



Electronic Development Services Committee Meeting

Agenda

Meeting No. 14
September 14, 2020, 9:30 AM
Live streamed

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

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

Members of the public may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-479-7760 on the day of the meeting.

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Electronic Development Services Committee Meeting

Agenda

Meeting Number 14
September 14, 2020, 9:30 AM - 1:00 PM
Live streamed

Please bring this Development Services Committee agenda to the Council Meeting on September 30, 2020.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. APPROVAL OF PREVIOUS MINUTES
 - 3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JULY 13, 2020 (10.0) 7
 1. That the minutes of the Development Services Committee meeting held July 13, 2020, be confirmed.
4. DEPUTATIONS
5. COMMUNICATIONS
6. PETITIONS
7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 7.1 HERITAGE MARKHAM COMMITTEE MINUTES – JULY 8, 2020 AND AUGUST 12, 2020 (16.11) 22
 1. That the minutes of the Heritage Markham Committee meetings held July 8, 2020 and August 12, 2020, be received for information purposes.
 - 7.2 DOORS OPEN ORGANIZING COMMITTEE MINUTES – JUNE 4, 2020 (16.11) 40
 1. That the minutes of the Doors Open Organizing Committee meeting

held June 4, 2020, be received for information purposes.

- 7.3 MARKHAM SUB-COMMITTEE MINUTES - (MARKHAM ROAD-MOUNT JOY SECONDARY PLAN VIRTUAL DESIGN CHARRETTE) – JULY 29, 2020, AUGUST 5, 2020 AND AUGUST 24, 2020 (10.0)** 44

1. That the minutes of the Markham Sub-Committee - (Markham Road-Mount Joy Secondary Plan Virtual Design Charrette) meetings held July 29, 2020, August 5, 2020 and August 24, 2020, be received for information purposes.

- 7.4 PRELIMINARY REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD.** 56

TO FACILITATE THE CREATION OF APPROXIMATELY 2,305 DWELLING UNITS (COMPRISED OF DETACHED AND TOWNHOUSES), A COMMUNITY PARK, NEIGHBOURHOOD PARKS, PARKETTES, SCHOOL BLOCKS, STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AND THE SUPPORTING ROAD NETWORK ON THE SUBJECT LANDS KNOWN MUNICIPALLY AS 4551 ELGIN MILLS ROAD EAST, 10225 – 10227 KENNEDY ROAD AND 4638 MAJOR MACKENZIE DRIVE EAST (WARD 6) FILE NO. PLAN 20 113780 (10.7, 10.5)

D. Brutto, ext. 2468

1. THAT the report dated September 14, 2020 titled “PRELIMINARY REPORT, Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 2,305 ground oriented dwelling units and future mixed use and residential development blocks, at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780”, be received.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

- 8.1 RECOMMENDATION REPORT, ANGUS GLEN VILLAGE LTD., 4071, 4073 AND 4289 MAJOR MACKENZIE DRIVE EAST, SOUTH SIDE OF MAJOR MACKENZIE DRIVE,** 73

WEST OF KENNEDY ROAD, ZONING BY-LAW AMENDMENT APPLICATION TO REVISE THE DEVELOPMENT STANDARDS FOR 173 TOWNHOUSES PROPOSED ON THE SUBJECT LANDS, FILE NO. ZA 18 154612 (WARD 6) (10.5)

R. Cefaratti, ext. 3675

1. That the report dated September 14, 2020 entitled “RECOMMENDATION REPORT, Angus Glen Village Ltd., 4071, 4073 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment to revise the development standards for 173 townhouses proposed on the subject lands, File No. ZA 18 154612 (Ward 6)”, be received; and,
2. That the amendment to By-law 177-96, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted, without further notice, subject to the Toronto and Region Conservation Authority confirming that their technical requirements have been addressed; and,
3. That Markham Council requests York Region to approve the signalization of the centrally located intersection, that serves as the principal access to Major Mackenzie Drive East, at the Owner’s expense; and,
4. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix ‘A’ to this report, before the second anniversary of the day on which the by-law was approved by Council; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 9999 MARKHAM ROAD, HOLD (H) PROVISION, 2585231 ONTARIO INC., ZA 18 180621 (10.5)

97

S. Muradali, ext. 2008

Note: On August 5, 2020, Markham Sub-Committee directed that staff report back with potential options regarding the hold provision.

1. That the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C of the subject lands at 9999 Markham Road until the viability of a GO Station at Major Mackenzie Drive has been confirmed through further analysis in consultation with Metrolinx; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

In the event Council decides to remove the Hold (H) provision from Phase 1C lands, the following resolution can be passed:

1. That Staff be directed to bring forward a by-law for Hold (H) removal from the Phase 1C lands after staff and the applicants have reviewed the development concepts for Phases 1B and 1C and have reached agreement on the appropriate land area requirements for each Phase;

and,

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

8.3 PROVINCIAL APPROVAL OF AMENDMENT 1 TO A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE AND LAND NEEDS ASSESSMENT METHODOLOGY, 2020 (10.0)

103

L. da Silva, ext. 3115

Note: Marg Wouters, Senior Manager, Policy & Research will be in attendance to provide a presentation on this matter.

1. That the presentation titled “Provincial Approval of Amendment 1 to the Growth Plan and the Land Needs Assessment Methodology, 2020” dated September 14, 2020, be received; and,
2. That the report entitled “Provincial Approval of Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Land Needs Assessment Methodology, 2020” dated September 14, 2020, be received.

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

13.1 DEVELOPMENT AND POLICY ISSUES

13.1.1 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [SECTION 239 (2) (e)] – LPAT APPEAL – 20 PERSONNA BOULEVARD (8.0)

13.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; [SECTION 239 (2) (e)] – LPAT APPEAL – 105-107 MAIN

STREET UNIONVILLE (8.0)

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.**



Electronic Development Services Committee Meeting

Minutes

Meeting Number 13

July 13, 2020, 9:30 AM - 1:00 PM

Live streamed

| | | |
|-----------|--|--|
| Roll Call | <p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p> | <p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p> |
| Staff | <p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Chris Bird, Director, Building Standards</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> | <p>Ronji Borooah, City Architect</p> <p>Bryan Frois, Chief of Staff</p> <p>Regan Hutcheson, Manager, Heritage</p> <p>Mona Nazif, Senior Manager, HR Client Services</p> <p>Francesco Santaguida, Assistant City Solicitor</p> <p>Marg Wouters, Senior Manager, Policy & Research</p> <p>John Yeh, Manager, Strategy & Innovation</p> <p>Scott Chapman, Election & Council/Committee Coordinator</p> <p>Hristina Giantsopoulos, Elections & Council/Committee Coordinator</p> |

Alternate formats for this document are available upon request

1. CALL TO ORDER

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

The Development Services Committee meeting convened at the hour of 9:32 AM with Regional Councillor Jim Jones presiding as Chair.

Development Services Committee recessed at 11:55 AM and reconvened at 12:48 PM.

Councillor Khalid Usman arrived at 9:45 AM.

Regional Councillor Jack Heath left the meeting at 1:38 PM.

Councillor Karen Rea left the meeting at 2:40 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JUNE 22, 2020 AND JUNE 29, 2020 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meetings held June 22, 2020 and June 29, 2020, be confirmed.

Carried

3.2 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES JUNE 11, 2020 AND JUNE 16, 2020 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Public meetings held June 11, 2020 and June 16, 2020, be confirmed.

Carried

4. DEPUTATIONS

Deputations were made for the following item:

8.9 - Results of the Public Consultation Survey Regarding the Play Structure in Wismer
Percy Reesor Parkette

Refer to the individual item for the deputation details.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 IMPROVING THE STATE OF INFILL HOUSING: A WORK PLAN (10.13)

There was discussion regarding the existing powers accorded to municipalities for controlling infill development. There was also discussion regarding mechanisms for ensuring accountability and recovering costs associated with inspections required for repeat building code violations.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the Development Services Committee receive this report titled “Improving the State of Infill Housing: A Work Plan” for information; and,
2. That the Chief Building Official, in consultation with all relevant departments work towards the development of a strategy to minimize the adverse effects of infill construction on existing residential neighbourhoods and that a report recommending such strategy be brought back to a future Development Services Committee meeting **by the end of 2020**; and,
3. That the Chief Building Official in consultation with the City Solicitor evaluate the need for a new Demolition Control By-law as provided for in s. 33 of the Planning Act and report back to the Development Services Committee; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 HERITAGE MARKHAM COMMITTEE MINUTES – JUNE 10, 2020 (16.11)

It was suggested that the questions asked of prospective incoming members of the Heritage Markham Committee be reviewed with input from the designated Heritage staff person and Council representative.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held June 10, 2020, be received for information purposes; and,

2. **That the following resolution from the June 10, 2020 Heritage Markham Committee meeting minutes be endorsed:**

“That Heritage Markham Committee recommend to Council that the Appointment Committee for Heritage Markham Committee appointments be comprised of the Mayor and Regional Councillor, a minimum of one Heritage Markham Councillor, and a Heritage Planner.”

Carried

8.2 ADVISORY COMMITTEE ON ACCESSIBILITY MINUTES – JUNE 29, 2020 (16.0)

There was discussion regarding the potential source of the grant funds requested for the recommended accessibility upgrades. It was suggested that the City consider developing a policy for addressing similar grant requests that may be proposed by local community groups in the future.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jack Heath

1. That the minutes of the June 29, 2020 Advisory Committee on Accessibility meeting be received for information purposes; and,
2. **That the following resolution from the June 29, 2020 Advisory Committee on Accessibility meeting minutes be endorsed:**

“That the Advisory Committee on Accessibility support the City in providing a letter of endorsement to the Markham Fair to receive a grant on making their entrance doors more accessible; and,

That a representative from the Markham Fair come to a future Advisory Committee on Accessibility meeting to speak to the Committee about its other accessibility concerns.”

Carried

8.3 TEMPORARY USE ZONING BY-LAW 1938540 ONTARIO LTD., 9286 KENNEDY ROAD FILE NO. PLAN 19 256209 (WARD 6) (10.5)

Ron Blake, Senior Development Manager, introduced and provided members of Committee with an overview of the staff report.

Lauren Capilongo, Malone Given Parsons, consultant to the applicant, addressed the Committee and provided members with additional background for the

application. Ms. Capilongo requested that the Committee endorse the temporary use zoning by-law for a period of three years from the date of passage to provide the applicant with sufficient time to proceed through a zoning by-law amendment, site plan, and building permit application process for the planned redevelopment of the property.

There was discussion regarding the status of the existing heritage dwelling on the subject property and the timetable for the applicant's long-term redevelopment plans. The applicant's consultant advised of ongoing discussions with York Region regarding the planned widening of Kennedy Road which have impacted the applicant's timetable to-date.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

1. That the memorandum entitled “Temporary Use Zoning By-law 1938540 Ontario Ltd., 9286 Kennedy Road File No. PLAN 19 256209 (Ward 6)”, dated July 13, 2020 be received;
2. That the attached Zoning By-law to permit the continued use of an existing portable classroom for a period of three years **commencing on the date of passage** on the 1938540 Ontario Ltd. lands at 9286 Kennedy Road, be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.4 MONITORING GROWTH IN THE CITY OF MARKHAM - PERFORMANCE INDICATORS (10.0)

Arvin Prasad, Commissioner, Development Services, introduced and provided members of Committee with an overview of the staff report.

John Yeh, Manager, Strategy & Innovation, delivered a presentation on indicators monitoring growth and development in Markham through the City's Official Plan policy objectives and targets, including population and employment growth, residential intensification, regional centre density, new housing supply and affordability, and increasing mobility options for Markham residents. Next steps in the continued monitoring and application of the indicators were identified, including expanding to other thematic areas of the Official Plan and reviewing and updating the indicators as required.

The Committee discussed the following relative to the staff report and presentation:

- Potential factors contributing to declining population growth and affordable new ownership housing units in Markham, including regional market forces, speculation driving prices, and supply and availability of housing;
- Shortage of higher-order mobility options in east Markham;
- Strategies for achieving objectives in population and employment growth relative to forecasts; and,
- Leveraging Official Plan performance indicators to inform secondary plan studies currently in progress.

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the staff report entitled, “Monitoring Growth in the City of Markham - Performance Indicators” dated July 13, 2020, be received; and,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.5 CITY OF MARKHAM COMMENTS ON PROPOSED AMENDMENT 1 TO A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019 AND PROPOSED LAND NEEDS ASSESSMENT METHODOLOGY (10.0)

Arvin Prasad, Commissioner, Development Services, introduced and provided members of Committee with an overview of the staff report.

Marg Wouters, Senior Manager, Policy & Research, delivered a presentation on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the proposed Land Needs Assessment Methodology released by the Province of Ontario for consultation with municipalities. Staff comments and recommendations to the Province were outlined.

The Committee discussed the following relative to the staff report:

- Existing policies in the Growth Plan for addressing employment conversion requests between municipal comprehensive reviews;
- Availability of analyses outlining all variables impacting housing prices to inform future policy decisions for accommodating growth;
- Potential impacts to employment lands within designated Major Transit Station Areas resulting from the introduction of residential uses; and,

- Potential impacts to appropriate phasing of urban boundary expansions resulting from extension of the Growth Plan planning horizon to 2051.

Moved by Councillor Reid McAlpine

Seconded by Councillor Andrew Keyes

1. That the report entitled, “City of Markham Comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and Proposed Land Needs Assessment Methodology”, dated July 13, 2020, be received; and,
2. That this report be forwarded to the Ministry of Municipal Affairs and Housing, and York Region, as the City of Markham’s comments on proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and proposed Land Needs Assessment Methodology; and,
3. That the Province reconsider the extension of the Growth Plan forecasts to 2051 or provide municipalities with the ability to carefully phase urban boundary expansions to ensure that development happens in a comprehensive, logical manner; and,
4. That the Province be advised that in order to maintain the integrity of the Growth Plan as a comprehensive framework for sustainable growth management, the City does not support the proposed changes to policies 2.2.1 and 5.1.4 which would allow the use of higher growth forecasts than those contained in Growth Plan Schedule 3; and,
5. That the Province be advised that the City does not support the proposed changes to policy 2.2.5.10 c) that would allow the conversion of employment lands in a Provincially Significant Employment Zone located within a Major Transit Station Area until the next Municipal Comprehensive Review; and,
6. That the Province clarify that employment area conversions that can be undertaken “until the next Municipal Comprehensive Review” includes a Municipal Comprehensive Review (MCR) that is in-process (e.g. York Region’s 2041 MCR). An alternate solution is to include a specific date for when the policy is no longer operative such as the date of conformity for upper- and single-tier municipalities (July 1, 2022); and,
7. That the Province provide specific guidance and support to municipalities regarding required engagement with indigenous communities; and,
8. That the City work with the Province and the Region to improve coordination of development approvals and identify tools and strategies to support the provision of affordable housing, through measures such as:

- a. expand inclusionary zoning to apply more broadly throughout the municipality; and
 - b. clarify or revise the Community Benefit Charge framework so it that it does not apply to ‘affordable units’ but continues to apply to ‘market units’ within a proposed development that is subject to inclusionary zoning; and further,
9. That staff be authorized and directed to do all things necessary to give effect to the resolution.

Carried

8.6 RECOMMENDATION REPORT ONE PIECE IDEAL (MS) DEVELOPMENTS INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND SITE PLAN APPROVAL TO PERMIT A 47-STOREY, RESIDENTIAL MIXED-USE BUILDING WITH A TOTAL OF 362 UNITS ON THE PHASE 1 (WESTERLY) PARCEL OF 28 MAIN STREET (WARD 3) FILE NOS: PLAN 19 142690 AND SC 15 119946 (10.3, 10.5 and 10.7)

Arvin Prasad, Commissioner, Development Services, introduced the staff report and recommendation previously considered by Development Services Committee on May 11, 2020.

Adam Layton, Evans Planning, consultant to the applicant, delivered a presentation on the development proposal submitted by the applicant, providing members of Committee with an overview of the site context, Phase 1 conceptual site plan, and conceptual renderings and streetscapes.

There was discussion regarding the design proposed by the applicant and potential alternatives that may be considered.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Reid McAlpine

1. That the report dated May 11, 2020 titled “RECOMMENDATION REPORT, OnePiece Ideal (MS) Developments Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval to permit a 47-storey, residential mixed-use building with a total of 362 units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3)”, be received; and,
2. **That the applications submitted by OnePiece Ideal (MS) Developments Inc. for Official Plan Amendment (PLAN 19 142690), Zoning By-law Amendment (PLAN 19 142690), and Site Plan Approval (SC 15 119946) to permit a 47-storey, residential mixed-use building with a total of 362**

units on the Phase 1 (westerly) parcel of 28 Main Street (Ward 3)”, not be approved.

Carried

8.7 CITY OF MARKHAM COMMENTS ON YORK REGION’S DRAFT MTSAS FOR INCLUSION IN THE REGIONAL OFFICIAL PLAN – SUPPLEMENTARY INFORMATION (10.0)

Arvin Prasad, Commissioner, Development Services, introduced the staff memorandum prepared in response to matters raised at the June 29, 2020 Development Services Committee meeting in relation to the Draft Major Transit Station Areas proposed by York Region.

Marg Wouters, Senior Manager, Policy & Research, provided members of Committee with an overview of the supplementary information contained in the staff memorandum, outlining staff's comments on the items raised at the June 29, 2020 meeting.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Keith Irish

1. That the memorandum entitled “City of Markham Comments on York Region’s Draft MTSAs for Inclusion in the Regional Official Plan – Supplementary Information” be received.

Carried

8.8 DESIGN AND FINANCING OF PRELIMINARY FILL IMPORT AND GRADING WORKS AT BLODWEN DAVIES PARK (6.3 & 7.0)

Biju Karumanchery, Director, Planning & Urban Design, introduced and provided members of Committee with an overview of the staff report.

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the report dated July 13, 2020 to Development Services Committee, titled ‘Design and Financing of Preliminary Fill Import and Grading Works at Blodwen Davies Park’ be received; and,
2. That Council approve the request by Humboldt Properties to finance and be reimbursed for the cost of design and construction of this park identified as Parts 2, 3, 4, 5 Plan 65R-32345 (1.79 ha/ 4.428 ac) up to the total amount of \$435,990.72, inclusive of HST subject to the following conditions:

- A. The cost of the fill and grading works in the amount of \$396,355.20, inclusive of HST;
- B. A 10% contingency in the amount of \$39,635.52, inclusive of HST, to cover any additional construction costs and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy;
- C. Be reimbursed based on invoices paid for costs approved by the Manager, Parks and Open Space Development associated with the design and construction for the base park development. No interest on such invoices shall be payable by the City.
- D. Reimbursement terms are as follows:
 - a. Humboldt Properties may invoice the City for 100% of approved costs provided that:
 - i. At least 60 days from the date of publication of Substantial Performance has expired;
 - ii. Proof of publication has been submitted with the invoice;
 - iii. No liens have been registered in regard to this contract;
 - iv. The constructed work has reached Total Completion to the City's satisfaction;
 - v. The Engineering Consultant has issued to the City a Total Completion Certificate; and
- 3. That internal capital administration fee in the amount of \$39,239.16 be approved for the administration of this project; and,
- 4. That a new 2020 Design project be established for the design, construction and internal contract administration of the preliminary fill import and grading works at Blodwen Davies Park for \$475,229.88 (\$396,355.20 + \$39,635.52 + \$39,239.16), funded \$427,706.89 (90%) from Development Charges Reserve and \$47,522.99 (10%) from the Parks Cash-in-Lieu Account; and,
- 5. That Humboldt Properties not receive any credit towards the parks component of development charges for future development phases of subdivisions within the Upper Greensborough community; and,
- 6. That Council authorize the execution of an agreement by the Mayor and Clerk for the construction and reimbursement of the cost of design, construction, and contract administration of this project in a form satisfactory to the

Commissioner of Development Services and City Solicitor, or their respective designates; and further,

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

Carried

8.9 *RESULTS OF THE PUBLIC CONSULTATION SURVEY REGARDING THE PLAY STRUCTURE IN WISMER PERCY REESOR PARKETTE (6.3)*

Sean Tsao, resident, addressed the Committee and expressed concerns regarding the timing, methodology, and accuracy of the public consultation survey referenced in the staff report. Mr. Tsao made reference to a petition submitted in 2018 by area residents opposition to the current location of the Wismer Percy Reesor Parkette, and requested that Development Services Committee support the removal or relocation of the parkette.

Staff clarified the manner in which the public consultation survey was developed and distributed to area residents, and confirmed the results of the survey indicating support from a majority of respondents for retaining the parkette play structure in its current location.

Members of Development Services Committee were supportive of staff working to identify opportunities for appropriate and consistent buffering measures, where feasible, in consultation with the adjacent property owners and the Ward Councillor.

Moved by Councillor Amanda Collucci

Seconded by Regional Councillor Jack Heath

1. That the report titled “Results of the Public Consultation Survey Regarding the Play Structure in Wismer Percy Reesor Parkette” be received; and,
2. **That the deputation by Sean Tsao be received; and,**
3. That the play structure in the Wismer Percy Reesor Parkette be retained at its current location based on the results of the public consultation survey; and,
4. That buffering measures such as a wood privacy fence and/or buffer planting be installed, where feasible, in consultation with the adjacent residents and the Ward Councillor, at a maximum cost of \$15,000 from funding available in Design project 17227 - Wismer Percy Reesor St. Parkette – Design and Construction; and further,

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

Carried

9. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

9.1 ROUGE VALLEY TRAIL PHASE 4A (MARKHAM ROAD TO TUCLOR LANE) – CHANGE OF SCOPE (WARD 4) (5.0)

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

Staff confirmed that the scope of work will include cleanup of limestone screening displaced from the trail surface and restoration of certain trail plantings damaged by washout. Staff also advised of other sections of the Rouge Valley Trail that have been similarly affected by flooding and storm conditions and may be subject to similar changes in surface material.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the Staff report entitled “Rouge Valley Trail Phase 4A (Markham Road to Tuclor Lane – Change of Scope (Ward 4)”, be received; and
2. That the change of paving materials be approved to increase long term durability of the trail as outlined in this report; and
3. That Purchase Order PD 18232 issued to Orin Contractors Corporation, for the construction of Rouge Valley Trail Phase 4A (Markham Road to Tuclor Lane & 14th Avenue to Treeline Crt) be increased by \$154,522.56, inclusive of HST, to cover the change of scope for the project; and
4. That a contingency in the amount of \$15,452.26, inclusive of HST be established to cover any additional construction requirements and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and
5. That the additional Engineering Department Contract Administration Fee in the amount of \$10,198.49, be approved to cover the additional effort from Staff to administer the project; and
6. That the 2018 Engineering Department Capital Account 18049 (Rouge Valley Trail Multi-Use Pathway Phase 4 of 5) be increased by \$180,173.31 (\$154,522.56 + \$15,452.26 + \$10,198.49), inclusive of HST, from \$1,615,757.00 to \$1,795,930.31, and funded from the following sources;

- a. Development Charges (DC) Reserve Fund (65%): \$117,112.65
 - b. Non-DC Growth Reserve Fund (35%): \$63,060.66; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution;

Carried

**9.2 *DEVELOPMENT CHARGE REIMBURSEMENT APPLICATION
(DENISON STREET STRUCTURE) & CULVERT INFRASTRUCTURE
WORKS (7.11 & 5.0)***

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

Moved by Councillor Khalid Usman

Seconded by Deputy Mayor Don Hamilton

1. That the report entitled “Development Charge Reimbursement Application (Denison Street Structure) & Culvert Infrastructure Works – Village of Fairtree by Forest Bay Homes Ltd. (Ward 7)” be received; and,
2. That Council authorize City Wide Hard Development Charge DC reimbursement not exceeding \$2,278,117, to Forest Bay Homes Ltd. for the construction of the Denison Street Structure and associated infrastructure, external to the plan of subdivision, as set out in this report, and all in accordance with the City’s Development Charge Credit and Reimbursement Policy; and,
3. That Council authorize the Development Charge reimbursement of any completed works to date, subject to the approval of the Director of Engineering and the Treasurer; and,
4. That the Mayor and Clerk be authorized to execute a Development Charge Reimbursement Agreement, if necessary, in accordance with the City’s Development Charge Credit and Reimbursement Policy, with Forest Bay Homes Ltd., or their successors in title, to the satisfaction of the Treasurer and City Solicitor; and,
5. That Council authorize a payment not exceeding \$1,205,560, to Forest Bay Homes Ltd. for the change in scope associated with the culvert infrastructure work on Denison Street; and,
6. That the payment for the culvert infrastructure work be funded from the Development Charges Citywide Hard Reserve; and,

7. That the Mayor and Clerk be authorized to execute an Agreement, with Forest Bay Homes Ltd., or their successors in title, in respect of the City's payment of the cost of the culvert infrastructure work on Denison Street to the satisfaction of the Treasurer and City Solicitor; and further,
8. That staff be directed to do all things necessary to give effect to this report.

Carried

10. MOTIONS

There were no motions.

11. NOTICES OF MOTION

There were no notices of motion.

12. NEW/OTHER BUSINESS

12.1 PARKLAND DEDICATION UPDATE: BILL 197, COVID-19 ECONOMIC RECOVERY ACT, 2020 (6.3 & 13.2)

Mayor Frank Scarpitti addressed the Committee and provided members with an update on the Government of Ontario's reconsideration of the changes to parkland dedication introduced by Bill 108 as part of the recently-announced *COVID-19 Economic Recovery Act, 2020* (or Bill 197). Mayor Scarpitti thanked staff for their support in presenting the City's position on parkland requirements to the Minister of Municipal Affairs and Housing.

It was advised that staff will report back with details on Bill 197 at the August 25, 2020 Council meeting.

13. ANNOUNCEMENTS

There were no announcements.

14. CONFIDENTIAL ITEMS

Development Services Committee did not proceed into confidential session.

14.1 DEVELOPMENT AND POLICY ISSUES

14.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES - JUNE 29, 2020 (10.0) [Section 239 (2) (f)]

Development Services Committee confirmed the June 29, 2020 confidential minutes during open session.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Khalid Usman

That the minutes of the Development Services Committee confidential meeting held June 29, 2020, be confirmed.

Carried

14.2 TRANSPORTATION AND INFRASTRUCTURE ISSUES

14.2.1 INFORMATION EXPLICITLY SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD BY CANADA, A PROVINCE OR TERRITORY OR A CROWN AGENCY OF ANY OF THEM; [SECTION 239 (2) (h)] - YONGE NORTH SUBWAY UPDATE (WARD 1) (5.0)

Development Services Committee consented to withdrew this item from the meeting agenda.

Moved by Councillor Keith Irish
Seconded by Regional Councillor Joe Li

That the confidential report entitled “Information Explicitly Supplied in Confidence to the Municipality or Local Board by Canada, a Province or Territory or a Crown Agency of Any of Them; [Section 239 (2) (h)] – Yonge North Subway Update (Ward 1) (5.0)” be withdrawn from the meeting agenda.

Carried

15. ADJOURNMENT

Moved by Councillor Isa Lee
Seconded by Councillor Keith Irish

That the Development Services Committee meeting adjourn at 2:51 PM.

Carried



Heritage Markham Committee Minutes

Meeting Number: 6
July 8, 2020, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:05 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Ken Davis declared a conflict on Agenda Item 5.2 - Heritage Permit Applications, as his house is listed under this item.

Anthony Farr advised that he will declare a conflict of interest on item 6.1 - Fire at 32 Colborne Street if an in-depth discussion occurs, as he lives next door to this property.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

The following item was added under new business:

- Announcement of George Duncan's Retirement, including remarks from Shane Gregory.

Committee discussed removing items 5.1, 5.2, 6.1, and 6.2 from the agenda as the items were information items, and were not urgent in nature. Initially when the use of electronic meetings were being considered, it was contemplated that agendas would primarily include urgent items.

Staff advised that these types of agenda items are included on the agenda to communicate the activities Heritage Staff have approved on behalf of the Committee. The City is also now moving in the direction of have regular meeting agendas.

The Committee voted against removing the items from the agenda.

Recommendation:

That the July 8, 2020 Heritage Markham Committee agenda be approved, as presented.

Carried

3.2 MINUTES OF THE JUNE 10, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 10, 2020 be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

4.1 REQUEST FOR FEEDBACK

**33 DICKSON HILL ROAD – PROPOSED DESIGNATION
UPDATE ON THE INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE ONTARIO HERITAGE ACT, JOSEPH & LEAH
PIPHER FARMHOUSE AND SMOKEHOUSE (16.11)**

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson presented the staff memorandum on the proposed designation of 33 Dickson Road under Part IV of the Ontario Heritage Act, which included a brief history of the property. The proposed designation was originally brought forward to the Development Services Committee on June 22, 2020, but the matter was deferred at the June 23, 2020 Council meeting and referred back to the Heritage Markham Committee for its feedback on the designation. After the Committee provides its feedback, the designation request will be placed on the July 14th, 2020 Council Agenda for Markham Council's consideration.

Heritage staff, and two of the Heritage Markham Committee Councillor Liaisons visited the property to view the home.

Staff are recommending that the following be restored or replicated: 1) the historic windows be restored, at minimum the windows located at the front elevation of the house; 2) the front entrance feature be restored (including the sidelights and the transom), with the possible replication of the wooden door to address security concerns; 3) the shutters preferably be restored and mounted on traditional hardware or fixed in place, but could possibly be replicated if in too poor condition; and 4) the smokehouse be restored preferably in its current location.

The property owner has also proposed an addition to the building that will be reviewed by the Committee once a formal application has been submitted.

Shane Gregory, Consultant, representing the property owner advised that his client generally supports the staff recommendations in regards to the heritage features that should be restored or replicated. To date a tree removal application, an engineering permit, and a building permit have been submitted to the City for this property.

Adam Marmo, property owner advised that he is unfamiliar with the heritage process, but is committed to working with the City and the Committee. He was supportive of the proposed heritage designation of the property, but questioned if Site Plan Approval was needed, as the Building Permit Application was submitted to the City prior to any designation of the property.

Regan Hutcheson advised that that the requirement for Site Plan Approval to be reviewed by the Heritage Markham Committee would need to be discussed internally by staff, as this is a unique situation.

Committee briefly discussed recent modifications made to the home by the property owner, including removing a one storey back porch constructed circa 1940 where the new addition to the house is being proposed, as well as one storey portions to the east of the main house that were extensively modified in the 1940's that the owner reported were infested with animals.

Committee Members provided the following feedback on the heritage attributes and designation of the property:

- Admired the stonework on the house;
- Agreed the house should be designated as a heritage property;
- Suggested most of the shutters will likely need to be replicated due to their poor condition;
- Most of the Members agreed that the windows could be restored, but that a compromise may need to be considered such as allowing the shutters to be mounted in a way that does not compromise the integrity of traditional storm windows. It was also noted that if the shutters are to be reinstalled with the existing shutter hardware, storm windows could not be used.
- Suggested the front door could be restored, but also suggested it could be replicated;
- Most of the Members supported the restoration of the smokehouse;
- Asked that no further modifications be made to the house until after the designation is considered by Council.

Adam Marmo advised that he is committed to restoring or replicating the significant heritage features of the house. The smokehouse will be restored and likely kept in its existing location, and will probably be used for storage. The front entrance feature will also be restored, but the preference is to replace the wooden door with a more secure door. The windows and shutters need to be made compatible with each other. Therefore, the preference is to restore the windows in the front of the property to maintain the heritage look, and replace the rest of the windows with proper storm windows and remove the shutters. Mr. Marmo provided his commitment that he would not make any further modifications to the property prior the designation being considered by Council on July 14, 2020.

The property owner's step father recognized the heritage significance of the property, but emphasized that the house needs to be restored into a livable family home.

It was suggested that the review of the Building Permit application be delegated to the Committee's Architectural Review Sub-Committee so that the Sub-Committee could comment on behalf of the Heritage Markham Committee and not delay the project.

Recommendation:

1. That Heritage Markham continues to support the intention to designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, including the identification of the original windows, shutters, front entry and former smokehouse building as significant heritage attributes to be conserved; and,
2. That Heritage Markham delegate the review and consideration of the building permit to the Architectural Review Sub-Committee.

Carried

4.2 HERITAGE PERMIT APPLICATION

**6041 HIGHWAY 7 EAST, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
MARKHAM VILLAGE COMMUNITY CENTRE – REPLACEMENT OF
NON-COMPLIANT ELECTRONIC MESSAGE BOARD (16.11)
FILE NUMBER: HE 20 118874**

Extracts:

R. Hutcheson, Manager of Heritage Planning
M. Creighton, Director, Recreation Services
L. deHaas, Supervisor, Community Facility

George Duncan, Senior Heritage Planner provided a summary of the staff memorandum.

Mary Creighton, Director of Recreation made a deputation to the Committee requesting that an exemption to Markham's Sign By-Law be permitted to allow for the replacement of the existing non-compliant electronic message board at the Markham Village Community Centre. The proposed electronic message sign is used to promote and educate the public on City programs and services, and can be used to provide notification to the community during an emergency.

Members provided the following feedback on the request:

- The City should lead by example, and be in compliance with its own by-law;

- The sign benefits the community by providing emergency notifications, and other City communications;
- The sign matches the building on the site and does not conflict with the neighboring properties;
- The City should consider updating its Sign By-law to include digital signs that have a heritage look (i.e. using colours and fonts that provide the digital sign with a heritage look, and that do not loop as frequently so that each frame is displayed for a longer duration of time);
- The City can provide notification to the community via their cell phones, or through another communication channels;
- The entire ground sign could be redesigned to create a visually aesthetic heritage style unit if the electronic message board is permitted.

Recommendation:

1. That Heritage Markham Committee recommends that the City should lead by example and comply with the Sign By-law and the Markham Village Heritage Conservation District Plan policies both of which prohibit the use of electronic message boards in heritage conservation districts; and,
2. That the Recreation Department investigate other approaches to having changeable messages as part of its signage.

Carried

5. PART THREE - CONSENT

5.1 BUILDING OR SIGN PERMIT APPLICATIONS

**9350 MARKHAM ROAD, MARKHAM MUSEUM
6088 HIGHWAY 7 EAST, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT**

DELEGATED APPROVALS: BUILDING (16.11)

FILE NUMBERS:

- 20 107244 AL
- 20 112079 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.2 HERITAGE PERMIT APPLICATIONS

25 COLBORNE STREET, THORNHILL HCD

115 MAIN STREET, UNIONVILLE HCD

17 EUCLID STREET, UNIONVILLE HCD

147 A MAIN STREET, UNIONVILLE HCD

19 PETER STREET, MARKHAM VILLAGE HCD

180 MAIN STREET NORTH, MARKHAM VILLAGE HCD

276 MAIN STREET NORTH, MARKHAM VILLAGE HCD

16 MAPLE STREET, MARKHAM VILLAGE HCD

143 CASTLEVIEW CRESCENT, INDIVIDUALLY DESIGNATED

22 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES

7181 REESOR ROAD, INDIVIDUALLY DESIGNATED

DELEGATED APPROVALS: HERITAGE (16.11)

FILE NUMBERS:

- HE 20 118438
- HE 20 117231
- HE 20 118704
- HE 20 118714
- HE 20 118158
- HE 20 118319
- HE 20 118707
- HE 20 117240
- HE 20 118156
- HE 20 118904
- HE 20 118689

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 INFORMATION

FIRE AT 32 COLBORNE STREET

THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson advised that there was a serious fire at 32 Colborne Street in the Thornhill Heritage Conservation District.

Committee thanked Anthony Farr and his dog for the instrumental role they played in saving the lives of the father and daughter that reside at 32 Colborne Street.

The Committee briefly discussed the extent of the damage the fire has caused to the non-heritage home, and the unlikeliness that it will be able to be restored.

Recommendation:

That Heritage Markham receive as information.

Carried

6.2 CITY OF MARKHAM TEMPORARY COMMERCIAL PATIO EXPANSION PROGRAM - COVID-19 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson advised that the City has passed a Temporary Commercial Patio Expansion Program to assist restaurants during COVID-19 which involved alternate approval protocols. This includes restaurants in the City's heritage conservation districts.

Committee supported the by-law and understood the need to support businesses. Some concern was expressed with respect to the speed of the vehicles passing through Main Street Unionville now that people are sitting on patios closer to the road.

It was advised that staff are aware of this problem and that it is being addressed. Extra signage requesting drivers to slow down has already been erected.

Recommendation:

That Heritage Markham Committee receive as information the information on the temporary commercial patio program (July – December 2020).

Carried

6.3 THREATENED AND VACANT BUILDING SUB-COMMITTEE - SCHEDULING OF MEETINGS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson advised that he will coordinate the Threatened and Vacant Building Sub-Committee meeting schedule by email. The tentative date of the first Sub-Committee meeting is Wednesday, August 5, 2020.

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

There was no update provided under this section.

8. PART SIX - NEW BUSINESS

Graham Dewar, Chair announced that George Duncan, Senior Heritage Planner will be retiring at the end of the month.

Committee congratulated Mr. Duncan and thanked him for his hard work, expertise, and commitment to the City's heritage conservation program as well as heritage initiatives in general.

Mr. Duncan was recognized for his many books including, Historic Unionville - A Village in the City, noting its importance to the Unionville community.

Shane Gregory, Consultant and Contractor thanked George Duncan for all his heritage expertise and advice he provided to the Gregory Design Group over the years.

The Committee encouraged Mr. Duncan to consider applying as a citizen member of the Heritage Markham Committee in the future.

George Duncan thanked Mr. Gregory and the Committee for their kind words, advising that he enjoyed working for the City of Markham, appreciated the commitment of staff and members of the community, and feels privileged to have had a career dedicated to heritage conservation. In near future, he plans to enjoy his hobbies, but may consider other opportunities in the future.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:12 PM.



Heritage Markham Committee Minutes

Meeting Number: 7
August 12, 2020, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:05 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

B. New Business from Committee Members

There was no new business from Committee Members.

Recommendation:

That the August 12, 2020 Heritage Markham Committee agenda be approved.

Carried

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

The following correction was made to item 6.1 Fire at 32 Colborne Street, Thornhill Heritage Conservation District:

Committee thanked Anthony Farr and his dog for the instrumental role they played in saving the lives of the family and dog that reside at 32 Colborne Street.

Recommendation:

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

Carried

3.3 NEW MEMBER - UNIONVILLE

HERITAGE MARKHAM COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Committee welcomed Lake Trevelyan, new Member of the Heritage Markham Committee, who is a Unionville representative on the Committee.

Recommendation:

That Heritage Markham Committee welcomes Lake Trevelyan to the committee.

Carried

4. PART TWO – DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

206 MAIN STREET UNIONVILLE

PROPOSED BUSINESS PROFESSIONAL OFFICE USE ON GROUND FLOOR (16.11)

FILE NUMBER: A/077/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum advising that the City has received an application to the Committee of Adjustment requesting a variance to permit a business and professional office on the ground floor of the recently constructed two storey commercial addition to the historic Stiver House located at 206 Main Street Unionville.

Staff had no comment from a heritage perspective on the application as the variance does not impact any of the heritage features, and the proposed office use is to be located in the new addition behind the retail area within the Stiver House.

Committee was concerned that approving the usage on the ground floor at 206 Main Street Unionville for business or professional office use would allow for a variety of non-retail uses in the future (i.e. lawyer, or dentist offices), but supported the Applicant's proposed usage of the property. It was also noted that although the location of the proposed office use is well set back from Main Street Unionville, the use is still visible from the street. Therefore, it is important that the property usage remains for retail in the long-term. It also inquired why the proposed usage is not considered retail when it is selling condominiums, and includes a décor presentation centre.

Staff advised that a professional opinion on the usage was obtained from Zoning Section staff, and it was determined that the usage is considered professional office space.

Recommendation:

That Heritage Markham supports the proposed variance for office use on the ground floor (reception area, sales office for residential units and a décor/presentation centre), but not for other professional office uses.

Carried

5.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

CONSENT APPLICATION

40 ALBERT STREET, MARKHAM VILLAGE

MINIMUM LOT FRONTAGE VARIANCE AND PROPOSED SEVERANCE OF THE PROPERTY (16.11)

FILE NUMBERS:

- A/071/20
- B/11/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

1. That Heritage Markham has no comment from a heritage perspective on the variance application (A/071/20) to permit a minimum lot frontage of 74 ft. for a pair of semi-detached dwellings at 40 Albert St.; and,
2. That Heritage Markham has no objection to the proposed severance of 40 Albert St. to provide for separate ownership of each semi-detached dwelling, subject to the owner being required as a condition of approval to enter into a Heritage Conservation Easement Agreement with the City.

Carried

5.3 BUILDING OR SIGN PERMIT APPLICATION

33 DICKSON HILL ROAD

326 MAIN ST. N. MARKHAM VILLAGE HCD

DELEGATED APPROVALS, BUILDING PERMITS APPROVED BY HERITAGE SECTION STAFF (16.11)

FILE NUMBERS:

- HP 20 119547
- HP 20 117735

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.4 HERITAGE PERMIT APPLICATION**94 JOHN ST. THORNHILL HCD****19 PETER ST. MARKHAM VILLAGE HCD****15 COLBORNE ST. THORNHILL HCD****180 MAIN ST. N. MARKHAM VILLAGE HCD****105 MAIN ST. UNIONVILLE HCD****158 MAIN ST. UNIONVILLE HCD****7181 REESOR ROAD****DELEGATED APPROVALS, HERITAGE PERMITS APPROVED BY
HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- HE 20 119790
- HE 20 120061
- HE 20 120063
- HE 20 121534
- HE 20 119939
- HE 20 119936
- HE 20 118689

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Committee noted that the owner of 105 Main Street Unionville needs to finish painting the property, and remove the blue paint from the fieldstone. There is also a paint issue at 107 Main Street Unionville that needs to be resolved.

Recommendation:

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

Carried

5.5 TREE REMOVAL APPLICATIONS**26 ALBERT ST. MARKHAM VILLAGE HCD****22 COLBORNE ST. THORNHILL HCD****8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES****DELEGATED APPROVALS, TREE REMOVAL PERMITS APPROVED
BY HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- 20 118800
- 20 119005
- 20 119287

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.6 SITE PLAN CONTROL APPLICATION

33 ALBERT STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

PROPOSED ONE STOREY DETACHED ACCESSORY BUILDING SHED (16.11)

File Number: SPC 20 118228

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

That Heritage Markham has no objection to the design of the proposed accessory building at 33 Albert Street received on June 21, 2018 from a heritage perspective, and delegates final review of any development application required to permit its construction to Heritage Section Staff.

Carried

6. PART FOUR - REGULAR

6.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD.

CULTURAL HERITAGE RESOURCES

10225-10227 KENNEDY ROAD

4638 MAJOR MACKENZIE DRIVE (16.11)

File Number: PLAN 20 113780

Extracts:

R. Hutcheson, Manager of Heritage Planning

D. Brutto, Senior Planner, North District

Regan Hutcheson presented the staff memorandum regarding the Applications for a Draft Plan of Sub-Division and Zoning By-Law Amendment for 4551 Elgin Mills Development LTD, Major Kennedy Development LTD, and Major Kennedy South Developments LTD, Cultural Heritage Resources 10225-10227 Kennedy Road, and 4638 Major Mackenzie Drive.

Emily Grant, from Malone Given Parsons provided a presentation on the applications. Also in attendance were Chris Uchiyama, Letourneau Heritage Consulting Inc. providing information on the heritage impact assessment reports that were filed and Joseph Ho, WSP providing comment on grading matters.

Ms. Grant spoke in support of relocating the two Kennedy Road heritage resources within the subdivision to a more prominent location, but not retaining the Pingle Brown house due to its perceived lack of cultural heritage significance. She also noted that the Pingle burial area was not on her client's lands, but on the regional right-of-way and appeared to be owned by the City of Markham.

Committee provided the following feedback on the Applications:

- Suggested that the Applicant provide more options with respect to the heritage homes on the property (i.e. an option where the heritage homes remain in their current locations);
- Suggested the heritage homes on the property tell a story of this area of Markham;
- Suggested that the Pingle Cemetery be sensitively addressed as part of the plan of subdivision work notwithstanding ownership, but the issue of Kennedy Road widening needs to be considered as well;
- Suggested considering a parkette/linear connection with trees where the heritage homes and cemetery are located, which could include a pathway that connects the heritage assets, and secondary school;
- Noted that relocation should only be considered when the original location is not viable;
- Preference is to retain the heritage homes in their existing locations and any significant adjacent vegetation;
- Suggested adjusting the grading around the heritage homes so that they can remain where they are currently located (Mr. Ho had indicated that the heritage houses are currently about 2m higher than the proposed new grade for this area);

- Suggested that the house proposed for demolition (Pingle Brown) does have value to the community.

Recommendation:

1. That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications at this time as they do not appropriately address the retention of the identified cultural heritage resources as per the cultural heritage policies of the City's Official Plan, the Robinson Glen Secondary Plan and the Community Design Plan, and encourages the applicant to continue to work with staff and the Committee; and,
2. That Heritage Markham recommends that the Homer Wilson House and J.P Carr Cottage, and Pingle-Brown House be retained on their original sites on appropriately sized lots and remain connected from a contextual perspective, and that the standard heritage conditions of approval be secured (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc); and,
3. That Heritage Markham recommends the Pingle Cemetery area be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity including the requirement for appropriate fencing, landscaping and a Markham Remembered plaque; and,
4. That the Applicant report-back to the Heritage Markham Committee with an option where the heritage assets remain in their existing locations.

Carried

6.2 SIGN PERMIT APPLICATION

STABBY'S TATTOO STUDIO

209 MAIN STREET UNIONVILLE (16.11)

File Number: 20 120109 SP

Extracts:

R. Hutcheson, Manager of Heritage Planning
D. Round, Building Department

Regan Hutcheson presented the staff memorandum regarding Stabby's Tattoo Studio, 209 Main Street Unionville - Sign Permit Application.

Committee provide the following feedback on the sign permit application:

- Suggested that the quality of the signs on Main Street Unionville appears to have declined overtime, and felt many signs were not of the same quality as signs from previous years;
- Suggested considering toning down the pink and possibly rounding the edges;
- Noted that the sign being proposed does not meet the Unionville Heritage Conservation District Plan guidelines for Commercial Heritage Signs (i.e. the text takes up more than 2/3 of the sign area);
- Wanted to support the business, and understood that it was important to the business's success to erect the sign quickly;
- Questioned where the signs will be located.

In response to the Committee's feedback, staff advised that the pink lettering is similar to the pink used in the "Pretty Little Things" sign located on Main Street Unionville and there should be some degree of consistency in approvals. The signs will be erected in three places: 1) above the entrance door; 2) above the sidewalk on a projecting bracket sign and 3) on an existing ground sign infrastructure.

Recommendation:

That Heritage Markham has no objection to the design submitted for Stabby's Tattoo Studio, 209 Main Street Unionville (sign permit application 20 120109) from a heritage perspective subject to compliance with the City's Sign By-law requirements.

Carried

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

Regan Hutcheson advised that the 2020 Doors Open Markham will be held as a virtual event.

The Committee supported the concept and thought it was a good opportunity to reach new audiences. It suggested that the Doors Open Markham Committee consider adding virtual tours of the attractions. Councillor Reid McAlpine agreed to mention this to the Committee.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:40 PM.

Doors Open Markham 2020 – Event Day Saturday, September 12

ORGANIZING COMMITTEE MINUTES

Thursday, June 4, 2020

Meeting Held Remotely Via Zoom

Due to COVID-19 Situation

Present:

K. Ng, Chair; A. Fuyarchuk, Vice-Chair; Councillor A. Keyes, Councillor R. McAlpine, N. Hendricks, M. S. Khan, K. Meraj, E. Yip, J. Zhang. A. McPhee had difficulty with the log-in password and offered comments following the meeting.

Guest: V. Campbell, Markham Village BIA.

Staff: G. Duncan, E. Girard, R. Paranchothy. Zoom meeting set up by C. Thorne.

The meeting began at 5:30 p.m., K. Ng in the Chair.

1. Confirmation of Agenda:

The agenda was accepted with no changes.

2. Minutes of March 5, 2020

The minutes of March 5, 2020 were accepted with no changes. As an item of business arising from the minutes, the Doors Open budget was discussed. The committee discussed the deficit in the Doors Open Markham account identified by the Finance Dept. If Doors Open Markham is cancelled for 2020 due to the COVID-19 situation, could the Celebrate Markham grant of \$7,500 be applied to pay down the deficit, so that in 2021, the Doors Open Markham funding can be re-set to its full amount? K. Ng agreed to contact the staff person at the City that manages the Celebrate Markham funds to ask the question. The Administration Committee of Council meets on July 7, 2020 and the allocation of Celebrate Markham funding is to be discussed then.

Although not specifically presented at the meeting of June 4, 2020, for the convenience of the committee, staff has included an excerpt from the minutes of January 23, 2020 that explains the deficit situation and provides the relevant numbers:

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

3. Potential Impact of the COVID-19 Situation on the September 12 Doors Open Markham Event

E. Girard noted that all City events are cancelled until the end of August. At this time it is not clear what will happen regarding events in Markham after that date. Some events such as Canada Day are being done as virtual events. Others are being cancelled outright.

G. Duncan has contacted the Ontario Heritage Trust/Doors Open Ontario to learn about what the approach is on the provincial level. All spring Doors Open events were cancelled by Doors Open Ontario, but summer and fall ones remain scheduled. They said that communities, at this time, may decide for themselves whether to go ahead with their events or cancel. There are 16 Doors Open events in September. Three of the 16 communities have cancelled so far: Brockton (Sept. 26), Burlington (Sept. 7) and Windsor (Sept. 26-27).

The committee discussed this topic at length. Three options were considered:

Continue planning for the September 12, 2020 event as if it is going ahead

A selection of repeat sites from previous years has already been confirmed. A. Fuyarchuk has also arranged for programming at the Markham Village Train Station. The list includes:

- Thornhill Village Library
- Heintzman House
- Stiver Mill
- Unionville Train Station
- Varley Art Gallery
- Markham Village Train Station
- Markham Village Fire Hall
- Rouge River Brewery

Discussion included if there will be time to advertise and otherwise plan the event if the committee pauses until summer, when more information is known about late summer/early fall City events. If the event is likely to be cancelled, is it worth continuing to put the effort in to plan for it? The question came up about if there is a cut-off date to cancel from Doors Open Ontario. G. Duncan will contact the Ontario Heritage Trust/Doors Open Ontario to find out. The idea of holding a scaled-down Doors Open event was also discussed. There would be less effort in terms of planning for site programming and contact with site owners, but no cost savings. Most expenditures relate to event promotion.

Hold a Virtual Doors Open Markham

E. Girard spoke about the option of holding a virtual Doors Open event. Other City events are being done in this way. She noted seeing some virtual Doors Open material on the Doors Open

Ontario website. The question came up if this would be an extra cost – G. Duncan will contact the Ontario Heritage Trust/Doors Open Ontario to find out.

Committee members were generally of the opinion that Doors Open should be an in-person experience to be an effective, meaningful event. The committee did not outright reject the idea, but rather indicated that it was not a favoured option.

Cancel Doors Open Markham for 2020

A number of committee members spoke in favour of cancelling Doors Open Markham this year due to the uncertainty around the COVID-19 situation. Council has not yet taken a position on fall events – however, the Markham Fair in October has already been cancelled. Markham’s approach to re-opening was characterized by the Council representatives on the committee as “cautious.”

Even if events of a certain scale and type are permitted to go ahead, in the case of Doors Open visitors may be reluctant to participate, and site owners may or may not be open to visitors and managing appropriate social distancing and hygiene. The Ontario Heritage Trust has advised that the registration fee would be carried over to next year, if a community decides to cancel. Staff was unsure if the provincial theme, being “Environment” will be carried over to 2021. Themes have been set out in advance for the next several years.

4. Site Selection - Continued

Refer to list of current confirmed sites noted above.

5. Next Steps

Councillor A. Keyes proposed that the Doors Open Markham Organizing Committee defer making a decision about whether or not to proceed with the 2020 Doors Open Markham event until after Council has met on July 14, 2020 to confirm the Administration Committee’s position on the status of Celebrate Markham funding, to be determined July 7, 2020. The committee members agreed to the Councillor’s proposal.

G, Duncan was asked to contact the operators of the confirmed sites to advise them of the present status of Doors Open Markham.

6. New Business

There were no items of new business.

7. Next Meeting

The next meeting of the Doors Open Markham Organizing Committee will be held on Thursday, July 16, 2020, remotely via Zoom. Time: 5:30 p.m.

The meeting wrapped about at about 6:50 p.m.



Markham Sub-Committee Meeting Minutes

July 29, 2020, 9:00 AM - 12:00 PM

Electronic Meeting

| | | |
|-----------------------|---|---|
| Sub-Committee Members | Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes | Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) |
| Regrets | Councillor Amanda Collucci | |
| Council Members | Councillor Reid McAlpine Councillor Khalid Usman | Councillor Isa Lee |
| Staff | Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ronji Borooah, City Architect Loy Cheah, Senior Manager, Transportation | Lilli Duoba, Manager, Natural Heritage Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, East District Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering Francesco Santaguida, Assistant City Solicitor Laura Gold, Council/Committee Coordinator Scott Chapman, Election and Committee Coordinator |

1. CALL TO ORDER

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

The Markham Sub-Committee meeting convened at the hour of 9:02 AM with Regional Councillor Jack Heath presiding as Chair.

The Markham Sub-Committee recessed at 12:15 PM and reconvened at 12:31 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN STUDY VIRTUAL DESIGN CHARRETTE - DAY 1

Arvin Prasad, Commissioner, Development Services, provided introductory comments for Day 1 of the Markham Road-Mount Joy Secondary Plan Virtual Design Charrette. Commissioner Prasad noted that this is the first virtual design charrette to be hosted by the City of Markham, and welcomed all stakeholders in attendance.

Darryl Lyons, Manager, Policy, provided an overview of the day's agenda and objectives in building a common understanding of the study area through a virtual bus tour and results of the baseline conditions assessment, and to gather ideas, perspectives, and input from the Sub-Committee, stakeholders, and community to inform the preparation of the secondary plan. Mr. Lyons also identified next steps and objectives to be achieved through subsequent sessions of the study process.

3.1 VIRTUAL BUS TOUR PRESENTATION

Harold Madi, Urbanism by Design, consultant to the City of Markham, delivered a presentation on the Markham Road-Mount Joy Secondary Plan study area, providing the Sub-Committee and stakeholders with an overview of the context and key considerations surrounding each of nine identified destination points. Key themes and design concept proposals drawn from existing conditions and case studies across Canada were identified and discussed.

There was discussion on the following relative to the virtual bus tour presentation:

- Leveraging adaptable design and zoning of buildings and spaces capable of responding to changing market conditions, the need for large format retail integration, and expectations for a vibrant main street vision and experience;
- Ensuring protection and appropriate integration of natural environmental features including the Mount Joy Creek within the overall design concept of the study area; and,
- Status of the proposed future extension of the Donald Cousens Parkway.

3.2 BASELINE CONDITIONS OVERVIEW PRESENTATION

Shonda Wang, SvN Architects + Planners; Jonathan Chai, HDR; and Patrick Turner, Counterpoint Engineering, consultants to the City of Markham, delivered a presentation on the existing conditions of the Markham Road-Mount Joy Secondary Plan study area. Key challenges and opportunities in land use and built form, transportation, and municipal servicing were identified and discussed.

There was discussion on the following relative to the baseline conditions overview presentation:

- Potential consideration of an additional pedestrian bridge further north on Markham Road to provide greater connections across corridor;
- Exploring opportunities to enhance streetscapes and pedestrian realm along the study area corridor through public-private partnerships;
- Exploring traffic calming strategies and cross-section enhancements along Markham Road for cycling and pedestrian connectivity;
- Addressing issues associated with lands located within the Mount Joy flood plain to permit appropriate redevelopment and mitigate impacts to existing uses;
- Exploring potential opportunities for on-street parking, where feasible and appropriate;
- Ensuring an appropriate mix of housing and employment types and tenures as well as transportation options required for a successful live/work environment;
- Potential strategies for reconfiguration of Markham Road to mitigate traffic impacts on the adjacent heritage community to the south of the study area;
- Importance of securing a GO Transit station at Markham Road and Major Mackenzie Drive and considering planning for transit-oriented development on both sides of Major Mackenzie Drive;
- Exploring potential parking design solutions at Mount Joy Station and the potential future station at Major Mackenzie Drive to enhance transit-oriented development and multi-modal movement; and,
- Continuing to consult and coordinate with landowners within the study area to inform the development of the overall secondary plan concept.

3.3 9999 MARKHAM ROAD - REPORT BACK ON HOLD PROVISION

Michael Walker, OnePiece Developments, representative for the owner of the lands located at 9999 Markham Road, addressed the Sub-Committee in regard to the hold provision currently in effect on the zoning by-law for the subject lands. Mr. Walker provided an overview of the timeline of the development application submitted by the owner, and proposed an adjusted plan with mid-rise buildings in the Phase 1C area within the density allocation previously approved by Council to

protect for the feasibility of a future GO Transit Station at Major Mackenzie Drive. Mr. Walker requested that staff and the Sub-Committee endorse the removal of the Phase 1C hold provision.

The Markham Sub-Committee consented to postpone consideration of this item to its next meeting on August 5, 2020.

4. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 12:59 PM.



Markham Sub-Committee Meeting Minutes

August 5, 2020, 9:00 AM - 12:00 PM
Electronic Meeting

| | | |
|-----------------------|--|---|
| Sub-Committee Members | Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci | Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio) |
| Council Members | Councillor Khalid Usman | Councillor Isa Lee |
| Staff | Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Ronji Borooah, City Architect Loy Cheah, Senior Transportation Manager | Lilli Duoba, Manager, Natural Heritage Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, East District Nhat-Anh Nguyen, Senior Manager, Development & Environmental Engineering Laura Gold, Council/Committee Coordinator Scott Chapman, Election and Committee Coordinator |

1. CALL TO ORDER

Under the authority of the *COVID-19 Economic Recovery Act, 2020* (Bill 197) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was conducted electronically with members of the Markham Sub-Committee, Council, staff, and guests participating remotely.

The Markham Sub-Committee meeting convened at the hour of 9:24 AM with Regional Councillor Jack Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES

3.1 MINUTES OF THE MARKHAM SUB-COMMITTEE - JULY 29, 2020

Moved By Deputy Mayor Don Hamilton

Seconded By Councillor Karen Rea

1. That the minutes of the Markham Sub-Committee meeting held July 29, 2020, be confirmed.

Carried

4. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN VIRTUAL DESIGN CHARRETTE - DAY 2

4.1 9999 MARKHAM ROAD - REPORT BACK ON HOLD PROVISION

Biju Karumanchery, Director, Planning & Urban Design, delivered a presentation on the hold provision in effect for Phases 1B and 1C of the development application submitted by OnePiece Developments for the lands at 9999 Markham Road. Director Karumanchery provided members of the Sub-Committee with the background context and status of the hold provision applied by Council at its meeting on December 10, 2019, and addressed the adjusted development and phasing plan proposed by the applicant at the July 29, 2020 Markham Sub-Committee meeting. Staff recommendations regarding the continued application of the hold provision for the applicant's lands located within Phases 1B and 1C of the applicant's proposed site plan pending additional information from the Markham Road-Mount Joy Secondary Plan study process and/or discussions with the landowner were identified.

Michael Walker, OnePiece Developments, representative for the owner of the lands located at 9999 Markham Road, addressed the Sub-Committee and requested that it endorse the removal of the hold provision on the lands located within Phase 1C of the applicant's proposed site plan to permit the applicant to proceed with a revised submission for mid-rise development, pending further review by staff.

There was discussion regarding the timetable proposed by staff for removal of the hold provision for the lands located within Phase 1C of the applicant's lands. Members of the Sub-Committee discussed potential factors that may inform a decision by Council in December 2020, including information anticipated as part of the draft land use concept for the Markham Road-Mount Joy Secondary Plan area, as well as potential additional information that may arise related to a potential future GO Transit station at Major Mackenzie Drive.

The Markham Sub-Committee directed that this matter be referred to Council for consideration at its meeting on August 25, 2020, and that staff report back to Council with potential options regarding the hold provision.

Moved By Councillor Andrew Keyes

Seconded By Deputy Mayor Don Hamilton

That the communications submitted by Michael Walker, OnePiece Developments, at the July 29, 2020 Markham Sub-Committee meeting be received.

Carried

Moved By Deputy Mayor Don Hamilton

Seconded By Councillor Keith Irish

Whereas the Markham Sub-Committee of the City of Markham supports in principle a revised mid-rise development concept, as proposed by the applicant, for the lands located within Phase 1C of the development application submitted by OnePiece Developments at 9999 Markham Road,

Be it resolved:

1. That the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C given the consultants' recommendation to protect for a potential GO Station at Major Mackenzie Drive until the draft land use concept for the Markham Road – Mount Joy Secondary Plan is endorsed by Development Services Committee, or until an appropriate approach is worked out with the landowner; and,
2. That staff continue to work with the applicant and report back with an update regarding the potential GO Station and the proposed development in December 2020.

Referred

4.2 VISION, GUIDING PRINCIPLES, AND CONCEPT PLANS PRESENTATION

Arvin Prasad, Commissioner, Development Services, introduced Day 2 of the Markham Road-Mount Joy Secondary Plan Virtual Design Charrette and provided a brief overview of the study process to-date. Commissioner Prasad welcomed all stakeholders in attendance for the meeting.

Darryl Lyons, Manager, Policy, outlined the purpose of the day's session as an opportunity to gather input from the Sub-Committee and stakeholders on the draft vision, guiding principles, and concept plans developed by staff and the study consultants for the Markham Road-Mount Joy Secondary Plan through discussion and a collaborative live drawing exercise. Next steps in the study process were identified.

Shonda Wang, SvN Architects + Planners, consultant to the City of Markham, delivered a presentation on the draft vision, guiding principles, and mobility concept plan developed for the Markham Road-Mount Joy Secondary Plan, and guided attendees through a virtual workshop and live drawing exercise to obtain stakeholder feedback.

The Sub-Committee and stakeholders discussed the following relative to the draft vision, guiding principles, and mobility concept plan developed by the study consultants:

- Prioritizing connectivity and multi-modal movement within and to/from the study area through active transportation infrastructure, local public transit services, and first mile/last mile solutions;
- Aligning the timing and phasing of transit and servicing infrastructure improvements with that of growth and development;
- Identifying strategies to address existing and potential future servicing capacity issues that may impact the timing and feasibility of new developments envisioned in the study area;
- Planning for a full range of uses at transit-supportive densities for lands within proximity of the existing and potential future transit station areas;
- Ensuring appropriate east/west pedestrian connections across the Markham Road corridor through appropriate cross section treatments and building face conditions relative to the right-of-way;
- Exploring opportunities to enhance north/south connections throughout the study area, including parallel active transportation network redundancies;
- Exploring potential solutions for mitigating vehicular traffic within the study area and diverting traffic away from the adjacent heritage community to the south;
- Considering different design treatments, building orientations, and traffic circulation patterns that may be appropriate for different districts within the study area;

- Exploring the feasibility and appropriateness of alternative development standards within the study area, such as reduced on-site parking rates, to achieve the vision and guiding principles regarding mobility;
- Planning for complete streets to ensure appropriate access and integration of developments throughout the study area; and,
- Providing leadership in planning for transit-oriented and transit-supportive communities.

The Markham Sub-Committee consented to postpone further discussion on the draft vision, guiding principles, and concept plans to a future meeting to be scheduled in August.

5. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 12:39 PM.



Markham Sub-Committee Meeting Minutes

August 24, 2020, 1:00 PM - 4:00 PM

Electronic Meeting

| | | |
|-----------------------|---|---|
| Sub-Committee Members | Regional Councillor Jack Heath Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci | Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio) |
| Council Members | Councillor Reid McAlpine | |
| Staff | Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Brian Lee, Director, Engineering Ron Blake, Senior Development Manager, Planning & Urban Design Ronji Borooah, City Architect Loy Cheah, Senior Manager, Transportation Lilli Duoba, Manager, Natural Heritage | Richard Fournier, Manager, Parks & Open Space Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, East District Francesco Santaguida, Assistant City Solicitor Soran Sito, Manager, Environmental Engineering Scott Chapman, Election and Committee Coordinator |

1. CALL TO ORDER

Under the authority of the *COVID-19 Economic Recovery Act, 2020* (Bill 197) and the City of Markham's *Council Procedural By-law 2017-5*, and in consideration of the advice of public health authorities, this meeting was conducted electronically with members of the Markham Sub-Committee, Council, staff, and guests participating remotely.

The Markham Sub-Committee meeting convened at the hour of 1:03 PM with Regional Councillor Jack Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES

3.1 MINUTES OF THE MARKHAM SUB-COMMITTEE - AUGUST 14, 2020

Moved By Councillor Andrew Keyes

Seconded By Regional Councillor Jim Jones

1. That the minutes of the Markham Sub-Committee meeting held August 14, 2020 be confirmed.

Carried

4. MARKHAM ROAD-MOUNT JOY SECONDARY PLAN VIRTUAL DESIGN CHARRETTE - DAY 3

4.1 VISION, GUIDING PRINCIPLES, AND CONCEPT PLANS PRESENTATION (CONTINUED)

Arvin Prasad, Commissioner, Development Services, addressed the Sub-Committee and introduced Day 3 of the Markham Road-Mount Joy Secondary Plan Virtual Design Charrette. Commissioner Prasad provided a brief overview of the previous charrette sessions held to-date, and welcomed all stakeholders in attendance for the meeting.

Darryl Lyons, Manager, Policy, introduced the day's session as a continuation of the August 5, 2020 Markham Sub-Committee meeting to gather input from the Sub-Committee and stakeholders on the draft vision, guiding principles, and concept plans for the Markham Road-Mount Joy Secondary Plan. Key themes and discussion points emerging from the previous meeting in relation to the proposed study mobility framework were identified. Next steps in the study process, including opportunities for additional consultation and tentative timelines for presentation of a draft concept plan, were also outlined.

Shonda Wang, SvN Architects + Planners, consultant to the City of Markham, resumed the presentation on the draft vision, guiding principles, and concept plans developed for the Markham Road-Mount Joy Secondary Plan, and guided attendees through an interactive live drawing exercise to obtain stakeholder feedback on the thematic areas of parks and open space, land use, and placemaking.

The Sub-Committee and stakeholders discussed the following relative to the draft vision, guiding principles, and concept plans for the parks and open space, land use, and placemaking themes:

- Opportunities, requirements, and considerations associated with each of the proposed restoration concepts for the Mount Joy Creek to provide for appropriate activation and ecological benefits while addressing challenges related to maintenance and flooding;
- Considering the feasibility and appropriateness of alternative parkland standards within the study area, including potential parkland and open space credits for privately-owned public spaces and parks;

- Potential for more urban setbacks to enhance building face conditions on Markham Road;
- Considering the feasibility of a pedestrian or cycling path along the west side of the rail corridor in place of a parallel vehicular roadway;
- Evaluating appropriate parkland size, distribution, and mapping in consideration of urban density projections, property ownership patterns, and site-specific development applications pending within the study area;
- Exploring opportunities for strata parks and privately-owned public parks;
- Ensuring appropriate access and connectivity to new and existing park space and trail networks within and adjacent to the study area, including potential opportunities for pedestrian crossings over the rail corridor;
- Leveraging investments in transit infrastructure through appropriate density allocations, land use designations, and building forms for lands in proximity to the existing and proposed future transit stations;
- Planning for transit-supportive land use throughout the study area;
- Exploring opportunities for co-location of community infrastructure and facilities with residential and mixed-use development;
- Exploring opportunities to leverage and optimize land use values within the Mount Joy Business Park and adjacent properties, including enhanced integration with the existing GO Transit station and Markham Road corridor, potential appropriate expansion of uses, and potential opportunities for appropriate redevelopment and intensification while maintaining existing employment uses; and,
- Considering opportunities to plan for a potential gateway to the Rouge National Urban Park at Major Mackenzie Drive.

5. ADJOURNMENT

The Markham Sub-Committee meeting adjourned at 4:09 PM.



Report to: Development Services Committee

Meeting Date: September 14, 2020

SUBJECT: **PRELIMINARY REPORT** Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment by to facilitate the creation of approximately 2,305 ground oriented dwelling units, and future mixed use and residential development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780

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

REVIEWED BY: Dave Miller, MCIP, RPP, ext. 4960
Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated September 14, 2020 titled “PRELIMINARY REPORT, Applications by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 2,305 ground oriented dwelling units and future mixed use and residential development blocks, at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6) File: PLAN 20 113780”, be received.

EXECUTIVE SUMMARY: Not applicable.**PURPOSE:**

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd. (the “Owner”). This report contains general information regarding applicable policies, as well as other issues and should not be viewed as Staff’s recommendation on the Applications.

PROCESS TO DATE:

- The Applications were deemed complete in June 2020.
- The statutory Public Meeting will be scheduled in the future.

BACKGROUND:**Subject lands and area context**

The Applications collectively apply to three (3) properties known municipally as 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (the “Subject Lands”). (See Figure 1: Location Map). Together these properties consist of approximately 147.55 hectares (365 acres), situated in the north-west and south-west quadrants of the Robinson Glen Secondary Plan, which is bounded by Elgin Mills Road East to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east (the “Secondary Plan Area”).

The North Subject Lands, known municipally as 4551 Elgin Mills Road East, which total approximately 23.4 hectares (57.83 acres), are primarily used for agricultural operations and are generally bounded by Elgin Mills Road to the north, future residential lands to the east and south and Kennedy Road to the west (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning).

The South Subject Lands, known municipally as 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East, total approximately 124.59 hectares (307.86 acres), are primarily used for agricultural operations and are generally bounded by future residential lands and the City's Greenway System to the north, the City's Greenway to the east, Major Mackenzie Drive to the south and Kennedy Road to the west. (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning).

The South Subject Lands also contain three (3) heritage structures (See Figure 2: Aerial Photo). 10225-10227 Kennedy Road contains the Homer Wilson House c.1900 and the J. P. Carr Cottage, 1950. These are designated cultural heritage resources. 4638 Major Mackenzie Drive contains the Pingle-Brown House, c.1855, a Group 2 rated cultural heritage resource listed on the Markham Register of Property of Cultural Heritage Value or Interest.

PROPOSAL:

The Proposal is to facilitate the creation of approximately 2,305 ground oriented (detached and townhouse) dwelling units, future development blocks for mixed use and residential mid rise and high rise uses, as well as blocks for parks, schools, stormwater management facilities, open space, greenway protection and the supporting road network (the "Proposal") (See Figure 4: Draft Plan of Subdivision, Figure 4A: South Subject Lands Draft Plan of Subdivision and Figure 4B: North Subject Lands Draft Plan of Subdivision). Table 1 below summarizes the proposed built form. Table 2 provides a complete statistical summary of the Proposal. Tables 3 and 4 provides a statistical summary of the north and south subject lands respectively.

Table 1: Proposed Built Form

| Dwelling Type | Minimum Lot Frontage (m) | Units | Percent (%) |
|------------------------|--------------------------|--------------|-------------|
| Single Detached | 13.7 | 188 | 8 |
| | 11.6 | 218 | 9 |
| | 9.45 | 21 | 1 |
| | 9.45* | 195 | 8 |
| Townhouse | 8.5 | 143 | 6 |
| | 6.1 | 116 | 5 |
| Courtyard Townhouse** | 6.7* | 513 | 22 |
| Decked Townhouse*** | 6.1* | 141 | 6 |
| | 4.5* | 197 | 9 |
| | 3.85* | 413 | 18 |
| Back to Back Townhouse | 6.4 | 160 | 7 |
| Total | - | 2,305 | 100 |

* Lane based units

**** Laneway Courtyard Townhouses** are blocks of attached units that are oriented to the street and provide access to an attached or detached garage located at the rear of the lot from a public laneway. Private outdoor amenity space is located between the garage and rear wall of the townhouse unit adjacent to a breezeway or walkway connecting the garage to the townhouse unit.

***** Laneway Decked Townhouse** are blocks of attached units that are oriented to the street and provide access to an attached or detached garage located at the rear of the lot from a public laneway. Private outdoor amenity space is located on a deck at the rear of the building, above the garage and/or driveway.

The accompanying Zoning By-law Amendment application proposes to re-zone the subject lands from ‘Agricultural One (A1)’ under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including special provisions.

PLANNING POLICY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region and the City of Markham under the *Planning Act*.

Provincial Policy Framework

This proposal must be consistent with the Provincial Policy Statement, 2014 and conform to the Growth Plan for the Greater Golden Horseshoe, 2019, the Greenbelt Plan, 2017, and Section 51 (24) of the Planning Act. Planning staff will evaluate this proposal against the Provincial Policy Framework during the processing of this application.

Regional Policy Framework

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

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

City of Markham Policy Framework

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

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

Map 3 - Land Use designates the Subject Lands ‘Greenway, Residential Low Rise, Residential Mid Rise, Residential High Rise, Mixed Use Mid Rise and Mixed Use High Rise’ (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). It provides direction for the development of a Conceptual Master Plan for the Future Urban Area (FUA) as the basis for the development of Secondary Plans. Staff will evaluate the Proposal to determine if it conforms to the City’s Official Plan.

Robinson Glen Secondary Plan (the “Secondary Plan”)

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

Map SP1 - Detailed Land Use designates the Subject Lands ‘Residential Low Rise, Residential Mid Rise I, Residential Mid Rise II, Residential High Rise, Mixed Use Mid Rise, Mixed Use High Rise, Mixed Use High Rise – Retail Focus and Greenway’. It

identifies symbols denoting the locations of: stormwater management facilities, neighbourhood parks, a community park, a public secondary school, and a public elementary school (See Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use).

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

Robinson Glen Community Design Plan (the “Design Guidelines”)

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

Zoning

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

OPTIONS/ DISCUSSION:

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

1. Natural Heritage

Resubmission and acceptance of the Robinson Glen Master Environmental Servicing Plan (MESP) is required as there are a number of unresolved environmental issues that may affect the Proposal, including an accepted strategy for naturalization/restoration of the Greenway.

2. Cultural Heritage Resources

Staff have asked that the block structure in and around heritage resources be revised to prioritize preserving the existing heritage buildings on their original sites as stipulated in the City’s Official Plan. This position was also supported by the Heritage Markham Committee on August 12, 2020, who will continue to be consulted on the cultural heritage aspects of this application. Heritage Markham also recommended the Pingle Cemetery area located in the Kennedy Road right-of-way be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity.

3. Street and laneway network

Staff are reviewing the proposed street and laneway network to assess the appropriateness of laneway lengths, temporary turning circles, and the use of hold provisions or other mechanisms to allow for appropriate phasing of the subdivision.

-
4. Parkland
Staff are reviewing the location, size and configuration of proposed parks as well as co-located parks and school sites, based on Secondary Plan policies, Design Guidelines and the *Planning Act* requirements.
 5. Affordable housing, purpose built secondary suites and seniors housing
The Secondary Plan has progressive policies for affordable housing, including promotion of secondary suites. Staff has asked the Owner to consider units and amenities that facilitate aging in place. The owner has also been asked to consider secondary suites and options that will allow homeowners to easily implement second suites.
 6. Review the appropriateness of the proposed built form and zoning by-law amendment
Staff are reviewing the proposed site-specific development standards (i.e. minimum lot frontages, setbacks, maximum building heights) in the context of the existing and planned uses, among other considerations and have asked that the amount of back-lotting in the Proposal be reduced (i.e. onto the Greenway and parks).
 7. Community Energy Plan and Sustainability Initiatives
A Community Energy Plan (the “CEP”) for the FUA has been completed. The CEP identifies and promotes strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. In addition, the applicant has submitted a sustainability checklist. The Proposal remains under review in the context of the CEP and the sustainability checklist.
 8. Public Art Contribution
Section 37 contribution for the provision of public art requires finalization for implementation through the amending zoning by-law.
 9. Outstanding Secondary Plan Studies
Staff advises there are outstanding studies in progress, namely the Robinson Glen Secondary Plan Master Environmental Servicing Plan (MESP), Transportation Study and the Municipal Environmental Assessment of the collector roads. The Proposal is subject to the findings of these studies and as such, changes to the Draft Plan may be necessary to be consistent with the accepted conclusions.
 10. Technical studies/reports currently under review and comments remain unaddressed
Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Environmental Impact Study, Cultural Heritage Impact Assessments, Tree Assessment and Preservation Plan, Functional Servicing and Stormwater Management Report, Traffic Impact and Transportation Demand Management Study, Phase One Environmental Site Assessments, Environmental Noise Feasibility Study, Soil Investigation Report, Hydrogeological Assessment, and Geomorphic Assessment. Comments from internal departments and external agencies may result in changes to the Proposal.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal is being considered within the context of the City's safe and sustainable community strategic priority.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

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

APPLICANT/AGENT:

Malone Given Parsons Ltd. (Emily Grant)
140 Renfrew Drive
Markham, Ontario L3R 6B3
Tel: (905) 513-0170

ATTACHMENTS:

Table 1: Proposed Built Form
Table 2: Draft Plan of Subdivision Schedule of Land Use
Table 3: North Subject Lands Schedule of Land Use
Table 4: South Subject Lands Schedule of Land Use

Figure 1: Location Map
Figure 2: Aerial Photo
Figure 3: Area Context/Zoning
Figure 4: Draft Plan of Subdivision
Figure 4A: South Subject Lands Draft Plan of Subdivision Excerpt
Figure 4B: North Subject Lands Draft Plan of Subdivision Excerpt
Figure 5: 2014 Official Plan Map 3 Extract - Land Use
Figure 6: Robinson Glen Secondary Plan - Land Use Map

Table 2: Draft Plan of Subdivision Schedule of Land Use

| Lot/Block # | Land Use | Units | Area (ha.) |
|--------------------------------|---|---|-------------------|
| 1-622 | Single Detached Min. 13.7m | 188 | 21.05 |
| | Single Detached Min. 11.6m | 218 | |
| | Single Detached Min. 9.45m | 21 | |
| | Single Detached Min. 9.45m* | 195 | |
| 623-675 | Townhouses Min. 8.5m | 143 | 5.78 |
| | Townhouses Min. 6.1m | 116 | |
| 676-765 | Courtyard Townhouses Min. 6.7m* | 513 | 10.26 |
| 766-788 | Decked Townhouses Min. 6.1m* | 141 | 2.32 |
| 789-828 | Decked Townhouses Min. 4.5m* | 197 | 2.65 |
| 829-893 | Decked Townhouses Min. 3.85m* | 413 | 4.41 |
| 894-905 | Back to Back townhouses Min. 6.4m | 160 | 1.41 |
| 906 | Residential Mid Rise I | - | 0.03 |
| 907-908 | Residential Mid Rise II | - | 0.81 |
| 909-912 | Residential High Rise | - | 2.51 |
| 913 | Mixed Use Mid Rise | - | 1.40 |
| 914-915 | Mixed Use High Rise | - | 10.95 |
| 916 | Secondary School / Community Park Colocation Site | - | 10.36 |
| 917 | Elementary School | - | 2.55 |
| 918-919 | Neighbourhood Park | - | 2.17 |
| 920-921 | Open Space / SWM | - | 6.40 |
| 922-927 | Parkette / Vista | - | 0.79 |
| 928-941 | 7.5m Walkways | - | 0.22 |
| 942 | Storm Water Management | - | 1.65 |
| 943-945 | Greenway System | - | 13.56 |
| 946-949 | 7.5m Servicing Block | - | 0.58 |
| 950-956 | Regional Road Widening | - | 2.03 |
| 957-958 | Future Development (Townhouses) | 2 | 0.01 |
| 959-964 | Future Development (Single Detached) | 6 | 0.08 |
| 965-987 | 0.3m Reserves | - | 0.03 |
| Street A,G,M-P | 24.5m Right of Way | - | 10.01 |
| Streets B-L,Q-HH, JJ-KK, MM-QQ | 18.5m Right of Way | - | 21.44 |
| Streets CC,II & LL | 15.5m Right of Way | - | 0.74 |
| Lane A-BBBB | 8.5-10.0m Right of Way | - | 5.83 |
| - | Other Lands Owned by Applicant | - | 5.52 |
| Total | | 2,305 (2,313 with part lots) | 147.55 |

Source: Malone Given Parsons Ltd.

* Lane based units

Table 3: North Subject Lands Schedule of Land Use

| Lot/Block # | Land Use | Units | Area (ha.) |
|--------------------|---------------------------------|--------------|-------------------|
| 1-276 | Single Detached Min. 13.7m | 64 | 9.09 |
| | Single Detached Min. 11.6m | 126 | |
| | Single Detached Min. 9.45m | 12 | |
| | Single Detached Min. 9.45m* | 74 | |
| 632-629 | Townhouses Min. 8.5m | 17 | 1.00 |
| | Townhouses Min. 6.1m | 29 | |
| 676-690 | Courtyard Townhouses Min. 6.7m* | 79 | 1.48 |
| 829-850 | Decked Townhouses Min. 3.85m* | 135 | 1.38 |
| 906 | Residential Mid Rise I | - | 0.03 |
| 913 | Mixed Use Mid Rise Residential | - | 1.40 |
| 922-923 | Parkette/Vista | - | 0.13 |
| 928 | 7.5m Walkways | - | 0.10 |
| 943 | Greenway System | - | 0.28 |
| 946-948 | Servicing Blocks | - | 0.46 |
| 950-952 | Road Widening | - | 0.56 |
| 957-958 | Future Development (Townhouse) | - | 0.01 |
| 965-974 | 0.3m Reserve | - | 0.01 |
| Street A | 24.5m Right of Way | - | 0.93 |
| Streets B-L | 18.0m Right of Way | - | 5.27 |
| Lane A-P | 8.5-10.0m Right of Way | - | 1.28 |
| Total | | 536 | 23.41 |

Source: Malone Given Parsons Ltd.

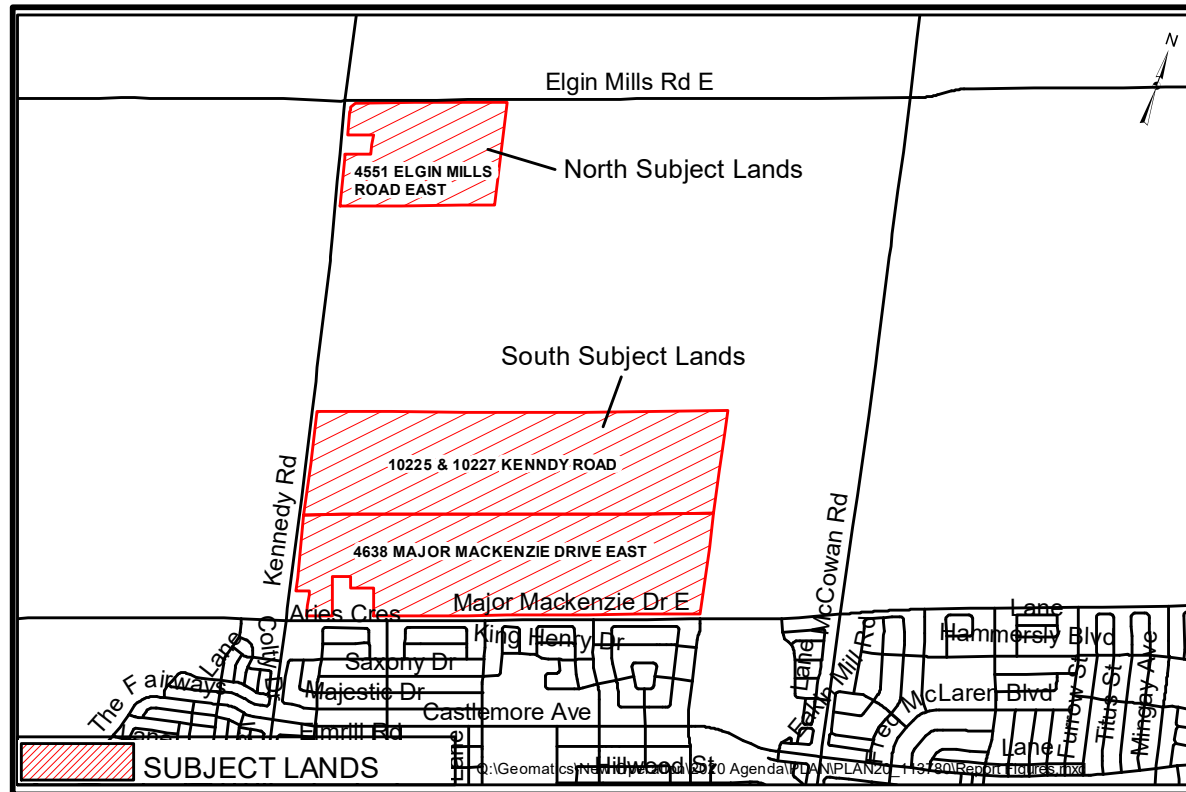
* Lane based units

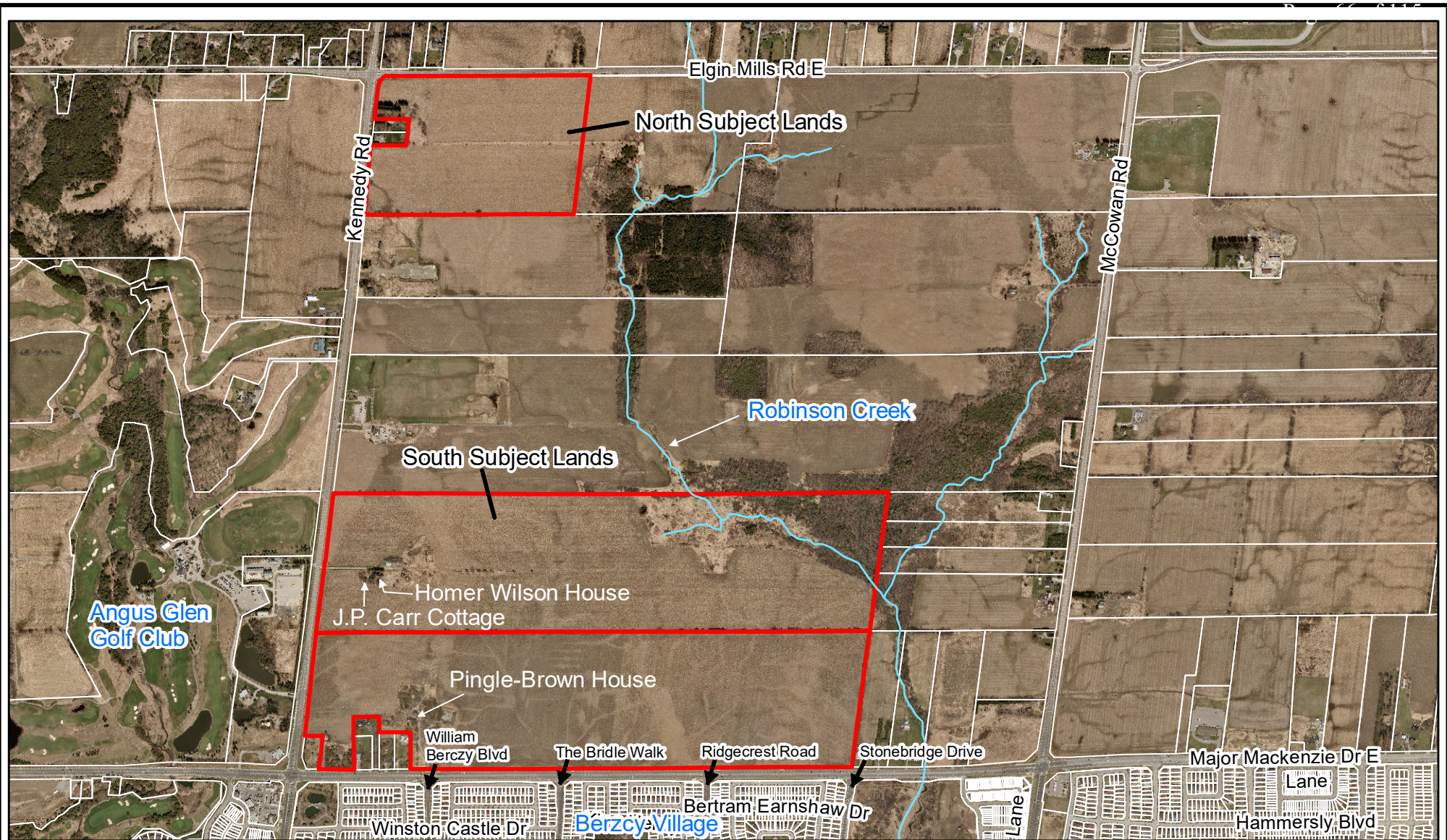
Table 4: South Subject Lands Schedule of Land Use

| Lot/Block # | Land Use | Units | Area (ha.) |
|----------------------------|---|--------------|-------------------|
| 277-622 | Single Detached Min. 13.7m | 124 | 11.96 |
| | Single Detached Min. 11.6m | 92 | |
| | Single Detached Min. 9.45m | 9 | |
| | Single Detached Min. 9.45m* | 121 | |
| 630-675 | Townhouses Min. 8.5m | 126 | 4.78 |
| | Townhouses Min. 6.1m | 87 | |
| 691-765 | Courtyard Townhouses Min. 6.7m* | 434 | 8.78 |
| 766-788 | Decked Townhouses Min. 6.1m* | 141 | 2.32 |
| 789-828 | Decked Townhouses Min. 4.5m* | 197 | 2.65 |
| 851-893 | Decked Townhouses Min. 3.85m* | 278 | 3.03 |
| 894-905 | Back to Back townhouses Min. 6.4m | 160 | 1.41 |
| 907-908 | Residential Mid Rise II | - | 0.81 |
| 909-912 | Residential High Rise | - | 2.51 |
| 914-915 | Mixed Use High Rise | - | 10.95 |
| 916 | Secondary School / Community Park Colocation Site | - | 10.36 |
| 917 | Elementary School | - | 2.55 |
| 918-919 | Neighbourhood Park | - | 2.17 |
| 920-921 | Open Space / SWM | - | 6.40 |
| 924-927 | Parkette / Vista | - | 0.66 |
| 934-941 | 7.5m Walkways | - | 0.12 |
| 942 | Storm Water Management | - | 1.65 |
| 944-945 | Greenway System | - | 13.28 |
| 949 | 7.5m Servicing Block | - | 0.12 |
| 953-956 | Regional Road Widening | - | 1.47 |
| 959-964 | Future Development (Single Detached) | (6) | 0.08 |
| 975-987 | 0.3m Reserves | - | 0.02 |
| Streets A, G, M-P | 24.5m Right of Way | - | 9.08 |
| Streets Q-HH, JJ-KK, MM-QQ | 18.5m Right of Way | - | 16.17 |
| Streets CC, II & LL | 15.5m Right of Way | - | 0.74 |
| Lane Q-BBBB | 8.5-10.0m Right of Way | - | 4.55 |
| - | Other Lands Owned by Applicant | - | 5.52 |
| Total | | 1,769 | 124.14 |

Source: Malone Given Parsons Ltd.

* Lane based units





AERIAL PHOTO 2019

APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.

FILE No. PLAN 20 113780

 SUBJECT LANDS

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 DEVELOPMENT SERVICES COMMISSION

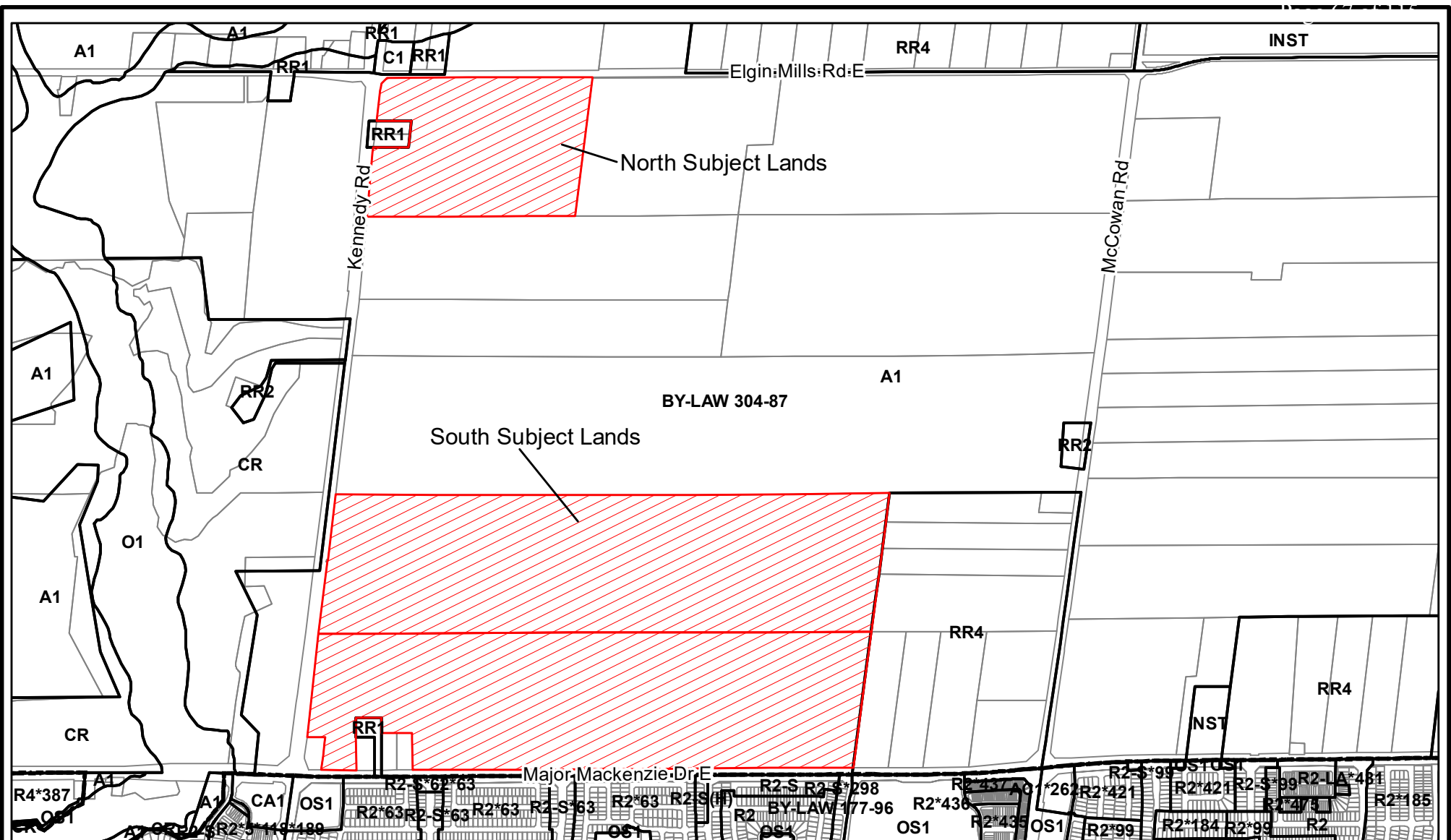
Drawn By: RT

Checked By: DB

DATE: 3/07/2020

FIGURE No. 2





AREA CONTEXT / ZONING

APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
 4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.

FILE No. PLAN 20 113780

 SUBJECT LANDS

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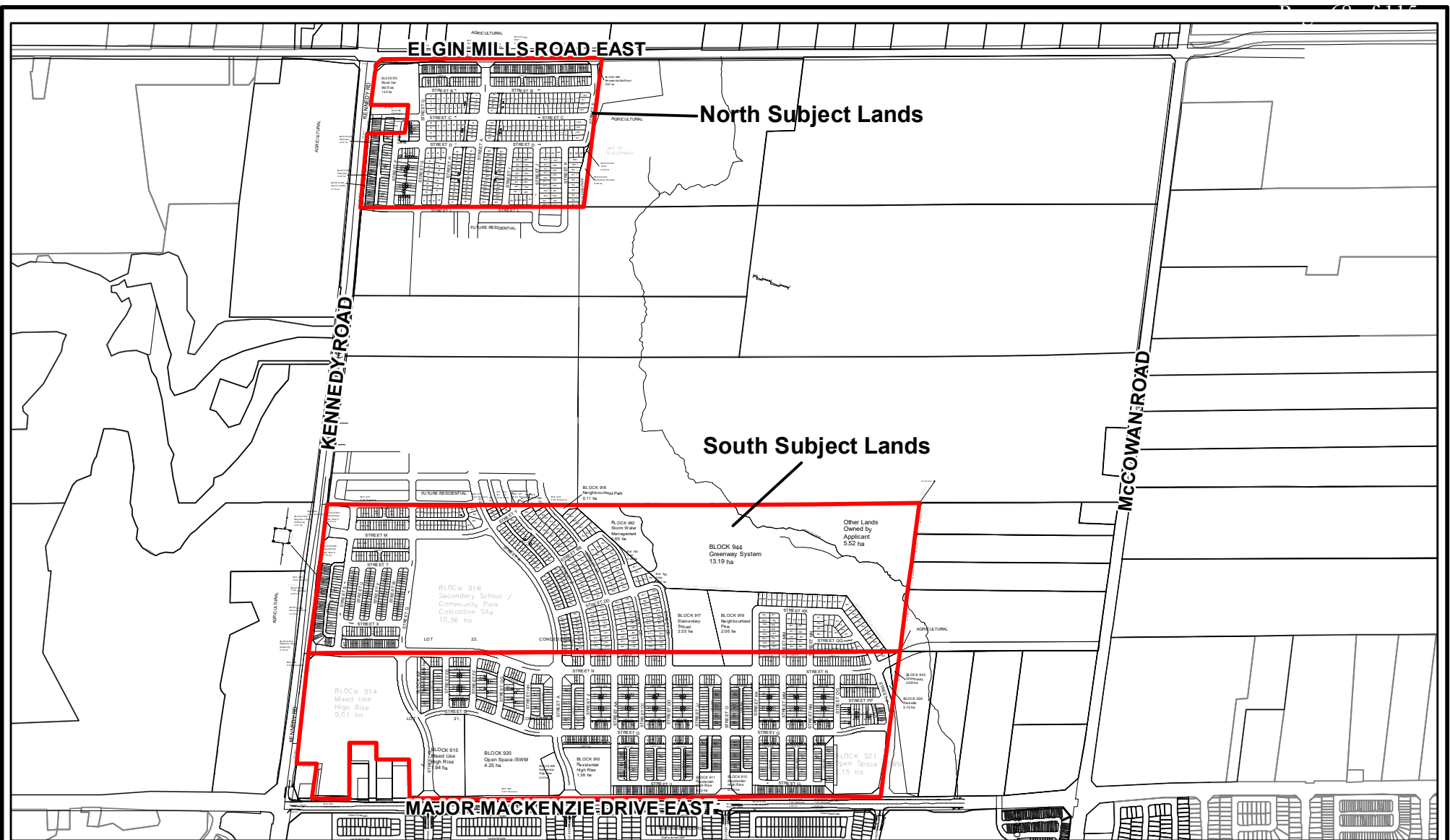
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB

DATE: 3/07/2020

FIGURE No. 3



DRAFT PLAN OF SUBDIVISION

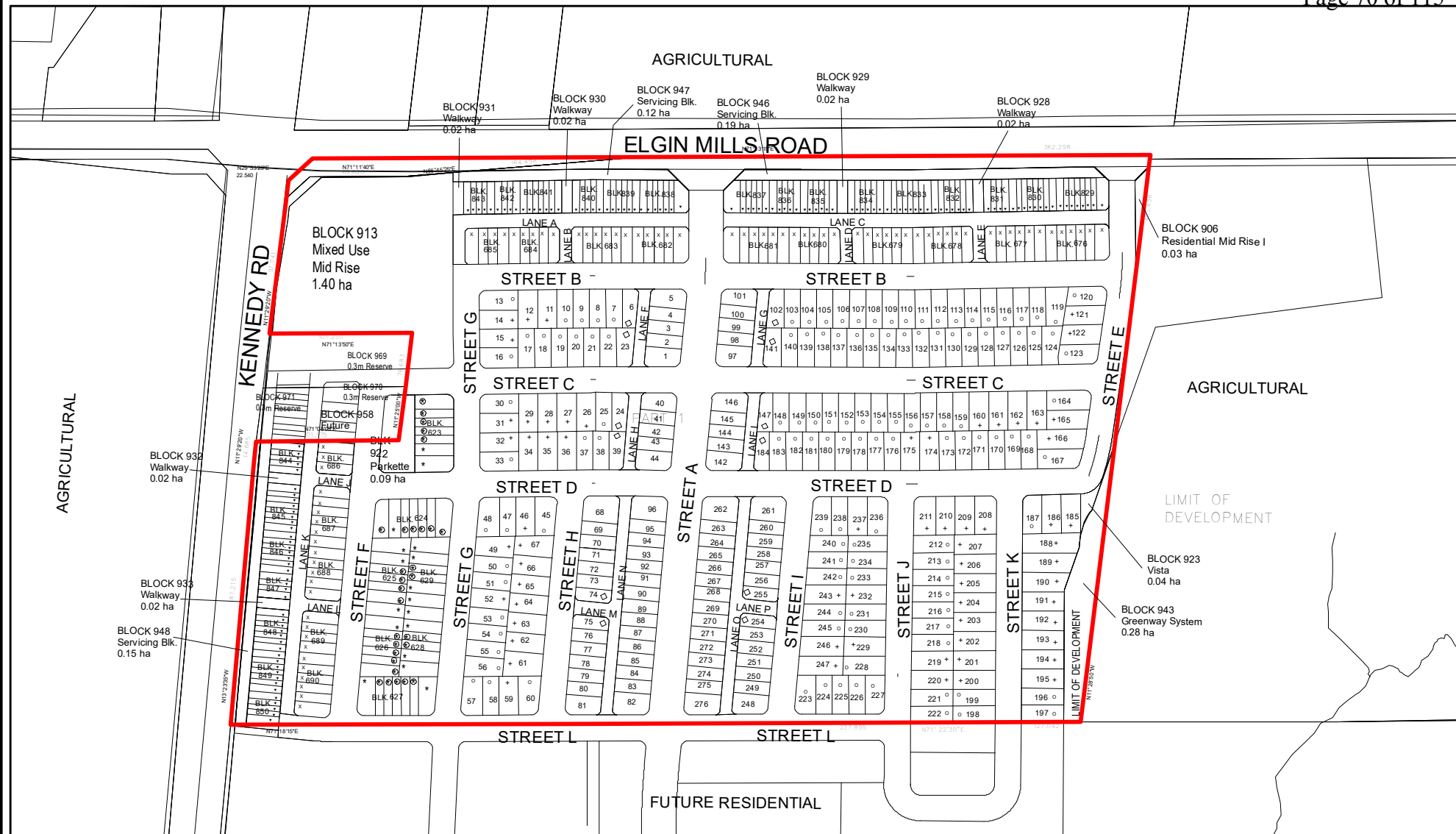
APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.

FILE No. PLAN 20 113780

 SUBJECT LANDS

 SUBJECT LANDS

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NORTH SUBJECT LANDS DRAFT PLAN OF SUBDIVISION EXCERPT

APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.

FILE No. PLAN 20 113780

 SUBJECT LANDS

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MARKHAM DEVELOPMENT SERVICES COMMISSION

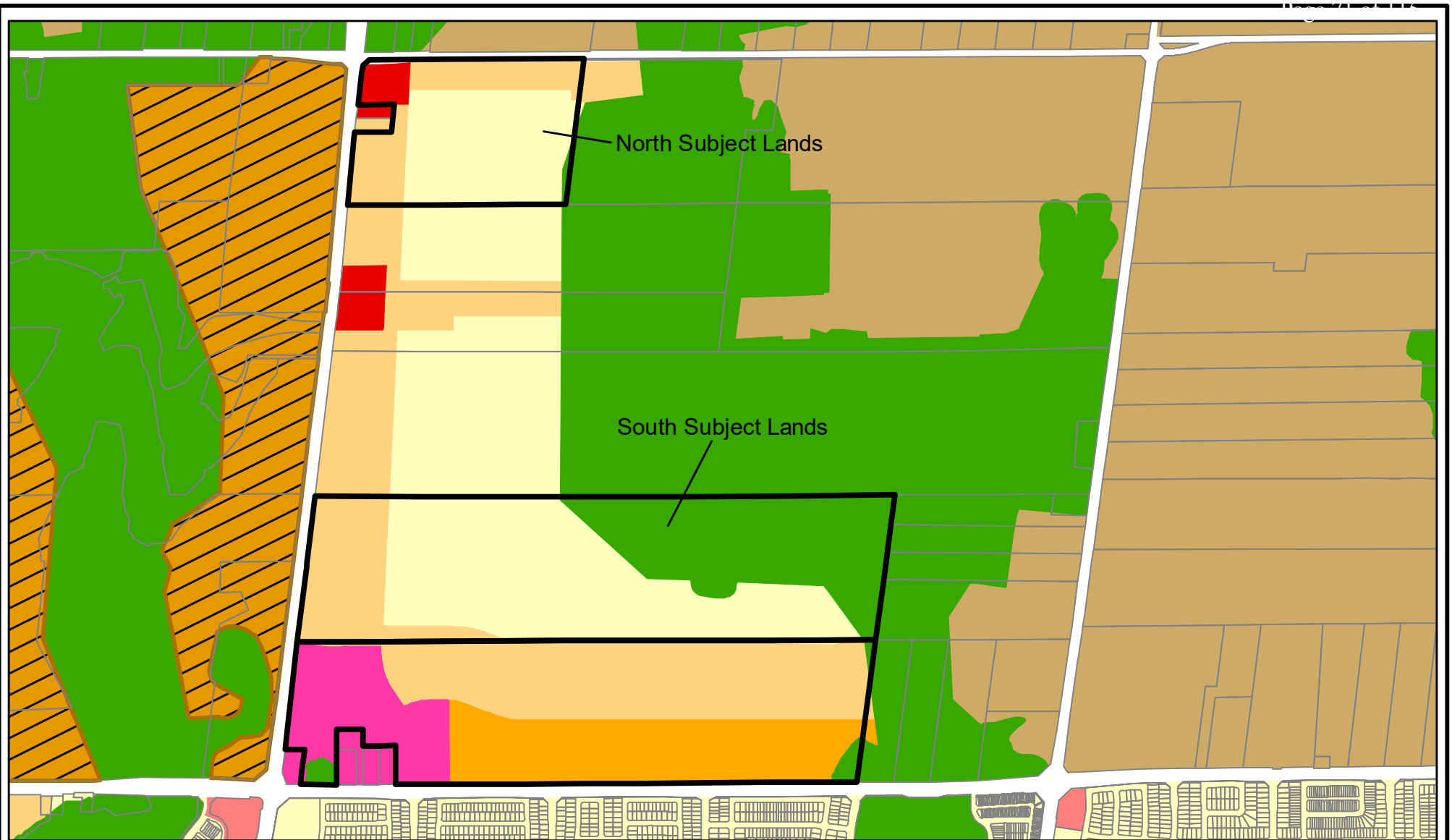
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Checked By: DB

DATE: 3/07/2020

FIGURE No. 4B





OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.

FILE No. PLAN 20 113780


 SUBJECT LANDS

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 DEVELOPMENT SERVICES COMMISSION

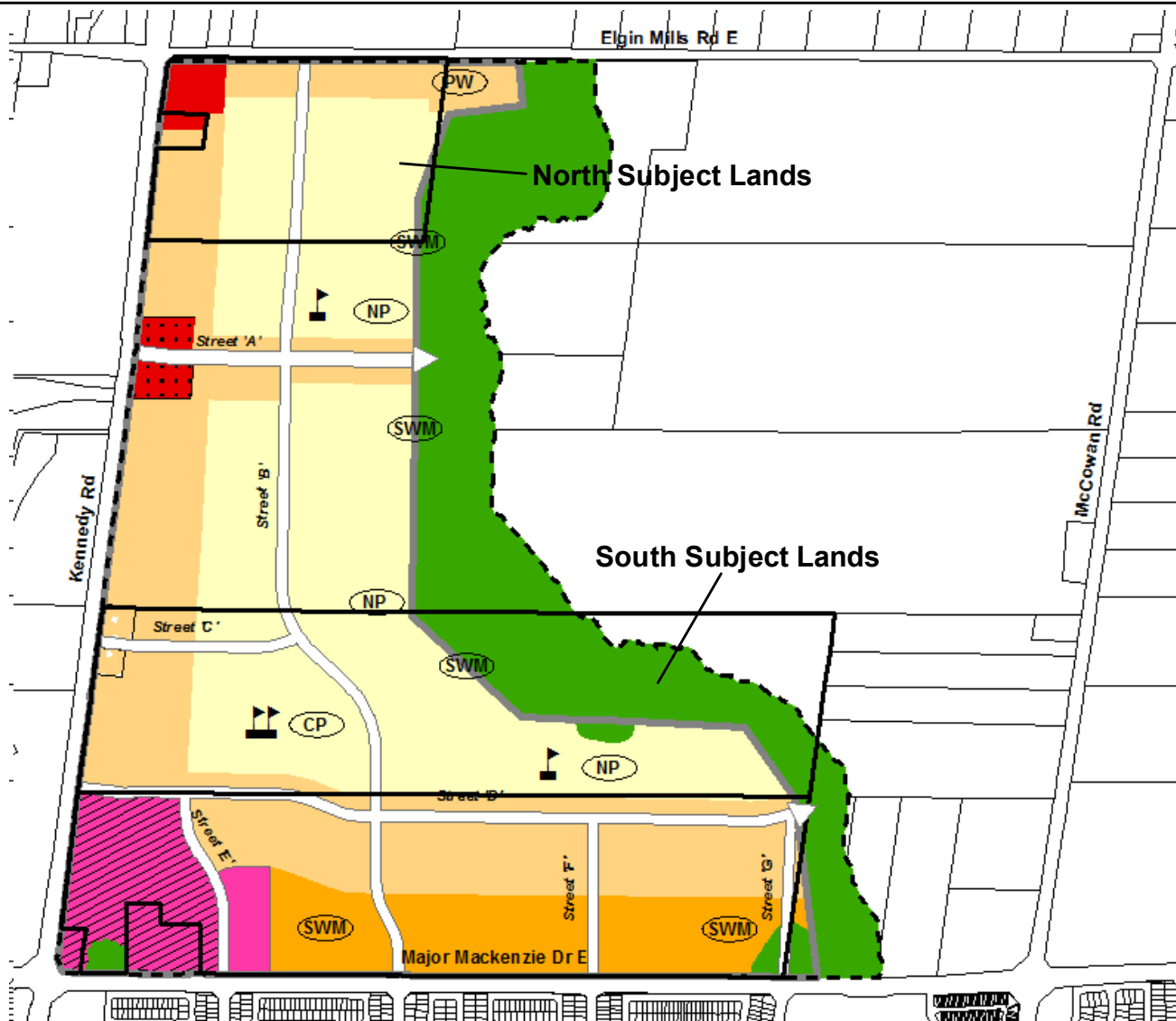
Drawn By: RT

Checked By: DB

- | | | | |
|---|-----------------------|---|---------------------|
|  | Residential Low Rise |  | Mixed Use High Rise |
|  | Residential Mid Rise |  | Greenway |
|  | Residential High Rise |  | Countryside |
|  | Mixed Use Mid Rise | | |

DATE: 3/07/2020

FIGURE No. 5







ROBINSON GLEN SECONDARY PLAN - LAND USE MAP

APPLICANT: 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd.
4638 Major Mackenzie Dr. E., 10225 & 10227 Kennedy Rd, 4551 Elgin Mills Rd. E.





FILE No. PLAN 20 113780

 SUBJECT LANDS

RESIDENTIAL

-  Residential Low Rise
-  Residential Mid Rise I
-  Residential Mid Rise II
-  Residential High Rise



MIXED USE

-  Mixed Use Mid Rise
-  See Section 8.3.1.6
-  Mixed Use High Rise
-  Mixed Use High Rise - Retail Focus



GREENWAY SYSTEM

-  Greenway


PARKS AND OPEN SPACE

-  Community Park / Neighbourhood Park
-  Stormwater Management Facility

COMMUNITY INFRASTRUCTURE, SERVICE FACILITIES

-  Public Elementary School
-  Public Secondary School

OTHER

-  Place of Worship

DATE: 3/07/2020

FIGURE No. 6

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 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB



Report to: Development Services Committee

Meeting Date: September 14, 2020

SUBJECT: RECOMMENDATION REPORT, Angus Glen Village Ltd., 4071, 4073 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment Application to revise the development standards for 173 townhouses proposed on the subject lands, File No. ZA 18 154612 (Ward 6)

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

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

RECOMMENDATION:

1. That the report dated September 14, 2020 entitled “RECOMMENDATION REPORT, Angus Glen Village Ltd., 4071, 4073 and 4289 Major Mackenzie Drive East, south side of Major Mackenzie Drive, west of Kennedy Road, Zoning By-law Amendment to revise the development standards for 173 townhouses proposed on the subject lands, File No. ZA 18 154612 (Ward 6)”, be received;
2. That the amendment to By-law 177-96, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘A’, be finalized and enacted, without further notice, subject to the Toronto and Region Conservation Authority confirming that their technical requirements have been addressed;
3. That Markham Council requests York Region to approve the signalization of the centrally located intersection, that serves as the principal access to Major Mackenzie Drive East, at the Owner’s expense;
4. That in accordance with the provisions of subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the owner shall, through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the zoning by-law attached as Appendix ‘A’ to this report, before the second anniversary of the day on which the by-law was approved by Council;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The site municipally known as 4071, 4073 and 4289 Major Mackenzie Drive East has a total area of approximately 7.5 ha. (18.53 ac.). It is located on the south side of Major Mackenzie Drive East, between Prospector’s Drive and Angus Glen Boulevard (the “Subject Lands”). This report recommends the approval of an application for a Zoning By-law Amendment submitted by Angus Glen Village Ltd., to refine the development standards for a proposed 173 unit townhouse development on a 4.93 ha. (12.18 ac.)

portion of the “Subject Lands”. The remaining 2.57 ha. (6.35 ac.) portion of the “Subject Lands” includes an environmental buffer, valley lands and a woodlot. The “Subject Lands” are the final phase of the Angus Glen West Village subdivision. The environmental buffer, valley lands and woodlot portion will be conveyed to the City upon registration of this final phase of the Plan of Subdivision (see Figure 4 – Site Plan). Registration of the Plan of Subdivision is required prior to final Site Plan approval.

The “Subject Lands” are designated ‘Residential Mid-Rise’ and ‘Greenway’ in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). The Residential designation provides for the townhouse proposal. The Greenway designation provides for the environmental buffer, valley lands and woodlot.

The “Subject Lands” are zoned R4*387 – Residential Four*387 Zone and OS1 – Open Space One Zone by By-law 177-96, as amended. The R4*387 – Residential Four*387 Zone permits the townhouse proposal. The OS1 – Open Space One Zone permits environmental buffer, valley lands and woodlot. In order to implement the proposed townhouse development, the proponent has requested a number of site –specific amendments to the development standards to be included in the Zoning By-law. The proposed amendments are described in further detail later in this report.

The Toronto and Region Conservation Authority (TRCA) has not completed their technical review of the proposal yet. They are concerned that the Regional Floodline elevation has increased after the naturalization of the Stollery Pond Channel was completed. This could affect the minimum required building setbacks for the units adjacent to the Open Space areas. Consequently, this report recommends the Zoning By-law Amendment (Appendix ‘A’) only be finalized and enacted once the TRCA’s comments and building setbacks from the OS1 Zone have been addressed to their satisfaction.

The proponent has requested the installation of traffic signals at the centrally located full moves access driveway onto Major Mackenzie Drive East. Traffic signals at this location are not warranted. As a result, York Region requires a Markham Council resolution requesting Regional Council approval of traffic signals at this location. The proponent has agreed to pay for the intersection signalization and the costs will be secured through the site plan agreement process.

PURPOSE:

This report recommends approval of the Zoning By-law Amendment application (File No. ZA 18 154612). The By-law revises the development standards for a townhouse development, proposed on the approximately 4.93 ha. (12.18 ac.) table land portion of the 7.5 ha. (18.53 ac.) “Subject Lands”. The requested revisions to the development standards by the proponent include a reduction to the minimum width of a townhouse unit, an increase to the maximum permitted building height, a minimum rear yard setback to the OS1 – Open Space Zone of 1.2 m (3.9 ft.), and the residential block for the proposed townhouses will be deemed as one lot for zoning purposes when determining building setbacks to the front, side and rear lot lines. All internal building setbacks will be established through the site plan approval process.

PROCESS TO DATE AND NEXT STEPS

History of the application

These lands represent the final unregistered phase of Draft Plan of Subdivision 19TM-03004. Draft Plan approval for Phase 2 was issued by the City in December of 2009, to permit 166 townhouse units with larger lots. A revised draft plan was draft approved in October of 2011 to allow for smaller lots. However, the proposed refinements to the Open Space zone boundaries for the buffers, valley lands and woodlot will require revisions to the draft plan. The current request to amend the zoning by-law will facilitate the proposed 173 unit townhouse development with smaller lot sizes and permit an increased maximum building height. In addition, TRCA staff must confirm if the setback between the OS1 Zone and the rear yards of adjacent townhouses is acceptable.

The following milestones were completed, as part of the Zoning By-law and associated Site Plan application review process:

- The Zoning By-law Amendment application was deemed complete on January 7, 2019.
- The statutory Public Meeting was held on June 24, 2019;
- Following the Public Meeting, a motion was carried by Council at their meeting on June 25, 2019 to endorse the Site Plan application (File SPC 18 154612) in principle, and delegate Site Plan approval authority to staff;
- Staff endorsed the Site Plan application on April 16, 2020; and,
- Council passed a By-law to remove the H2 Holding provision from the current zoning and assign servicing allocation for one hundred and seventy three (173) dwelling units on April 28, 2020;

Next steps

- Enactment of the amending Zoning By-law following confirmation from TRCA comments have been addressed to their satisfaction;
- Redline revisions to the Draft Plan are required to reflect the proposed encroachments into the environmental buffers, valley lands and woodlot prior to Subdivision registration, and before these lands are conveyed to the City;
- Execution of a Subdivision Agreement for the Phase 2 lands prior to Subdivision registration;
- Registration of the final phase of the Draft Plan of Subdivision prior to the execution of the site plan agreement and site plan approval to create the residential block, valley lands and open space blocks;
- The proponent executes a site plan agreement;
- Final site plan approval is a staff delegation.
- An application for Draft Plan of Condominium will need to be approved to create the individual units and to establish ownership of the common elements, including

the amenity areas, internal road network, and visitor parking. This application has not been submitted yet.

BACKGROUND:

Property and Area Context

The 7.5 ha. (18.53 ac.) “Subject Lands” are located on the south side of Major Mackenzie Drive, between Prospector’s Drive and Angus Glen Boulevard, and within the Angus Glen West Village (see Figures 1, 2 and 3). Located to the north, across Major Mackenzie Drive, are golf course lands that form part of the Future Urban Area (FUA). To the south is the Angus Glen Golf Club and the York Downs Golf & Country Club. Plans to redevelop the York Downs Golf & Country Club for a new residential community were approved by the Local Planning Appeal Tribunal (LPAT) in 2019. To the east is a rural single detached dwelling with access from Major Mackenzie Drive East. Single detached dwellings are located west of the Bruce Creek Valley corridor lands.

PROPOSAL

The proposed 173 unit townhouse development, along with a private storm water pond to serve the development, will occupy the table land portion of the “Subject Lands”. The table land portion of the “Subject lands” is approximately 4.93 ha. (12.18 ac.) (See Figure 4). The remaining 2.57 ha. (6.35 ac.) includes an environmental buffer, valley lands, and a woodlot. The buffer, valley lands and woodlot will be conveyed to the City with the registration of this final phase of the Plan of Subdivision (see Blocks 3, 5 and 6 on Appendix ‘B’ – Draft M-Plan).

Vehicular access is proposed along two (2) private road connections from Major Mackenzie Drive East. The west entrance will be restricted to right-in/right out, and the main entrance, near the middle of the property, will be a full moves access. The proponent is requesting that this driveway be signalized, at their expense, as noted in Recommendation #3 above. The proponent is proposing signalization of the intersection to provide a direct and safe cycling and walking connection to the north side of the road (including any future transit stops along Major Mackenzie Drive). This main driveway will align with a future road that will begin on the north side of Major Mackenzie Drive East to serve the FUA. Access to the individual townhouse units will be from a network of private lanes.

The 173 townhouse proposal, as illustrated in Figures 4, 5, 6, 7, and 8 is comprised of:

- 43 units that are 4.7 m (15.4 ft.) wide,
- 57 units that are 5.8 m (19.0 ft.) wide, and
- 73 units that are 7.0 m (23.0 ft.) wide.

The proposal includes four (4) private outdoor amenity spaces, which range in size from approximately 103 m² (1108.68 ft²) to 475 m² (5,112.86 ft²). These shared spaces will ultimately be part of the condominium common elements. In addition, each back lotted townhouse unit will have exclusive use to a minimum amenity area of at least 25.0 m² (269.09 ft²). The amenity space for the proposed lane based townhouses, such as those

fronting onto Major Mackenzie Drive East, will be provided through the balconies above the garages.

There will be at least two (2) parking spaces (one on the driveway and one in the garage) for each unit, plus forty-four (44) parking spaces for visitors. (The visitor parking is being provided in accordance with the City's requirements of one (1) visitor space for ever four (4) townhouse units i.e. $173 / 4 = 43$). The proposed parking spaces will comply with the Parking Standards By-law with respect to the minimum size. The applicant has confirmed that the interior garage space of each townhouse unit has the required length to accommodate a car, garbage/recycling/green bins and a bicycle.

OFFICIAL PLAN

2014 Official Plan

The "Subject Lands" are designated 'Residential Mid-Rise' and 'Greenway' in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018). The Residential designation provides for townhouses, including back to back townhouses, small multiplex buildings containing 3 to 6 units, stacked townhouses and mid-rise apartment buildings. The 'Greenway' designation allows environmental buffers, ecological restoration, woodlots and trails and watershed management uses. This townhouse proposal conforms to the 2014 Markham Official Plan.

ZONING

These lands are currently zoned R4*387 – Residential Four*387 Zone and OS1 – Open Space One Zone by By-law 177-96, as amended. The R4*387 – Residential Four*387 Zone permits residential development, including townhouses. The OS1 – Open Space One Zone permits facilities for flood control and erosion, walkways, bridges, cycling paths and related accessory buildings and structures.

The draft Zoning By-law amendment (Appendix 'A') will rezone the developable portion of the "Subject Lands" from R4*387 – Residential Four*387 Zone to R2*387 - Residential Two Zone, which permits townhouses. The draft by-law also includes a number of exceptions to the general provisions in the parent by-law.

These exceptions include:

- A minimum townhouse unit width of 4.5 m (14.76 ft.), whereas the minimum townhouse unit width is 5.5 m (18.04 ft.);
- A maximum number of 173 townhouse units;
- A maximum Building Height of 14.0 m (45.93 ft.), whereas the maximum Building Height is 12.0 m (39.37 ft.); and
- A maximum garage and driveway width of 6.0 m (19.68 ft.) for units with a double car garage, whereas the maximum garage and driveway width is 35 percent of the lot frontage;
- A minimum rear yard setback for lots abutting an Open Space One (OS1) Zone of 1.2 m (3.9 ft.) (note that this setback is still under review by the City, TRCA and the applicant); and

-
- To deem the 4.93 ha. (12.18 ac.) table land portion of the “Subject Lands” to be one lot for zoning purposes.

In addition, the proposed by-law includes refinements to the Open Space zone boundaries for the buffers, valley lands and woodlot. These refinements relate to the conveyance to the City of approximately 1.2 ha. (2.96 ac.) of tableland, along the western, southern and eastern boundaries of the site. The TRCA has requested this By-law amendment to not be finalized and enacted by Markham Council until matters related to these conveyances, as detailed later in the report, have been fully resolved between the TRCA, the City and the applicant.

OPTIONS/ DISCUSSION:

Issues identified in the Preliminary Report, at the Public Meeting

Preliminary Report

A number of issues were identified in the June 10, 2019 preliminary report to Development Services Committee (DSC). The issues identified included:

- Identification of suitable snow storage areas;
- Resolution of regional traffic and transportation requirements and their associated implications to the proposed development (e.g. road widening, vehicular access restrictions);
- Confirmation whether additional parkland and / or cash-in-lieu of parkland is required for the proposed development; and
- Elimination of back-lotting - so more units face the buffers, valley lands and woodlot.

Public Meeting

The Statutory Public Meeting was held on June 24, 2019. Comments made at the Public Meeting included:

- That a trail be provided, through the Angus Glen Golf Club lands, from York Downs to Major Mackenzie;
- Clarification on whether the adjacent woodlot would be included in the parkland dedication;
- Requested confirmation be provided from staff that the proposed emergency vehicle and waste management routes are acceptable;

These and other issues are addressed as follows:

Snow Storage Identified

Snow storage areas have been identified on the site plan. During periods of significant snowfall, snow will be trucked from the site at the expense of the future condominium corporation.

Regional Traffic and Transportation

York Region has confirmed a full moves centrally located main driveway and a right-in/right-out secondary driveway, at the west end of the site, both to provide access to

Major Mackenzie Drive East will be permitted, subject to the following conveyances being provided:

- a) A widening across the full frontage of the site to provide a minimum of 22.5 m (73.81 ft.) from the centreline of construction of Major Mackenzie Drive East;
- b) A 10.0 m (32.8 ft.) by 10.0 m (32.8 ft.) daylight triangle at the intersection of the proposed main driveway and Major Mackenzie Drive East; and,
- c) A 5.0 m (16.4 ft.) by 5.0 m (16.4 ft.) daylight triangle at the intersection of the proposed right-in/right-out secondary driveway and Major Mackenzie Drive East.

Regional Staff has confirmed that the above noted conveyances will be secured through the site plan agreement process.

Transportation Planning Staff Support Signalization of Principal Access to Major Mackenzie Drive East

The proponent's Transportation Impact Study (TIS) recommends the centrally located driveway to Major Mackenzie Drive East be signalized. The TIS anticipates that without traffic signals at this driveway, residents will experience delays merging onto Major Mackenzie Drive East. The signalization also provides a direct and safe cycling and walking connection to the north side of the road (including any future transit stops along Major Mackenzie Drive). This main driveway will align with a future road that will begin on the north side of Major Mackenzie Drive East to serve the FUA.

Vehicular access to Major Mackenzie Drive East falls under the jurisdiction of York Region. Therefore, signalization of the main driveway requires approval from York Region. Regional staff have indicated the intersection does not meet signal warrant thresholds, to justify a signal. Therefore, to install traffic signals in this location, the Region requires a Markham Council resolution requesting Regional approval of these signals at the owner's cost. The proponent is requesting the signalization of the intersection on the basis that it will connect to a future collector road with the purpose of servicing the Angus Glen Block in the FUA, which will be designed to align with the townhouse development proposal on the "Subject Lands".

The proponent has agreed to pay for the intersection signalization. The associated costs include the construction of eastbound and westbound turn lanes on Major Mackenzie Drive East and the installation of the signals. These costs will be secured through the site plan agreement process.

Parkland Dedication Requirements Achieved

Staff has confirmed that no additional parkland or cash-in-lieu is required for the proposed development through the re-zoning or the site plan applications. The parkland requirement for this development will be fulfilled when this phase of the Plan of Subdivision (19TM-03004) is registered. The Parks and Open Space conditions of draft Plan approval for this Plan of Subdivision include a requirement that the woodlot be conveyed to the City to meet parkland obligations. The acceptance of woodlands as

parkland is consistent with the strategy that was used to develop a comprehensive parks and open space system for the entire Angus Glen West Village area, as well as other lands included within the urban expansion area boundary under OPA No. 5 of the 1987 Official Plan. OPA No.5 amended the 1987 Official Plan to expand urban boundary area to include additional for future residential development north of 16th Avenue.

The woodlot will be conveyed to the City with the registration of the Draft Plan of Subdivision. This final phase of the Draft Plan of Subdivision must be registered prior to the execution of the site plan agreement.

Back-lotting onto buffers, valley lands and woodlot

The development has been designed with units back-lotting onto the abutting valley lands and woodlot. The valley lands south of the “Subject Lands” are privately owned and used as a golf course (The Angus Glen South Golf Course). The woodlot west of the townhouse lots will be conveyed to the City.

Staff originally commented that the townhouse units should be oriented to front onto the valley lands, parks and open space where possible. The proposed development includes sixty-one (61) back-lotted townhouse units, which represents approximately thirty-five 35%. However, the back-lotting for the proposed townhouse units adjacent to the Angus Glen Golf Course will allow grading in the rear yards for these lots and minimizes the need for retaining walls. Therefore, staff are willing to accept the back-lotting, in this particular instance.

Proposed Trail will connect to the City’s trail network

A proposed north-south public trail, located on the adjacent woodlot, will pass by the townhouse development and connect to an existing public trail network (see Figure 9 – Public Master Trail Layout).

The golf course owner (Angus Glen) recognizes the City’s desire to promote public trail network connectivity. However, the owner of the golf course will not allow public access due to concerns with liability. They would be open to providing public trail access through the valley lands, when the Angus Glen South Golf Course is further developed.

Fire Department and Waste Management

The Fire Department has no objections to the proposed development, subject to full automatic sprinkler systems being provided in the units on Blocks 17, 18, 26, 27 and 30 of the proposed townhouse development. This will be secured through the site plan agreement process.

Waste Management staff have confirmed their vehicles can service the development via the private lane network. The technical and financial requirements will be secured through the site plan agreement process.

Toronto and Region Conservation Authority Comments**Toronto and Region Conservation Authority (TRCA) Clearance required**

Based on a preliminary review by the TRCA of revised engineering plans submitted to them in June 2020, it appears that the Regional Floodline elevation has increased as a result of the Stollery Pond Channel naturalization works completed through the previous phase of the Draft Plan of Subdivision for Angus Glen West Village. This increase could affect the location and minimum required building setbacks for the units adjacent to the Open Space areas set out in the draft zoning by-law amendment (see Figure 4 – Site Plan). Staff note that the proponent is working with the TRCA to achieve a 1.2 m (3.9 ft.) rear yard setback to the OS1 Zone in order to implement the endorsed site plan. The proponent continues to work with TRCA to demonstrate that the proposed grading, within the environmental buffer between the valley lands and the adjacent townhouse lots, will not negatively impact the stability of the valley slope.

The applicant is proposing refinements to the OS1 Zone boundaries to allow the proposed townhouse development to encroach into the buffers, valley lands and woodlot. In order to compensate for these encroachments, Angus Glen is proposing to convey approximately 1.2 ha. (2.96 ac.) of tableland to the City, along the western, southern and eastern boundaries of the site (see Figure 4 – Site Plan, and Schedule ‘A’ to the draft Zoning By-law in Appendix ‘A’). However, the TRCA has commented that the proposed By-law amendment should not be finalized and enacted by Markham Council until the proponent demonstrates that the proposed townhouse development and proposed encroachments into current OS1 Zone boundaries are located entirely outside of the flood plain, and that the proposed minimum 1.2 m (3.9 ft.) rear yard setback is acceptable.

Consequently, staff recommends that, prior to the Zoning By-law being finalized and enacted, the TRCA should confirm that their outstanding technical comments have been resolved to their satisfaction, and that they can support the proposed reduced rear yard setback to the OS1 Zone noted above. Any relocation of the townhouse blocks required by TRCA will be reflected in the final approved site plan.

Committee of Adjustment

Due to the scale and complexity of the proposal, it is recommended that Council approve a resolution which would allow the applicant to apply to the Committee of Adjustment for minor variances from the provisions of the zoning by-law (see Appendix ‘A’) before the second anniversary of the day on which the proposed by-law is approved by Council.

CONCLUSION:

The proposed townhouse development is appropriate. The built form will not adversely impact the surrounding properties. This townhouse development will facilitate the conveyance to the City of an environmental buffer, valley lands and a woodlot, as well as a new north-south public trail, to connect to an existing public trail network. Consequently, Staff recommends that the draft Zoning By-law Amendment (Appendix ‘A’) be finalized and enacted after the TRCA has confirmed that their outstanding technical comments have been resolved to their satisfaction.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development and associated changes to the development standards for townhouses on the subject lands are consistent with the City's strategic priorities of Growth Management and Municipal Services, as well as Environmental Protection. The implementation of the proposed townhouse development will be coordinated with available servicing infrastructure, and the natural heritage and buffer areas (valley lands and woodlot) will be conveyed into public ownership.

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:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan

Figure 5 – Townhouse Elevation Perspective – Major Mackenzie Drive East

Figure 6 – Front Elevation Perspective – West Village Lane

Figure 7 – Front Elevation Perspective – Gardener's Lane

Figure 8 – Townhouse Elevations – Lots Backing onto the Woodlot and Valley Lands

Figure 9 – Public Master Trail Layout

APPENDICES:

Appendix 'A' – Draft Zoning By-law

Appendix 'B' – Draft M Plan

OWNER:

Angus Glen Village Ltd.

C/O Michael Montgomery Kylemore Communities

9980 Kennedy Rd.

Markham, ON

Phone: (905) 887- 5799, ext. 409

Fax: (905) 887-5197

Email: Michael@kylemorecommunities.com

APPLICANT/AGENT:

Gatzios Planning + Development Consultants Inc.

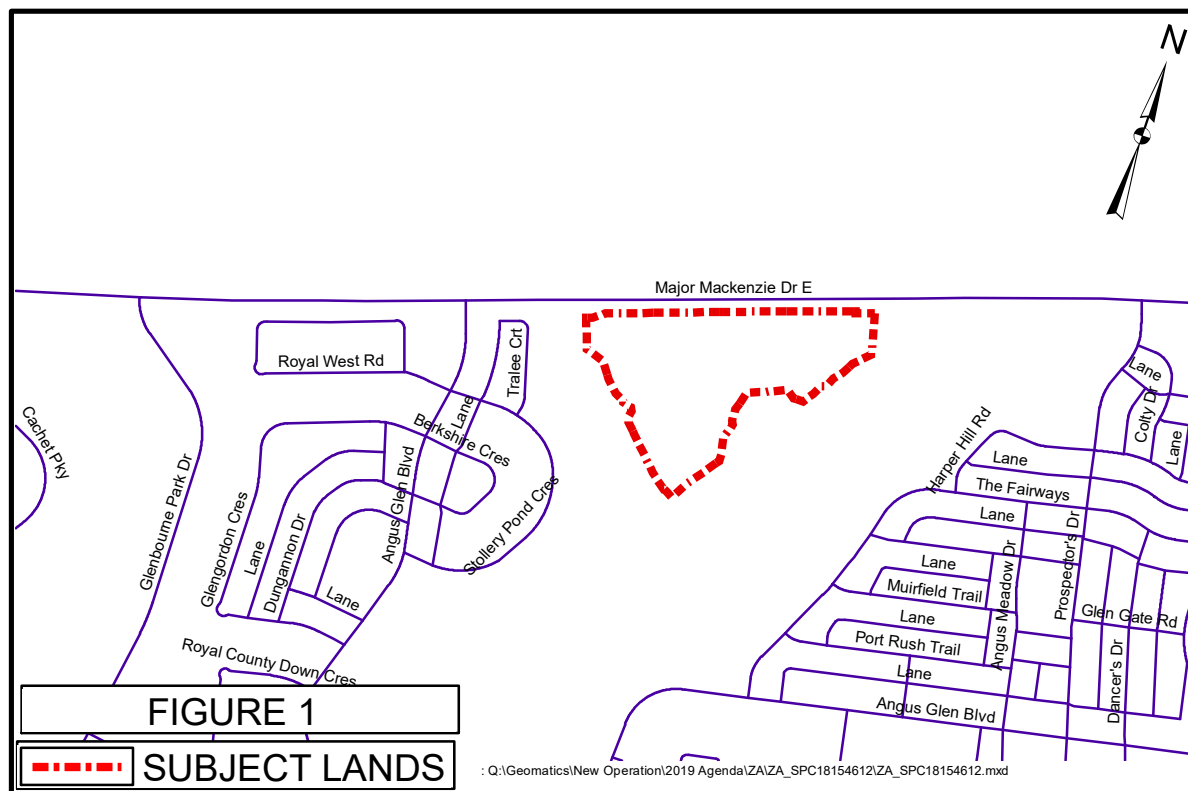
C/O James Koutsovitis

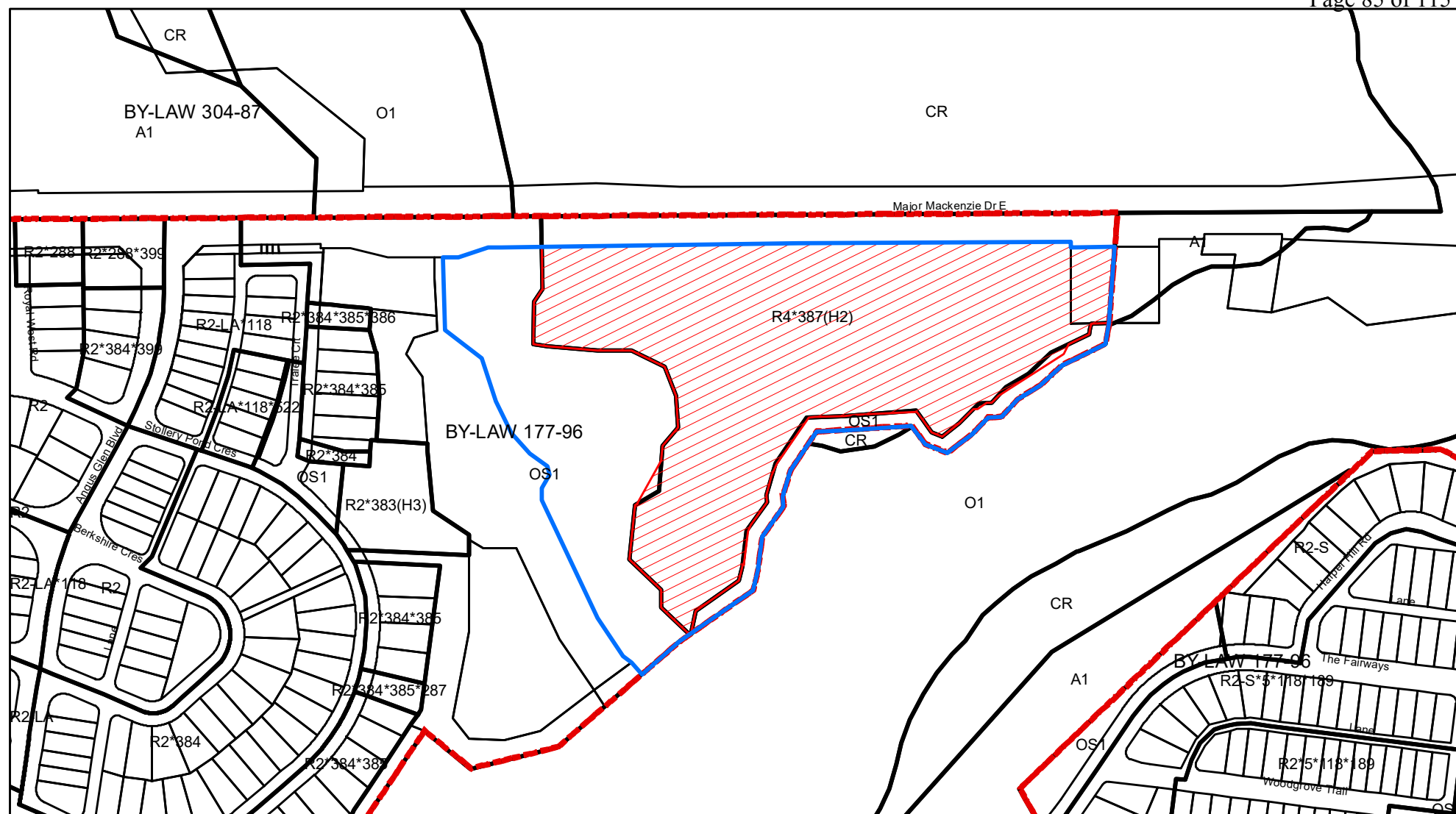
701 Mount Pleasant Road Unit 3

Toronto, Ontario M4S 2N4

Phone (647) 748-9466, ext. 5

Email: james@gatziosplanning.com





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AREA CONTEXT/ZONING

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 & 4289 MAJOR MacKENZIE DR. E.

FILE No: ZA18154612 (RC)

 SUBJECT LANDS
 LANDS SUBJECT TO ZONING AMENDMENT

DATE:05/14/19

FIGURE No. 2



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AERIAL PHOTO (2019)

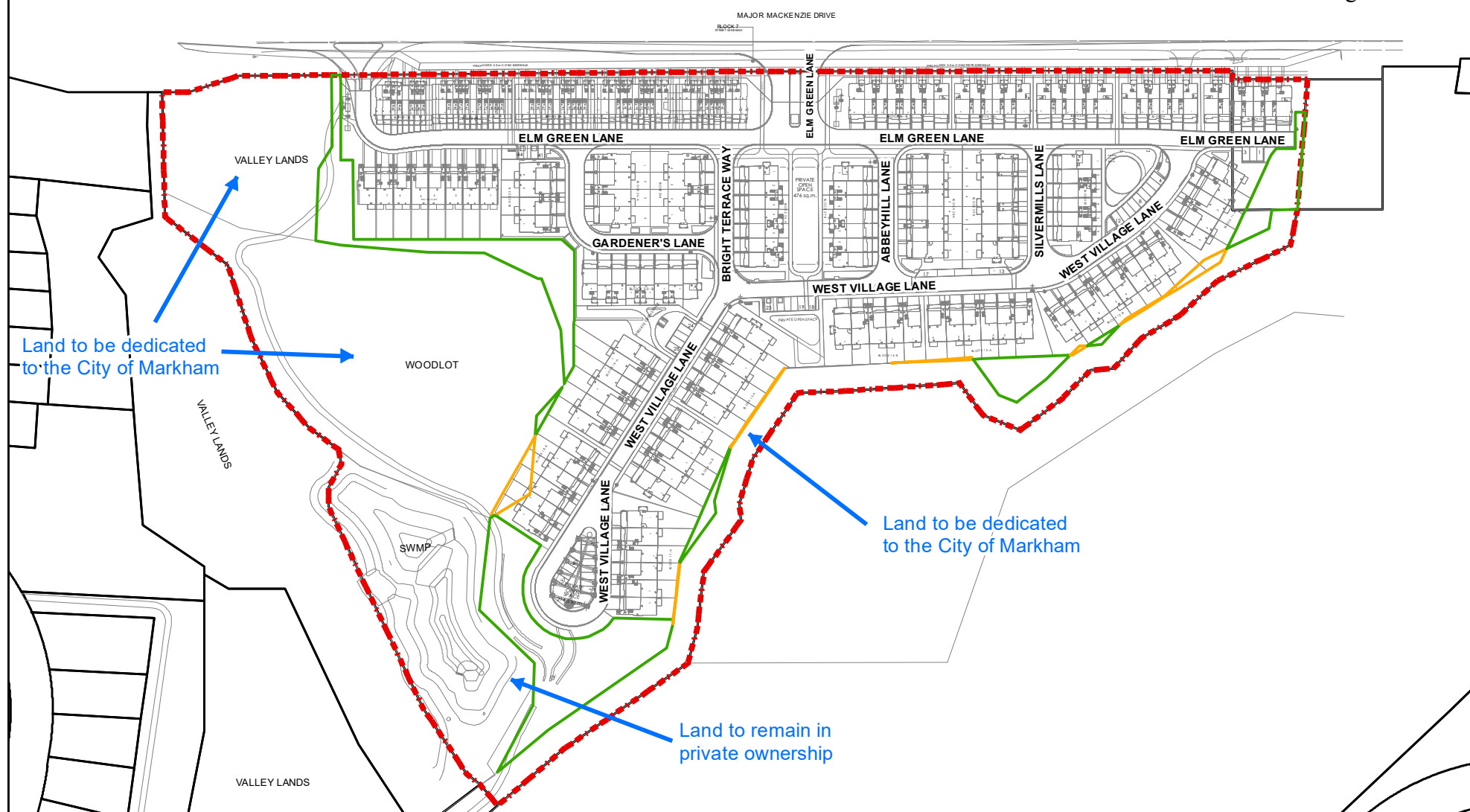
APPLICANT: ANGUS GLEN VILLAGE LTD.

4071 & 4289 MAJOR MacKENZIE DR. E.

 SUBJECT LANDS

FILE No: ZA18154612 (RC)





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SITE PLAN

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 & 4289 MAJOR MacKENZIE DR. E.

FILE No: ZA18154612 (RC)

- Proposed Additional Table Land to be Conveyed to City
- Proposed Encroachments to Open Space Zone

DATE:05/14/19

FIGURE No. 4



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Townhouse Elevation Perspective from Major Mackenzie Drive East

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 & 4289 MAJOR MacKENZIE DR. E.

FILE No: ZA18154612 (RC)



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Front Elevation Perspective from West Village Lane

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 & 4289 MAJOR MacKENZIE DR. E.

FILE No: ZA18154612 (RC)



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Front Elevation Perspective from Gardener's Lane

APPLICANT: ANGUS GLEN VILLAGE LTD.

4071 & 4289 MAJOR MacKENZIE DR. E.

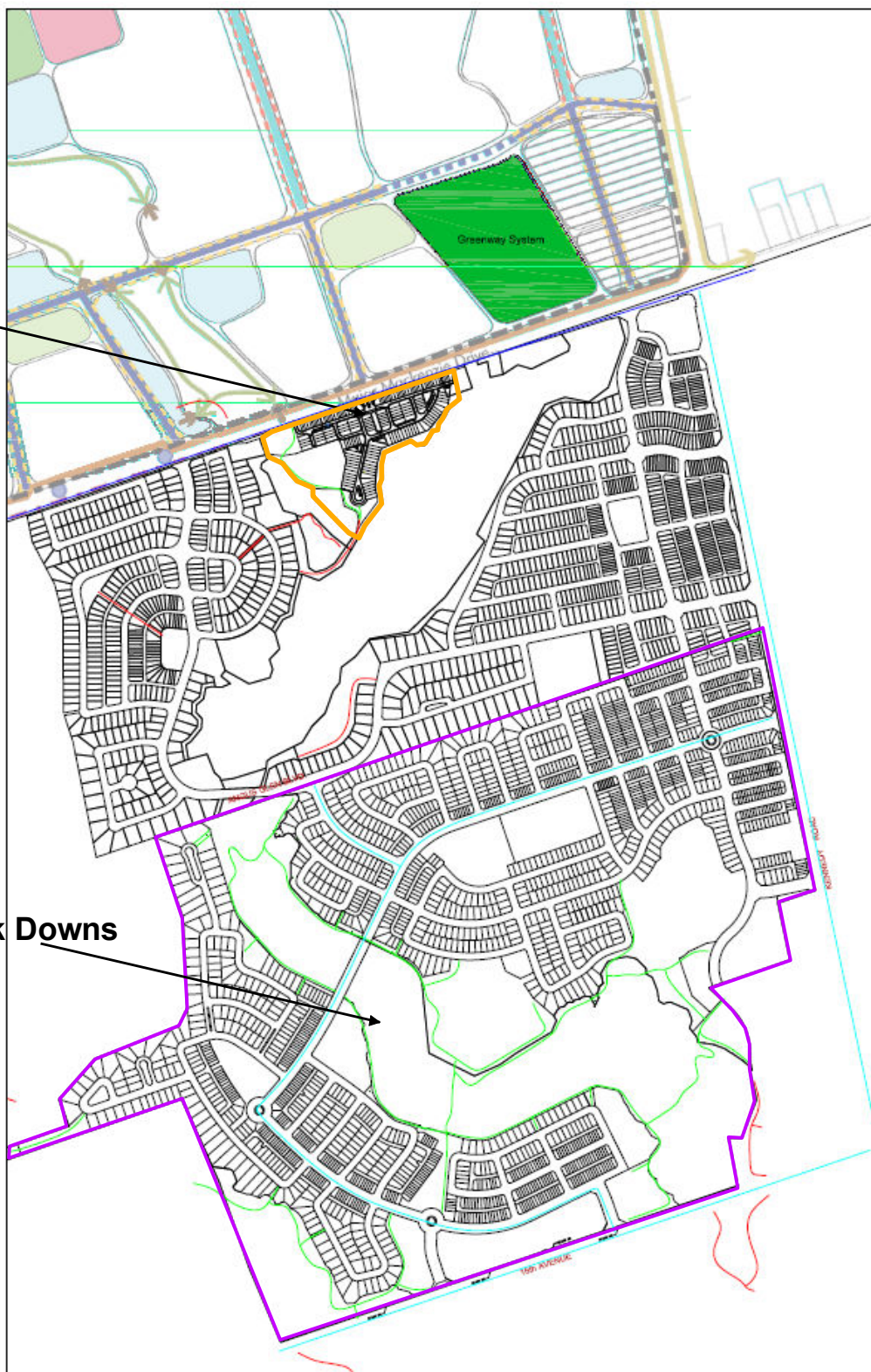
FILE No: ZA18154612 (RC)

DATE:05/14/19



Subject Lands

York Downs



PUBLIC MASTER TRAIL LAYOUT

APPLICANT: ANGUS GLEN VILLAGE LTD.
4071 & 4289 MAJOR MACKENZIE DR. E.

FILE No: ZA18154612 (RC)

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: RC

- Existing Trail
- Proposed Trail
- Existing Multi-Use Path
- Proposed Multi-Use Path
- York Downs
- Subject Lands

DATE: 6/10/2020

FIGURE No. 9



Appendix A



Angus Glen Village Brownstones
Draft By_law.Appendix A.docx

A By-law to amend By-law 177-96, as amended

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

1. By-law 177-96, as amended, is hereby further amended as follows:
- 1.1 By rezoning the lands outlined on Schedule ‘A’ attached hereto from:
- from:
**Residential Four*387 – (R4) Zone
Open Space One (OS1) Zone
under By-law 177-96**
- to:
Residential Two*XXX – (R2) Zone under By-law 177-96
- 1.2 By adding the following subsection to Section 7 – EXCEPTIONS

| Exception 7.XXX | Angus Glen Village Ltd. 4071 and 4289 Major Mackenzie Drive East | Parent Zone R2 |
|--|---|-------------------------|
| File ZA 18 154612 | | Amending By-law 2020-XX |
| Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-XX. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section. | | |
| 7.XXX.1 Special Zone Standards | | |
| The following specific Zone Standards shall apply: | | |
| a) | Notwithstanding any further division or partition of any lands subject to this Section, all lands zoned R2*XXX – Residential Two Zone shall be deemed to be one <i>lot</i> for the purposes of this By-law. | |
| b) | Minimum <i>front yard setback</i> – 2.0 metres | |
| c) | i) Minimum <i>rear yard setback</i> – 5.0 metres ii) Minimum <i>rear yard setback</i> for lots abutting an Open Space One (OS1) Zone – 1.2 metres | |
| d) | For the purposes of this By-law, the <i>lot line</i> abutting Major Mackenzie Drive East shall be deemed to be the <i>front lot line</i> . | |
| e) | Minimum <i>side yard setback</i> – 1.2 metres | |
| f) | Minimum outdoor <i>amenity</i> area per <i>dwelling</i> unit – 25 square metres | |
| g) | Maximum number of <i>dwelling units</i> – 173 | |
| h) | Maximum <i>garage width</i> – 6.0 metres | |
| i) | Maximum <i>building height</i> – 14.0 metres | |
| j) | Notwithstanding Section 6.6.2 a), porches are permitted to encroach into the required front yard, provided no part of the porch is located closer than 0.8 metres from the front lot line. | |

2. All other provisions of By-law 177-96, as amended, not consistent with the provisions of this by-law shall continue to apply.

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

City Clerk

Mayor



EXPLANATORY NOTE

BY-LAW 2020-_____

A By-law to amend By-law 177-96, as amended

**4071, 4289 Major Mackenzie Drive East
CON 5 PT LT 20 65R1229 PT 2 and
CON 5 PT LOT 20 RP 65R30308 PT PART 1
(Proposed Townhouse Development)**

Lands Affected

The proposed by-law amendment applies to 7.5 hectares (18.53 acres) of land located on the south side of Major Mackenzie Drive East, between Angus Glen Boulevard and Prospectors Drive, and municipally known as 4071 and 4289 Major Mackenzie Drive East.

Existing Zoning

By-law 177-96, as amended, currently zones the subject lands as Residential Four*387 – (R4) Zone and Open Space One – (OS1) under By-law Zone.

Purpose and Effect

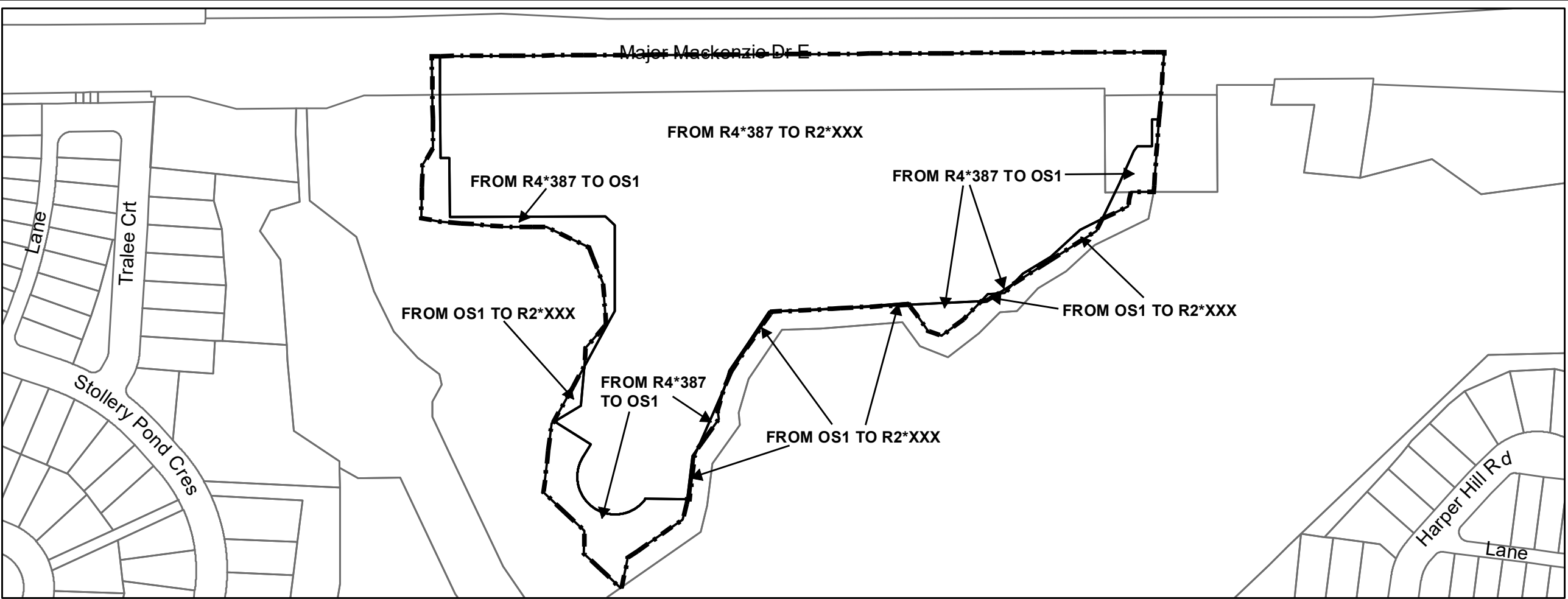
The purpose and effect of this By-law is to amend the current development standards under By-law 177-96, and rezone the subject property as follows:

from:
**Residential Four*387 – (R4) Zone
Open Space One – (OS1) Zone
under By-law 177-96**
to:
Residential Two*XXX – (R2) Zone under By-law 177-96

In order to permit the development of one hundred and seventy three (173) townhouses on the subject lands.

Note Regarding Further Planning Applications on this Property

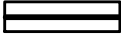
The *Planning Act* provides that no person shall apply for a minor variance from the provisions of this by-law before the second anniversary of the day on which the by-law was amended, unless the Council has declared by resolution that such an application is permitted.



SCHEDULE "A" TO BY-LAW 2020-
AMENDING BY-LAW 177-96 DATED MAY , 2020



BOUNDARY OF AREA COVERED BY THIS SCHEDULE



BOUNDARY OF ZONE DESIGNATION(S)

R4

RESIDENTIAL FOUR

R2

RESIDENTIAL TWO

OS1

OPEN SPACE ONE

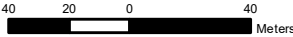
*(No)

EXCEPTION NUMBER

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.



DEVELOPMENT SERVICES COMMISSION



Drawn By: RT

Checked By: RC

DATE: 12/05/2020

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office

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MEMORANDUM

To: Mayor and Members of Council

From: Director of Planning and Urban Design, Biju Karumanchery

Prepared by: Stacia Muradali, Acting Manager, East District

Date: September 14th, 2020

Re: **9999 Markham Road, Hold (H) Provision, 2585231 Ontario Inc., ZA 18 180621**

RECOMMENDATION:

THAT the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C of the subject lands at 9999 Markham Road until the viability of a GO Station at Major Mackenzie Drive has been confirmed through further analysis in consultation with Metrolinx;

AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

In the event Council decides to remove the Hold (H) provision from Phase 1C lands, the following resolution can be passed:

THAT Staff be directed to bring forward a by-law for Hold (H) removal from the Phase 1C lands after staff and the applicants have reviewed the development concepts for Phases 1B and 1C and have reached agreement on the appropriate land area requirements for each Phase;

AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

2585231 Ontario Inc. submitted applications to amend the Zoning By-law and for Site Plan approval for Phase 1 of the proposed development at 9999 Markham Road located at the south-

east corner of Major Mackenzie Drive and Markham Road (Figure 1). An application for Draft Plan of Subdivision was also submitted for the entire property. The subject land is located within the Markham Road- Mount Joy Secondary Plan (the “Secondary Plan”) area. The Secondary Plan is currently being undertaken with a draft land use concept anticipated in December 2020.

On December 9th, 2019, Staff brought forward a Recommendation Report to Development Services Committee recommending approval of the Zoning By-law Amendment application for Phase 1 of development and approval of the Draft Plan of Subdivision for the entire property. The built form and density, and hence the appropriate zoning, for Phase 2 of the development will be dependent on the outcome of the Secondary Plan Study. The proposed Phase 1 of development was comprised of Phase 1A which included 154 townhouses, a public park, public roads and an open space channel block. Phase 1B fronts onto Major Mackenzie Drive and is proposed to be comprised of 8-storey mid-rise buildings containing 260 apartment units. A Hold (H) provision was placed on Phase 1B as a York Region requirement to protect for grade separation land requirements.

In anticipation of a potential GO Station at Major Mackenzie Drive, Council on December 10th, 2019 created Phase 1C which was the north portion of Phase 1A containing 37 townhouses and implemented a Hold (H) provision on Phases 1B and 1C which was intended to be removed subject to the availability of further details with respect to the potential GO Station (Figure 2). Staff was directed to report back on the matter in May 2020. Information was presented to Markham Sub-Committee on May 7th, July 29th and August 5th, 2020 regarding the Hold (H) provision matter and the progress of the feasibility study for the potential GO Station at Major Mackenzie Drive. During the July 29th and August 5th, 2020 Sub-Committee meetings the City’s Secondary Plan Consultants advised that a GO Station was potentially feasible at this location subject to further analysis in consultation with Metrolinx. Further, at the August 5th Sub-Committee meeting staff recommended that the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C, until the draft land use concept for the Markham Road – Mount Joy Secondary Plan is endorsed by Development Services Committee.

At the Markham Sub-Committee meeting on July 29th, 2020, the landowner of 9999 Markham Road requested that the Hold (H) provision be removed from Phase 1C and proposed a mid-rise development of 6-8 storeys instead of the 37 townhouses which were previously proposed. The landowner did not suggest that the Hold (H) provision should be removed from Phase 1B at this time. Although Staff had not previously reviewed a specific mid-rise development proposal from the landowner, and notwithstanding staff’s recommendation to continue the Hold (H) provision on Phases 1B and 1C as noted above, at the meeting staff did acknowledge that a mid-rise development proposal may provide appropriate transition between the Phase 1A townhouses and the future Phase 1B which may be mid to high rise development:-

On August 5th, 2020, Markham Sub-Committee referred a decision on whether to remove the Hold (H) provision from Phase 1C to an upcoming meeting of Council.

DISCUSSION:

Option for Hold (H) provision to remain on Phase 1C

As noted previously, the City's consultants have confirmed that a GO Station is potentially feasible in the Markham Road/ Major Mackenzie Drive East area. Staff anticipate that a draft land use concept for the Secondary Plan, or an option thereof, would reflect this finding and will be presented to Development Services Committee in December 2020. However, at this time it is felt that a land use concept in itself will not provide sufficient guidance with respect to the appropriate development of Phases 1B and 1C. Such guidance with respect to the appropriate built form and density within Phases 1B and 1C would have to wait until the viability of the potential GO Station is confirmed through further analysis to be carried out in consultation with Metrolinx.

Staff and the Secondary Plan consultants have concerns with removing the Hold (H) provision at this time, as suggested by the applicants, to allow mid-rise development to proceed in advance of the GO Station feasibility being determined. The Secondary Plan consultants have indicated that proceeding with mid-rise development within Phase 1C in the absence of broader comprehensive planning to best position the City for a business case to Metrolinx could potentially jeopardize the viability of a new GO Station in this area. Staff recommend that the Hold (H) provision remain in place for Phases 1B and 1C until the viability of the GO Station is confirmed through further analysis and consultation with Metrolinx.

Alternative Option: Removal of the Hold (H) Provision on Phase 1C

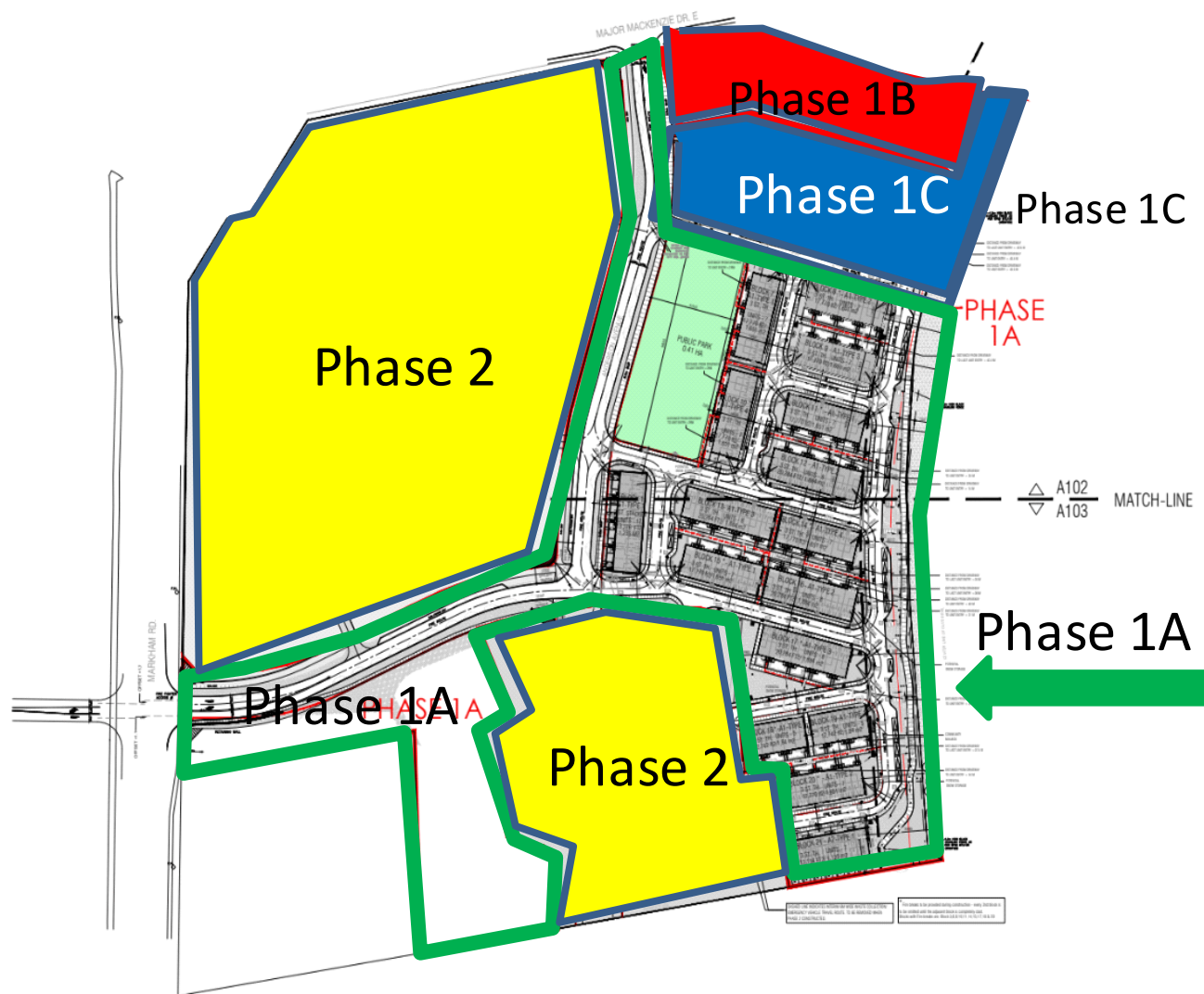
Markham Sub-Committee requested that Staff present an alternative option which was discussed on August 5th, 2020, involving the removal of the Hold (H) provision on the Phase 1C lands. Phase 1C is zoned "Residential Four *632 (H2) [R4*632 (H2)]" in Zoning By-law 177-96, as amended (attached as Appendix 'A'). The R4 zone permits apartment dwellings which can include mid-rise apartment dwellings, however, the site-specific development standards implemented in December 2019 permit a maximum building height of 14 metres and sets out development standards that are more appropriate for townhouses rather than mid-rise apartment buildings.

If the Hold (H) provision is removed from Phase 1C, the landowner will still be required to submit a Zoning By-law Amendment application, to increase the height, as well as to implement site-specific development standards for the proposed 6-8 storey mid-rise development. Staff have not reviewed a specific mid-rise development proposal from the landowner, however, recognize that a mid-rise development proposal within Phase 1C may provide appropriate built form transition from the Phase 1A townhouses as well as an acceptable transition to the Phase 1B

lands which may be developed with mid rise or high rise buildings depending on the viability of the GO Station in the area. In addition, a mid rise development within Phase 1C, similar to what has been proposed on the 1B lands, would generate significantly more units in support of a future GO station in the area than the 37 townhouses originally proposed for these lands.

However, with respect to the future development of the lands, staff still require confirmation that the 1B lands have sufficient depth to accommodate future mid-rise or high-rise developments as well as potential elements of a future GO station in the vicinity such as a component of the GO station parking. Conversely, the Phase 1C lands, originally intended to accommodate 37 townhouses, would appear to have excess lands after accommodating two mid-rise buildings as proposed by the applicant. Staff have had discussions with the applicant about potentially transferring some lands from Phase 1C to Phase 1B to address the staff concern about the current depth of the 1B lands.

In the event Council decides to remove the Hold (H) provision from Phase 1C lands prior to confirmation of the viability of a GO Station at Major Mackenzie Drive, through further analysis in consultation with Metrolinx, it would be appropriate for Committee to direct staff to bring forward a by-law for Hold (H) removal from the Phase 1C lands after staff and the applicants have reviewed the development concepts for Phases 1B and 1C and have reached agreement on the appropriate land area requirements. Any draft hold removal by-law that is brought forward for Council's consideration in due course would then reflect the appropriate land areas required for the development of the two phases.



PROPOSED PHASING PLAN

APPLICANT: 2585231 Ontario Inc. (Adam Liu)

FILE No: SU/ZA18 180621

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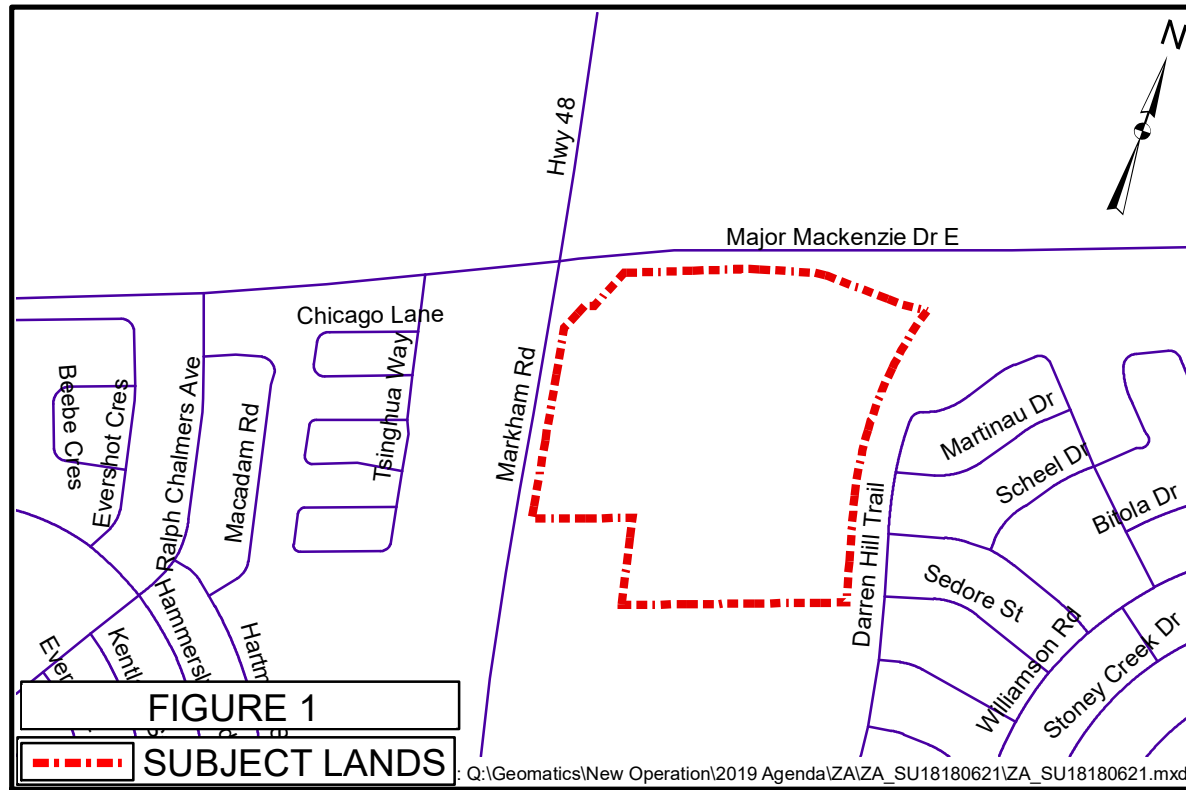
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SM

DATE: 25/08/2020

FIGURE No. 2





Provincial Approval of Amendment 1 to the Growth Plan and Land Needs Assessment Methodology, 2020

**Development Services Committee
September 14, 2020**



Background

June 16, 2020 – the Province released two documents for consultation:

- Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan)
- Land Needs Assessment Methodology (LNA) – methodology by which upper-tier municipalities distribute growth forecasts to local municipalities, including identification of the need for urban expansion

Markham Council provided comments on July 27, 2020.

Amendment 1 and the new LNA came into effect on August 28, 2020.





Amendment 1 Changes to Growth Plan

1. The planning horizon and growth forecasts are extended to 2051; forecasts can now be exceeded

- Extension of forecasts in Schedule 3 of the Growth Plan to 2051 represents a shift from a 20-year planning horizon to a 30-year planning horizon
- 2.02 million people and 990,000 jobs are forecast for York Region by 2051 in Schedule 3
- 2031 and 2041 forecasts are no longer identified in Schedule 3
- Single and upper-tier municipalities can now choose to plan with forecasts in their municipal comprehensive reviews (MCRs) that are higher than the 2051 forecast identified in Schedule 3

Council's stated concerns (not addressed in final amendment):

- Extension of the planning horizon to 2051 without providing municipalities with the ability to phase urban expansion lands may result in pressures to over-designate lands in short term (i.e., excessive urban boundary expansions).
- Without a cap on total forecast growth for the GGH, the use of higher growth forecasts by some or all single or upper-tier municipalities may result in ad hoc rather than coordinated planning for growth in the GGH, particularly with respect to urban expansions.



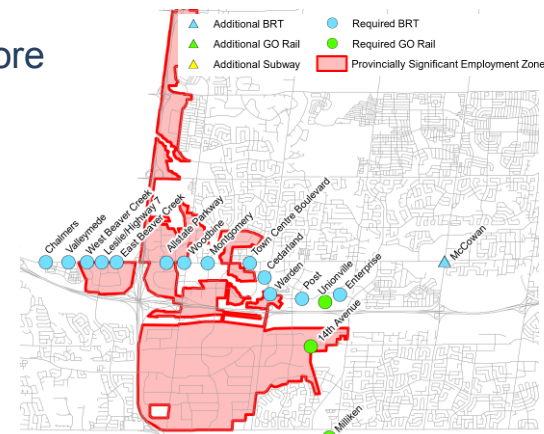
Amendment 1 Changes to Growth Plan (cont'd)

2. Until the next MCR, employment conversions can be considered in Provincially Significant Employment Zones (PSEZs) if the employment lands are also identified as Major Transit Station Areas (MTSAs)

- PSEZs were introduced by the Province in 2019 to identify employment areas that were of provincial significance and therefore could not be considered for conversion outside of an MCR
- The amendment removes this protection for employment areas within MTSAs

Council's stated concerns (not addressed in final amendment):

- This policy will cause increased pressure for conversion of employment areas along Highway 7, and particularly in the strategic Highway 7/404 Corridor
- The language and intent of “until the next MCR” is not clear; it could be interpreted as referring to the ongoing MCR (to be completed by 2022) or all subsequent MCRs

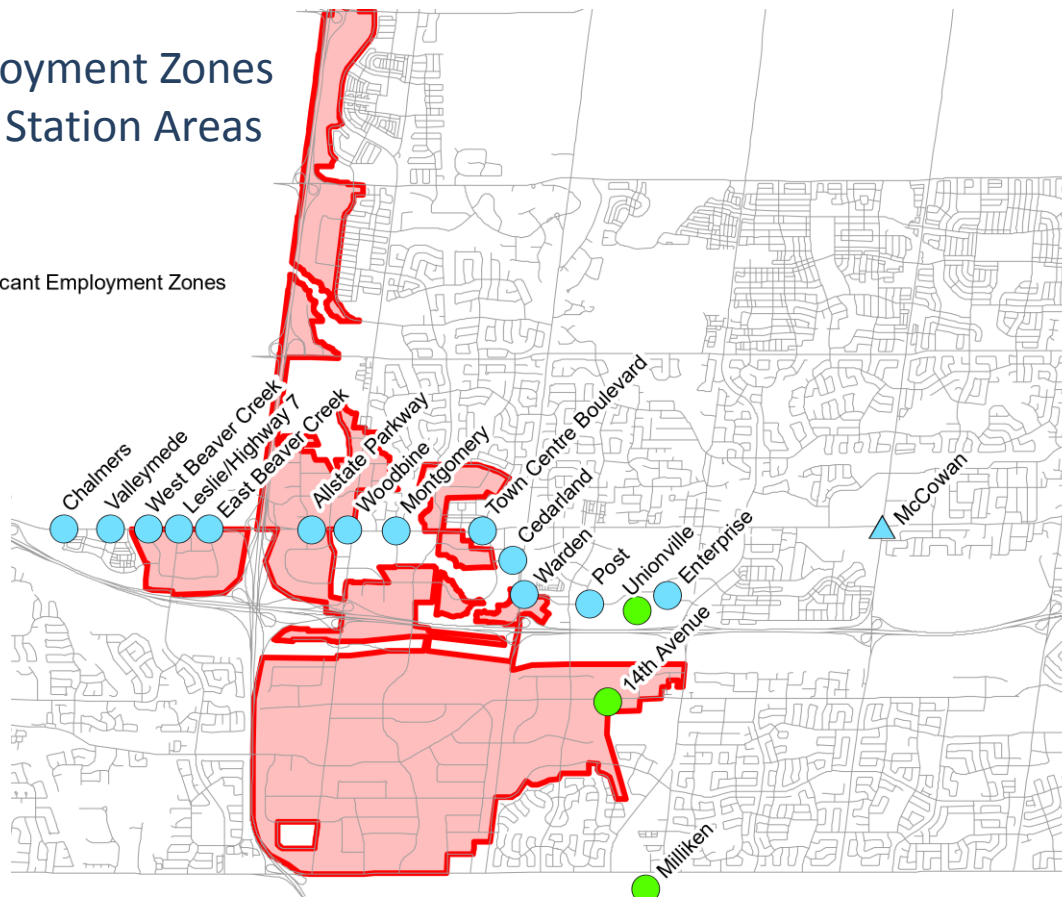


[Larger map provided in Slide 5]



Provincially Significant Employment Zones and Proposed Major Transit Station Areas

- ▲ Additional BRT
- ▲ Additional GO Rail
- ▲ Additional Subway
- Required BRT
- Required GO Rail
- Provincially Significant Employment Zones





New Land Needs Assessment Methodology (LNA)

- The Growth Plan requires the Province to establish a standard methodology for land needs assessment to be used by single and upper-tier municipalities to assess the quantity of land, including urban expansions, needed to accommodate the growth forecasts in the Growth Plan.
- A draft LNA was released by the Province in 2018 which provided a detailed and prescriptive methodology for assessing the need for the two main components of urban land: community (neighbourhood) land and employment land.
- The 2018 LNA did not include a consideration of market preferences for determining community land needs as the intent of the Growth Plan was to shift preferences away from lower density ground-oriented housing and towards more intensified higher density forms of housing.
- The new LNA provides a much more general, higher level and more subjective methodology. It includes market preferences as one of the considerations in assessing community land needs.



Implications of Amendment 1 and LNA for Markham

- The combined effect of:
 - extending the planning horizon and forecasts to 2051,
 - the ability to use higher forecasts than the Growth Plan forecasts, and
 - the emphasis on market preferences for housing in the LNA, will potentially expose the City to greater pressures for urban expansion.
- Greater pressures for urban expansion may lead to underachievement of intensification targets, and inefficient use of past infrastructure investments.



Thank you



Report to: Development Services Committee

Meeting Date: September 14, 2020

SUBJECT: Provincial Approval of Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Land Needs Assessment Methodology, 2020

PREPARED BY: Liliana da Silva, RPP, MCIP, Senior Planner, Policy & Research (ext. 3115)

REVIEWED BY: Marg Wouters, RPP, MCIP, Senior Manager, Policy & Research

RECOMMENDATION:

1. That the report entitled “Provincial Approval of Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Land Needs Assessment Methodology, 2020” dated September 14, 2020, be received.

PURPOSE:

This report provides an update on Amendment 1 to the Growth Plan and the associated Land Needs Assessment Methodology as approved by the Province.

BACKGROUND:

In June 2020, the Province released proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) and a proposed land needs assessment (LNA) methodology for public comment. Among other things, proposed Amendment 1 updated the Growth Plan 2019, planning horizon, population and employment forecasts that upper- and single-tier municipalities must plan for in their municipal comprehensive reviews (MCRs). The LNA provides the methodology to be used in assigning growth forecasts to local municipalities.

Markham Council provided comments on proposed Amendment 1 and the proposed LNA methodology in late July, prior to the July 31, 2020, deadline for comments (see Appendix A). On August 28, 2020, the Province released a decision on both Amendment 1 and the LNA methodology, which are now in effect.

Changes to the Growth Plan resulting from Amendment 1 and the new LNA methodology will impact York Region’s Growth Plan conformity update through its Municipal Comprehensive Review (MCR). The revised Growth Plan does not change the deadline date for conformity for upper- and single-tier municipalities, which is July 1, 2022.

DISCUSSION:

The main changes to the Growth Plan resulting from Amendment 1, and comparison with Council's comments, are provided below.

1. The planning horizon and Schedule 3 growth forecasts are extended to 2051; Schedule 3 forecasts can now be exceeded

The Growth Plan now:

- Provides only 2051 population and employment forecasts in Schedule 3, "Distribution of Population and Employment for the Greater Golden Horseshoe to 2051". 2031 and 2041 forecasts have been removed (Schedule 3)
- Allows upper- and single-tier municipalities through an MCR to plan for growth forecasts higher than those provided in Schedule 3 (Policies 2.2.1, 5.2.4)

The proposed amendments with respect to the forecasts were unchanged. Council's concerns with extending the planning horizon to 2051 without providing municipalities with the ability to phase urban expansion lands, as well as the potential use of higher growth forecasts, were not addressed. The reference (middle) forecast approved in Schedule 3, allocating 2.02 million population and 990,000 jobs to York Region by 2051, was supported by York Region Council.

2. Employment conversions are now permitted in Major Transit Station Areas (MTSAs) within Provincially Significant Employment Zones (PSEZs)

The Growth Plan now:

- Allows conversion of employment areas identified as PSEZs if located within MTSAs until the next MCR. (Policy 2.2.5.10)

The proposed amendments with respect to this issue were unchanged. Council's concern with increased pressures for conversion of employment areas along Highway 7, and particularly in the Highway 7/404 Corridor, was not addressed. Council's concern with the ambiguity of the language "until the next MCR" was also not addressed.

3. No provincial guidance on required engagement with indigenous communities; proposed changes affecting mineral aggregate operations was not approved

No further guidance was provided for the required engagement with indigenous communities as requested. A proposed policy change that would have removed a prohibition on new mineral aggregate operations, wayside pits and quarries from habitats of endangered species and threatened species within the Natural Heritage System was not approved.

The approved Land Needs Assessment Methodology includes the consideration of market-based preferences in determining land needs

The Methodology replaces the previous more detailed 2018 LNA and provides direction at a high level on assessing:

- Community Area land needs - taking into account population forecasts, housing need, market preferences, allocation of housing needs, housing supply potential

-
- by policy areas, community area jobs, and need for additional land/identification of excess land; and
 - Employment Area land needs - taking into account employment forecasts, allocation, existing employment area potential, and need for additional land/identification of excess land.

Markham Council did not have specific concerns with the proposed LNA as York Region is responsible for implementing the methodology, although staff noted a concern that the increased emphasis on considering market demand/preferences for housing types in the forecasts may result in pressure for more ground-related housing, resulting in potentially more extensive urban boundary expansions. In the previous 2018 LNA, market preference was not a primary consideration, as the intent of the Growth Plan was to shift market preferences towards intensification in order to support transit and ensure a full range of housing types were delivered.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Provincial Growth Plan relates to growth management, which supports Goal 3 – Safe, Sustainable, and Complete Community of Building Markham’s Future Together, 2020-2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:

Arvin Prasad,
Commissioner of Development Services

ATTACHMENTS:

Appendix A: Council Resolution and July 13, 2020 Report on City of Markham
Comments on Proposed Amendment 1 to the Growth Plan



July 27, 2020

The Honourable Steve Clark

Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St.
Toronto, ON M5G 2E5

RE: [CITY OF MARKHAM COMMENTS ON PROPOSED AMENDMENT 1 TO A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2019 AND PROPOSED LAND NEEDS ASSESSMENT METHODOLOGY \(10.0\)](#)

Dear Mr. Clark;

This will confirm that at a meeting held July 14 and 16, 2020, the Council of the City of Markham adopted the following resolution:

1. That the report entitled, “City of Markham Comments on Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, and Proposed Land Needs Assessment Methodology”, dated July 13, 2020, be received; and,
2. That this report be forwarded to the Ministry of Municipal Affairs and Housing, and York Region, as the City of Markham’s comments on proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and proposed Land Needs Assessment Methodology; and,
3. That the Province reconsider the extension of the Growth Plan forecasts to 2051 or provide municipalities with the ability to carefully phase urban boundary expansions to ensure that development happens in a comprehensive, logical manner; and,
4. That the Province be advised that in order to maintain the integrity of the Growth Plan as a comprehensive framework for sustainable growth management, the City does not support the proposed changes to policies 2.2.1 and 5.1.4 which would allow the use of higher growth forecasts than those contained in Growth Plan Schedule 3; and,
5. That the Province be advised that the City does not support the proposed changes to policy 2.2.5.10 c) that would allow the conversion of employment lands in a Provincially Significant Employment Zone located within a Major Transit Station Area until the next Municipal Comprehensive Review; and,

6. That the Province clarify that employment area conversions that can be undertaken “until the next Municipal Comprehensive Review” includes a Municipal Comprehensive Review (MCR) that is in-process (e.g. York Region’s 2041 MCR). An alternate solution is to include a specific date for when the policy is no longer operative such as the date of conformity for upper- and single-tier municipalities (July 1, 2022); and,
7. That the Province provide specific guidance and support to municipalities regarding required engagement with indigenous communities; and,
8. That the City work with the Province and the Region to improve coordination of development approvals and identify tools and strategies to support the provision of affordable housing, through measures such as:
 - a. expand inclusionary zoning to apply more broadly throughout the municipality; and
 - b. clarify or revise the Community Benefit Charge framework so it that it does not apply to ‘affordable units’ but continues to apply to ‘market units’ within a proposed development that is subject to inclusionary zoning; and further,
9. That staff be authorized and directed to do all things necessary to give effect to the resolution.

Should you have any questions, please contact Darryl Lyons at 905.477.7000 ext. 2459.

Yours sincerely,



Kimberley Kitteringham
City Clerk

ATTACHMENTS:

[Appendix A](#)

[Appendix B](#)

Copy to: C. Raynor, York Region