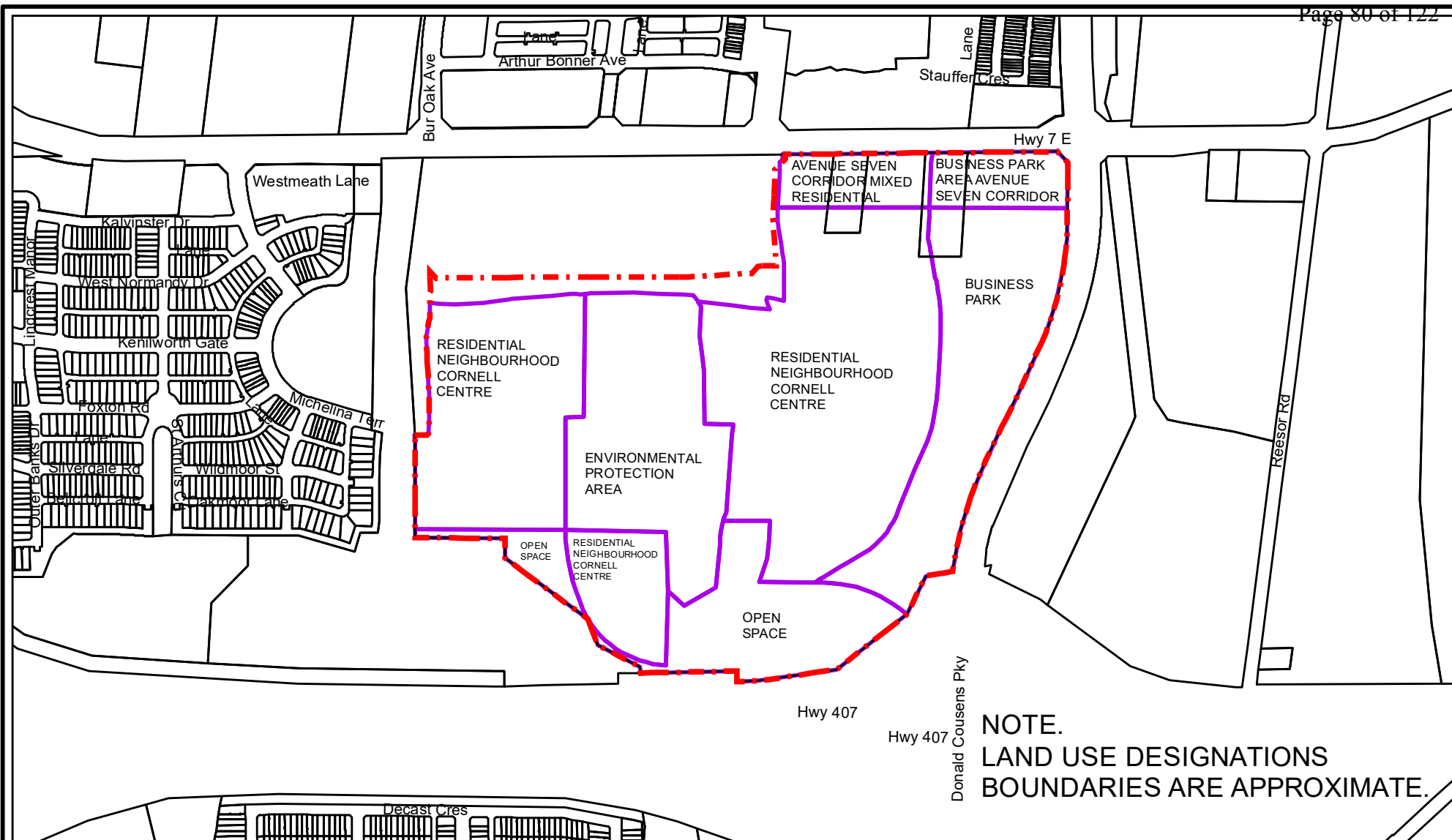
2014 OFFICIAL PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

SUBJECT LANDS

DATE: 4/20/2020



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

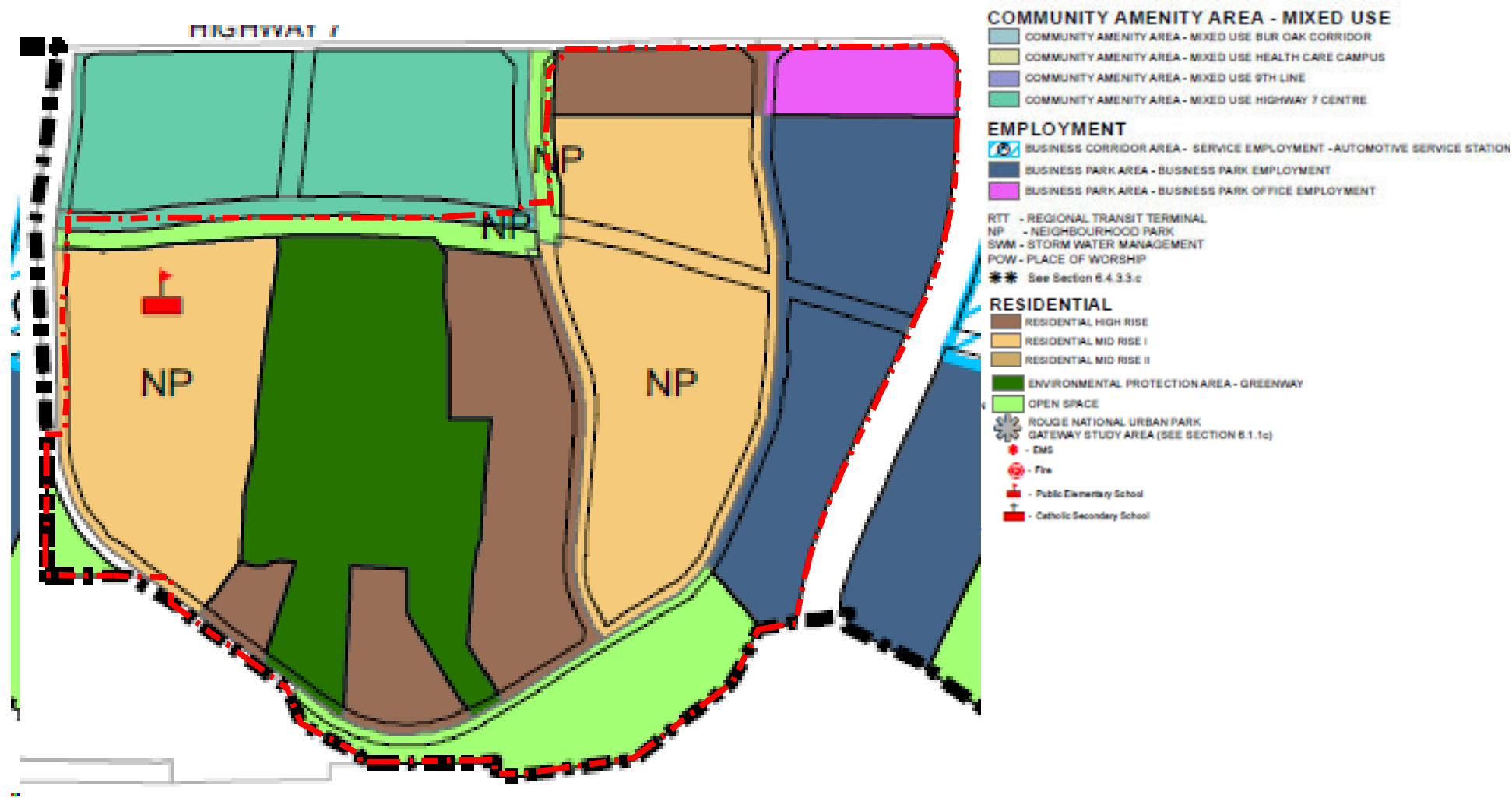
CORNELL SECONDARY PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 4/20/2020



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

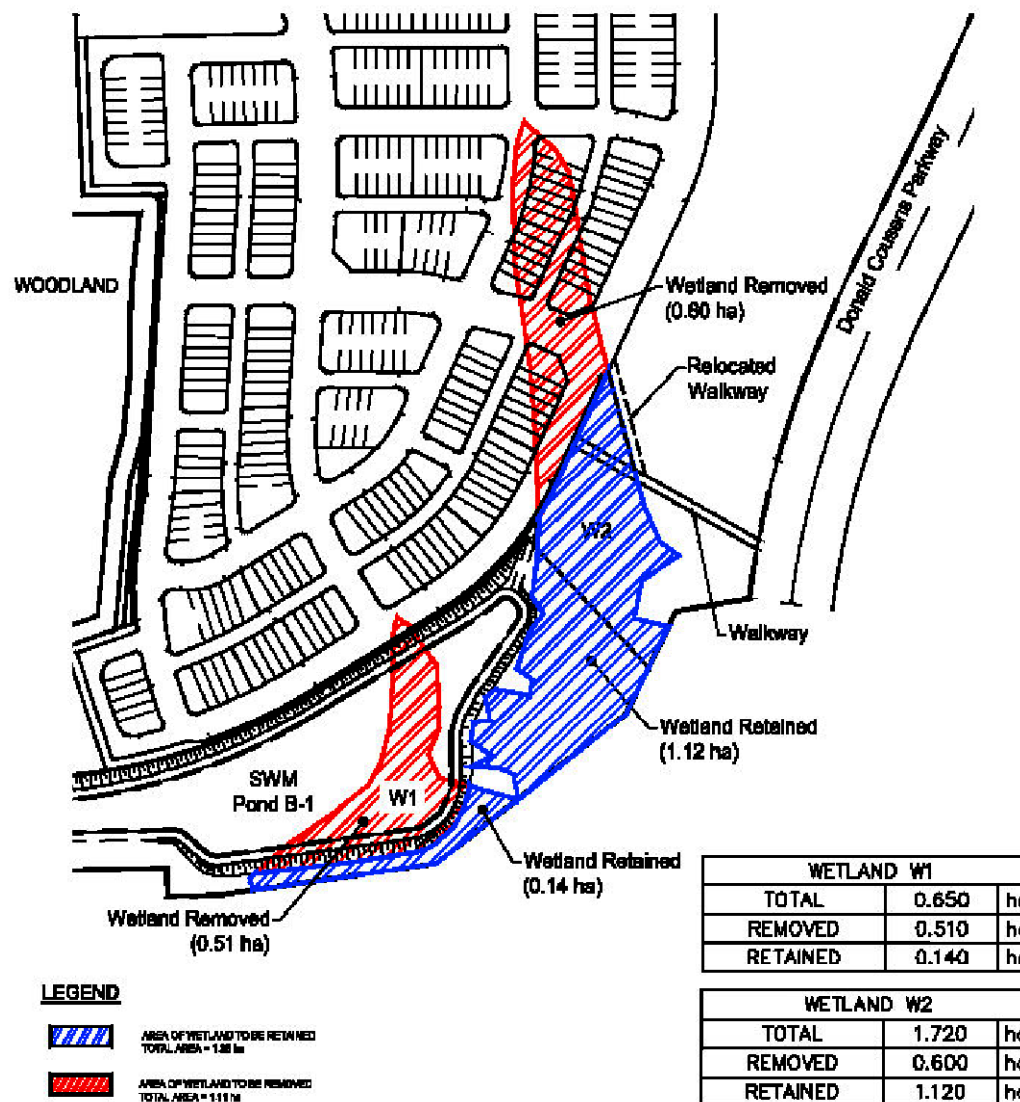
DRAFT CORNELL SECONDARY PLAN LAND USE DESIGNATIONS

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

 SUBJECT LANDS

DATE: 4/20/2020



Q:\Geomatics\New Operation\2018 Agenda\SU\SU_ZA18154617\SU_ZA18154617.mxd

NON-PROVINCIAALLY SIGNIFICANT WETLAND LOCATION

APPLICANT: LINDWIDE PROPERTIES (CORNELL) LTD.

FILE No. SU_ZA18154617 (SC)

▨ SUBJECT LANDS

DATE: 4/20/20



BY-LAW 2020-____

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

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

- 1. That By-law 304-87, as amended, is hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated area of By-law 304-87, as amended.
- 2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule ‘A’ attached hereto.
 - 2.2 By zoning the lands outlined on Schedule ‘A’ attached hereto as follows:

Residential Two-Lane Access *656 (R2-LA*656) Zone
Residential Two-Lane Access*657 (R2-LA*657) Zone
Residential Two-Lane Access*658 (R2-LA*658) Zone
Residential Three*659 (R3*659) Zone
Community Amenity Two*660 Holding (CA2*660 (H)) Zone
Business Park*661 (BP*661) Zone
Business Park*662 (BP*662) Zone
Open Space One (OS1) Zone
Open Space Two (OS2) Zone

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

Exception 7.656	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R2-LA
File ZA 18 154617		Amending By-law 2020- XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *656 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
7.656.1 Additional Permitted Uses		
a)	One (1) <i>Accessory Dwelling Unit</i>	
7.656.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	An attached <i>private garage</i> is permitted, providing it is accessed by a <i>lane</i>	
b)	<i>Dwelling units</i> are permitted to be located above a <i>detached garage</i>	
c)	<i>Minimum Rear Yard</i> – 13.0 metres, except that the minimum <i>rear yard</i> for an attached <i>private garage</i> and any living space located above is 0.6 metres	

d)	<i>Maximum Building Height</i> – 13.0 metres
e)	<i>Maximum Building Height</i> of a detached <i>Private Garage</i> and any <i>dwelling unit</i> above a <i>detached garage</i> – 9.0 metres to a maximum of 2 storeys
f)	For <i>detached dwellings</i> with an attached <i>private garage</i> , <i>outdoor amenity space</i> is required as follows: (i) <i>Minimum Outdoor Amenity Space</i> area – 30.0 square metres; (ii) Required Location of <i>Outdoor Amenity Space</i> - Shall not be located above a <i>private garage</i> , in the front or rear yard, or between a garage and a side yard. (iii) Minimum width of <i>Outdoor Amenity Space</i> , as measured from one side yard – 5.0 metres.
g)	An attached or detached <i>private garage</i> may share one common wall with a <i>private garage</i> on an adjacent <i>lot</i>
h)	Section 6.3.1.7 shall not apply
i)	<i>Minimum width of Parking Pad</i> – 2.5 metres

Exception 7.657	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R2-LA
File ZA 18 154617		Amending By-law 2020-XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *657 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
7.657.1 Only Permitted Uses		
a)	Townhouse Dwellings	
b)	Home Occupations	
c)	Home Child Care	
d)	One (1) Accessory Dwelling Unit	
7.657.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum Rear Yard 13.0 metres;	
b)	Maximum Building Height – 14 metres to a maximum of three storeys	
c)	Maximum Building Height of a detached private garage – 9.0 m to a maximum of 2 storeys	
d)	A detached private garage may share one common wall with a private garage on an adjacent lot.	
e)	Section 6.3.1.7 shall not apply	
f)	Minimum width of Parking Pad – 2.5 metres	
g)	Townhouse Dwellings with attached private garages are permitted and subject to the requirements of the R2-LA*658 Zone	

Exception 7.658	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R2-LA
File ZA 18 154617		Amending By-law 2020-XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *658 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
7.658.1 Permitted Uses		
a)	<i>Townhouse Dwellings</i>	
b)	<i>Home Occupations</i>	
c)	<i>Home Child Care</i>	
d)	<i>One (1) Accessory Dwelling Unit</i>	

7.658.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	An attached <i>private garage</i> is permitted, providing it is accessed by a <i>lane</i> ;
b)	<i>Minimum Rear Yard</i> – 5.8 m;
c)	<i>Maximum Building Height</i> - 14 metres;
d)	<i>Outdoor Amenity Space</i> shall be provided and shall be subject to the following provisions: (i) The <i>Outdoor Amenity Space</i> shall be located above a <i>private garage</i> and/or be located on a <i>balcony</i> or raised platform; and (ii) One (1) <i>Outdoor Amenity Space</i> area shall have a minimum area of 20 square metres (iii) <i>Outdoor Amenity Space</i> located on a <i>balcony</i> or raised platform may encroach into the require <i>rear yard</i> , provided it is setback a minimum of 1.2 metres from the <i>rear lot line</i>
e)	Any part of a <i>building</i> , <i>outdoor amenity space</i> , <i>private garage</i> or <i>driveway</i> adjacent to a hydro transformer notch may encroach into the required <i>interior side yard</i> or <i>rear yard</i> to the <i>lot line</i> .
f)	<i>Townhouse Dwellings</i> with detached <i>private garages</i> are permitted and subject to the requirements of the R2-LA*658 Zone

Exception 7.659	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone R3
File ZA 18 154617		Amending By-law 2020- XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *659 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
7.659.1 Permitted Uses		
a)	Multiple Dwellings	
b)	Home Occupations	
c)	Home Child Care	
7.659.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	Minimum Lot Frontage – Not applicable;	
c)	Minimum Rear Yard – 4.0 metres, except that the <i>minimum rear yard</i> for the <i>first storey</i> is 5.8 metres;	
d)	Maximum Building Height – 16 metres;	
e)	Outdoor Amenity Space shall be provided and shall be subject to the following provisions: (i) The <i>Outdoor Amenity Space</i> shall be located above a private garage and/or be located on a <i>balcony</i> or raised platform; and (ii) The <i>Outdoor Amenity Space</i> shall have a combined minimum area of 13 square metres per <i>unit</i>	

Exception 7.660	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone CA2
File ZA 18 154617		Amending By-law 2020- XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *660 as shown on ‘Schedule A’ to this By-law subject to any holding provisions applying to the subject lands.		
7.660.1 Only Permitted Uses		
a)	<i>Apartment dwellings</i>	
b)	<i>Multiple dwellings</i>	
c)	<i>Business offices</i>	

d)	<i>Commercial fitness centres</i>
d)	<i>Commercial schools</i>
e)	<i>Day care centres</i>
f)	<i>Financial institutions</i>
g)	<i>Medical offices</i>
h)	<i>Personal service shops</i>
i)	<i>Places of worship</i>
j)	<i>Private schools</i>
k)	<i>Restaurants</i>
l)	<i>Retail stores</i>
7.660.2 Special Zone Standards	
The following specific Zone Standards shall apply:	
a)	<i>Minimum Floor Space Index - 2.5</i>
b)	<i>Minimum number of storeys – 4, except for buildings fronting Highway 7 which require a minimum of 8 storeys</i>
c)	<i>Maximum number of storeys – 12</i>
d)	<i>Minimum and Maximum Building Heights – not applicable</i>
e)	<i>Highway 7 is deemed to be the front lot line</i>
f)	<i>Minimum front yard – 4.5 metres</i>
g)	<i>Minimum setback to any other streetline - 2.5 metres</i>
h)	<i>Non-residential uses listed in section 7.660 c) to l) are only permitted on the first or second storey of a building.</i>

Exception 7.661	Lindwide Properties (Cornell) Limited (South side of Highway 7, west side of Donald Cousens Parkway)	Parent Zone BP
File ZA 18 154617		Amending By-law 2020- XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *661 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.661.1 Permitted Uses		
a)	<i>Business Offices</i>	
b)	Data Processing and related facilities	
c)	<i>Medical Offices</i>	
d)	Research and training facilities	
e)	<i>Commercial Schools</i> , located on the first and second storey of an office building	
f)	<i>Child Care Centres</i> , located on the first and second storey of an office building	
g)	<i>Financial Institutions</i>	
h)	<i>Personal Service Shops</i> , located on the first and second storey of an office building	
i)	<i>Restaurants</i> located on the first and second storey of an office building	
j)	<i>Retail Stores</i> , located on the first and second storey of an office building	
7.661.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	<i>Minimum Floor Space Index – 2.5</i>	
b)	<i>Minimum number of Storeys – 5</i>	
c)	<i>Maximum number of Storeys – 10</i>	
d)	<i>Minimum setback from any streetline – 2.5 metres</i>	
e)	A <i>minimum</i> of 55% of the total ground floor area of a <i>building</i> shall contain the uses listed in Section 7.661.1 e) to j).	

Exception 7.662	Lindwide Properties (Cornell) Limited	Parent Zone BP
--------------------	--	-------------------

File ZA 18 154617	(South side of Highway 7, west side of Donald Cousens Parkway)	Amending By-law 2020- XXX
Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted *662 as shown on 'Schedule A' to this By-law subject to any holding provisions applying to the subject lands.		
7.662.1 Only Permitted Uses		
a)	<i>Business Offices</i>	
b)	Data Processing and related facilities	
c)	<i>Child Care Centres</i>	
d)	<i>Financial Institutions</i>	
e)	<i>Industrial Uses</i>	
f)	<i>Medical Offices</i>	
g)	<i>Personal Service Shops</i> , located within an <i>office building</i>	
h)	Research and training facilities	
i)	<i>Retail Stores</i> , located within an <i>office building</i>	
7.661.2 Special Zone Standards		
The following specific Zone Standards shall apply:		
a)	<i>Minimum Floor Space Index – 1.0</i>	
b)	<i>Maximum number of Storeys – 10</i>	
c)	<i>Retail uses are only permitted as an accessory use to an industrial use provided they occupy less than 50% of the gross floor area of the industrial use.</i>	

4. SECTION 37 AGREEMENT

- 4.1 A contribution by the Owner to the City for the purpose of public art, in the amount of \$750,000.00 for the single detached, townhouse, multiple dwellings and mixed use high rise building in 2020 dollars, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be indexed to the Ontario rate of inflation as per the consumer price index (CPI) and be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.
- 4.2 A contribution by the Owner to the City for the purpose of community benefits, in the amount of \$1750.00, per unit for the mixed use high rise building in 2020 dollars, in accordance with Section 37 of the Planning Act, as amended, shall be required. Payments shall be indexed to the Ontario rate of inflation as per the consumer price index (CPI) and be collected in accordance with the terms of an agreement to secure for the Section 37 contribution. Nothing in this section shall prevent the issuance of a building permit as set out in Section 8 of the Building Code Act or its successors.

5. HOLDING PROVISION

- 5.1 For the purpose of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbols.
- 5.2 No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to

remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.

- 5.3 A Zoning By-law Amendment to remove the Holding (H) symbol from the lands shown on Schedule “A” shall not be passed until the following condition has been met:
- a) An agreement to secure the Section 37 contribution has been executed by the City and the Owner for that part of the lands shown on Schedule “A” from which the Holding (H) symbol is proposed to be removed.

Read a first, second and third time and passed on _____, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

AMANDA File No.: ZA 18 154167



EXPLANATORY NOTE

BY-LAW 2020-_____

A By-law to amend By-laws 304-87 and 177-96, as amended

Lindwide Properties (Cornell) Inc.

Concession 9, PT Lots 9 and 10

South side of Highway 7 East, west side of Donald Cousens Parkway

Lands Affected

The proposed by-law amendment applies to 48.4 hectares (100.5 acres) of land located within Cornell Centre, on the south side of Highway 7 and west side of Donald Cousens Parkway.

Existing Zoning

The subject lands are currently zoned:

- Agriculture One (A1) under By-law 304-87, amended;
- Rural Residential One (RR1) under By-law 304-87, amended;
- Rural Residential Two (RR2) under By-law 304-87, amended; and
- Open Space One (OS1) under By-law 177-96, as amended.

Purpose and Effect

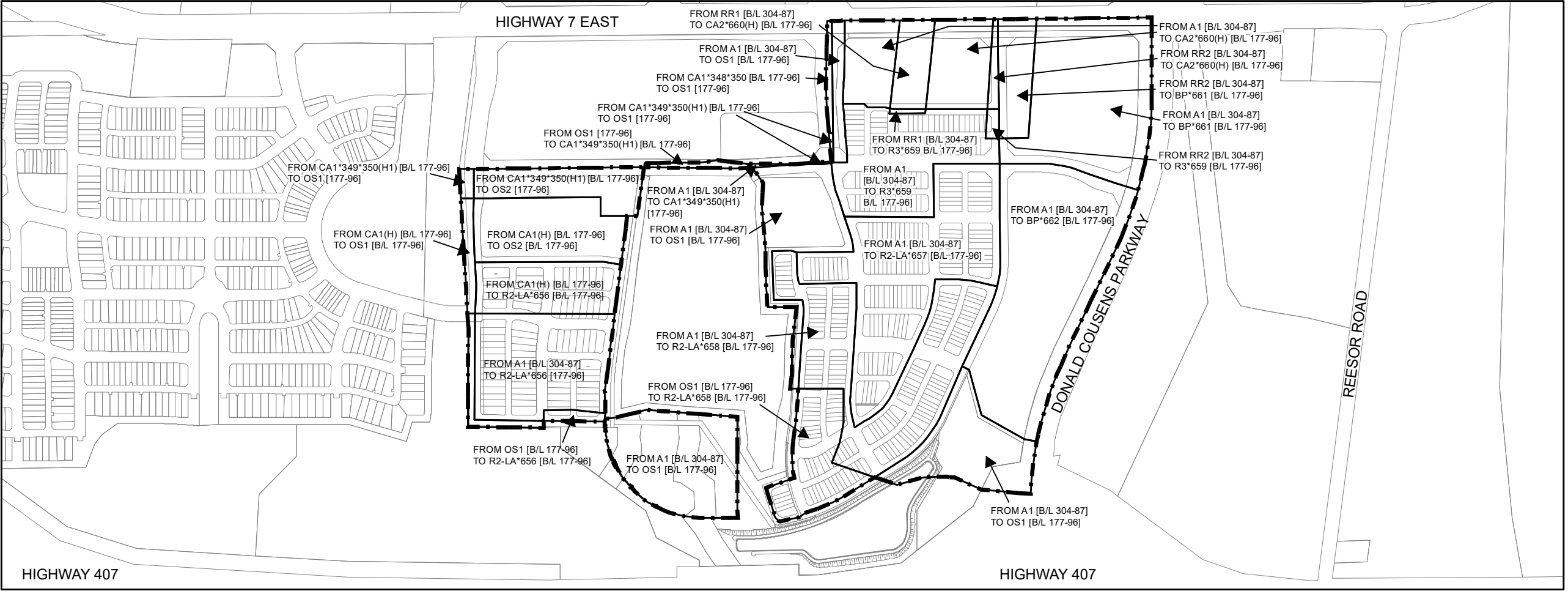
The purpose of this By-law is to delete the portions of the subject lands from the designated area of By-law 304-87, as amended, and incorporate them into the designated area of By-law 177-96, as amended, and rezone them:

- **Residential Two-Lane Access *656 (R2-LA*656) Zone**
- **Residential Two-Lane Access*657 (R2-LA*657) Zone**
- **Residential Two-Lane Access*658 (R2-LA*658) Zone**
- **Residential Three*659 (R3*659) Zone**
- **Community Amenity Two*660 Holding (CA2*660(H)) Zone**
- **Business Park*661 (BP*661) Zone**
- **Business Park*662 (BP*662) Zone**
- **Open Space One (OS1) Zone**
- **Open Space Two (OS2) Zone**

The effect of this by-law is to permit a plan of subdivision containing, single detached dwellings, townhouse dwellings, stacked townhouse dwellings, a public school block, mixed-use high rise, employment uses and to preserve existing natural heritage features on the subject lands.

Notice Regarding Further Planning Applications on this Property

In accordance with Section 45(1.3) and 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended on July 1, 2016 through the enactment of Bill 73, no person shall apply for a minor variance from the provisions of the by-law in respect of land, building or structure before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.



SCHEDULE "A" TO BY-LAW

AMENDING BY-LAWS 304-87 AND 177-96 DATED

A1	AGRICULTURE ONE	CA2	COMMUNITY AMENITY TWO	BP	BUSINESS PARK
RR1	RURAL RESIDENTIAL ONE	OS1	OPEN SPACE ONE	*(No)	EXCEPTION NUMBER
RR2	RURAL RESIDENTIAL TWO	R2-LA	RESIDENTIAL TWO - LANE	H	HOLDING PROVISION
CA1	COMMUNITY AMENITY ONE	R3	RESIDENTIAL THREE		

BOUNDARY OF AREA COVERED BY THIS SCHEDULE

BOUNDARY OF ZONE DESIGNATION(S)



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

**THE CONDITIONS OF THE CITY OF MARKHAM TO BE SATISFIED PRIOR TO
RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-18002
(Lindwide Properties (Cornell) Limited.)**

1. General

- 1.1 Approval shall relate to a draft plan of subdivision prepared by Bousfields Inc., Drawing Number 11139-4-171dp, dated February 27, 2020, incorporating the following redline revisions:
- To address Road Conditions outlined in Conditions 2.1 to 2.15
 - To provide snow storage notches, as required in Condition 11.1
 - To expand Block 160 to a minimum of 0.2 ha if to be accepted as a parkland dedication in accordance with Condition 6.3
 - To preserve the two heritage dwellings, as required in Condition 19.3
 - To address the Fire Department Lane Length condition, as required in Condition 20.24
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of approval by the Council of the City of Markham, and shall accordingly lapse on **June , 2020** unless extended by the City upon application by the Owner.
- 1.3 The Owner shall enter into a Subdivision Agreement with the City with terms and conditions satisfactory to the City of Markham.
- 1.4 The Owner acknowledges and understands that prior to final approval of this draft plan of subdivision, amendments to Zoning By-laws 304-87 and 177-96, as amended, shall have come into effect in accordance with the provisions of the Planning Act.
- 1.5 Prior to the release for registration of any phase within this draft Plan of Subdivision, the Owner shall prepare and submit to the satisfaction of the City of Markham, all technical reports, studies, and drawings, including but not limited to, traffic studies, functional traffic designs, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, servicing and infrastructure phasing plan, etc., to support the draft Plan of Subdivision. The Owner agrees to revise the draft Plan(s) of Subdivision as necessary to incorporate the design and recommendations of the accepted technical reports, studies, and drawings.
- 1.6 The Owner shall covenant and agree in the Subdivision Agreement to implement the designs and recommendations of the accepted technical studies/reports submitted in support of the draft Plan of Subdivision including but not limited to, traffic studies, functional traffic design study, stormwater management reports, functional servicing reports, design briefs, detailed design drawings, noise studies, to the satisfaction of the City of Markham, and at no cost to the City.

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

- 1.7 The Owner shall design and construct all required relocations of, and modifications to existing infrastructure, including but not limited to, watermains, light standards, utilities, stormwater management facilities and roads to the satisfaction of, and at no cost to, the City of Markham.
- 1.8 The Owner shall agree in the Subdivision Agreement to pay to the City, all required fees, in accordance with the City's Fee By-Law 211-83, as amended by Council from time to time.
- 1.9 The Owner shall agree in the Subdivision Agreement or Pre-Servicing Agreement, whichever comes first, to submit financial security for each phase of the draft Plan of Subdivision as required by the City of Markham prior to the construction of municipal infrastructure required to service that phase of development.
- 1.10 The Owner covenants and agrees to enter into a construction agreement and/or encroachment agreement or any other agreement deemed necessary to permit construction of services, roads, stormwater management facilities or any other services that are required external to the draft plan of subdivision (or site plan) and that are required to service the proposed development, to the satisfaction of the Director of Engineering and the City Solicitor.
- 1.11 The Owner shall covenant and agree in the subdivision to include in the building permit application all mitigation recommendation from the geotechnical consultant to waterproof basements, which are below the ground water to the satisfaction of the Chief Building Official on a lot specific basis. The Owner shall further covenant and agree that the acceptance of these measures will be subject to approval from the Chief Building Official.

2. Roads

- 2.1 The road allowances within the draft plan shall be named to the satisfaction of the City and the Regional Municipality of York (the "Region").
- 2.2 The Owner shall covenant and agree to design and construct all municipal roads in accordance with the City standards and specifications.
- 2.3 Prior to registration, the Owner acknowledges and agrees to update the Transportation Impact Assessment Study and Functional Traffic Design Study to the satisfaction of the Director of Engineering. The Owner further agrees to revise the draft Plan of Subdivision as necessary to incorporate the design and recommendations.
- 2.4 The section of Bur Oak Avenue from Highway 7 to Michelina Terrace and the section of William Forster Road from Highway 7 to Street D2 are outside of the Draft Plan. The

Owner acknowledges and agrees that should the subject development proceed in advance of the Future Commercial block prior to registration of the subject development, the Owner will be required to design and construct Bur Oak Avenue (from Michelina Terrace) and William Forster Road (from Street D2) to Highway 7 to the satisfaction of the Director of Engineering and York Region. Furthermore, this will include: a) improvements to the Bur Oak Avenue / Highway 7 intersection including signal control; and b) improvements to the William Forster Road / Highway 7 intersection.

- 2.5 Prior to registration, the Owner acknowledges and agrees to design and construct Michelina Terrace from its existing limit to Bur Oak Avenue to the satisfaction of the Director of Engineering.
- 2.6 Prior to registration, the Owner acknowledges and agrees to design and construct traffic control signals at the Donald Cousens Parkway / Street E intersection to the satisfaction of the Director of Engineering and York Region.
- 2.7 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study update to confirm the need and timing for signals at the Cornell Rouge – Street A / Highway 7 intersection. Should it be determined that traffic signals are required, the Owner agrees to design and construct traffic control signals including turn lane requirements for the said intersection.
- 2.8 Prior to registration, the Owner acknowledges and agrees to confirm if in-boulevard cycling facility (multiuse pathway) can be constructed design and construct in-boulevard cycling facility (multiuse pathway) within the south boulevard of Highway 7 from Bur Oak Avenue to Donald Cousens Parkway to the satisfaction of the Director of Engineering. Should it be determined that a multiuse pathway can be accommodated, the Owner agrees to design and construct the multiuse pathway within the noted limits to the satisfaction of the Director of Engineering and York Region. Should it be determined that a multiuse pathway cannot be accommodated, the Owner agrees to design and construct a sidewalk within the said limits of Highway 7.
- 2.9 Prior to registration, the Owner acknowledges and agrees to update the road network to the satisfaction of the Director of Engineering to reflect cross-section elements consistent to a collector road, to consist of minimum 3 metres wide MUPs on both sides, 3.5m through lanes, and on-street parking (where applicable) for the following streets:
 - a. Bur Oak Avenue from Highway 7 to the south limit (including section denoted as Street Q).
 - b. Future William Forster Road-Street B from Highway 7 to Street A.
 - c. Street A from Highway 7 to Street L.
 - d. The unlabeled street west of wood lot (Blocks 168-169), which would be the future extension of Cornell Centre Boulevard.
 - e. Street D2-Street D-Street E.

Notwithstanding the above-noted, it is recognized that MUPs maybe limited to one side of the boulevard where constrained, namely:

- a. Street Q
- b. Street N-Street P south of Street C
- c. Street A south of Street C
- d. The unlabeled street west of wood lot (Blocks 168-169)

The Owner further acknowledges that such revision may affect the immediate lot layout and requires revisions to the draft plan.

- 2.10 Prior to registration, the Owner agrees to design and construct the proposed MUPs within Blocks 182, 188, 186, 187, 181, and 185 to the satisfaction of the Director of Engineering.
- 2.11 Prior to registration, the Owner agrees to revise the William Forster Road cross-section and alignment to the satisfaction of the Director of Engineering. The Owner further acknowledges that such revision may affect the immediate lot layout, which may require redline and requires revisions to the draft plan.
- 2.12 Prior to registration, the Owner agrees to confirm if additional right-of-way is required on the approach of Street A to Highway 7 to accommodate snow storage and tree plantings and if required, to revise the Street A cross-section accordingly to the satisfaction of the Director of Engineering. The Owner further acknowledges that such revision may affect the immediate lot layout and requires revisions to the draft plan.
- 2.13 Prior to registration, the Owner agrees to revise the functional design to address the intersection/elbow configuration to the satisfaction of the Director of Engineering, for the following locations:
 - a. Lane Q / Street L.
 - b. Lane X / Street L-Street A.
 - c. Lane F / Street F.
- 2.14 Prior to registration, the Owner agrees to revise Draft Plan to eliminate the offset intersections on William Forster Road – Street B, namely between Lane R and Street J and unlabeled street and Lane J, to the satisfaction of the Director of Engineering.
- 2.15 Prior to registration, the Owner acknowledges and agrees that as part of the Transportation Impact Assessment Study, to identify locations where pedestrian crossovers are appropriate to support and maintain continuity of active transportation network to the satisfaction of the Director of Engineering. Furthermore, the Owner agrees to design and construct pedestrian crossovers, where required, to the satisfaction of the Director of Engineering. The pedestrian crossovers shall be constructed at the Owner's sole cost.
- 2.16 Prior to registration, the Owner acknowledges and agrees to submit a TDM program to the satisfaction of the Director of Engineering.
- 3. Tree and Woodlot Preservation

- 3.1 The Owner shall submit for approval an arborist report, tree inventory and tree preservation plan to the satisfaction of the Director of Planning and Urban Design in accordance with the City of Markham Streetscape Manual dated 2009, as amended from time to time.
- 3.2 The Owner shall submit a site grading plan showing the trees to be preserved based on the approved Tree Preservation Plan prior to the issuance of a Top Soil Stripping Permit or site servicing to the satisfaction of the Director of Planning and Urban Design.
- 3.3 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.
- 3.4 The Owner shall submit for approval, as part of the arborist report, tree inventory and tree preservation plan, in accordance with the City of Markham Streetscape Manual a tree compensation schedule detailing replacement and enhancement planting or the replacement value based on the following:
 - a) Trees between 20cm and 40 cm diameter at breast height (DBH) shall be replaced at a ratio of 2:1.
 - b) All trees over 40cm DBH shall have an individual valuation submitted to the City by an ISA certified Arborist in accordance with the Council of Tree and Landscape Appraisals (CTLA) Guide for Plant Appraisal (2000).
 - c) Where a site does not allow for the 2:1 replacement, the City will accept a credit for tree planting on alternative sites.
 - d) The requirement for the replacement or equivalent economic value following unauthorized tree removal or damage shall be determined by the City.

4.0 Natural Heritage

- 4.1 The Owners covenants and agrees to convey natural heritage and open space blocks (Blocks 162-190) to the City of Markham in a physical condition to the satisfaction of the City.
- 4.2 Prior to final approval, the Owner shall provide a woodland and wetland compensation plan to the satisfaction of the Director of Planning and Urban Design. Ecological compensation shall be determined in accordance with the Toronto and Region Conservation Authority's Guidelines for Ecosystem Compensation.
- 4.3 Prior to final approval, the Owner shall prepare and implement a woodland and open space management plan to address such matters as garbage removal, hazard tree management, invasive species control and other ecological enhancements for Blocks 162 and 163 (Provincially Significant Wetland) and Block 168 (Woodlot), to the satisfaction of the Director of Planning and Urban Design.
- 4.4 Prior to final approval, the Owner shall prepare and implement landscape restoration plans for Blocks 164-167 (30m Wetland Buffer), Blocks 169-171 (10m Woodlot Buffer),

Block 172 (Open Space), Block 179 (Stormwater Management Pond) and Blocks 189-190 (Woodlot Regeneration) to the satisfaction of the Director of Planning and Urban Design.

- 4.5 Prior to execution of the subdivision agreement, the Owner shall provide a letter of credit to secure ecological compensation, restoration and management plan works.

5.0 Community Design

- 5.1 The Owner shall implement and incorporate all requirements of the approved Cornell Community Design Plans Prepared for the Cornell Landowners Group by The Planning Partnership, dated May 2011 and approved June 16, 2011 into all landscape plans, architectural control guidelines, engineering plans and any other required design documents.
- 5.2 The Owner shall prepare and submit for approval an amendment to the Cornell Community Design plan to include an updated parks facility fit plan and trails masterplan, to the satisfaction of the Director of Planning & Urban Design.
- 5.3 The Owner shall comply with the Cornell Community Architectural Control Guidelines, prepared by Watchorn Architect Inc. dated July 2003, as amended, to the satisfaction of the Director of Planning & Urban Design.
- 5.4 The Owner shall prepare and submit for approval an amendment to the Cornell Architectural Control Guidelines to include design requirements for lane based townhouses with integral garages including a priority lot plan.
- 5.5 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural control guidelines.
- 5.6 The Owner shall ensure that the design architect for any buildings within the plan of subdivision shall not also assume the role of control architect for the plan of subdivision.
- 5.7 The Owner shall retain a design consultant acceptable to the Director of Planning and Urban Design to implement the Architectural Control Guidelines, as amended.
- 5.8 The Owner shall submit townhouse siting applications for all lane-based townhouses in accordance with the City's Site Plan Control By-Law 262-94, as amended to the satisfaction of the Director of Planning and Urban Design.

6.0 Parks and Open Space

- 6.1 The Owner and City covenants and agrees that parkland dedication within the Cornell Community is required as outlined in the Cornell Master Parks Agreement executed June 7, 2007.
- 6.2 The Owner covenants and agrees to provide 100% of the park requirement in land dedication to the city for the low rise residential lands and part of employment block 155 outside of Highway 7 corridor in the Cornell Master Parks Agreement. Parkland dedication will be reconciled for Blocks within the Highway 7 Corridor in the Cornell Master Parks Agreement, including high rise block 154 and the remaining part of employment block 155 at the time of site plan approval.
- 6.3 The Owner covenants and agrees to expand Block 160 to a minimum size of 0.2 ha to be accepted as parkland dedication in the form of a parkette to the satisfaction of the Director of Planning and Urban Design. Further the owner, acknowledges that if Block 160 is not expanded it will not be credited as parkland dedication, but considered as Urban Open Space.
- 6.4 Upon registration of the subdivision agreement, the Owner shall provide an updated report indicating the total parkland dedication for the Cornell Community in accordance with the Cornell Master Parks Agreements given as of the date of registration.
- 6.5 The Owner shall provide a specialized depth of topsoil in the entire municipal boulevard including a continuous planting trench to appropriately plant boulevard trees and provide a soil report demonstrating compliance with the City's Streetscape Manual to the satisfaction of the Director of Planning and Urban Design.
- 6.6 The Owner shall covenant and agree to rough grade, topsoil, seed and maintain (free of stock piles and debris) all school blocks, park blocks, employment blocks and vacant lands within the subdivision to the satisfaction of the Director of Planning and Urban Design.
- 6.7 The park blocks shall be maintained until such time as the parks have been constructed and formally assumed by the City for maintenance purposes. The school blocks, employment blocks, and other vacant blocks shall be maintained until such time as the ownership of the blocks has been transferred.
- 6.8 The Owner shall post approved copies of any Open Space Plans, Conceptual Park Development Master Plans and Conceptual Facility Fit Plans for the park and school campus in all sales offices for dwelling units within the draft plan of subdivision.
- 7.0 Landscaping Works
- 7.1 Prior to execution of the subdivision agreement, the Owner shall submit landscape plans prepared by a qualified person based on the Public Realm Guidelines, Architectural Control Guidelines, and Community Design Plan into all landscape works, to the satisfaction of the Director of Planning and Urban Design.

- a) Street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009, as amended from time to time.
- b) A multi-use trail in blocks 182, 183, 184, 185, 186, 187 and 188 in accordance with Transportation requirements.
- c) A trail in woodland block 169 as indicated in the Cornell Master Parks Agreement.
- d) Streetscape plans for all public streets.
- e) 1.8m high wood screen corner lot fencing.
- f) Noise attenuation fencing in accordance with the approved noise study.
- g) Fencing of school blocks where they abut residential development.
- h) Fencing of parks and open space blocks where abutting 407 lands and employment development.
- i) Landscaping for storm water pond block 179.
- j) Landscaping for open space block 172.
- k) Any other landscaping as determined by the Community Design Plan, Public Realm Guidelines, Architectural Control Guidelines and Environmental Master Drainage Plan.

7.2 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.

7.3 The Owner shall not permit their builders to charge home purchasers for the items listed in Condition 7.1.

7.4 The Owner shall include in all agreements of purchase and sale the following clause:

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

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD OR IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS TO MEET 7.1a)
- CORNER LOT FENCING
- REAR LOT LINE FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES

- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

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

8.0 Financial – Urban Design

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

9. Place Holder.

10. Municipal Services

- 10.1 The Owner shall covenant and agree to design and construct all municipal services in accordance with the City standards and specifications.
- 10.2 Prior to the release for registration of the Draft Plan of Subdivision, the Owner shall demonstrate to the satisfaction of the City of Markham that two independent water supply points for adequate redundancy and looping for domestic and fire protection purposes will be provided.
- 10.3 The Owner shall agree in the Subdivision Agreement not to apply for any building permits until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 10.4 The Owner shall agree in the Subdivision Agreement to revise and/or update the accepted functional servicing and stormwater management reports, if directed by the City in the event that the Director of Engineering determines that field conditions are not suitable for implementation of the servicing and stormwater strategy recommended in the previously accepted functional servicing and stormwater management reports.

11. Operations – Lane Lengths

- 11.1 The Owner shall covenant and agree to redline revised the draft plan of subdivision to provide snow clearance notches for Lanes G and H to the satisfaction of the Director of Operations and/or Director of Engineering, or their designates.

12. Lands to be conveyed to the City / Easements

- 12.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the plan of subdivision. The owner shall also provide for any easements and works external to the draft Plan of

Subdivision necessary to connect watermain, storm and sanitary sewers to outfall trunks and stormwater management facilities to the satisfaction of the City.

- 12.2 The Owner shall provide required conveyances to the City for multi-use paths and stormwater management facilities, free of all costs and encumbrances, to the satisfaction of the City and the TRCA, upon registration of the Plan of Subdivision.

13. Utilities

- 13.1 The Owner shall agree in the Subdivision Agreement that hydro-electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City of Markham and authorized agencies.
- 13.2 The Owner shall agree in the Subdivision Agreement to enter into any agreement or agreements required by any applicable utility companies, including Powerstream, Enbridge, telecommunications companies, etc.
- 13.3 The Owner covenants and agrees that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

14. Canada Post

- 14.1 The Owner shall covenant and agree in the subdivision agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 14.2 The Owner shall covenant and agree in the subdivision agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any unit sale.
- 14.3 The Owner shall covenant and agree in the subdivision agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.

- 14.4 Standard Community Mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. Should the developer propose an enhanced Community Mailbox installation, any costs over and above the standard installation must be borne by the developer, and be subject to approval by the City in consultation with Canada Post.
- 14.5 The Owner will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- i) An appropriately sized sidewalk section (concrete pad) as per municipal standards (to place the mailboxes on);
 - ii) Any required walkway across the boulevard as per municipal standards;
 - iii) Any required curb depressions for wheelchair access.
15. Environmental Clearance
- 15.1 The Owner shall agree in the Subdivision Agreement to retain a "Qualified Person" to prepare all necessary Environmental Site Assessments (ESA) and file Record(s) of Site Condition with the Provincial Environmental Site Registry for all lands to be conveyed to the City. The "Qualified Person" shall be defined as the person who meets the qualifications prescribed by the Environmental Protection Act and O. Reg. 153/04, as amended. The lands to be conveyed to the City shall be defined as any land or easement to be conveyed to the City, in accordance with the City's Environmental Policy and Procedures for Conveyance of Land to the City Pursuant to the Planning Act.
- 15.2 Prior to the earlier of any construction, including site alteration, the execution of a pre-servicing agreement or Subdivision Agreement, the Owner agrees to submit Environmental Site Assessment (ESA) report(s) prepared by a Qualified Person, in accordance with the Environmental Protection Act and its regulations and all applicable standards, for all lands to be conveyed to the City for peer review and concurrence.
- 15.3 Prior to the earlier of any construction including site alteration, the execution of a pre-servicing agreement or Subdivision Agreement of a phase within the draft Plan of Subdivision, the Owner agrees to submit environmental clearance(s) and Reliance Letter(s) from a Qualified Person to the City for all lands or interests in lands to be conveyed to the City to the satisfaction of the City of Markham. The Environmental Clearance and Reliance Letter will be completed in accordance with the City's standard and will be signed by the Qualified Person and a person authorized to bind the Owner's company. The City will not accept any modifications to the standard Environmental Clearance and Reliance Letter, except as and where indicated in the template.
- 15.4 The Owner agrees that if, during construction of a phase within the draft Plan of Subdivision, contaminated soils or materials or groundwater are discovered, the Owner shall inform the City of Markham immediately, and undertake, at its own expense, the necessary measures to identify and remediate the contaminated soils or groundwater, all in accordance with the Environmental Protection Act and its regulations, to the satisfaction of the City of Markham and the Ministry of the Environment, Conservation and Parks.

- 15.5 The Owner shall agree in the Subdivision Agreement to assume full responsibility for the environmental condition of the lands comprising the draft Plan of Subdivision. The Owner shall further agree in the Subdivision Agreement to indemnify and save harmless the City, its directors, officers, Mayor, councilors, employees and agents from any and all actions, causes of action, suits, claims, demands, losses, expenses and damages whatsoever that may arise either directly or indirectly from the approval and assumption by the City of the municipal infrastructure, the construction and use of the municipal infrastructure or anything done or neglected to be done in connection with the use or any environmental condition on or under lands comprising the draft Plan of Subdivision, including any work undertaken by or on behalf of the City in respect of the lands comprising the draft Plan of Subdivision and the execution of this Agreement.
- 15.6 Prior to conveyance lands to the City, the Owner shall agree to provide to the City, a Letter of Acknowledgement of the Record of Site Condition from the Ministry of Environment, Conservation and Parks (MECP) for the lands to be conveyed to the City.
16. Well Monitoring Program and Mitigation Plan
- 16.1 Prior to any site alteration activities, the Owner shall check if there are any active wells within 500 meters of the Zone of Influence (ZOI). If any active wells are found within the ZOI, the Owner shall prepare and implement a Well Monitoring Program and Mitigation Plan, in accordance with the City's requirements to the satisfaction of the Director of Engineering.
17. Streetlight Types
- 17.1 The Owner shall agree in the Subdivision Agreement to contact the City of Markham prior to commencing the design for streetlighting to confirm the type(s) of poles and luminaires to be provided for different streets and/or lanes.
18. Development Charges
- 18.1 The Owner covenants and agrees to provide written notice of all development charges related to the subdivision development, including payments made and any amounts owing, to all first purchasers of lands within the plan of subdivision at the time the lands are transferred to the first purchasers.
19. Heritage
- 19.1 Prior to final approval of the draft plan of subdivision or any phase thereof, the Owners shall carry out a cultural heritage resource assessment for the lands within the draft plan to ensure the assessment and identification of appropriate treatment of built heritage and archaeological resources, and further to mitigate any identified adverse impacts to significant heritage resources to the satisfaction of the City (Commissioner of Development Services) and the Ministry of Culture. No demolition, grading, filling or

any form of soil disturbances shall take place on the lands within the draft plan prior to the issuance of a letter from the Ministry of Culture to the City indicating that all matters relating to heritage resources have been addressed in accordance with licensing and resource conservation requirements.

- 19.2 The Owner shall covenant and agree in the subdivision agreement to implement any measures recommended by the heritage resource assessment, to the satisfaction of the City and the Ministry of Culture.
- 19.3 The Owner covenants and agrees to retain the Heritage Buildings (Abram Reesor House, known municipally as 7265 Highway 7, designated under Part IV of the Ontario Heritage Act, and the Frank Albert Reesor House, known municipally as 7323 Highway 7, designated under the Ontario Heritage Act) either *in situ* or in another location within the Plan of Subdivision to be determined prior to Registration through consultation with the Heritage Markham committee and Heritage Section staff, to the satisfaction of the Director of Planning and Urban Design;
- 19.4 The Owner covenants and agrees to protect and conserve the Heritage Buildings through the following means:
 - a) To keep the Heritage Buildings occupied for as long as possible prior to commencement of site/construction work to prevent vandalism and deterioration;
 - b) To maintain the Heritage Buildings in good and sound conditions at all times prior to and during the development of the property;
 - c) Once the Heritage Buildings are unoccupied, to undertake the following to prevent vandalism and deterioration:
 - secure and protect the buildings from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property;
 - erect a "No-trespassing" sign in a visible location on the property indicating that the Heritage Buildings are to be preserved onsite and should not be vandalized and/or scavenged; and
 - install a 8 ft high fence around the perimeter of each Heritage Building to protect the dwelling until the completion of construction in the vicinity or the commencement of long-term occupancy of the dwelling as confirmed by City (Heritage Section) staff.
- 19.5 Prior to final approval of the plan of subdivision or any phase thereof, the Owner is to implement the following measures to protect the Heritage Buildings:
 - a) The Owner is to enter into a Heritage Easement Agreement for the Heritage Buildings with the City;
 - b) Once a permanent site for each Heritage Building is determined, the Owner is to permit the amendment of the existing designation by-laws currently protecting the properties under Part IV of the Ontario Heritage Act. The amended by-law shall reflect the current manner in which these by-laws are written (statement of

- cultural heritage value and a description of heritage attributes to be protected) plus any necessary revisions to the legal description;
- c) The Owner is to provide a \$250,000 Letter of Credit for each Heritage Building to ensure their preservation within the plan of subdivision (total \$500,000). The letter of credit shall be retained for use by the City and shall not be released until the following has been addressed:
- construction and grading on the subject lands and adjacent lots, and roads have been completed to the satisfaction of the City(Commissioner of Development Services),
 - the building has been connected to municipal services,
 - the exterior restoration of the Heritage Buildings is complete,
 - the buildings meet the basic standards of occupancy as confirmed by the Building Standards Department, and
 - all other heritage requirements of the Subdivision Agreement have been completed;
- d) Once a permanent site for each Heritage Building is determined, the Owner is to enter into a site plan agreement with the City for the Heritage Buildings, containing details on the site plan such as driveway, grading, connections to municipal services, trees to be preserved and detailed elevations outlining the proposed restoration plan, any additions and alterations, and any proposed garage.
- 19.6 The owner shall covenant and agree in the subdivision agreement to preserve the Heritage Buildings through the following means:
- a) to provide and implement a traditional restoration plan for each Heritage Building, prepared by a qualified architect with demonstrated experience in heritage restoration projects, that would be reviewed and approved by the City (Heritage Section). The restoration plan is to be included in a site plan agreement for the property and the work secured through a \$250,000 Letter of Credit as mentioned in clause 15.5 (d);
 - b) to complete the exterior restoration of each Heritage Building, connection of all municipal services to the allocated lot (water, gas, hydro, cable, telephone etc.) and ensure basic standards of occupancy as confirmed by Building Standards Department within two years of registration of the plan of subdivision;
 - c) to ensure that the architectural design and materials of buildings proposed for adjacent lots are compatible with each restored Heritage Building;
 - d) to ensure that the final proposed grading on the lot where the Heritage Buildings are to be located are consistent with the existing historic condition;
 - e) To ensure that the historic front of each Heritage Building retains a front yard appearance, the type of fencing should be limited to a low residential picket fence rather than privacy fencing;
- 19.7 The Owner shall covenant and agree in the subdivision agreement to prepare and implement a marketing plan, to the satisfaction of the Commissioner of Development Services, which details the ways and means the Heritage Buildings will be marketed to prospective purchasers;

- 19.8 The Owner shall covenant and agree in the subdivision agreement to provide notice and commemoration of the Heritage Building through the following means:
- a) to provide and install at its cost, an interpretative baked enamel plaque for each Heritage Building, in a publicly visible location on the property. The plaque is to be designed according to the specifications of the "Markham Remembered" program, and outline the history of the house. Details of the design and location of the plaque are to be submitted for review and approval of the City (Heritage Section);
 - b) to include the following notice in each Offer of Purchase and Sale for each Heritage Building:

“Purchasers are advised that the existing building on this property is designated pursuant to the Ontario Heritage Act, and is subject to a heritage easement agreement with the City of Markham. Any proposed additions or alterations to the exterior of the existing dwelling shall be subject to review and approval of plans by the City.”
- 19.9 Prior to final approval of the plan of subdivision or any phase thereof, the Manager of Heritage Planning shall advise that Conditions 15.1 to 15.8, inclusive, have been satisfied.

20. Other City Requirements

Planning

- 20.1 The Owner shall include the following clauses in all offers of purchase and sale for units with a single-car garage:
- “PURCHASERS/TENANTS ARE ADVISED THAT THE CITY’S PARKING BY-LAW REQUIRES A MINIMUM OF TWO PARKING SPACES, ONE IN THE DRIVEWAY AND ONE IN THE GARAGE. OUTSIDE A PRIVATE GARAGE, PARKING IS ONLY PERMITTED ON A DRIVEWAY.
- PURCHASERS/TENANTS ARE ADVISED THAT THE CITY’S ZONING BY-LAW RESTRICTS DRIVEWAY WIDTHS, WHICH MAY NOT ALLOW TWO CARS TO PARK SIDE BY SIDE.
- PURCHASERS/TENANTS ARE ADVISED THAT OVERNIGHT STREET PARKING WILL NOT BE PERMITTED UNLESS AN OVERNIGHT STREET PARKING SYSTEM IS IMPLEMENTED BY THE CITY.”
- 20.2 The Owner shall covenant and agree in the subdivision agreement that no building permits will be issued for part blocks until said blocks have been combined with abutting lands to create building lots in conformity with the zoning by-law and all applicable fees have been

paid. The Owner acknowledges and agrees that contiguous part lots will be registered as one block in the final plan, and that future lots will be created through part lot control.

- 20.3 The Owner shall include the following clauses in all offers of purchase and sale for units with garages attached to a garage on an adjacent lot:

PURCHASERS/TENANTS ARE ADVISED THAT THE ZONING BY-LAW PERMITS A PRIVATE GARAGE TO BE ATTACHED TO ONE PRIVATE GARAGE ON AN ABUTTING LOT.

- 20.4 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased, prior to any Agreements of Purchase and Sale being executed by the Owner, a builder, or their real estate agents:

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

All display plans shall be submitted the City for review and approval by City staff, prior to the opening of the sales office.

- 20.5 That the Owner covenants and agrees to implement the following sustainability measures and age-in-place/accessibility features within the plan of subdivision:

Land Development Sustainability

- Preservation of Woodlands and Wetlands
- Transit supportive densities along Highway 7
- Diversity of uses to include low, mid and high rise forms, mixed use/commercial and employment;
- Dark sky compliance practices for streetlights and exterior lighting;
- Waste Management program focusing waste diversion strategies;
- Integrated storm water management planning and strategies that protect natural heritage features, mimic natural processes, and include low impact development (LID) practices;
- Street tree plantings to include native species;
- Minimizing the import/export of soils; and
- Siting of public spaces adjacent to natural heritage features and inclusion of MUPs and trails to provide active transportation connectivity throughout the neighbourhood and surrounding community amenities.

Housing Unit Sustainability Measures

- LED and energy efficient lighting;

- Use of low emissivity windows, eco-paint with low VOCs and insulated/airtight building systems;
- Low and mid rise housing forms to include solar ready rough-in conduits;
- High tech thermostats and HVAC systems;
- Optional tank-less water heaters; and
- Encouragement of energy star appliances

Age in Place/Accessibility Features

- Two to three house designs with optional ground floor bedrooms
- Optional closet configurations in single detached and townhouse models to facilitate future retrofits to install elevators;
- 36 inch wide front, rear and garage entry doors. Minimum 30 inch wide bathroom doors. Minimum 32 inch wide hallway doors, and open concept design where possible;
- Reinforced bathroom walls for grab bars;
- Options for comfort level light switches;
- Options for comfort level cabinet heights in kitchens and bathrooms, shelving and closet rods;
- Step in showers with optional seats;
- Limited carpeted areas;
- Lever style door handles;
- House design with furniture layout considerations to provide adequate space for travel/movements which strive for straight paths;
- Near zero interior thresholds to minimize tripping hazards; and
- Smart home technology for doorbell cameras.

Fire Department

- 20.5 The Owner covenants and agrees that fire break lots shall be designated within the subdivision agreement, to the satisfaction of the Fire Chief or his designee. The Owner shall provide a letter of credit in an amount to be determined by the Fire Chief at the subdivision agreement stage to ensure compliance with this condition.
- 20.6 The Owner covenants and agrees that the adequacy and reliability of water supplies for firefighting purposes are subject to the review and approval of the Fire Chief or his designee.
- 20.7 The Owner shall acknowledge and agree in the subdivision agreement that building permits will not be issued for lands in any stage of development within the draft plan of the subdivision until the Director of Building Services had been advised by the Fire Chief that there is an adequate water supply for firefighting operations and two remote accesses for firefighting equipment is available.
- 20.8 To ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the development. The following access into the subdivision are to be completed:

- Bur Oak Avenue shall be connected to Michelina Terrace prior to any construction commencing

Fire Access Route:

- 20.9 The Owner covenants and acknowledges that rear lanes serving townhouse blocks and single family dwelling lots are to be designed as Fire Access Routes in accordance with Ontario Building Code requirements.
- 20.10 The Owner covenants and acknowledges that Fire Access Route must be designed and constructed to support expected load imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climactic conditions.
- 20.11 Access routes shall be provided with an overhead clearance of at least 5.0m.
- 20.12 Access for firefighting into each lane shall be a minimum 9.0m inside turning radius (12.0m centerline) must be provided for all changes in direction of the fire route.
- 20.13 Should there be a change in gradient along the fire access route; the route shall be designed to have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m (49ft 3in).
- 20.14 Fire Access Route Signs are required and shall be installed by the Owner subject to Fire Department approval.
- 20.15 The Owner covenants and agrees to indicate the locations of the fire access route sign for review and approval. The signs are to be spaced a maximum of 30m apart on both sides of the fire access route and a maximum of 15m from the street curb. Signs to be set at an angle of not less than 30° and not more than 45° to a line parallel to the flow of traffic and should always be visible to approaching traffic.
- 20.16 The Fire Department will require a Letter of Credit that will be determined by the Fire Chief or his designee at the subdivision agreement stage.

Street Parking:

- 20.17 The Owner covenants and acknowledges that Street parking is permitted on one side of a street where it is 8.5m wide in pavement width. No street parking is permitted on streets less than 8.5m in width.
- 20.18 The Owner covenants and acknowledges that Street parking spaces shall be designed so as not to block the breaks between each townhouse block giving access to rear of building for firefighting purposes.

Fire Hydrants:

- 20.19 The Owner covenants and acknowledges that Fire hydrants are to be installed at each end of rear laneways designated as Fire Access Routes.

- 20.20 Fire hydrant(s) on streets are to be spaced at intervals not exceeding 120.0m for single family dwellings and 90.0m for townhouse developments.
- 20.21 Fire hydrants will be required and the location of the hydrants and size of water main must be approved by the Fire Department. Fire hydrants are to be installed with a 100mm storz connection as per City of Markham engineering standards.

Water Supply:

- 20.22 The Owner covenants and acknowledges that the size of the water mains and the hydrant locations must be approved by the Fire Department.
- 20.23 A water supply of at least 5,000 L/min for single family dwellings and 7,000 L/min for townhouse developments shall be available for firefighting purposes.
- 20.24 Length of laneways serving townhouse blocks shall not exceed 90 m and the length laneways serving single detached dwellings shall not exceed 120 m. The draft plan shows Lanes B exceeds this requirements. The Owner covenants and agrees to revise Lane B to comply with the City's requirements, to the satisfaction of the Fire Chief or his designee prior to registration of the plan of subdivision.

Fire Department Access:

- 20.25 The Owner covenants and acknowledges that to ensure reliability of access for Fire Department vehicles under all conditions, two means of street access, independent of one another are to be provided into the development. Gates, concrete barriers or other types of obstructions will not be permitted at each approved Fire Department access during construction and after hours.
- 20.26 The Fire Department will require a Letter of Credit in the amount of \$20,000.00 to ensure the two independent Fire Department access points into the development are clear of all obstructions at all times during construction and after hours.
- 20.27 Bur Oak Avenue shall be extended and connected to Michelina Terrace prior to any construction commencing (Draft Plan Approval Clause).
- 20.28 Access to blocks of townhouses should be from a street.
- 20.29 A block of townhouses shall not exceed a distance of forty-five meters (45.0m).
- 20.30 Access to townhouse units shall be provided, such that Fire Department vehicles can park within fifteen (15) meters of any unit on at least a six (6) meter roadway.
- 20.31 Municipal addresses for townhouses, single family detached dwelling etc., shall be designated from the main street access and not from the laneway. Where access to townhouses, single family detached dwelling etc., is from a rear laneway, the municipal address numbering shall be posted on both front and rear faces of each dwelling unit.

- 20.32 If the principal entrance to each unit within townhouse block 120 fronts the park or open space block (Block 160), then a walkway with a minimum width of 1.2m shall be constructed in front block 120 that extends from street 'N' to street 'O'. If the principal entrance to each unit within townhouse block 120 fronts the park, an access door, separated from each garage shall be installed on each unit leading from lane 'N'.

Waste Management and Environmental Services

- 20.7 The Owner covenants and agrees to purchase from the City two recycling containers, one green bin and one kitchen collector per residence so that each purchaser may participate in the City's waste diversion program. Furthermore, the Owner shall ensure that the recycling containers, green bins, kitchen collectors and educational materials are deposited in each home on or before the date of closing.
- 19.8 The Owner covenants and agrees to contact the City at least four weeks prior to unit occupancy to arrange an appointment time in which the recycling containers, green bins, kitchen collectors and educational materials are to be collected by the owner.
- 20.9 The Owner covenants and agrees to pay to the City the cost for recycling containers, green bins and kitchen collectors and to provide said recycling containers, green bins and kitchen collectors to purchasers at the same cost as paid to the City.
- 20.10 The Owner covenants and agrees that during the construction phase of the development, unobstructed roadway access to a width no less than 6 metres will be provided for the safe passage of municipal waste and recycling collection vehicles on the designated collection day. Furthermore, if required, the Owner shall provide vehicle turning space that meets the City's engineering design standards. The Owner agrees that at times when the above defined access cannot be provided, the Owner shall be responsible for moving all residential waste, recyclables and organics from the occupied units to an agreed upon centralized location at the Owner's expense, for collection by the City.
- 20.11 The Owner acknowledges that all waste and recyclable materials will be collected municipally.
21. Toronto and Region Conservation Authority (TRCA)
- 21.1 The Owner Covenants and agrees to satisfy the comments of the Toronto Region Conservation Authority (TRCA), as requested in the letter dated June 8, 2020.
- 21.2 The Owner further covenants and acknowledges that draft subdivision approval will not be issued City, until the TRCA comments in their June 8, 2020 letter have been addressed and the TRCA has provided draft subdivisions to the City and Owner.
22. Region of York

Clauses to be Included in the Subdivision Agreement

- 22.1 The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 22.2 The Owner shall agree, in wording satisfactory to Development Engineering, to provide pedestrian and vehicular connection to the lands to the west (via Michelina Terrace), also identified as Kenilworth Gate in the Transportation Study.
- 22.3 The Owner shall agree, in wording satisfactory to Development Engineering, that no direct private access is permitted onto Highway 7 and Donald Cousens Parkway. All Lot and Block accesses shall be provided through local roads.
- 22.4 The Owner shall agree, in wording satisfactory to Development Engineering, to include the following clauses in the Subdivision Agreement and subsequent Site Plan, Purchase and Sale Agreements, Tenant/Lease Agreements, Condominium and Declaration of Condominium Agreements.
"THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT NO DIRECT PRIVATE ACCESS IS PERMITTED ONTO HIGHWAY 7 OR ONTO DONALD COUSENS PARKWAY. ALL ACCESSES TO/FROM THE FUTURE PROPOSED DEVELOPMENT OF BLOCKS 154, 155, & 156 (PER THE DRAFT PLAN OF SUBDIVISION DATED FEBRUARY 27 2020) WITH HIGHWAY 7 AND DONALD COUSENS PARKWAY FRONTAGE WILL BE PROVIDED ACCESS THROUGH LOCAL STREETS".
- 22.5 The Owner shall agree, in wording satisfactory to Development Engineering, that Street 'A' at Highway 7 intersection will be restricted to right-in/right-out operation only.
- 22.6 The Owner shall agree, in wording satisfactory to Development Engineering, to implement all recommendations provided in the Transportation Study, to the satisfaction of the Region.
- 22.7 The Owner shall agree, in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
- 22.8 The Owner shall agree, in wording satisfactory to Development Engineering, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of the Environment, Conservation and Parks guidelines and the York Region Noise Policy.
- 22.9 The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"PURCHASERS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE ATTENUATION FEATURES WITHIN THE DEVELOPMENT AREA AND WITHIN THE INDIVIDUAL BUILDING UNITS, NOISE LEVELS WILL CONTINUE TO INCREASE,

OCCASIONALLY INTERFERING WITH SOME ACTIVITIES OF THE BUILDING'S OCCUPANTS".

- 22.10 The Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree, in wording satisfactory to York Region's Development Engineering, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; and,
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
- 22.11 The Owner shall agree, in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
- 22.12 The Owner shall agree, in the wording satisfactory to Development Engineering, that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

- 22.13 The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Markham and York Region.
- 22.14 The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Markham:
- a) A copy of the Council resolution confirming that the City of Markham has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
 - b) A copy of an email confirmation by City of Markham staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

- 22.15 The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
- 22.16 The proposed development or any phase thereof, one of the following shall occur regarding the Region's vortex structure located at the intersection of Ninth Line and Kenilworth Gate:
- a. The Region has confirmed that there is adequate residual capacity in the vortex structure and the City of Markham has allocated servicing capacity to the subject development, or
 - b. The Owner has made necessary arrangements to upgrade the vortex structure, to the satisfaction of the Region and the upgrade works are on track for completion within 6 months of ground related development, and within 18 months for high rise development.
- 22.17 Prior to final approval and concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings and reports, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
 - b) Cross Section on York Region right-of-way at 20m interval where the site is abutting;
 - c) Grading and Servicing Plans;
 - d) Intersection/Road Improvements, including the recommendations of the Transportation Report;
 - e) Construction Access Design;
 - f) Utility and underground services Location Plans;
 - g) Signalization and Illumination Designs;
 - h) Line Painting;
 - i) Traffic Control/Management Plans;
 - j) Erosion and Siltation Control Plans;
 - k) Landscaping Plans, including tree preservation, relocation and removals;
 - l) Arborist Report;
 - m) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - n) Functional Servicing Report;
 - o) Stormwater Management Report;
 - p) Water supply and distribution report and model; and,
 - q) Transportation Study.
- 22.18 The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade

for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

- 22.19 The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Engineering drawings (stamped and signed by a professional engineer), and MECP forms together with any supporting information shall be submitted to City of Markham.
- 22.20 The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
- 22.21 The Owner shall demonstrate that pedestrian and cycling facilities are provided on Highway 7 and Donald Cousens Parkway across the limits of the Draft Plan of Subdivision to the satisfaction of the Region.
- 22.22 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 22.23 The Owner shall demonstrate, to the satisfaction of Development Engineering, that the streetline elevations shall maintain a minimum 2% cross slope within the boulevard from the streetline to the top of curb, unless otherwise specified by Development Engineering.
- 22.24 The Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the York Region road right of way.
 - b) Tree protection measures to be implemented on and off the York Region road right of way to protect right of way vegetation to be preserved.
 - c) Any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 - d) A planting plan for all new and relocated vegetation to be planted within the York Region road right of way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region right-of-way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance.

- e) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
- 22.25 Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Highway 7 of sufficient width to provide a minimum of 24.5 metres from the centreline of construction of Highway 7 and any lands required for additional turn lanes at the intersections;
 - b) A widening across the full frontage of the site where it abuts Donald Cousens Parkway of sufficient width to provide a minimum of 18 metres from the centreline of construction of Highway 7 and any lands required for additional turn lanes at the intersections;
 - c) A 15 metre by 15 metre daylight trapezoid at the Street A and Highway 7 intersection;
 - d) A 15 metre by 15 metre daylight trapezoid at the Street E and Highway 7 intersection;
 - e) A 15 metre by 15 metre daylight triangles at the southeast corner of future William Forster Road and Highway 7; and,
 - f) A 0.3 metre reserve across the full frontage of the site where it abuts Highway 7 and Donald Cousens Parkway and adjacent to the above noted widening(s).
- 22.26 The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 22.27 The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance

with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

- 22.28 The Owner or the Owner's authorized representative shall submit a Statutory Declaration that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.
- 22.29 The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 22.30 The Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 22.31 The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

22.32 The Regional Corporate Services Department shall advise that Conditions 22.1 to 22.31 inclusive, have been satisfied.

23. York Region District School Board

23.1 That the following conditions of draft plan approval to be imposed upon the subject Draft Plan of Subdivision SU 18 154617 prepared by Bousfields Inc. dated February 27, 2020 relative to the York Region District School Board:

- a) That prior to final approval, the owner shall have made agreement satisfactory to the York Region District School Board for the transfer of a public elementary school site. The public elementary school site, Block 157, shall contain not less than 2.409 hectares and be free and clear of all encumbrances including but not limited to natural features.
- b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
 - i) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - ii) to remove any buildings on the school site;
 - iii) to remove trees, as required to accommodate school layout;
 - iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
 - v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - vi) to construct a black vinyl coated chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
 - viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
 - x) to provide the foregoing at no cost to the Board;

- xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.
- c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
 - i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
 - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- e) That prior to final approval, the owner shall submit to the School Board an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the city of Markham, which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
- h) That the subdivision agreement includes warning clauses advising the Town of Richmond Hill, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.
- i) To provide an Environmental Impact Study for the School Block and secure all required clearances and permits from but not limited to the Toronto Region Conservation Authority for the development of a school on the school block

That the York Region District School Board shall advise that conditions a) to i) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.

24. Developers Group Agreement and Clearance

- 24.1 Prior to final approval of the draft plan, the Owner shall enter into a Developers Group Agreement to ensure the provision of community and all common facilities such as school sites, municipal services, parks and public roads, etc, in the Cornell Secondary Plan area are completed to the satisfaction of the City (Commissioner of Development Services and City

Solicitor). A certificate confirming the completion of such agreement(s) shall be provided to the City by the Developers Group Trustee to the satisfaction of the City Solicitor.

- 24.2 The Owner shall covenant and agree in the subdivision agreement that the plan of subdivision shall not be released for registration by the City until the Owner delivers a release to the City from the Trustee of the Developers Group to the effect that all conditions of the Group Agreement have been met to the satisfaction of the Trustee.

25.0 Ministry of Natural Resources

- 25.1 The Owner acknowledges that the Redside Dace has been added to the list of endangered species pursuant to the *Endangered Species Act, 2007*. S.O. 2007, c. 6. (the “Act”), and that the Ministry of Natural Resources (Ontario) has prepared a recovery strategy for the Redside Dace, entitled “Redside Dace (*Clinostomus elongatus*) in Ontario, Ontario Recovery Strategy Series”, dated February 2010 (the “Recovery Strategy”). The Owner acknowledges that, notwithstanding this Agreement and any approvals made or given by the City in respect of the Subdivision, the onus is on the Owner to comply with the provisions of the Act and the Owner covenants and agrees to use its best efforts to comply the Recovery Strategy, if applicable to the Subdivision, including but not limited to protection of the meander belt of any stream providing habitat to the Redside Dace and its associated riparian habitat that is within 30 metres from the meander belt. The Owner covenants and agrees to indemnify and save harmless the City, its directors, officers, Mayor, Councillors, employees and agents from any and all actions, causes of actions, suits, claims, demands, losses, penalties, fines, expenses and damages whatsoever that may arise either directly or indirectly from the approval and registration of the Subdivision and the Assumption of the Subdivision, the construction and use of the Works or anything done or neglected to be done in connection with the *Endangered Species Act, 2007* and the Recovery Strategy.

22. External Clearances

- 22.1 Prior to final approval of the draft plan of subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:
- a) Canada Post shall advise that Condition 14.1 to 14.5 have been satisfied.
 - b) The Toronto and Region Conservation Authority shall advise that Conditions 21.1 to 21.7 inclusive, have been satisfied.
 - c) The Regional Municipality of York Planning Department shall advise that Condition 2.1 and Conditions 22.1 to 22.31 inclusive, have been satisfied.
 - d) The York Region District School Board shall advise that Conditions 23.1 a) to i), inclusive, have been satisfied.
 - e) The Trustee for the Cornell Developers Group shall advise that Conditions 24.1 and 24.2 have been satisfied.

ISSUED: June ## 2020, 2020

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

DRAFT

LIST OF SUSTAINABILITY AGE FRIENDLY AND AFFORDABLE HOUSING MEASURES

1. Land Development Sustainability Measures

- Wetland and woodlands preservation;
- Transit supportive densities along Hwy 7 frontage;
- The development provides a diversity of uses – low, medium and high density residential, commercial and employment;
- Dark sky compliance practices for streetlights and exterior lighting;
- Waste management program focusing on waste diversion strategies to reduce the amount of waste during operations and maintenance;
- Integrated stormwater management planning and strategies based on; (i) protecting natural heritage features; (ii) mimicking a natural process; and (iii) LID practices focusing on the control and management of smaller rainfall events to mitigate the impacts of development on downstream resources;
- Project plantings including street trees;
- Native species where feasible, proposed for the SWM ponds; Specify tree/shrub species;
- Preservation/reuse of existing heritage buildings;
- Reduction of infill and infiltration through the use of PVC DR28 pipe, colour coded service pipes (storm and sanitary), temporary caps on vertical service connection risers;
- Balanced cut/fill to minimize the import/export of soils;
- Public spaces located adjacent to natural features;
- Multiuse trails connecting to surrounding neighbourhoods; and
- Proximity to parks, multiuse trails, retail, transit and healthcare (i.e. Markham Stouffville Hospital).

2. Housing Unit Sustainability Measures

- Dark sky compliance practices for exterior lighting on dwellings (included);
- LED or other energy efficient lighting (included);
- Use of low emissivity windows, eco-paint (low VOCs), insulated/better than code air tightness (included);
- Low and medium density units to include solar ready rough-in conduit (included);
- High-tech “smart” thermostats and HVAC systems (i.e. minimum 96% efficiency furnace, 75% efficiency HRV or ERV, high efficiency condensing hot water tank);
- tank-less water heaters, optional;
- Energy Star Appliances;
- Increased topsoil depth from 6” to 12”;
- Drain water heat recovery system;
- Continuous exterior insulated sheathing; and
- Low flow toilets and plumbing fixtures.

3. Age In Place Flexibility Measures

- Two to three house designs with optional ground floor bedrooms;
- Two single family house designs and two townhouse designs with optional closet configurations to facilitate future installation of elevators;
- 36-inch front, rear and garage entry doors. Minimum 30-inch bathroom doors. All other doorways (minimum 32") (included);
- Reinforced walls in bathrooms for grab bars (included);
- Optional comfort height light switches;
- Optional comfort height cabinets for kitchens/bathrooms;
- Optional clustered control center to operate multiple light fixtures/thermostat/rooms from a central location – reduces excessive travel throughout the home;
- Optional comfort height toilets;
- Avoid stair winders whenever possible;
- Walk-in showers with optional seat;
- Limit carpeted areas to promote hard surface flooring;
- Optional comfort height closet rods/shelving/bunks;
- Lever style door handles included;
- House designs with furniture placement consideration to help provide adequate space for travel/movement, strive for straight paths of travel included;
- Provide sufficient lighting in all corridor/high traffic areas;
- Pocket/barn doors to improve space and maneuverability in tight areas (optional);
- Layout of kitchen appliances for ease of use/access;
- Smart Home Technology; and
- Near-zero interior thresholds to minimize potential tripping hazards.

4. Affordable Housing Options

- Some models designed to include optional coach houses; and
- Optional side doors on single family dwellings for future second suite opportunities.

5. Accessibility Measures Being Included In High Density Blocks (Building Code Part Three)

- Suitable parking areas;
- Barrier-free path of travel, including ramps, leading to main entrance;
- Power assist entrance doors into building;
- Adequate lighting, signage and clearly visible emergency exits;
- Accessible elevators & controls with two-way emergency call system;
- Beveled thresholds;
- Proper lighting for vision disabilities so that people can clearly see colours patterns and signage; and
- Optional comfort counter height cabinets / shelves, light-switches and toilets.