



Electronic Development Services Committee Meeting

Revised Agenda

Meeting No. 18
November 9, 2020, 9:30 AM
Live streamed

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

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

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

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

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

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



Electronic Development Services Committee Meeting

Revised Agenda

Revised Items are Italicized.

Meeting Number 18

November 9, 2020, 9:30 AM - 1:00 PM

Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on November 24, 2020.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1. DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 26, 2020 (10.0)

9

1. That the minutes of the Development Services Committee meeting held October 26, 2020, be confirmed.

4. PRESENTATIONS

4.1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Paul Moser, Captain, Fire & Emergency Services, 35 years
Regional Councillor Jim Jones, Mayor and Council, 25 years
Liza Semilla, Supervisor, Business Support, Operations, 25 years
Karl Sitta, Building Inspector II, Building Standards, 20 years
Shane Harrison, Firefighter, Fire & Emergency Services, 20 years
Terrance Hayduk, Captain, Fire & Emergency Services, 20 years
Wayne Hoover, Firefighter, Fire & Emergency Services, 20 years
Chad Kearns, Firefighter, Fire & Emergency Services, 20 years
Matthew Keay, Chief Training Officer, Fire & Emergency Services, 20 years
Daniel Makort, Captain, Fire & Emergency Services, 20 years
Robert McVicar, Captain, Fire & Emergency Services, 20 years
Robert Pittelli, Captain, Fire & Emergency Services, 20 years
Alex Pompilio, Captain, Fire & Emergency Services, 20 years

Colin Quinn, District Chief, Fire & Emergency Services, 20 years
 Brian Snooks, Captain, Fire & Emergency Services, 20 years
 David Swain, Captain, Fire & Emergency Services, 20 years
 Chris Tamaya, Firefighter, Fire & Emergency Services, 20 years
 Leo Galang, Facility Operator II, Recreation Services, 20 years
 Oliver Kollmar, Building Inspector II, Building Standards, 15 years
 George Paraskevagos, Building Inspector II, Building Standards, 15 years
 Gary Restoule, Hall Attendant, Markham Theatre, Economic Growth, Culture & Entrepreneurship, 15 years
 Mansoor Ali, Senior Development Engineer, Engineering, 15 years
 Mike Klein, Supervisor, Waterworks, Environmental Services, 15 years
 Andrea Tang, Manager, Business Compliance, Environmental Services, 15 years
 Pu Zhang, Engineering Design Assistant, Environmental Services, 15 years
 Alexander Moore, Sr. Manager, Procurement & Accounts Payable, Financial Services, 15 years
 Sara Yeung, Tax Policy Agent, Financial Services, 15 years
 Brett Adams, Provincial Offences Officer II, Legislative Services & Communications, 15 years
 Stuart Hawkins, Senior Licensing & Standards Officer, Legislative Services & Communications, 15 years
 Dean McDermid, Supervisor, Parks Operations, Operations, 15 years
 Peter Wokral, Senior Planner, Planning & Urban Design, 15 years
 Brian Stokes, Community Supervisor Facility, Recreation Services, 15 years
 Francesco Pizzulo, Operations Labourer/Driver, Operations, 10 years
 Stephen Plese, Sweeper Operator, Operations, 10 years
 Justin Chin, Traffic Engineer, Engineering, 5 years
 Aftab Salam, Engineering Technologist - Transportation, Engineering, 5 years
 Crystle Cruz, Business Compliance Certification Clerk, Environmental Services, 5 years
 Robert Grech, Manager, Stormwater, Environmental Services, 5 years
 Alan Manlucu, Project Engineer, Environmental Services, 5 years
 James Taylor, Waterworks Operator II, Environmental Services, 5 years
 Jemima Lee, Senior Financial Analyst, Financial Services, 5 years
 Michael Moretti, Matching Clerk, Financial Services, 5 years
 Jackson Cheung, Data & Systems Administrator - HR, Human Resources, 5 years
 Brianne MacDuff, Operations Labourer/Driver, Operations, 5 years
 Eric Ho, Rec Co-ord Business Systems & Budgeting, Recreation Services, 5 years

5. DEPUTATIONS

6. COMMUNICATIONS

7. PETITIONS

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

- 8.1. **HERITAGE MARKHAM COMMITTEE MINUTES – OCTOBER 14, 2020 (16.11)** 21
1. That the minutes of the Heritage Markham Committee meeting held October 14, 2020, be received for information purposes.
- 8.2. **UNIONVILLE SUB-COMMITTEE MINUTES – MARKHAM CENTRE SECONDARY PLAN UPDATE STUDY – OCTOBER 9, 2020 (10.0)** 32
1. That the minutes of the Unionville Sub-Committee – Markham Centre Secondary Plan Update Study meeting held October 9, 2020, be received for information purposes.
- 8.3. **PRELIMINARY REPORT, GREENCAPITAL LIMITED PARTNERSHIP APPLICATIONS TO AMEND THE OFFICIAL AND ZONING BY-LAW TO PERMIT A MIXED USE HIGH RISE DEVELOPMENT AT 10 ROYAL ORCHARD BOULEVARD, FILE NO. PLAN 19 137814 (WARD 1) (10.3, 10.5)** 36
- R. Cefaratti, ext. 3675
- That the report dated November 9, 2020, entitled “PRELIMINARY REPORT, Greencapital Limited Partnership, Applications to amend the Official and Zoning By-law to permit a mixed use high rise development at 10 Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)”, be received.
- 8.4. **TRAFFIC OPERATIONS PROJECTS UPDATE (5.10)** 67
- L. Cheah, ext. 4838 and D. Porretta, ext. 2040
1. That the memorandum entitled, “Traffic Operations Projects Update” be received; and
 2. That staff work with key stakeholders including the Cycling and Pedestrian Advisory Committee to develop an annual Open Streets program and to report back to Council prior to implementation; and
 3. That the temporary parking prohibition on the west side of Main Street Unionville, between Station Lane and Carlton Road, be maintained on a permanent basis; and
 4. That the temporary 30 km/h speed limit on Main Street Unionville, between Station Lane and Carlton Road, be made permanent as described in the attached by-law amendment; and

5. That the speed limit on Markham Main Street North between Bullock Drive/Parkway Avenue and Highway 7 be reduced from 50 km/h to 40 km/h, as described in the attached bylaw amendment; and further,
6. That staff be directed to do all things necessary to give effect to this resolution.

9. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

9.1. DEVELOPMENT APPLICATION PUBLIC NOTICE IMPROVEMENTS (10.0)

77

A. Crompton, ext. 2621

Note: Staff will provide a presentation on this matter.

1. That the presentation dated November 9, 2020, titled “Development Application Public Notice Improvements” be received; and,
2. That the memorandum dated November 9, 2020, titled “Development Application Public Notice Improvements” be received; and,
3. That the new development application public notices, attached as Appendix B and Appendix C, be endorsed by Council; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1. APPEAL OF HERITAGE PERMIT APPLICATION FOR A FENCE 3 VICTORIA LANE, UNIONVILLE, HE 20 125034 (WARD 3) (16.11)

111

R. Hutcheson, ext. 2080

1. That the Report titled “Appeal of a Heritage Permit Application for a Fence, 3 Victoria Lane, Unionville, File: HE 20 125034 (Ward 3)” dated November 9, 2020 be received; and,
2. That the Heritage Markham Committee resolution of September 9, 2020 recommending denial of the Heritage Permit for the unauthorized chain link fence from a heritage perspective, be received as information; and,
3. That the Heritage Permit application HE 20 125034 in support of a chain link fence at 3 Victoria Lane be approved subject to the submission of the Heritage Permit application fee for unauthorized work; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10.2. CITY INITIATED EXTENSION OF TEMPORARY USE ZONING BY-LAW TO PERMIT OUTDOOR PATIOS AND ASSOCIATED STRUCTURES

124

FILE NO.: PR-20-115253 (CITY-WIDE) (10.5)

B. Roberts, ext. 2800

1. That the report titled “City Initiated Extension of Temporary Use Zoning By-law to permit outdoor patios and associated structures” be received; and,
2. That the City wide temporary zoning by-law to permit new or expansions to existing outdoor patios and associated structures be approved; and,
3. That authority to act on behalf of Council to grant municipal authorizations required by the Alcohol and Gaming Commission of Ontario (“AGCO”) for temporary extension of a liquor license be delegated to the City Clerk; and,
4. That the fee for the processing of requests to the City for the temporary extension of liquor licenses be waived in 2021; and,
5. That existing approved temporary new, or temporary expansions to existing patios located on private property are granted temporary expansions until December 31, 2021; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES
**11.1. HIGHWAY 404 MID-BLOCK CROSSING, NORTH OF 16TH AVENUE
AND CACHET WOODS COURT EXTENSION – PROJECT UPDATE AND
PROPERTY ACQUISITION FOR LANDS ON CACHET WOODS COURT,
MARKLAND STREET AND ORLANDO AVENUE (WARD 2) (5.10)**

133

A. Crickmay, ext. 2065 and M. Ilic, ext. 2136

1. That the report titled “Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition for lands on Cachet Woods Court, Markland Street and Orlando Avenue (Ward 2)”, be received; and
2. That staff be authorized to issue a purchase order to the Regional Municipality of York (“York Region”) in the amount of \$4,578,870.88, inclusive of HST impact, for Markham’s share of the cost for properties required for the project; and
3. That the Engineering Department Capital Administration fee in the amount of \$91,577.42, be transferred to revenue account 640-998-8871 (Capital Administration Fee); and
4. That the purchase order and capital administration fees be funded from Capital Project #19035 (Hwy. 404 Midblock Crossing, North of 16th Avenue & Cachet Woods), which currently has an available funding of \$4,718,716.00; and

5. That the remaining funds of \$48,267.70 be kept in the account to cover any additional cost for the project; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

11.2. AWARD OF RFP 037-R-20 CONSULTING ENGINEERING SERVICES FOR THE DETAILED DESIGN OF THE 2020 SIDEWALK PROGRAM (WARDS 1, 2, 7 AND 8) (5.0, 7.0)

140

M. Siu, ext. 2625 and M. Ilic, ext. 2136

1. That the report entitled "Award of RFP 037-R-20 Consulting Engineering Services for the Detailed Design of the 2020 Sidewalk Program (Wards 1, 2, 7 and 8)" be received; and,
2. That the contract for RFP 037-R-20 Consulting Engineering Services for the 2020 Sidewalk Design be awarded to the highest ranked, second lowest priced bidder, Accardi Schaeffers & Associates Ltd. in the amount of \$516,833.96, inclusive of HST; and,
3. That a 10% contingency in the amount of \$51,683.40, inclusive of HST, be established to cover any additional costs to deliver the design and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That an allowance in the amount of \$4,070.40, inclusive of HST, be established for permits and additional fees (i.e. TRCA review fees) that may be required as part of the work, and,
5. That the Engineering Department Capital Administration and Contract Admin Fee in the amount of \$103,277.60, inclusive of HST, be transferred to Revenue Account 640-998-8871 (Capital Admin Fees); and,
6. That the project cost of \$675,865.36 (\$516,833.96 + \$51,683.40 + \$4,070.04 + \$103,277.60), inclusive of HST, be funded from capital accounts 083-5350-20045-005 (Sidewalk Program (Design)) and 083-5350-20049-005 (Streetlighting Program (Design)) with available budget of \$675,900.00; and,
7. That the remaining budget in the amount of \$34.64 be returned to the original funding source; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

12. MOTIONS

13. NOTICES OF MOTION

14. NEW/OTHER BUSINESS

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

15. ANNOUNCEMENTS

16. 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 17

October 26, 2020, 9:30 AM - 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Trinela Cane, Commissioner, Corporate Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Bryan Frois, Chief of Staff</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Rick Cefaratti, Senior Planner, West District</p>	<p>Regan Hutcheson, Manager, Heritage</p> <p>Stephen Lue, Manager, Central District</p> <p>Francesco Santaguida, Assistant City Solicitor</p> <p>Scott Chapman, Corporate Privacy & Records Coordinator</p> <p>Hristina Giantsopoulos, Election & Committee Coordinator</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p> <p>Parvathi Nampoothiri, Manager, Urban Design</p> <p>Marty Rokos, Senior Planner, West District</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

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 11:10 AM and reconvened at 11:27 AM.

Councillor Khalid Usman arrived at 10:38 AM.

Mayor Frank Scarpitti left the meeting at 12:20 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – OCTOBER 13, 2020 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Committee meeting held October 13, 2020, be confirmed.

Carried

4. PRESENTATIONS

4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognized the following members of staff:

Alan Scott Currie, Field Supervisor/Trainer, Building Standards, 35 years

George Chan, Mechanical Engineer, Building Standards, 30 years

Veluppillai Nantheeswarar, Building Inspector II, Building Standards, 25 years

Ramini Sivananthan, Supervisor, Cash Control, Financial Services, 25 years

Christopher Nearing, Deputy Fire Chief, Fire & Emergency Services, 25 years

Douglas McKnight, Captain, Fire & Emergency Services, 25 years

John Kennelly, Captain, Fire & Emergency Services, 25 years
John Toon, Firefighter, Fire & Emergency Services, 25 years
Mark Smith, Firefighter, Fire & Emergency Services, 25 years
Stephan Belisle, Firefighter, Fire & Emergency Services, 25 years
Abigail Whiting, Tax Mortgages Clerk, Financial Services, 20 years
Cheryl-Elaine Parker, Accounts Payable Clerk, Financial Services, 20 years
Donna Saumier, Alarm Room Operator, Fire & Emergency Services, 20 years
Stephen Geyer, GIS Analyst I, Information Technology Services, 20 years
Chitra Jayakrishnan, Public Services Assistant, Legislative Services & Communications, 20 years
Ron Blake, Senior Manager, Development, Planning & Urban Design, 20 years
Anna Antoniadis, Certification & Compliance Coordinator, Environmental Services, 15 years
Kishor Soneji, Senior Accountant, Financial Services, 15 years
Greg Cookson, Application Support Specialist, Information Technology Services, 15 years
Jun Li, Senior Graphic Designer, Legislative Services & Communications, 15 years
Robert Blackstock, Working Supervisor, Operations, 15 years
Chun Tao Zhang, Application Support Specialist, Information Technology Services, 10 years
Harmeet Bhatia, Provincial Offences Officer II, Legislative Services & Communications, 10 years
Weiping Li, Building Engineer, Building Standards, 5 years
Aimee Tintor-Lindsay, Firefighter, Fire & Emergency Services, 5 years
Anthony Melino, Firefighter, Fire & Emergency Services, 5 years
Brian Roblin, Firefighter, Fire & Emergency Services, 5 years
Horacio Pizzanelli, Firefighter, Fire & Emergency Services, 5 years
Jesse Longo, Firefighter, Fire & Emergency Services, 5 years
Luke Barron, Firefighter, Fire & Emergency Services, 5 years
Mark Holland, Firefighter, Fire & Emergency Services, 5 years
Mathew White, Firefighter, Fire & Emergency Services, 5 years
Meghan Pittaway, Firefighter, Fire & Emergency Services, 5 years
Pedro Bilbao, Firefighter, Fire & Emergency Services, 5 years
Rafal Kosmowski, Firefighter, Fire & Emergency Services, 5 years
Trevor Welch, Firefighter, Fire & Emergency Services, 5 years
William Andrews, Firefighter, Fire & Emergency Services, 5 years
Barry Philip Hails, Provincial Offences Officer I, Legislative Services & Communications, 5 years
Benjamin Perez, Provincial Offences Officer I, Legislative Services &

Communications, 5 years

Lucas Schalk, Operations Labourer/Driver, Operations, 5 years

Marta Wolczynski, Supervisor, Community Program, Recreation Services, 5 years

Inessa Sagitova, Administrative Assistant, Sustainability & Asset Management, 5 years

Sameem Shah, Project Manager, Sustainability & Asset Management, 5 years

5. DEPUTATIONS

Deputations were made for the following items:

10.2 - Applications for Zoning By-law amendment and Site Plan approval submitted by Clera Holdings Inc.

Refer to the individual item for the deputation details.

6. COMMUNICATIONS

There were no communications.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES OCTOBER 6, 2020 (10.0)

There was discussion regarding the development application submitted for 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road, and 4638 Major Mackenzie Drive East. The Committee reiterated concerns regarding the widths of the proposed townhouses fronting Major Mackenzie Drive, and inquired as to potential opportunities to leverage the proposal towards more affordable housing units within the City of Markham.

It was requested that staff continue to work with the applicant on the width of the townhouses and affordable housing opportunities and report back to the Committee after the summit.

Arvin Prasad, Commissioner, Development Services, provided Members of the Committee with an overview of the virtual Affordable Housing Summit that is scheduled for Wednesday November 18, 2020 at 9:00 AM.

Moved by Regional Councillor Joe Li
Seconded by Councillor Andrew Keyes

1. That the minutes of the Development Services Public Meeting held October 6, 2020, be confirmed.

Carried

8.2 HERITAGE MARKHAM COMMITTEE MINUTES - SEPTEMBER 9, 2020 (16.11)

Moved by Councillor Andrew Keyes
Seconded by Councillor Isa Lee

1. That the minutes of the Heritage Markham Committee meeting held September 9, 2020, be received for information purposes.

Carried

8.3 INFORMATION REPORT 2020 THIRD QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14, 6.3)

Moved by Councillor Andrew Keyes
Seconded by Councillor Isa Lee

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

Carried

8.4 ONTARIO HERITAGE ACT (BILL 108) PROPOSED REGULATIONS (16.11)

This item was part of the discussion in item # 9.1.

Moved by Councillor Reid McAlpine

Seconded by Councillor Amanda Collucci

1. That the report titled “*Ontario Heritage Act* (Bill 108) – Proposed Regulation”, dated October 26, 2020, be received; and,
2. That the report including Appendix ‘A’ - Summary Chart of Markham’s Comments/Feedback be submitted to the Province as the City of Markham’s response to the Environmental Registry request for comment; and,
3. That the Province be advised that to proceed with implementation of these changes (proclamation of new legislation and the proposed Regulation) on January 1, 2021, which will require substantive changes to municipal protocols and procedures during a pandemic, imposes an unreasonable burden on stakeholders whose focus should be on responding to this unprecedented health challenge, and therefore proclamation should be postponed to July 1, 2021; and,
4. **That if the Conservation Review Board (CRB) is replaced by the Local Planning Appeal Tribunal (LPAT) as the ultimate appeal body for municipal decisions related to the designation, amendment, repeal, or alteration of a heritage property under the *Ontario Heritage Act*, the Province ensure that Tribunal members assigned to *Ontario Heritage Act* appeals possess appropriate expertise in cultural heritage matters and an understanding of the *Ontario Heritage Act*; and,**
5. That this report be forwarded to the October 27, 2020 City Council meeting: and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

9.1 ONTARIO HERITAGE ACT (BILL 108) REGULATION PRESENTATION (16.11)

Regan Hutcheson, Manager, Heritage Planning, delivered a presentation on the draft Regulation to the *Ontario Heritage Act* under Bill 108, providing an overview of the key amendments to the *Ontario Heritage Act* and the principles

and requirements to be prescribed through the proposed Regulation, and identified specific concerns from a municipal perspective.

There was discussion regarding the issues with the appeal process and the replacement of the Conservation Review Board with the Local Planning Appeal Tribunal (LPAT). There was also discussion regarding the importance of ensuring that members of LPAT assigned to the *Ontario Heritage Act* appeals receive additional training on the cultural heritage matters and understand the *Ontario Heritage Act*.

Moved by Councillor Reid McAlpine

Seconded by Councillor Karen Rea

1. That the presentation titled “Ontario Heritage Act (Bill 108) Regulation Presentation”, dated October 26, 2020, be received.

Carried

9.2 MARKHAM CENTRE SECONDARY PLAN UPDATE – VISIONING WORKSHOP FINDINGS (10.3)

Arvin Prasad, Commissioner, Development Services, introduced and provided Members of Committee with an overview of the Markham Centre Secondary Plan Study Update virtual visioning exercises.

John Gladki, President, Gladki Planning Associates Inc., delivered a presentation on the Markham Centre Secondary Plan Study Update virtual visioning exercises, including an overview of the feedback received through the virtual public engagement workshops, opportunities and challenges, draft vision and guiding principles, and next steps.

The Committee discussed the following relative to the presentation:

- Strong focus should be on the ground level experience for everyone to feel at home and experience a sense of place and intimacy;
- Potentially integrating multiple reduced size City facilities (e.g. Library, Community Centres);
- Concerns with the lack of public amenities west of Warden Avenue given the current development pressures;
- Additional east-west road and trail connections within the Markham Centre Study Area to the Unionville GO Station and connecting each neighbourhood;

- Resolving the issues with the alignment of the 407 Transitway in Markham Centre;
- Appropriate density targets and opportunities to achieve those targets while minimizing building heights and supported by technical studies, including transportation models and other infrastructure works;
- Accommodating approved and existing developments with the vision for future developments;
- Expanding the vision to include opportunities for a broader range of employment uses;
- Ensuring architectural excellence;
- Explore enhanced pedestrian connectivity and community amenities west of Warden Avenue; and,
- Potentially leveraging City-owned lands for city-building initiatives, including affordable housing as a potential separate study.

Moved by Councillor Reid McAlpine

Seconded by Deputy Mayor Don Hamilton

1. That the presentation by Mr. John Gladki, President, Gladki Planning Associates, Inc., titled “Markham Centre Secondary Plan Update – Visioning Report Presentation” be received; and,
2. That the report prepared by Gladki Planning Associates Inc., titled “Markham Centre Secondary Plan Update, Vision Report, October 2020” be received.

Carried

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

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

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

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

1. That the report dated October 26, 2020, entitled “RECOMMENDATION REPORT, Corbett Land Strategies Inc., on behalf of Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a Commercial self-storage Facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received; and,
2. That the Official Plan Amendment application submitted by Corbett Land Strategies Inc., on behalf of Emix Ltd., to amend the 2014 Official Plan, be approved by Council, and that the draft Official Plan Amendment attached as Appendix ‘A’ be finalized and adopted by Council; and,
3. That the amendment to Zoning By-law 165-80, as amended, be approved and the draft implementing Zoning By-law, attached as Appendix ‘B’, be finalized and enacted, without further notice; 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 ‘B’ 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.

Carried

**10.2 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL SUBMITTED BY CLERA HOLDINGS INC. ON BLOCK 81, REGISTERED PLAN 65M-4033 (WEST SIDE OF WOODBINE AVENUE, SOUTH OF ELGIN MILLS ROAD EAST) TO FACILITATE A COMMERCIAL DEVELOPMENT
(WARD 2) (10.5, 10.6)**

Stephen Hunt and Sandra Wiles, consultants to the applicant, addressed the Committee and delivered a presentation on the development proposal, outlining the context view of the project site, the natural wildlife corridor and feedback received at the Statutory Public Meeting. Mr. Hunt confirmed that the general orientation of the buildings and parking configuration is proposed to remain the same as previously submitted due to site constraints, and that the impact of the parking in front will be softened through the use of landscape buffering. Mr. Hunt also clarified the materials the developer is using are maintenance free such as architectural stone, clay brick and stucco, and will contribute to a façade treatment that is consistent with the aesthetic of the Cathedral Community Design Plan.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and provided clarification on the status of the natural wildlife corridor. Mr. Blake confirmed that construction of the corridor will be included as a condition of the site plan agreement, and that the costs of construction will be shared between Clera Holdings Inc. and the owner of the adjacent lands.

The Committee discussed the following relative to the application:

- Connectivity to Elgin Mills;
- Considering the landscape plan by including a variety of trees to assist with creation of the entrance to the proposed development;
- Considering consistent façade treatments and design elements to create the appearance of an integrated development with neighbouring parcels within the larger development block; and,
- Potential underground parking to accommodate parking requirements for employees.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report titled “Applications for Zoning By-law Amendment and Site Plan Approval submitted by Clera Holdings Inc. on Block 81, Registered Plan 65M-4033 (west side of Woodbine Avenue, south of Elgin Mills Road East) to facilitate a commercial development(Ward 2)” be received; and,
2. **That the deputation of Stephen Hunt and Sandra Wiles, consultant to the applicant, be received;**

3. That Zoning By-law Amendment application (PLAN 19 123509) submitted by Clera Holdings Inc. be approved and the implementing by-law attached as Appendix 'B' be finalized and enacted without further notice; and,
4. That in accordance with the provisions of subsections 45 (1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
5. That the Site Plan application (SPC 19 123509) submitted by Clera Holdings Inc., to facilitate the development of two one-storey buildings and two two-storey commercial buildings with a GFA of 3,697 m² (Ward 2) be endorsed in principle, subject to the conditions in Appendix 'A'; and,
6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three (3) years commencing on October 14, 2020 in the event that the site plan agreement is not executed within that time period; and,
7. That Site Plan Approval be delegated to the Director of Planning and Urban Design or designate, to be issued following execution of a site plan agreement. The Site Plan is only approved when the Director or designate has signed the site plan; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11. MOTIONS

There were no motions.

12. NOTICES OF MOTION

There were no notices of motion.

13. NEW/OTHER BUSINESS

13.1 UPDATE ON THE EMPLOYMENT LAND CONVERSION REQUESTS: THE WEMAT GROUP (COMMENCE VALLEY); MARKHAM WOODMILLS DEVELOPMENTS INC. (SMART CENTRES); 1628740 ONTARIO INC. AND 1628741 ONTARIO INC. (TUCCIARONE); AND,

**CORNELL ROUGE DEVELOPMENT CORPORATION; VARLESE BROTHERS ET AL. AND NORFINCH CONSTRUCTION (CORNELL)
(10.0)**

Arvin Prasad, Commissioner, Development Services, provided an update on the proposed employment area mapping and employment conversions addressed at Regional Council's meeting on October 22, 2020. Mr. Prasad provided clarification on the deliverables and next steps relative to each of the four conversion requests in Markham approved for deferral). Mr. Prasad confirmed that staff will continue to work with the Cornell Rouge Development Corporation, Varlese Brothers et Al and Norfinch Construction (Cornell) to complete the Secondary Plan. Mr. Prasad informed that the employment conversion for Wemat Group (Commerce Valley) area requires additional support from the City of Richmond Hill and suggested reviewing this employment conversion in six months to confirm if additional time is required.

14. ANNOUNCEMENTS

There were no announcements.

15. ADJOURNMENT

Moved by Regional Councillor Joe Li
Seconded by Deputy Mayor Don Hamilton

That the Development Services Committee meeting adjourn at 12:47 PM.

Carried



Heritage Markham Committee Minutes

Meeting Number: 9
October 14, 2020, 7:15 PM
Electronic Meeting

Members	Councillor Keith Irish Councillor Reid McAlpine Councillor Karen Rea Graham Dewar Ken Davis Doug Denby	Evelin Ellison Anthony Farr Shan Goel Jason McCauley Lake Trevelyan
Regrets	David Nesbitt	Paul Tiefenbach
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Scott Chapman, Corporate Privacy & Records Coordinator Grace Lombardi, Acting Election & 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 Heritage Markham Committee, staff, and guests participating remotely.

Graham Dewar, Chair, convened the meeting at 7:15 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Karen Rea disclosed a conflict of interest with respect to Item #5.1 (Heritage Permit Application: 1 Thomson Court) by nature of her sitting on the Board for Thomson Court Apartments. Councillor Rea did not participate in the discussion or vote on the question of this matter.

Jason McCauley disclosed a conflict of interest with respect to Item #6.3 (Site Plan Control Application: 175 Main Street North) by nature of a personal and previous

commercial relationship with the applicant. Mr. McCauley did not participate in the discussion or vote on the question of this matter.

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

- Tree Protection Barriers: 45 John Street, Thornhill Heritage Conservation District

Recommendation:

That the October 14, 2020 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE SEPTEMBER 9, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on September 9, 2020, be received and adopted.

Carried

4. PART TWO - DEPUTATIONS

4.1 HERITAGE PERMIT APPLICATION

**8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES
THE PINGLE HOUSE
REQUEST FOR METAL ROOF ON ADDITION TO DWELLING (16.11)
FILE NUMBER: HE 20 124651**

Extracts:

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

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the staff memorandum. Mr. Wokral advised of new information regarding the visibility of the proposed metal roof from the public realm following the Committee's previous consideration of this application on September 9, 2020.

Nick Minovski, applicant, addressed the Committee and provided further background on the application. Mr. Minovski noted significant damage to the existing roof caused by the shedding of several coniferous trees in close proximity to the heritage dwelling and rear yard addition. Mr. Minovski also noted that the condition of the surrounding vegetation has resulted in his inability secure a warranty for cedar shingle roofing on a substantial portion of the building. It was requested that the Committee reconsider its previous recommendation to deny the installation of a galvanized metal roof for the rear yard addition given the lack of exposure to the public realm as well as the maintenance and financial constraints posed by the property context.

The Committee expressed concerns regarding the difficulties encountered by the applicant as a result of the surrounding vegetation on the property. Concerns were also expressed regarding the potential precedent that approval of this application might set for the introduction of metal roofs on additions throughout Markham Heritage Estates.

The Committee resolved that a one-time exception for the installation of a galvanized metal roof be granted to the applicant in consideration of the low visibility from the public realm, maintenance challenges, and hardships experienced in securing an appropriate warranty for cedar shingle roofing.

The Committee also discussed the potential need to reconsider and clarify the policy on metal roofs in Markham Heritage Estates as a whole. Key considerations including the costs and viability of cedar roofs, warranty issues, and public visibility of metal roofing were discussed. It was requested that Heritage Section staff report back on suggested policy options regarding the use of metal roofing to provide for an appropriate and consistent approach on any similar applications submitted in the future.

Recommendation:

That Heritage Markham has no objection to a one-time exception to the installation of a galvanized metal roof on the addition to the dwelling at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible; and,

That Heritage Section staff be delegated final review of the heritage permit application to install metal roofing at 8 David Gohn Circle; and further,

That Heritage Section staff be requested to report back on policy options regarding the use of metal roofing for properties within Markham Heritage Estates.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVALS

HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

95 RUSSEL JARVIS DRIVE

1 THOMSON COURT, MV (16.11)

FILE NUMBERS:

- HE 20 126882
- HE 20 A26939

Extracts: R. Hutcheson, Manager, Heritage Planning

Councillor Karen Rea disclosed a conflict of interest with respect to this item by nature of her sitting on the Board for Thomson Court Apartments. Councillor Rea did not participate in the discussion or vote on the question of this matter.

Recommendation:

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

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATION

DELEGATED APPROVAL

PERMITS APPROVED BY HERITAGE SECTION STAFF

352 MAIN ST. N. MV

6163 19TH AVE.

177 MAIN ST. U.

7943 9TH LINE

60 MEADOWBROOK LANE U.

139 MAIN ST. U.

5467 19TH AVE.

33 DICKSON HILL RD.

19 PETER ST. MV

147 MAIN ST. U.

7710 KENNEDY RD.

5933 14TH AVE.

248 MAIN ST. U.

FILE NUMBERS:

• NH 17 167717

• HP 20 111543

• AL 20 110839

• HP 19 119218

• HP 20 114764

• HP 20 113669

• AL 20 118074

• HP 20 119406

• HP 20 121191

• SP 20 125840

• PP 20 126775

• NH 20 109956

• HP 20 128457

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Staff clarified the delegated approval process for the issuing of building and sign permits relative to properties previously reviewed by Heritage Markham at the site plan control stage.

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

**1 CHURCH LANE, THORNHILL HERITAGE CONSERVATION
DISTRICT**

THORNHILL CEMETERY FENCING (16.11)

FILE NUMBER: HP 20 126092

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

D. Plant, Senior Manager, Horticultural and Forestry Division

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the staff memorandum.

There was discussion regarding potential mechanisms to ensure public works impacting heritage matters proceed according to the required review and consultation processes. Heritage Section staff noted that they will continue to advise staff from other departments of the requirements to secure heritage approval prior to undertaking works engaging heritage resources.

There was also discussion regarding the appropriate role of Heritage Markham in advising and assisting staff and Council in matters related to heritage conservation districts and individual buildings of historical and/or architectural significance.

Recommendation:

That Heritage Markham receive the Architectural Review Sub-Committee notes from September 24, 2020 and the update from the follow up meeting dated October 9, 2020, as information.

Carried

6.2 SITE PLAN CONTROL APPLICATION

PROPOSED DETACHED ACCESSORY BUILDING/GARAGE WITH 2ND FLOOR RESIDENTIAL UNIT 31 WALES AVENUE

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER: SPC 20 124628

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the staff memorandum.

Shane Gregory, consultant to the applicant, was in attendance and answered questions from Committee members on the proposal.

There was discussion regarding compensation for the removal of the mature sugar maple tree adjacent to the proposed outdoor living area. It was advised that

several replacement trees will be planted on the subject property, and that the exact number and location will be determined in consultation with the City's Urban Design Section.

There was also discussion regarding Heritage Markham's potential consideration of a galvanized metal roof on the proposed accessory building. Members inquired as to the original roofing material for the existing accessory building, and the feasibility of replicating a more historically authentic treatment as part of the new proposal. Members also inquired as to the relationship between the accessory building and the existing trees on the subject property, and whether this might present difficulties for more traditional cedar shingle or asphalt roofing materials. The Committee resolved to postpone further consideration on the installation of metal roofing on the accessory building pending a separate application by the owner and appropriate review by Heritage Section staff.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed accessory building at 31 Wales dated August 20, 2020 and recommends that final review of the site plan application be delegated to Heritage Section staff; and,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colours windows etc.

Carried

6.3 SITE PLAN CONTROL APPLICATION

175 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT REVISED PARKING/HARD SURFACE AREAS (16.11)

FILE NUMBER: SPC 20 125951

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Jason McCauley disclosed a conflict of interest with respect to this item by nature of a personal and previous commercial relationship with the applicant. Mr. McCauley did not participate in the discussion or vote on the question of this matter.

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the staff memorandum.

Russ Gregory, consultant to the applicant, addressed the Committee and provided an overview of the applicant's justification for the existing hardscaping on the subject property, including those related to a preferred style of amenity space, the provision of alternate landscaping, lack of visibility from the public realm, and safety concerns given the single site access from Main Street Markham. Stephen Tar, applicant, was in attendance and outlined steps taken to mitigate potential stormwater drainage issues, including the installation of permeable pavers, French drains, and additional vegetation around the perimeter of the property.

There was discussion regarding the compatibility of the existing hardscaping with the character of the Markham Village Heritage Conservation District and the desire to be consistent with the treatment of similar properties in the City. Concerns were expressed regarding potential impacts resulting from the amount of additional paving, including those related to stormwater runoff and cars parking on the rear yard pavers in close proximity to mature trees. Concerns were also expressed regarding the applicant's deviation from the approved site plan and the installation of additional hard surfacing prior to review by Heritage Section staff and Heritage Markham.

Recommendation:

That Heritage Markham requests that the issue of rear yard pavers and their interface with existing trees be addressed to ensure protection and preservation to the satisfaction of the City's Urban Design staff; and,

That final review of the site plan control application be delegated to Heritage Section staff.

Carried

6.4 BUILDING PERMIT APPLICATION

180 MAIN STREET NORTH

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER: HP 20 128235

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the staff memorandum.

The Committee noted the importance of the subject property as a gateway into the Markham Village Heritage Conservation District, and discussed potential

opportunities to enhance the heritage character of the proposal. There was discussion regarding the feasibility of restoring the existing historic wooden siding on the two storey frame tail of the building. There was also discussion about mitigating the appearance of the concrete block addition through appropriate landscaping. There was further discussion on the feasibility of integrating the design of the ornamental brackets proposed for the wraparound veranda to resemble that of the historic gable bracket on the south wall of the property.

The Committee also inquired as to the status of the previous rezoning application submitted for the property and potential future uses which might impact public visibility of the proposed alterations. Staff advised that the previous rezoning application has been abandoned and that the property is currently proposed to be maintained for residential use only.

Recommendation:

That Heritage Markham has no objection to the proposed cladding of the 1960's concrete block addition to 180 Main St. N. with Maibec tongue and groove siding; and,

That Heritage Markham has no objection to the proposed wrap around veranda; and further,

That given the lack of exposure and condition of the existing historic siding that Heritage Markham has no objection to its replacement with new vertical tongue and groove Maibec siding.

Carried

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

7.1 ONTARIO HERITAGE ACT

REQUEST FOR COMMENT ON PROPOSED REGULATION (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, addressed the Committee and summarized the details outlined in the staff memorandum, providing members with an overview of the amendments made to the *Ontario Heritage Act* under Bill 108 and the draft Regulation released by the Province of Ontario for comment.

There was discussion regarding the new 90-day timeframe during which a municipality will be required to issue a Notice of Intention to Designate, and the resulting challenges in ensuring an appropriate review, consultation, and reporting

process for properties of potential cultural heritage value or interest. There was also discussion regarding the potential requirements associated with the proposed regulatory principle that municipalities must consider the views of all interested persons and communities in decisions affecting the cultural heritage value or interest of a property.

Recommendation:

That Heritage Markham Committee advises Markham Council that it recommends that the matters identified by staff in the review of the proposed Regulation to the Ontario Heritage Act be forwarded to the Ministry of Heritage, Sport, Tourism and Culture Industries as feedback; and,

That the Ministry be advised that to proceed with implementation of these changes (proclamation of new legislation and the regulation) on January 1, 2021 which will require changes to municipal protocols and procedures during a pandemic, imposes an unfair burden on municipal stakeholders whose focus should be on responding to this unprecedented health challenge.

Carried

7.2 REQUEST FOR FEEDBACK

STREETSCAPE FURNITURE – MAIN STREET UNIONVILLE UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

Extract: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, addressed the Committee and summarized the details outlined in the staff memorandum.

The Committee reviewed the various set options provided by Operations staff. Key considerations such as compatibility with the character of the Unionville Heritage Conservation District, accessibility to all users, durability, and security against potential theft were identified. It was suggested that staff also explore potential commercial grade options through Lancaster Table & Seating.

The Committee consented to delegate the decision on this matter to a sub-committee comprised of the representatives of the Unionville Heritage Conservation District and Mr. Jason McCauley for an ultimate recommendation on behalf of Heritage Markham.

Recommendation:

That authority to review and provide recommendations on behalf of Heritage Markham on preferred options for bistro-style street furniture for public areas on

Main Street Unionville be delegated to a sub-committee of the following members:

- Councillor Reid McAlpine;
- Doug Denby;
- David Nesbitt;
- Lake Trevelyan; and,
- Jason McCauley

Carried

8. PART SIX - NEW BUSINESS

8.1 REQUEST FOR FOLLOW-UP

TREE PROTECTION BARRIERS - 45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)

Evelin Ellison addressed the Committee in regard to the recent demolition and infill construction at 45 John Street within the Thornhill Heritage Conservation District. Ms. Ellison advised of the absence of required tree protection barriers for several mature trees on the property, and expressed concerns regarding potential injury sustained to the trees as a result of the ongoing construction work.

The Committee inquired as to the department of the City responsible for ensuring that trees are protected during demolition, and requested that Heritage Section staff contact the appropriate department(s) to investigate this issue and ensure proper tree protection moving forward during the remaining construction phases.

Recommendation:

That Heritage Section staff be requested to contact the appropriate City department(s) to investigate and address the issue of improper tree protection at 45 John Street, Thornhill Heritage Conservation District.

Carried

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 10:50 PM.



Unionville Sub-Committee Minutes

October 9, 2020, 9:00 AM - 12:00 PM
Electronic Meeting

Sub-Committee Members	Deputy Mayor Don Hamilton Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)	Councillor Alan Ho Councillor Reid McAlpine
Regrets	Mayor Frank Scarpitti (Ex-Officio)	Councillor Amanda Collucci
Council Members	Councillor Karen Rea	Councillor Khalid Usman
Staff/Guests	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Biju Karumanchery, Director, Planning and Urban Design Brian Lee, Director, Engineering Ronji Borooah, City Architect Stephen Lue, Manager, Development, Central District Luis Juarez, Planner II Sabrina Bordone, Senior Planner Amanda Crompton, Planner II Francesco Santaguida, Assistant City Solicitor Alida Tari, Manager, Access and Privacy Grace Lombardi, Acting Election and Committee Coordinator Hristina Giantsopoulos, Election and Committee Coordinator	

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the recent passage of Bill 197 COVID-19 Economic Recovery Act, municipal Council Members are now permitted to meet remotely and count towards quorum.

The Unionville Sub-Committee meeting convened at the hour of 9:06 AM with Deputy Mayor Don Hamilton presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM CENTRE SECONDARY PLAN UPDATE STUDY**3.1 UPDATE ON THE STATS OF THE SECONDARY PLAN AND PUBLIC CONSULTATION PROCESS**

Stephen Lue, Manager, Development, Central District, delivered a PowerPoint presentation providing an update with respect to the Markham Centre Secondary Plan Update Study. Mr. Lue also outlined the next steps with the Markham Centre Secondary Plan Update Study.

Stephanie Bacani, SmartCentres, provided the Sub-Committee with an overview on SmartCentres pre-consultation submission to the City of Markham located at Warden Avenue and Highway 7. Ms. Bacani advised the Sub-Committee that SmartCentres is working on a comprehensive plan and considering retaining a consultant to assist with the development of the Master Plan for phase 1. Ms. Bacani confirmed that they will continue to work with City staff to ensure both Smart Centres sites (3083 Highway 7 and Warden Avenue & Highway 7) are included in the City's Markham Centre Secondary Plan. Ms. Bacani agreed to meet with Development Services Chair and Vice Chair to discuss the subject properties owned by SmartCentres within the Markham Centre Secondary Plan.

Randy Peddigrew, Remington Group, provided the Sub-Committee with an overview of the Remington Group development goals within the Markham Centre Secondary Plan. Mr. Peddigrew advised the Sub-Committee that currently no submissions for development have been submitted. Mr. Peddigrew expressed his concerns on the delay with the government's plan on the GO Stations.

Members of the Unionville Sub-Committee discussed the following relative to the Markham Centre Secondary Plan:

- The importance of proper road patterns be displayed within the Markham Centre Secondary Plan;
- Anticipated connectivity for the extension of Yorktech Drive and Enterprise Boulevard, IBMs connectivity from South Town Centre Boulevard to extension of Yorktech Drive, Miller Avenue connection from Woodbine Avenue to Kennedy Road, and Warden Avenue connection to Markham Civic Centre (between Markham Town Square and the Civic Centre property);
- Staff continue to ensure that all effected agencies and developers are engaged to work through any pending issues (such as Metrolinx, Toronto and Regional Conservation Authority (“TRCA”), York Region Transit (“YRT”), York Region Rapid Transit Corporation (“YRRTC”), Ministry of Transportation Ontario (“MTO”);
- Ensuring that the GO Unionville Station is complimentary to the Secondary Plan;
- Leveraging sites for city-building initiatives, such as affordable housing;
- Net density versus gross density;
- Potential development options for the Civic Centre property;
- Importance of ensuring pedestrian connectivity throughout the Markham Centre Secondary Plan;
- Considering pedestrians connectivity plans of different municipalities, and reviewing the pros and cons of ground level versus elevated option;
- Clarification on the review of jobs per hectares;
- Discussion on the concept of creative mixed-use buildings for flexible uses supported by other funding sources;
- Clarification on mix use developments within the Markham Centre Secondary Plan with regards to big box retailers;
- Importance of achieving all the elements that will result in a well-built community; and
- Staff should include the review of the Development Charges By-law throughout the development of the Markham Centre Secondary Plan to ensure that the public/private partnership is clearly outlined

It was suggested that staff continue to engage with the consultants and conduct a future Unionville Sub-Committee meeting to discuss the various outstanding issues such as:

- Development Plans of the landowners who are expected to present their high level plans to Sub-Committee;
- Road patterns, including the potential connectivity of the IBM lands to South Town Centre Blvd;
- Transportation issues as they pertain the future Mobility Hub (including matters the pertain to MTO, YRRTC, YRT, Metrolinx) and suggestions and solutions for future development around the GO Station; and,
- TRCA matters.

Moved By Councillor Reid McAlpine

Seconded By Councillor Alan Ho

That the presentation entitled "Markham Centre Secondary Plan Update", be received.

Carried

3.2 EXISTING, ACTIVE, AND FORTHCOMING DEVELOPMENT ACTIVITY WITHIN MARKHAM CENTRE

This item was part of the discussions held above.

4. ADJOURNMENT

The Unionville Sub-Committee meeting adjourned at 11:27 AM.



Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT: PRELIMINARY REPORT, Greencapital Limited Partnership Applications to amend the Official and Zoning By-law to permit a mixed use high rise development at 10 Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)

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

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager, West District, (Ext. 2531)

RECOMMENDATION:

That the report dated November 9, 2020, entitled “PRELIMINARY REPORT, Greencapital Limited Partnership, Applications to amend the Official and Zoning By-law to permit a mixed use high rise development at 10 Royal Orchard Boulevard, File No. PLAN 19 137814 (Ward 1)”, be received.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by Greencapital Limited Partnership, to permit a mixed use high rise development on the subject lands. The application contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

BACKGROUND

Site and Area context

The 1.56 ha (3.85 ac) subject lands are located on the north side of Royal Orchard Boulevard, between Yonge Street and Inverlochy Boulevard (see Figures 1, 2 and 3 – Location Map, Area Context and Air Photo). A commercial plaza consisting of two (2) single storey buildings exists on the subject lands. The existing uses within the commercial plaza include a pharmacy (Shoppers Drug Mart), a food store (Food Basics), and a real estate office (Royal LePage). A single storey, multi-unit commercial building; an 18 storey residential apartment building (The Gazebo of Thornhill Condos); and a thirteen (13) storey residential apartment building are located to the north. A thirteen (13) storey residential apartment building is also located to the south, across Royal Orchard Boulevard. Townhouses are located to the east, across Inverlochy Boulevard. Townhouse are located to the west, across Yonge Street, in the City of Vaughan.

Application Status:

The applications to amend the Official Plan and Zoning By-law Amendment were deemed complete on November 4, 2019.

Next Steps:

1. A Statutory Public Meeting which remains to be scheduled;
2. Staff will prepare a Recommendation Report on the Official Plan and Zoning By-law amendments at a future date;

-
3. If the applications are approved then future applications for Site Plan approval and condominium approval are required;

Yonge North Subway Extension

The planned Yonge North Subway Extension (YNSE), between Finch Station in North York to Highway 7 in Richmond Hill, is currently the subject of an Environmental Assessment (EA) Study. The proposed YNSE is a project by Metrolinx and Infrastructure Ontario that proposes to extend the TTC's Line 1 subway service 7.4 km north of Finch Station for the purpose of supporting inter-regional transit between Markham, Vaughan and Toronto. There are (6) possible subway stations planned (Cummer/Drewry, Steeles, Clark, Royal Orchard, Langstaff / Longbridge and Richmond Hill Centre). However, none of these proposed extensions have been approved to date.

Proposal

The applicant is proposing to re-designate the subject lands from "Mixed Use Mid-Rise" to "Mixed Use High-Rise" under the Markham Official Plan 2014. The applicant is also proposing to rezone the subject lands from Community Commercial Zone (CC) under By-law 2150, as amended, to Community Amenity Two Zone and Open Space One (OS1) Zone under By-law 177-96, as amended, to incorporate site specific development standards.

The proposed amendments to the Official Plan and Zoning By-law will facilitate a mixed use high rise development on the subject lands (See Figures 4 – Site Plan and Figures 5, 6, 7, and 8 – Elevations). The applicant's proposal includes:

- Four (4) residential towers on the north side of Royal Orchard Boulevard between Yonge Street and Inverlochy Boulevard, ranging in height between twenty-five (25) and fifty-nine (59) storeys (the proposed 59 storey tower would be located at the northeast corner of Yonge Street at Royal Orchard Boulevard);
- A total of 1560 residential units;
- Two podium buildings, four (4) storeys in height consisting of 3,742 m² (40,278 ft²) which will accommodate non-residential uses including, retail, service and office uses, an outdoor rooftop terrace amenity space above the 4th floor;
- A five (5) storey internal amenity space section located within the podium building (including the rooftop) between Tower 1 (59 storeys) and Tower 2 (39 storeys) adjacent to Yonge Street;
- A one (1) storey internal courtyard area on the second floor of the podium building between Tower 3 (31 storeys) and Tower 4 (25 storeys) adjacent to Inverlochy Boulevard;
- A total of 1,866 parking spaces (1,545 spaces underground, 321 spaces on the ground floor of the podium buildings);
- A centrally located north to south driveway for vehicular access onto Royal Orchard Boulevard;
- A public park with an approximate area of 0.14 hectares (0.35 acres) is proposed to be located at the northwest corner of Inverlochy Boulevard at Royal Orchard Boulevard;

-
- A maximum site density of 9.4 FSI is proposed [The Floor Space Index (FSI) calculation is derived from the total floor area of the buildings divided by the area of the property];
 - The conceptual floor plans submitted with the application also proposes an integrated future subway entrance, in the event that the Yonge North Subway Extension approves a “Royal Orchard Station”;

Provincial and Regional Policy Framework

Provincial Policy Conformity

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 the Planning Act. It will be evaluated against the Provincial Policy Framework during the processing of this application.

York Region Official Plan

The subject lands are designated ‘Urban Area’ and identified as “Regional Corridor” on Map 1 of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses. Regional Corridors are intended to accommodate a high concentration of intensification. These lands are further identified as being located within a draft Major Transit Station Area (MTSA), however, a final designation of this MTSA cannot occur until York Region completes the Regional municipal comprehensive review process in consultation with the City of Markham.

Markham Official Plan

The subject lands are designated ‘Mixed Use Mid-Rise’ on Map 3 – ‘Land Use’ in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). This designation provides for mixed use (residential and commercial) buildings with a maximum building height of eight (8) storeys. An Official Plan amendment is required to permit mixed use high rise development on the subject lands.

The subject lands are further identified as being located within the Key Development Area – Yonge North Corridor Area in the Area and Site Specific Policies under Section 9.18 of the Official Plan 2014. The land use policy objective for this area is to provide for a mixed use key development area that integrates residential, retail, office and public uses, at transit supportive densities along the future Yonge Street Subway extension.

Yonge Corridor Secondary Plan

A Secondary Plan for Yonge Street, between Steeles Avenue East and Langstaff Road, is contemplated subject to budget approval by Council.

Zoning

The subject lands are zoned Community Commercial Zone (CC) under By-law 2150 as amended. This zone category only permits commercial uses including retail, restaurant and personal service uses. Residential uses, including apartment buildings, are not a permitted use. A Zoning By-law Amendment is required to permit mixed use high rise development on the subject lands.

OPTIONS/ DISCUSSION:

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

1. Planning staff are evaluating the Planning Justification Report, prepared by Gatzios Planning + Development Consultants Inc., submitted with the applications.
2. Technical studies including a Functional Servicing Report, and Transportation Impact Study (TIS) are currently under review by staff.
3. Planning staff are reviewing the compatibility between the proposed building heights and adjacent residential development.
4. Planning staff are reviewing the implications of the proposed density of 9.4 FSI, the proposed number of units, and proposed building heights.
5. As submitted, the applicant is proposing a 0.14 ha. (0.35 ac.) Public Park at the north east corner of Royal Orchard Boulevard and Inverlochy Boulevard. Further review is required by City staff to determine whether the proposed size and location of the public park is appropriate.
6. Development Engineering staff have provided preliminary comments which indicate that existing municipal services in the vicinity of this site will require upgrades to accommodate the proposed development
7. Transportation Engineering staff have provided preliminary comments, identifying issues related to the submitted transportation Impact Study which must be addressed.
8. The subject site has access from Yonge Street, which is under the jurisdiction of York Region. As such, it is for the Region to review and comment on the traffic intersections and proposed transportation improvements along Yonge Street.
9. A Parking Justification Study will be required to address any deficiencies to the number of parking spaces as required by The City's Parking Standards By-law.
10. Regional staff have indicated that in their opinion proceeding with the proposed heights and densities of this proposal would be considered premature to support the level of intensification proposed for these lands until the timing of the Yonge Subway Extension and a possible Royal Orchard Station has been confirmed.

-
- 11 A site plan application is required which has not yet been submitted for review. Additional matters may be identified during the Site Plan application review process.
 12. Planning Staff are of the opinion that in order to provide a context and planning framework for assessing the proposed amendments to Official Plan policies and Zoning permissions, the applicant's proposal should be accompanied by a more comprehensive analysis of the site and surrounding area to determine an appropriate level of intensification. This local area study should, among other matters, address phasing of development to identify appropriate pre and post-subway levels of development; opportunities for integration with a future subway station including opportunities for direct access to the station; assess impacts on community amenities (community services, open space and recreation facilities) and opportunities for enhancement; impacts on municipal infrastructure; the existing retail function and opportunities to maintain a retail component; and review the appropriateness of the park and the built form, heights and density of the proposed development.

Staff have made the applicant aware of our concerns regarding the impacts this proposal could have on existing and future community facilities and services, the existing and the future transportation network in the area (with or without a Royal Orchard subway stop), municipal servicing and the need to provide an appropriate retail function on the site. Staff further note that we are anticipating that the applicant will be making modifications to the proposal as a result of our recent discussions which could result in significant revisions to the conceptual site plan shown on Figure 4.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities. Including Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

Biju Karumanchery
Director of Planning and Urban Design

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

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Area Context/Zoning

Figure 3 – Air Photo

Figure 4 – Site Plan

Figure 5 – West and South Elevations – Towers 1 and 2

Figure 6 – East and North Elevations – Towers 1 and 2

Figure 7 – West and South Elevations – Towers 3 and 4

Figure 8 – East and North Elevations – Towers 3 and 4

OWNER:

Greencapital Partnership Limited

C/O Lino Pellicano

8700 Dufferin Street

Concord, ON L4K 4S6

Email: lpellicano@greenpark.com

APPLICANT/AGENT:

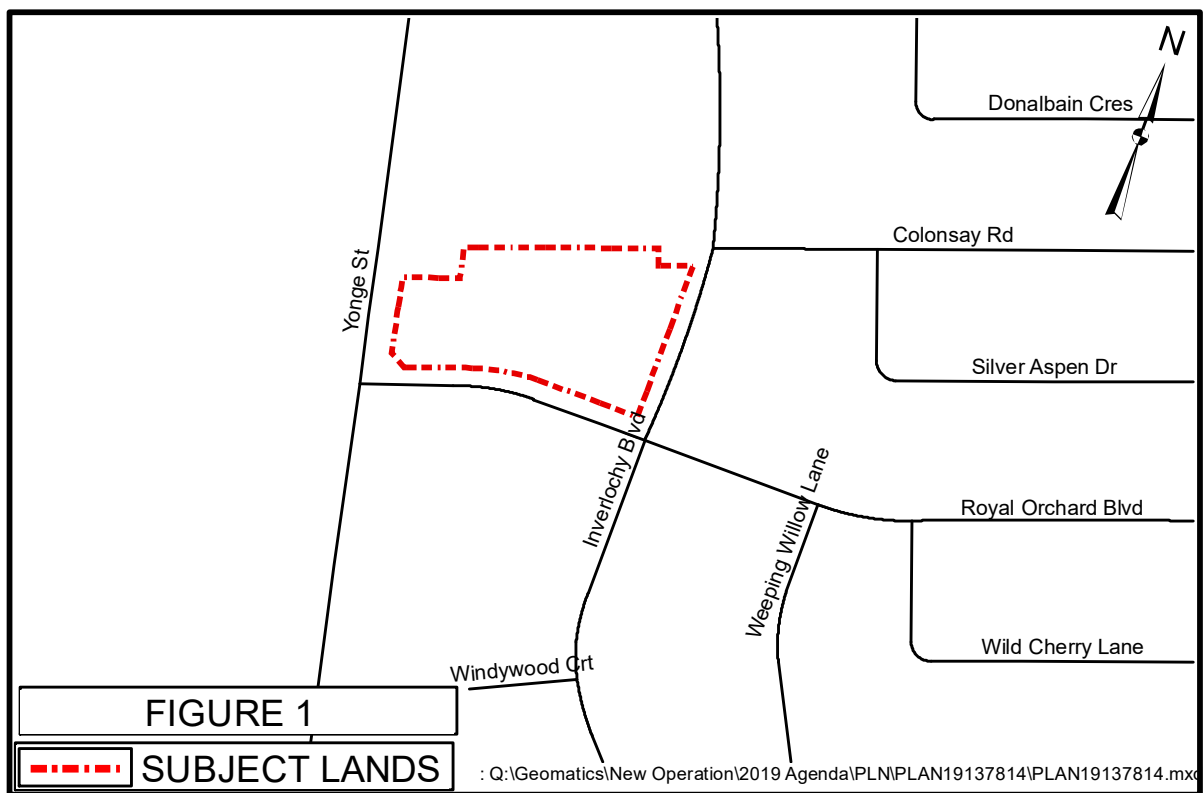
Gatzios Planning + Development Consultants Inc.

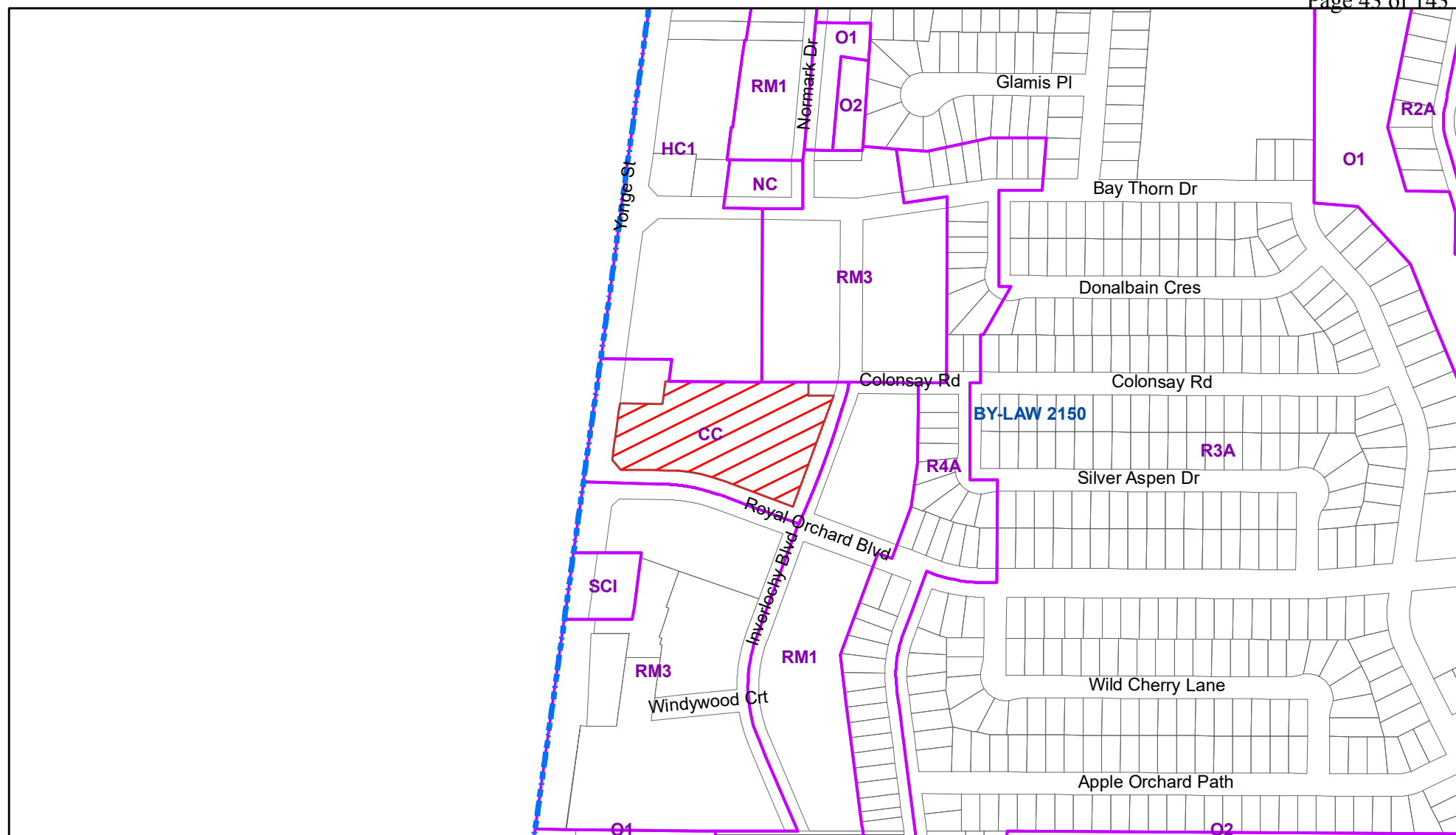
C/O Maria Gatzios

701 Mount Pleasant Road Floor 3

Toronto, ON M4S 2N4

Email: maria@gatziosplanning.com





AREA CONTEXT / ZONING

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

 SUBJECT LANDS

FILE No: PLAN 19-137814

Q:\Geomatics\New Operation\2019 Agenda\PLN\PLAN19137814\PLAN19137814.mxd

 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

RC

DATE: 03/26/2020

FIGURE No. 2



AERIAL PHOTO (2019)

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

 SUBJECT LANDS

FILE No: PLAN 19-137814

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

RC

DATE: 03/26/2020

FIGURE No. 3





CONCEPTUAL SITE PLAN

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

FILE No: PLAN 19-137814

: Q:\Geomatics\New Operation\2019 Agenda\PLN\PLAN19137814\PLAN19137814.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

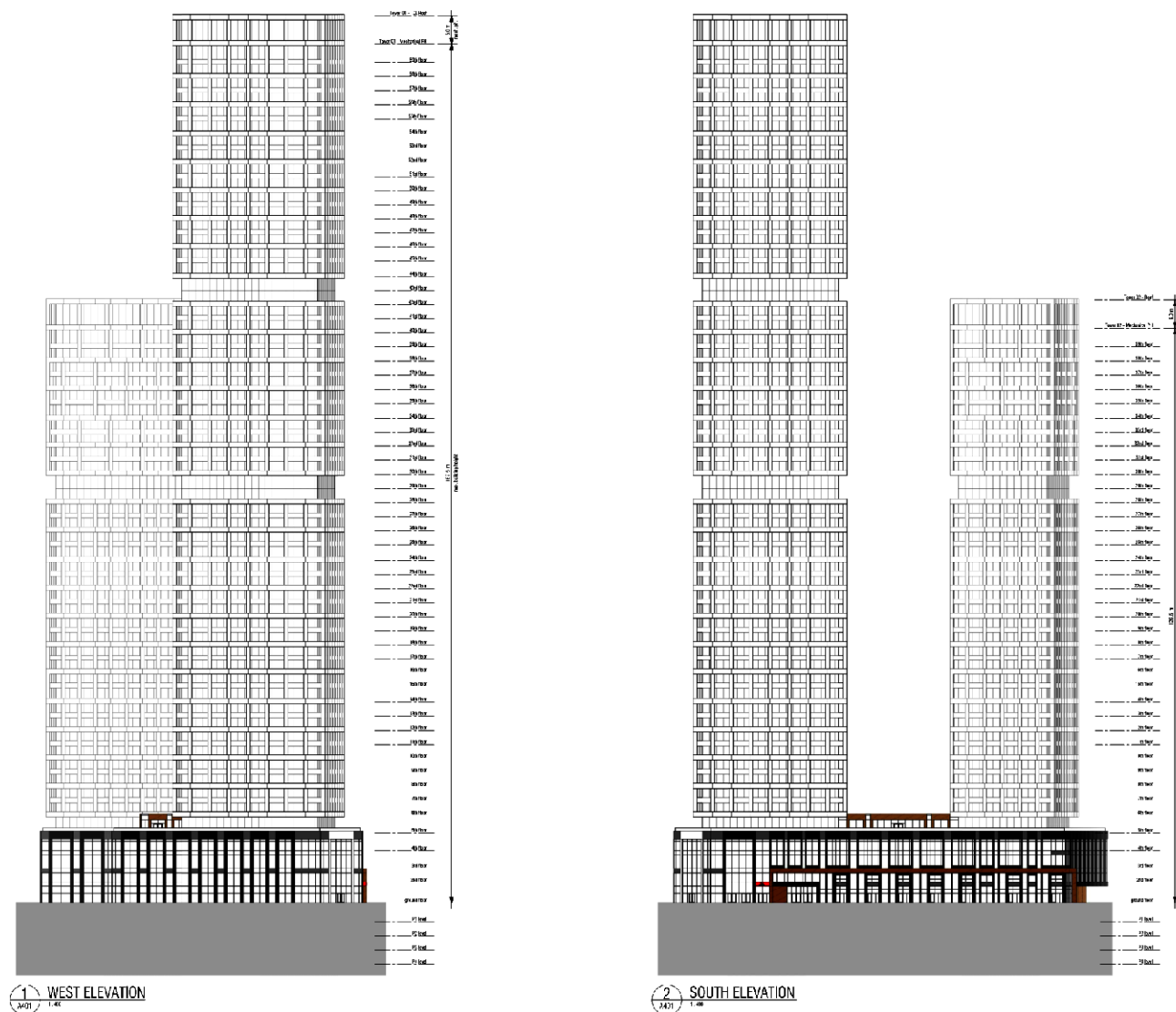
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RC

DATE: 03/26/2020

FIGURE No. 4





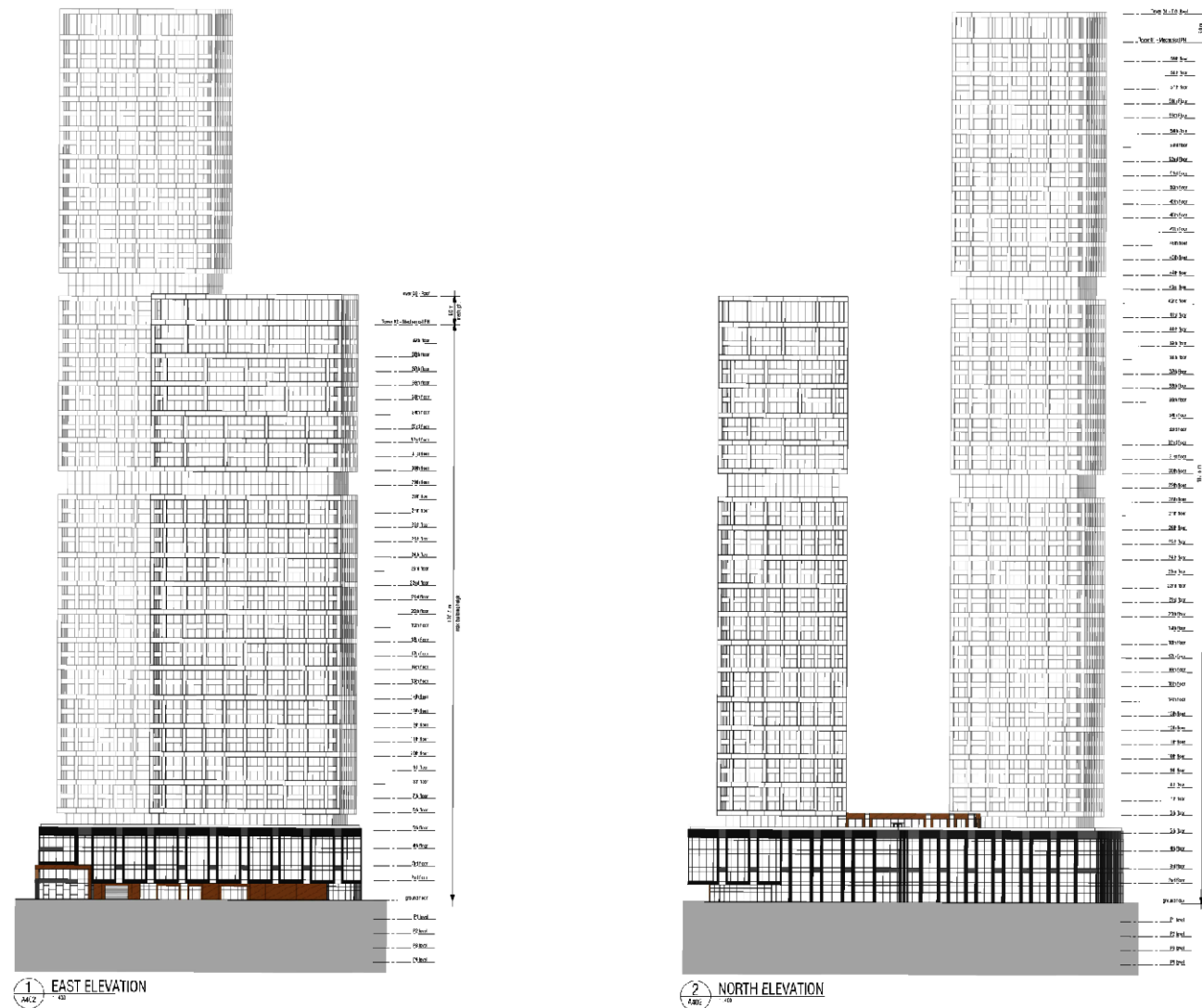
WEST AND SOUTH ELEVATIONS – TOWERS 1 AND 2

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

FILE No: PLAN 19-137814

: Q:\Geomatics\New Operation\2019 Agenda\PLN\PLAN19137814\PLAN19137814.mxd





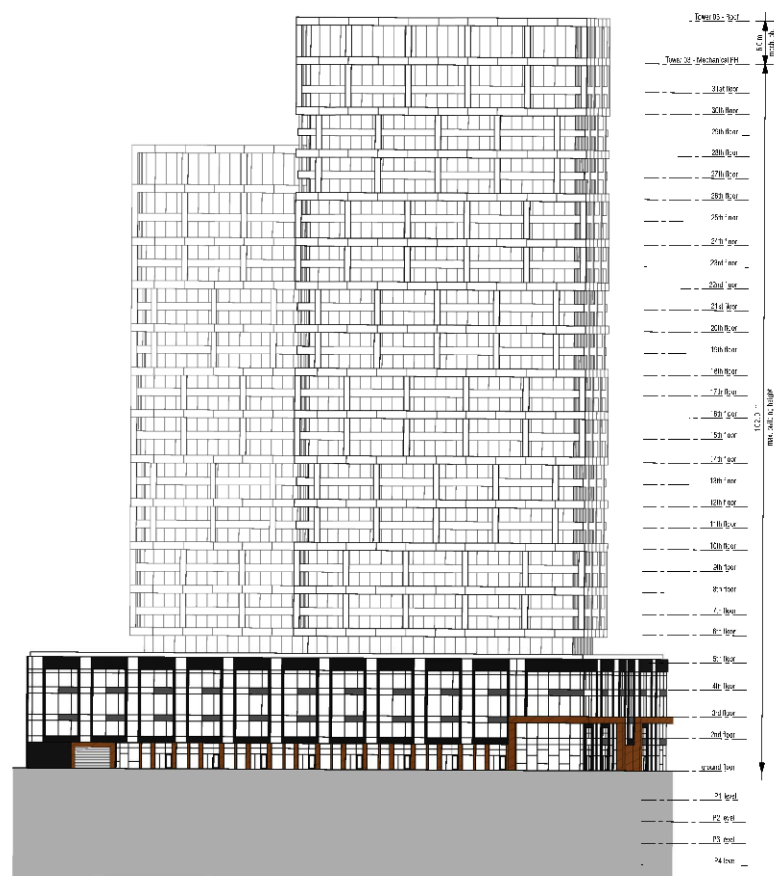
EAST AND NORTH ELEVATIONS – TOWERS 1 AND 2

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

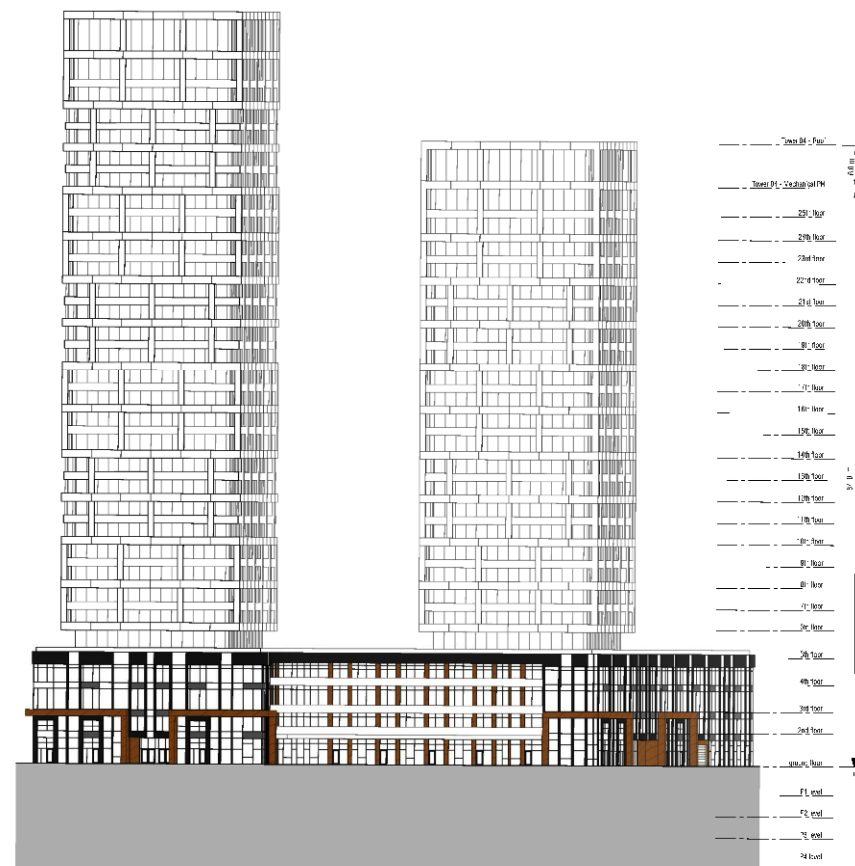
FILE No:PLAN 19-137814

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1 WEST ELEVATION
A403



2 SOUTH ELEVATION
A403

WEST AND SOUTH ELEVATIONS – TOWERS 3 AND 4

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

FILE No:PLAN 19-137814

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MARKHAM DEVELOPMENT SERVICES COMMISSION

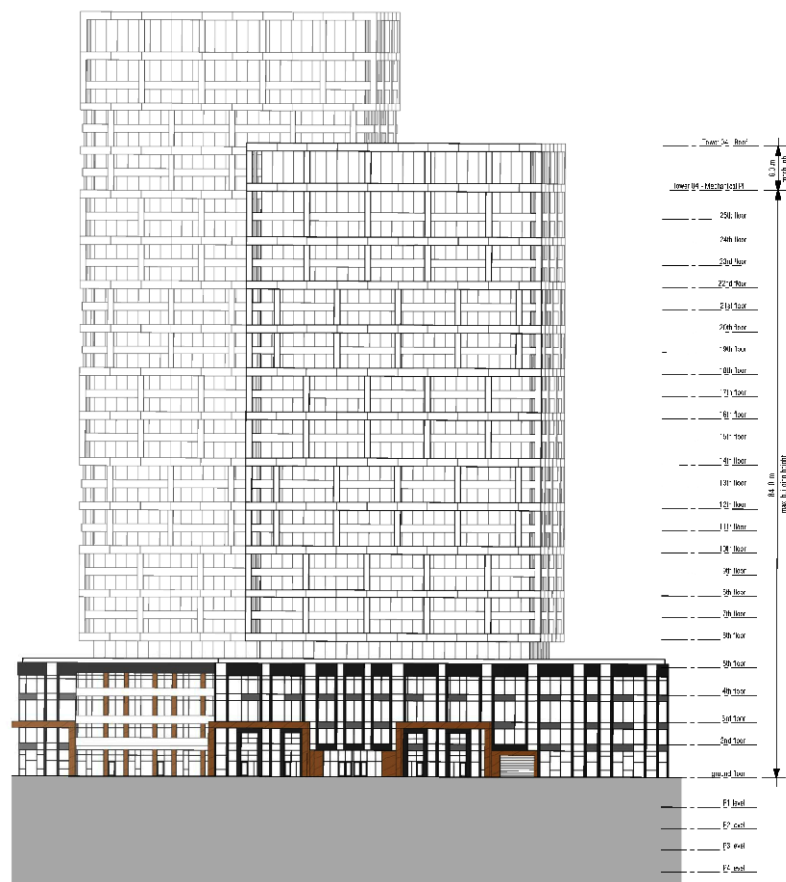
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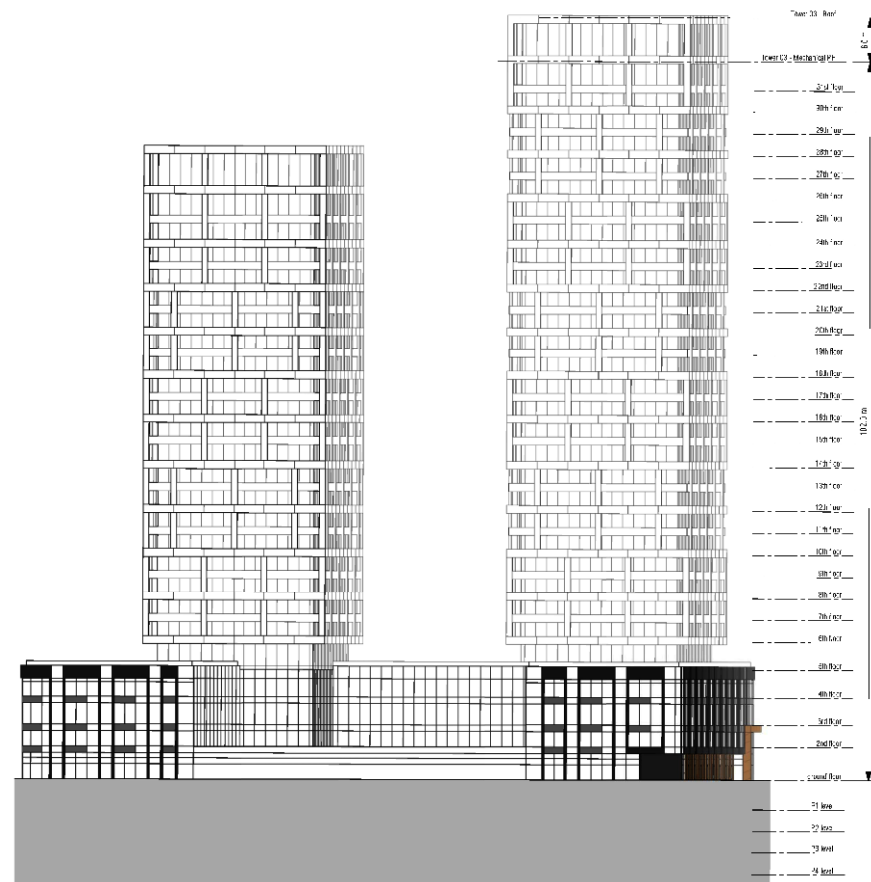
DATE:03/26/2020

FIGURE No. 7





1 EAST ELEVATION
A404 1:1K



2 NORTH ELEVATION
A404 1:1K

EAST AND NORTH ELEVATIONS – TOWERS 3 AND 4

APPLICANT: Greencapital Limited Partnership c/o Gatzios Planning & Development Consultants Inc.
10 Royal Orchard Boulevard

FILE No:PLAN 19-137814

: Q:\Geomatics\New Operation\2019 Agenda\PLN\PLAN19137814\PLAN19137814.mxd

MARKHAM DEVELOPMENT SERVICES COMMISSION

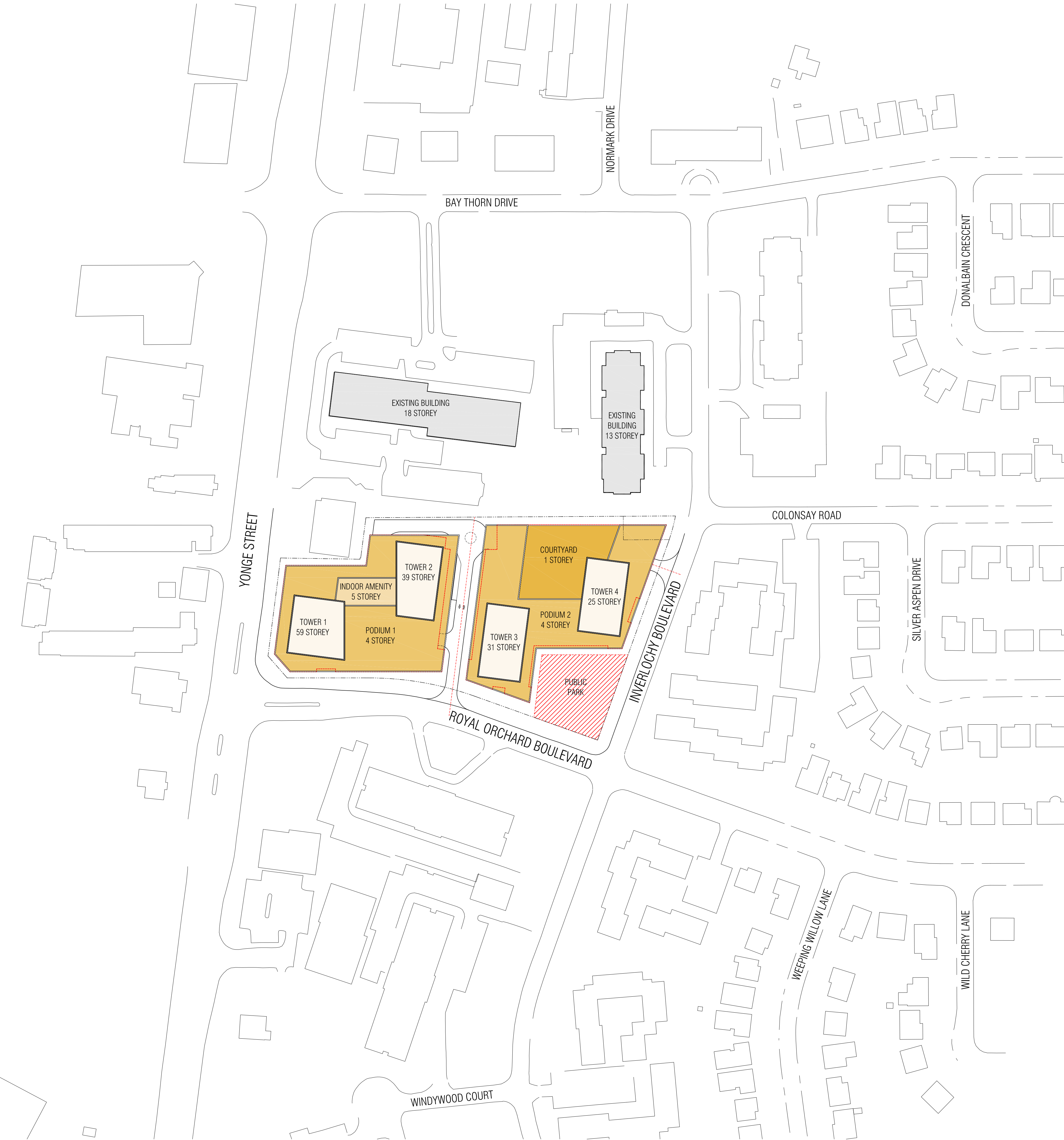
Drawn By:RT

RC

DATE:03/26/2020

FIGURE No. 8





NOTES

- 1. For Landscaping, refer to landscape drawings.
- 2. For proposed grading, refer to landscape/grading drawings.
- 3. All perimeter existing information indicated taken from survey.
- 4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- 5. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
- 6. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN OF SURVEY OF
BLOCK A, REGISTERED PLAN 7686
AND PART OF LOT 32, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF YORK)
CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHAEFFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
64 Jardin Drive
Concord, Ontario L4K 3P3
Tel.(416) 987-0101

KEYPLAN



LIST OF DRAWINGS

A101 CONTEXT PLAN & STATISTICS	1:1000
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A303 3RD FLOOR PLAN	1:300
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A401 WEST PARCEL ELEVATIONS	1:400
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A404 EAST PARCEL ELEVATIONS	1:400
A405 ROYAL ORCHARD STREETSCAPE ELEVATION	1:400
A501 E-W BUILDING SECTION	1:400

PROJECT STATISTICS		Oct. 15.2019	
	Permitted / Required	Proposed	
01. Site Area			
Development Block		14,166 m ²	1.42 ha
Public Park		152,478 ft ²	3.50 ac
		1,431 m ²	0.14 ha
		15,401 ft ²	0.35 ac
Total		15,596 m ²	1.56 ha
		167,879 ft ²	3.85 ac
02. G.F.A. (as per urban area by-law 177-96)			
RESIDENTIAL			
Podium 1 (West)			
Ground		± 1,614 m ²	± 17,372 ft ²
2nd		± 834 m ²	± 8,978 ft ²
3rd		± 85 m ²	± 916 ft ²
4th		± 197 m ²	± 2,117 ft ²
Subtotal		± 2,730 m ²	± 29,383 ft ²
Tower 1 (West)			
5th		± 1,006 m ²	± 10,828 ft ²
6th - 59th		± 43,200 m ²	± 465,001 ft ²
Subtotal		± 44,206 m ²	± 475,829 ft ²
Tower 2 (West)			
5th		± 1,007 m ²	± 10,839 ft ²
6th - 39th		± 27,200 m ²	± 292,778 ft ²
Subtotal		± 28,207 m ²	± 303,618 ft ²
WEST PARCEL SUBTOTAL		± 75,143 m ²	± 808,830 ft ²
Podium 2 (East)			
Ground		± 2,772 m ²	± 29,839 ft ²
2nd		± 4,396 m ²	± 47,314 ft ²
3rd		± 4,396 m ²	± 47,314 ft ²
4th		± 4,396 m ²	± 47,314 ft ²
Subtotal		± 15,958 m ²	± 171,779 ft ²
Tower 3 (East)			
5th		± 800 m ²	± 8,611 ft ²
6th - 31st		± 20,800 m ²	± 223,889 ft ²
Subtotal		± 21,600 m ²	± 232,500 ft ²
Tower 4 (East)			
5th		± 800 m ²	± 8,611 ft ²
6th - 25th		± 16,000 m ²	± 172,223 ft ²
Subtotal		± 16,800 m ²	± 180,834 ft ²
EAST PARCEL SUBTOTAL		± 54,359 m ²	± 585,113 ft ²
RESIDENTIAL SUBTOTAL		± 129,501 m ²	± 1,393,943 ft ²
RETAIL			
Podium 1 (West)			
Ground		± 1,010 m ²	± 10,872 ft ²
2nd		± 0 m ²	± 0 ft ²
3rd		± 2,732 m ²	± 29,405 ft ²
4th		± 0 m ²	± 0 ft ²
Subtotal		± 3,742 m ²	± 40,278 ft ²
RETAIL SUBTOTAL		± 3,742 m ²	± 40,278 ft ²
TTC			
Podium 1 (West)			
P1		± 259 m ²	± 2,789 ft ²
Ground		± 47 m ²	± 504 ft ²
Subtotal		± 306 m ²	± 3,293 ft ²
TTC SUBTOTAL		± 306 m ²	± 3,293 ft ²
Total		± 133,550 m ²	± 1,437,514 ft ²
03. Lot Coverage (%)	(building footprint/development block area)	77.50%	
04. F.S.I	(G.F.A./development block area)	± 9.43	
05. Landscaped Open Space	(ground landscaped area/development block area)	± 958 m ²	± 10,312 ft ²
06. Building Height		6.76%	
Podium		4 storey - 17.5 m	
Tower 1		59 storey - 193.5 m (187.5 m + 6 m mech.)	
Tower 2		39 storey - 132.5 m (126.5 m + 6 m mech.)	
Tower 3		31 storey - 108.0 m (102.0 m + 6 m mech.)	
Tower 4		25 storey - 90.0 m (84.0 m + 6 m mech.)	
07. Setback (m)		As Shown on Site Plan	
08. Unit Count*			
Podium 1 (West)			
Ground		7	
2nd		10	
3rd		0	
4th		0	
Subtotal		17	
Tower 1 (West)			
5th		9	
6th - 59th		540	
Subtotal		549	
Tower 2 (West)			
5th		8	
6th - 39th		340	
Subtotal		348	
WEST PARCEL SUBTOTAL		914	
Podium 2 (East)			
Ground		23	
2nd		49	
3rd		50	
4th		50	
Subtotal		172	
Tower 3 (East)			
5th		7	
6th - 31st		260	
Subtotal		267	
Tower 4 (East)			
5th		7	
6th - 25th		200	
Subtotal		207	
EAST PARCEL SUBTOTAL		646	
Total		1560	
09. Unit Breakdown*			
1 Bedroom (barrier)		13	
1 Bedroom		278	55%
1 Bedroom + den		564	
2 Bedroom (barrier)		39	
2 Bedroom		521	36%
2 Bedroom + den		0	
3 Bedroom		145	9%
Total		1560	
10. Parking			
Residential/Visitor		P5 = 92	
	1.1 Spaces/Unit = 1560 x 1.1 = 1716	P4 = 368	
		P3 = 368	
		P2 = 368	
		P1 = 349	
		Ground = 68	
		2nd = 0	
		3rd = 57	
		4th = 75	
Subtotal		1745	
Retail	3 Spaces/1000 ft ² = 40,278 x 0.003 121	Ground = 36	
		2nd = 85	
Subtotal		121	
Total	1837	1866	
* Unit count and breakdown subject to market condition			

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01. OCT.15.2019 ISSUED FOR REZONING SUBMISSION B.G.

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844

BERARDO E. GRAZIANI
LICENCE 4684

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark ONTARIO

MARKHAM

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

CONTEXT PLAN & STATISTICS

1:1000 A101

TITLEBLOCK SIZE: 610 x 950

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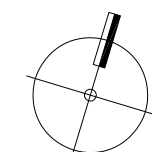
PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

SITE PLAN



1:300

A102

TITLE BLOCK SIZE: 610 x 950

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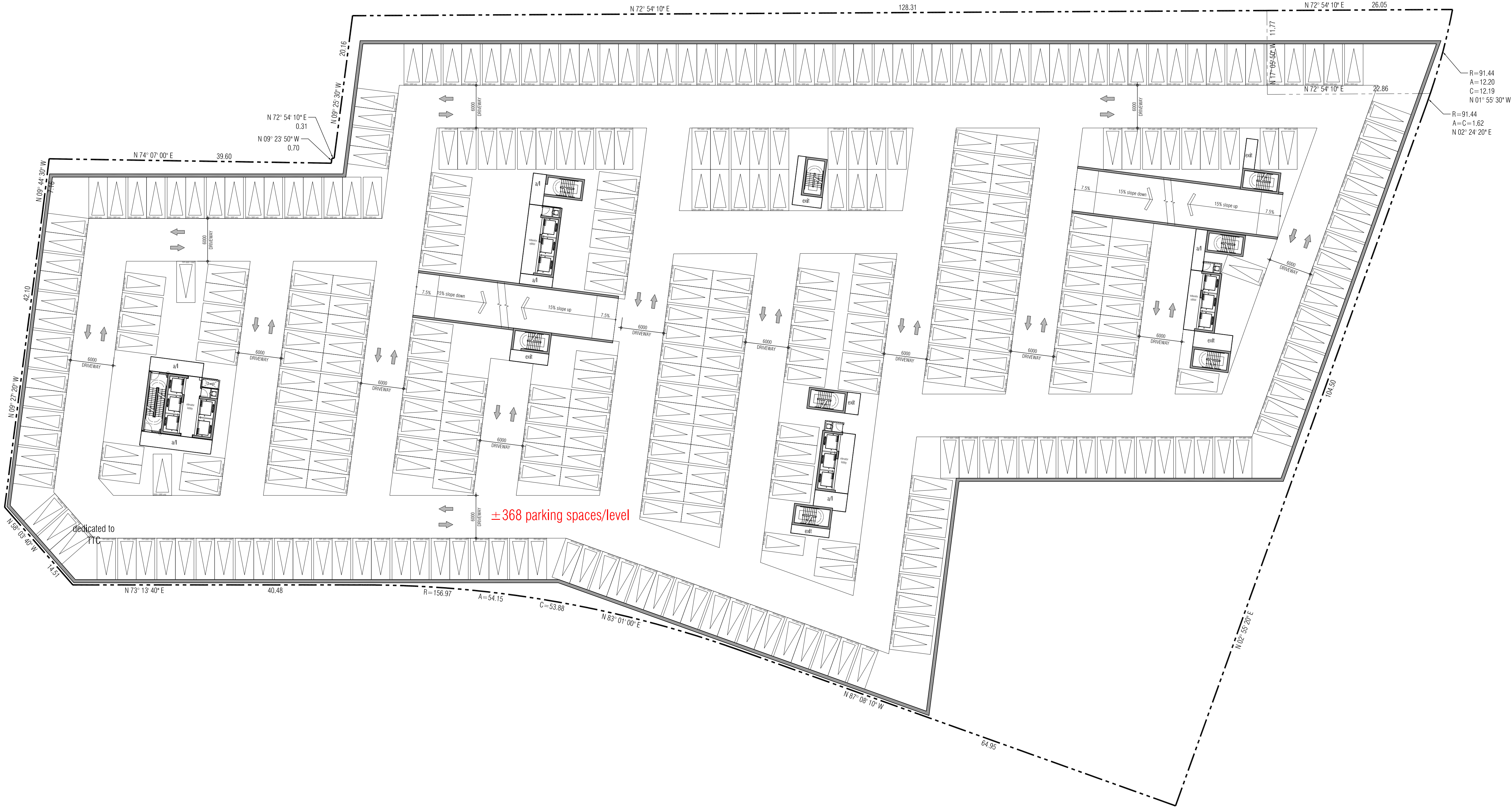
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1320 Shawson Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

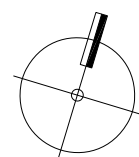
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

TYPICAL UNDERGROUND

PLAN



1:300

A202

TITLEBLOCK SIZE: 610 x 950

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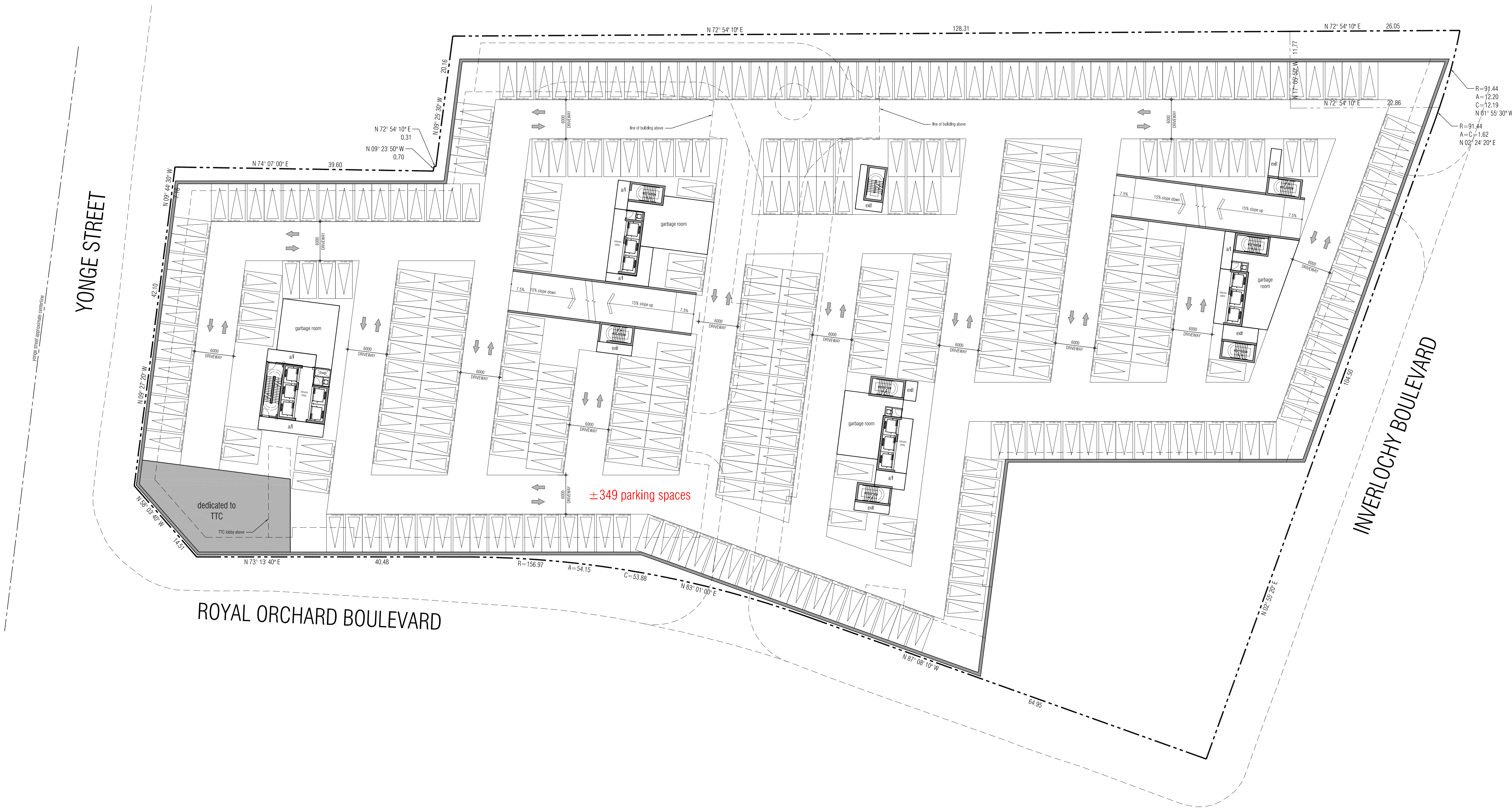
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issued for revisions



**GRAZIANI
+
CORAZZA**
ARCHITECTS INC.

1320 Shawson Drive,
Phone: 905.795.2801



ONTARIO ASSOCIATION
OF
ARCHITECTS

BERARDO E. GRAZIANI
LICENCE
4684

Suite 100, Mississauga, Ontario
Fax: 905.795.2844

L4N 1C3
www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

**P1 UNDERGROUND
PLAN**

 1:300 **A203**

TITLEBLOCK SIZE: 610 x 950

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Fax: 905.795.2844

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www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard



Greenpark

MARKHAM ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

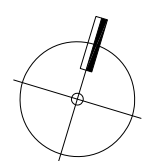
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

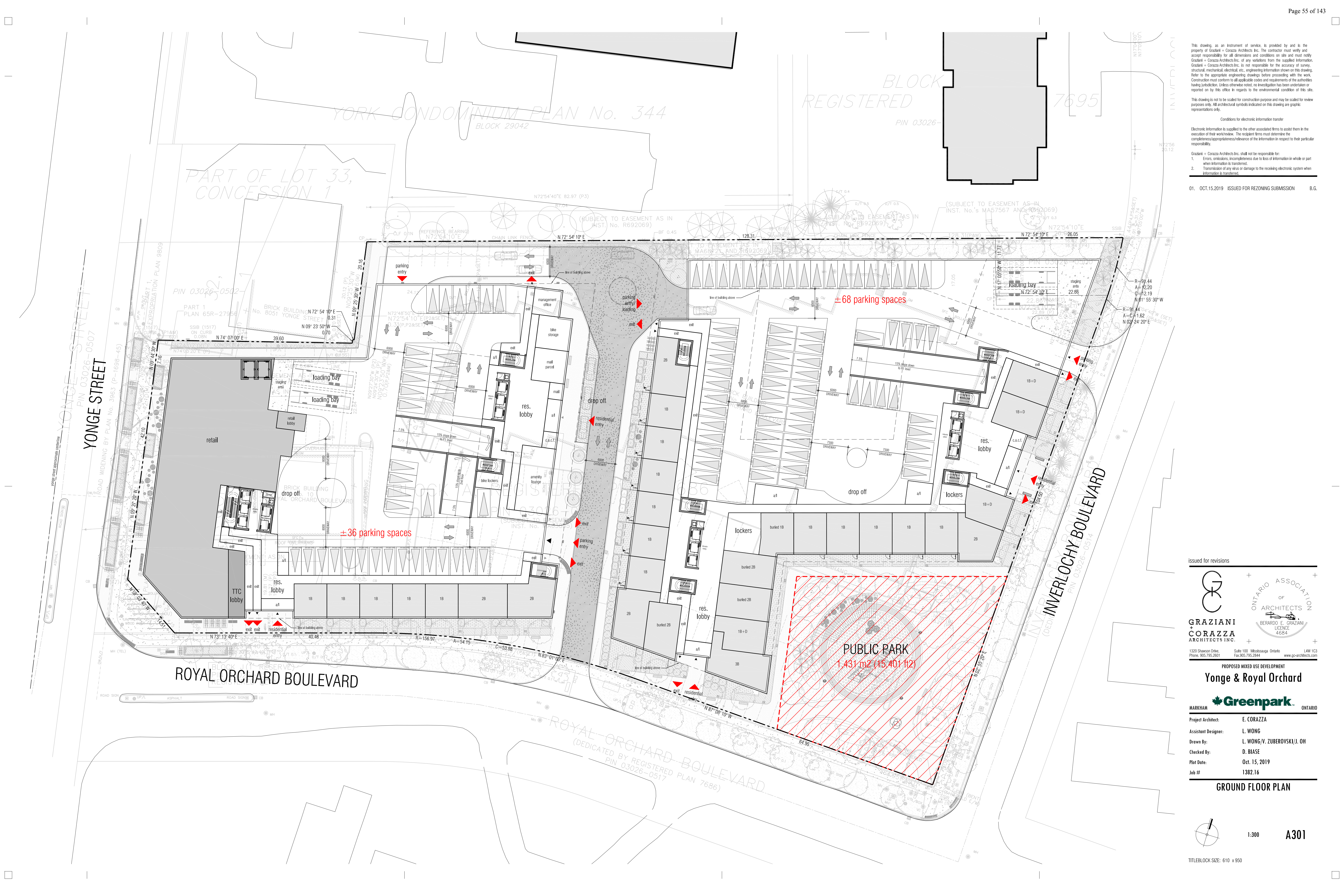
GROUND FLOOR PLAN



1:300

A301

TITLE BLOCK SIZE: 610 x 950



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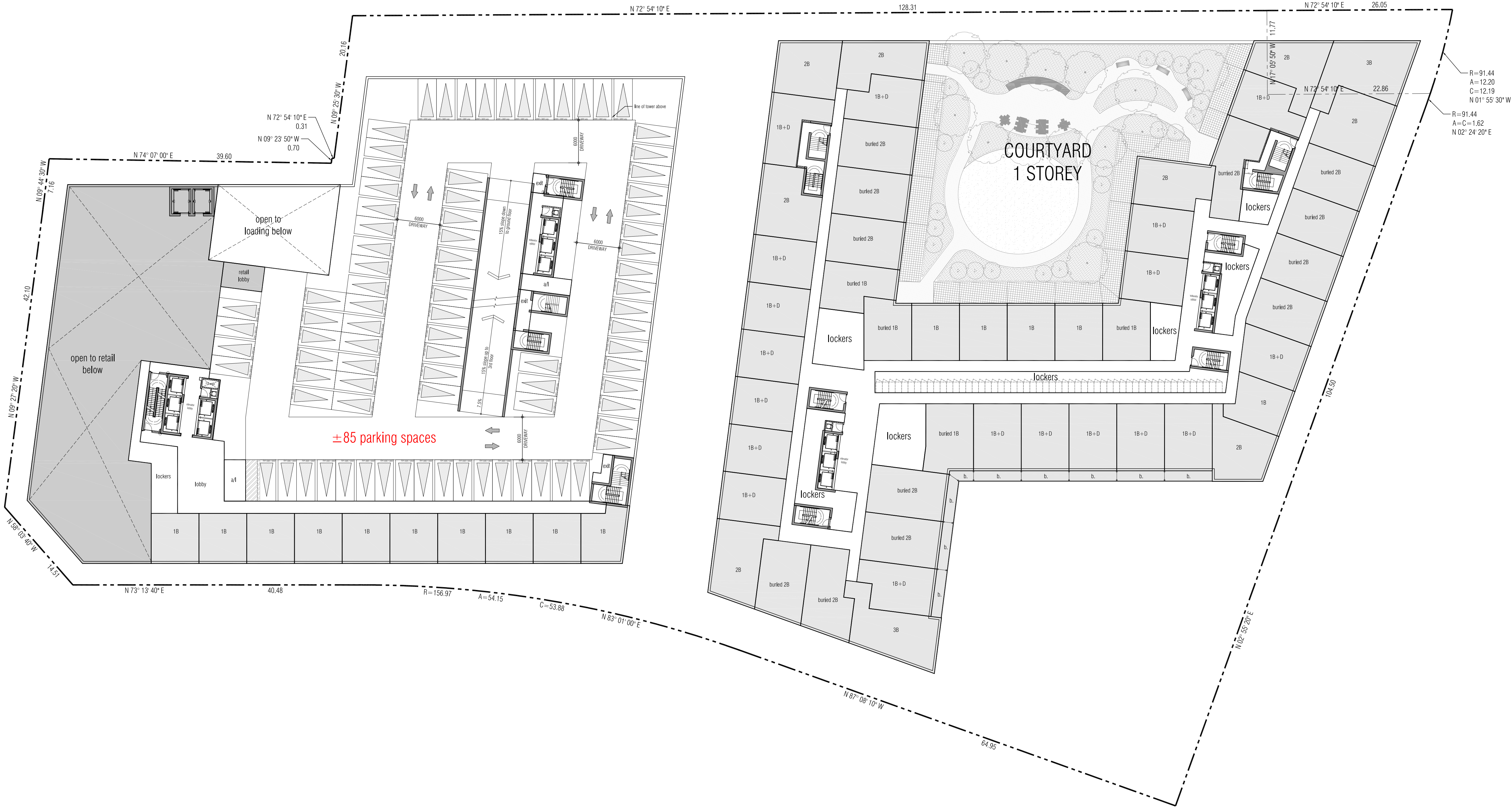
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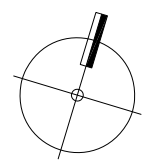
PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

2ND FLOOR PLAN



1:300

A302

TITLEBLOCK SIZE: 610 x 950

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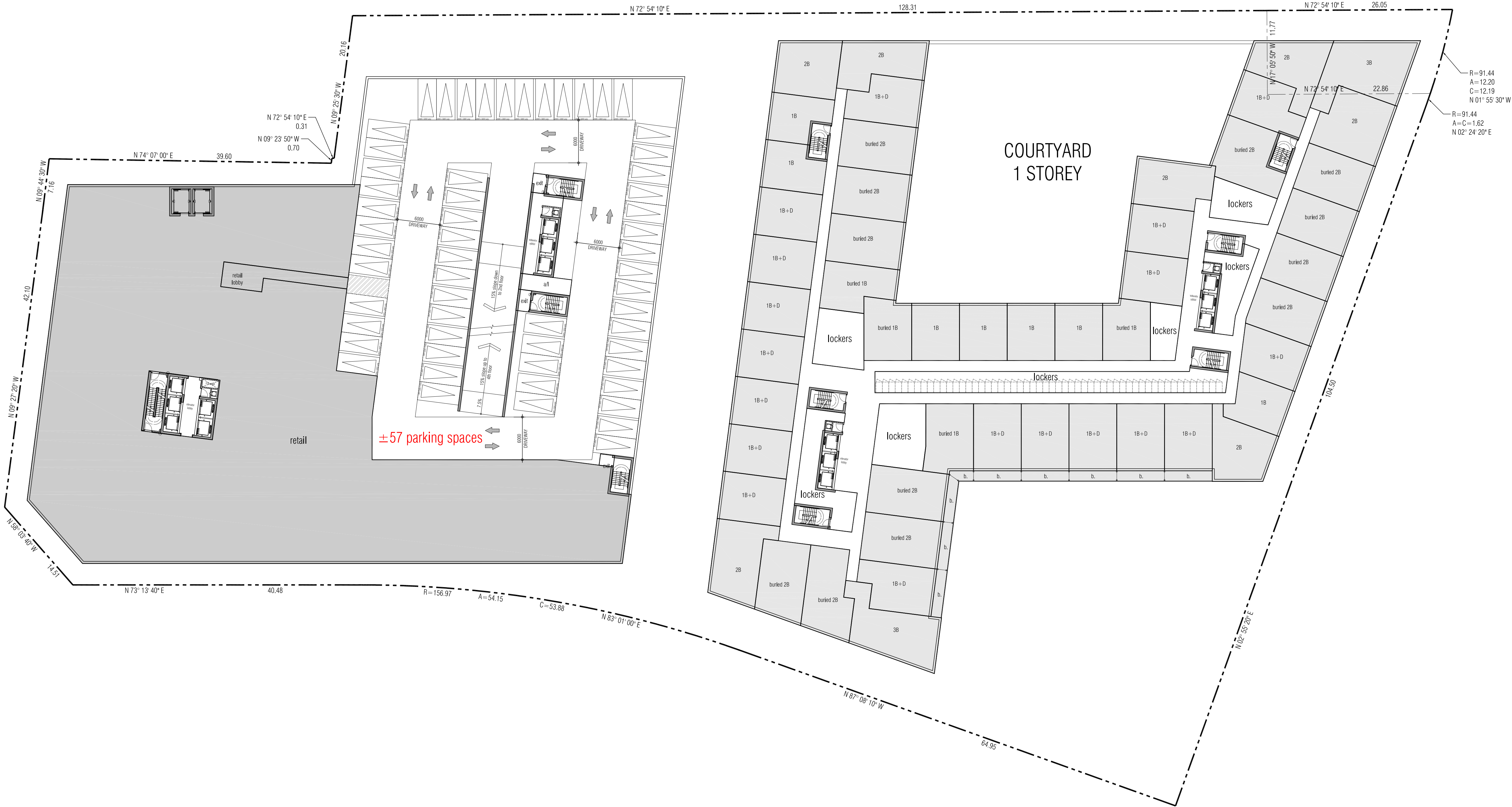
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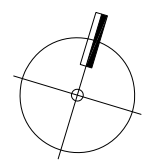
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PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/V. ZUBEROVSKI/J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
Job #: 1382.16

3RD FLOOR PLAN



1:300

A303

TITLEBLOCK SIZE: 610 x 950

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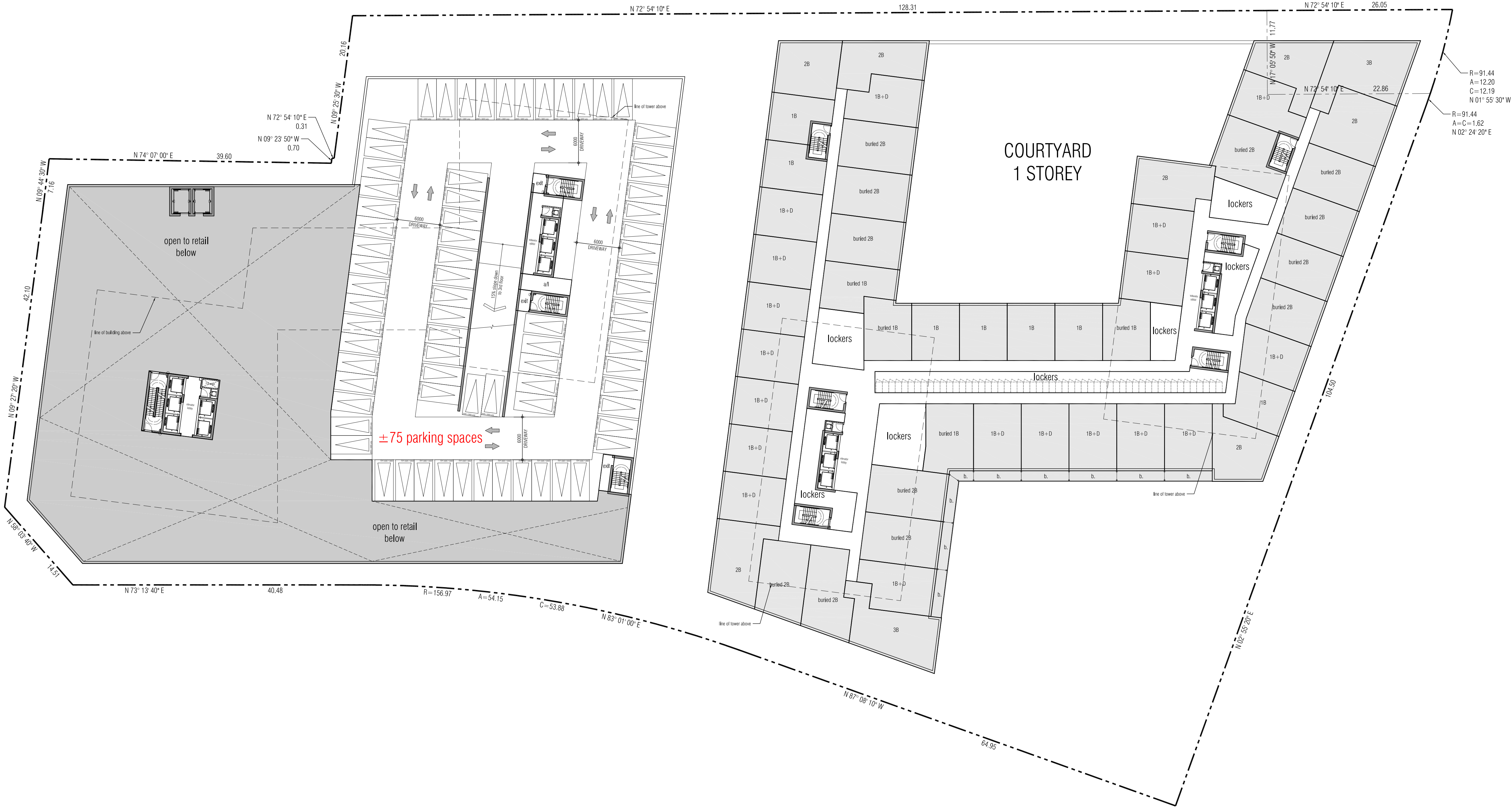
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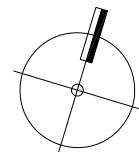
ONTARIO ASSOCIATION OF ARCHITECTS

PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect: **E. CORAZZA**
Assistant Designer: **L. WONG**
Drawn By: **L. WONG/V. ZUBEROVSKI/J. OH**
Checked By: **D. BIASE**
Plot Date: **Oct. 15, 2019**
Job #: **1382.16**

4TH FLOOR PLAN



1:300

A304

TITLEBLOCK SIZE: 610 x 950

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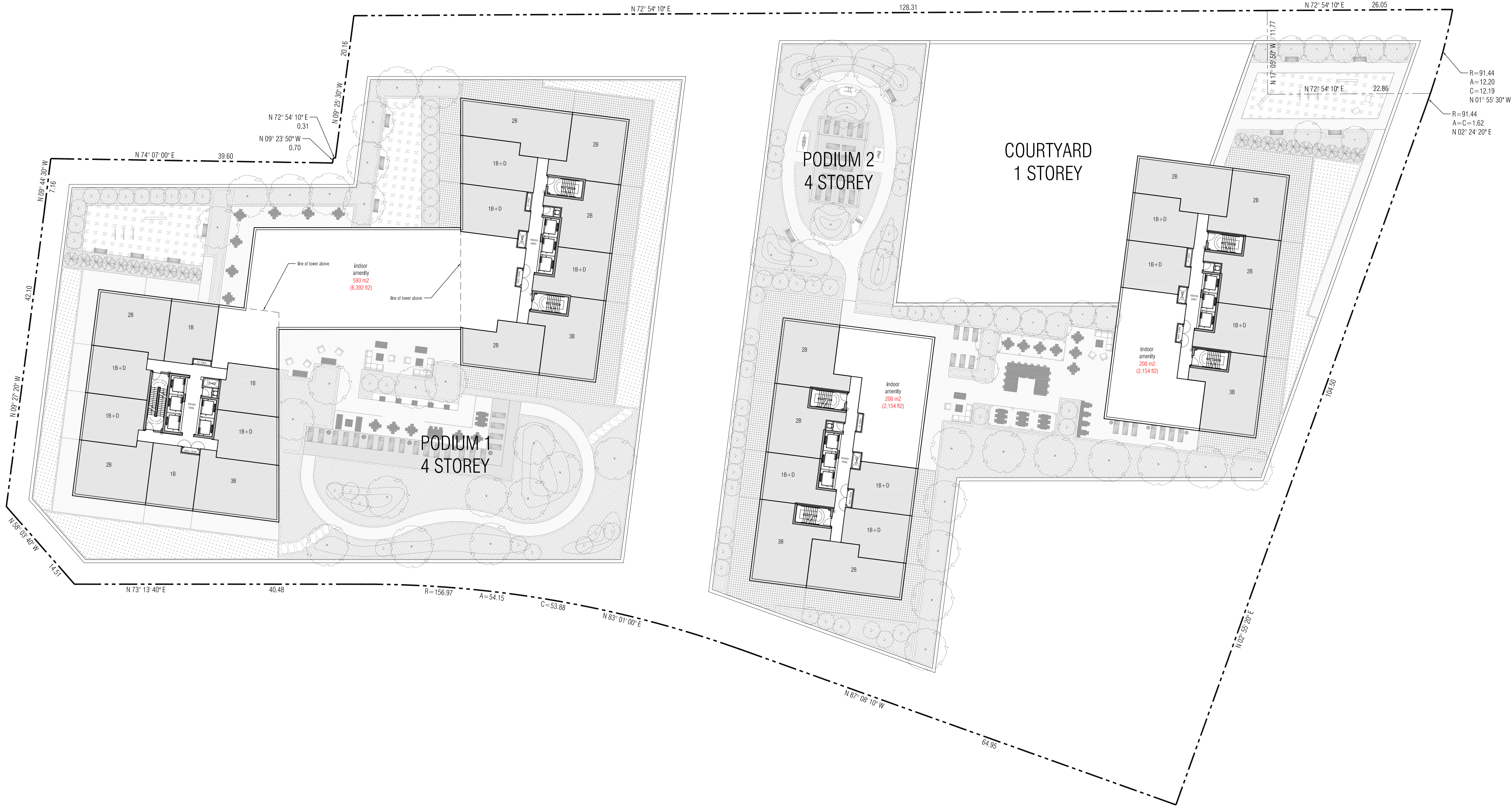
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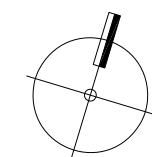
PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark MARKHAM ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

5TH FLOOR PLAN



1:300

A305

TITLEBLOCK SIZE: 610 x 950

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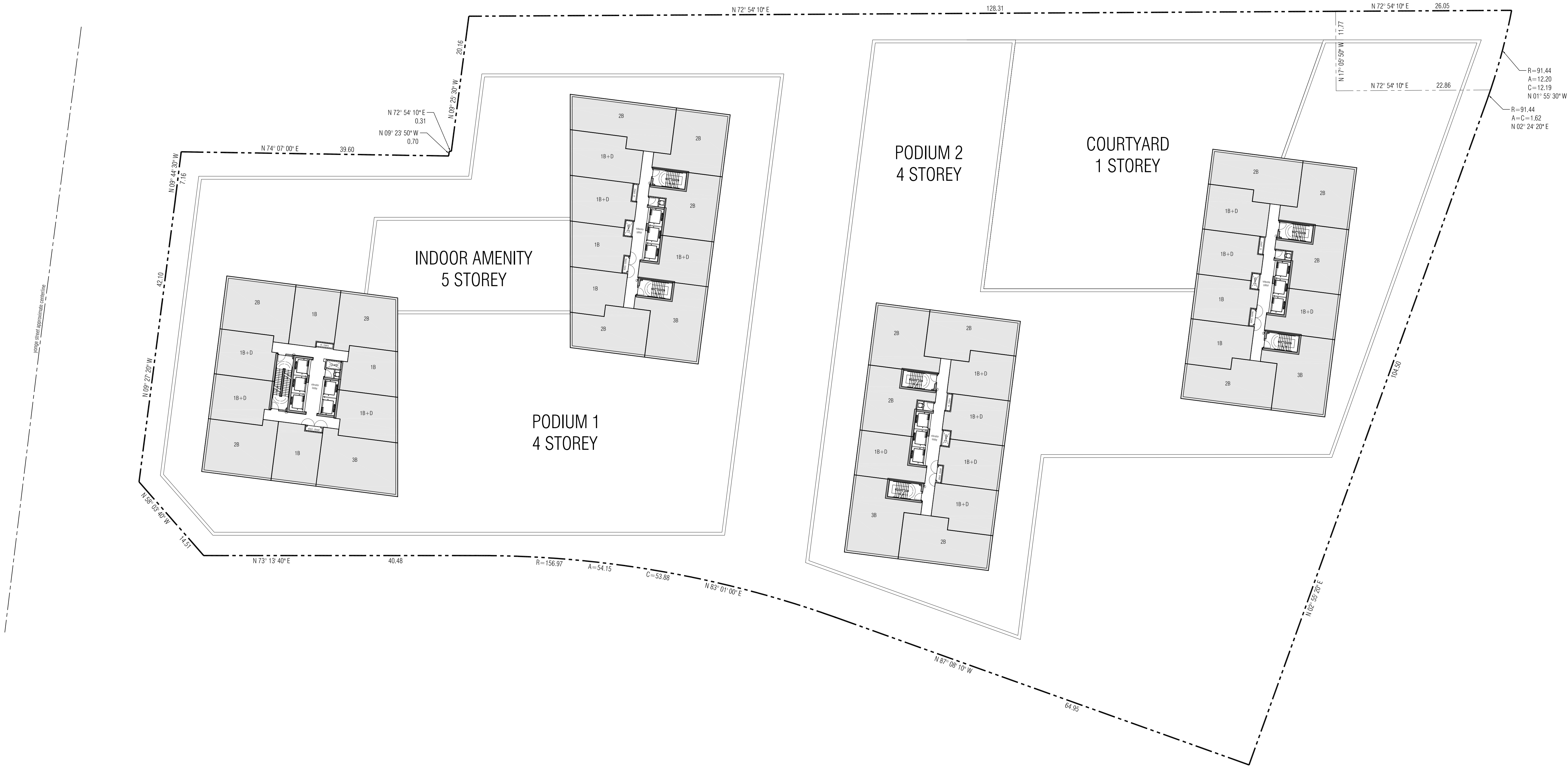
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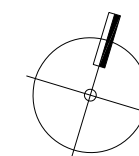
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LICENCE 4684

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PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM ONTARIO	
Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	L. WONG/V. ZUBEROVSKI/J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

TYPICAL FLOOR PLAN

 1:300 **A306**

TITLEBLOCK SIZE: 610 x 950

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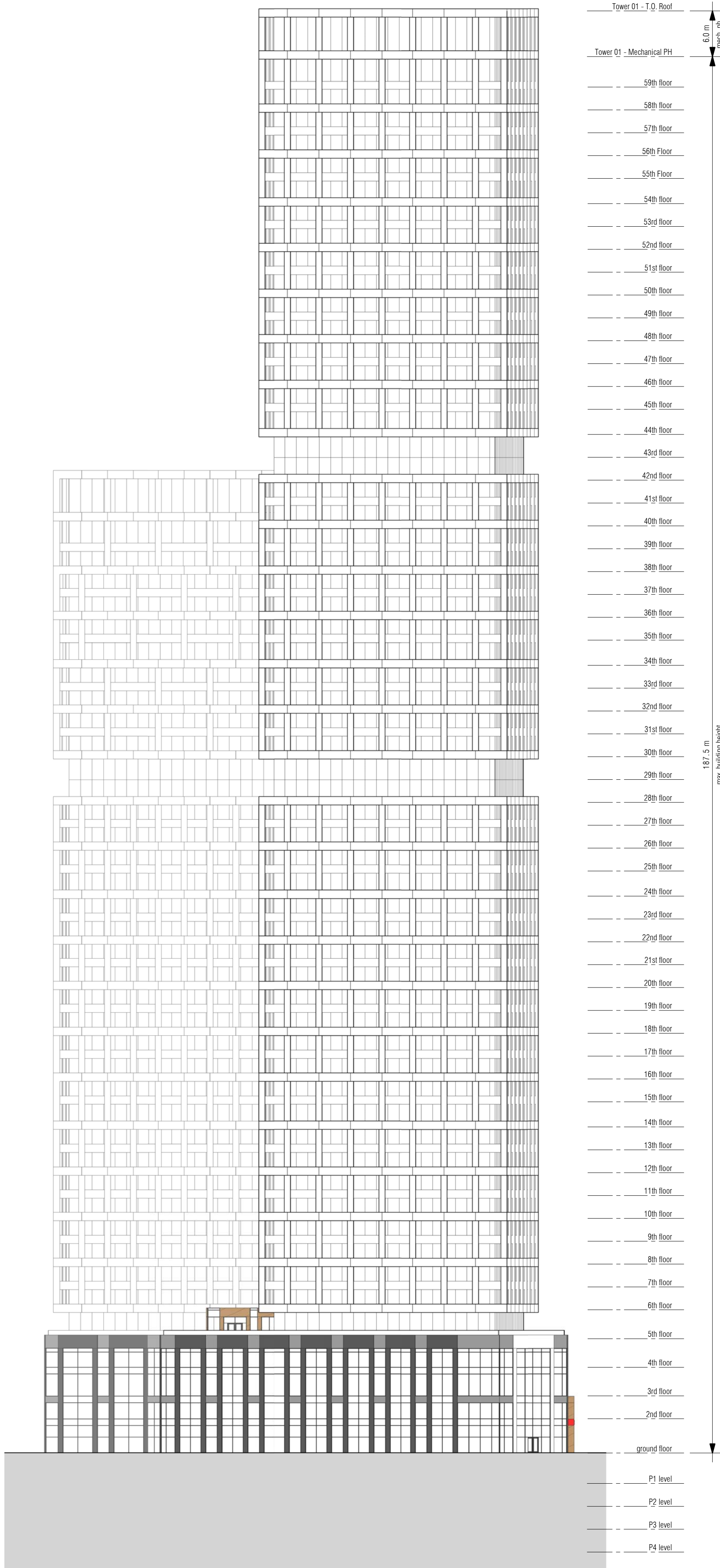
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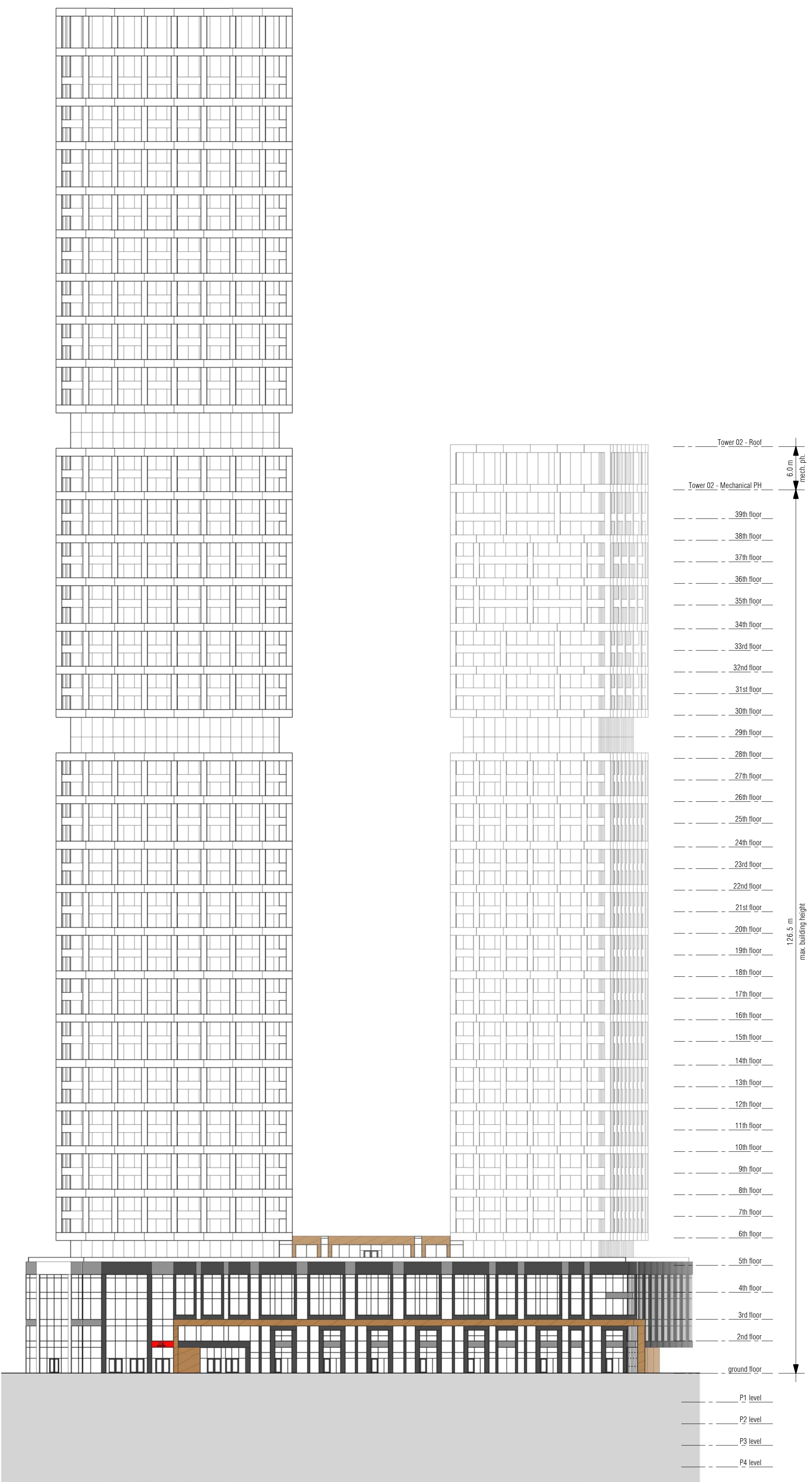
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1 WEST ELEVATION
A401 1:400



2 SOUTH ELEVATION
A401 1:400

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PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM	ONTARIO
Project Architect:	E. CORAZZA
Assistant Designer:	L. WONG
Drawn By:	J. OH
Checked By:	D. BIASE
Plot Date:	Oct. 15, 2019
Job #	1382.16

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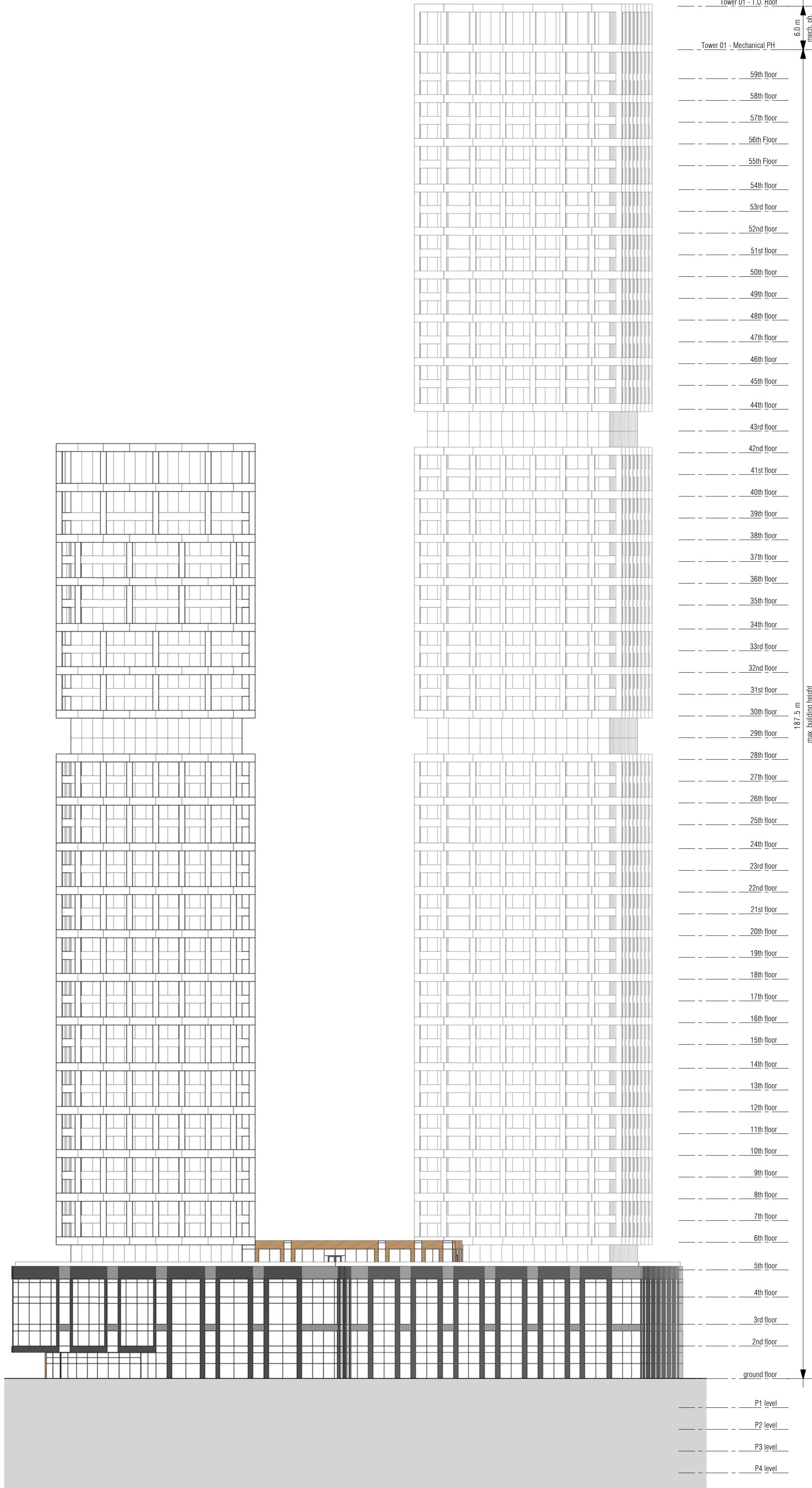
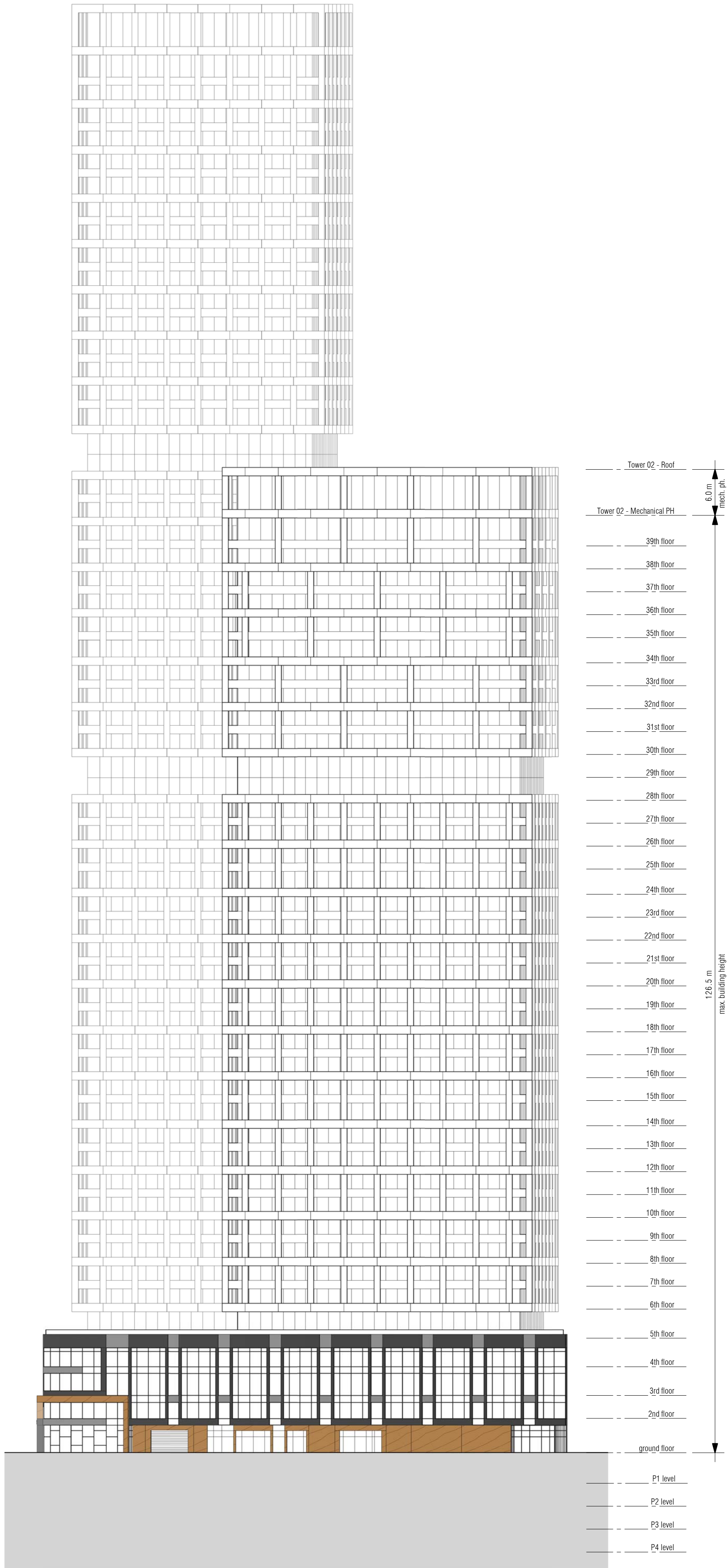
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PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

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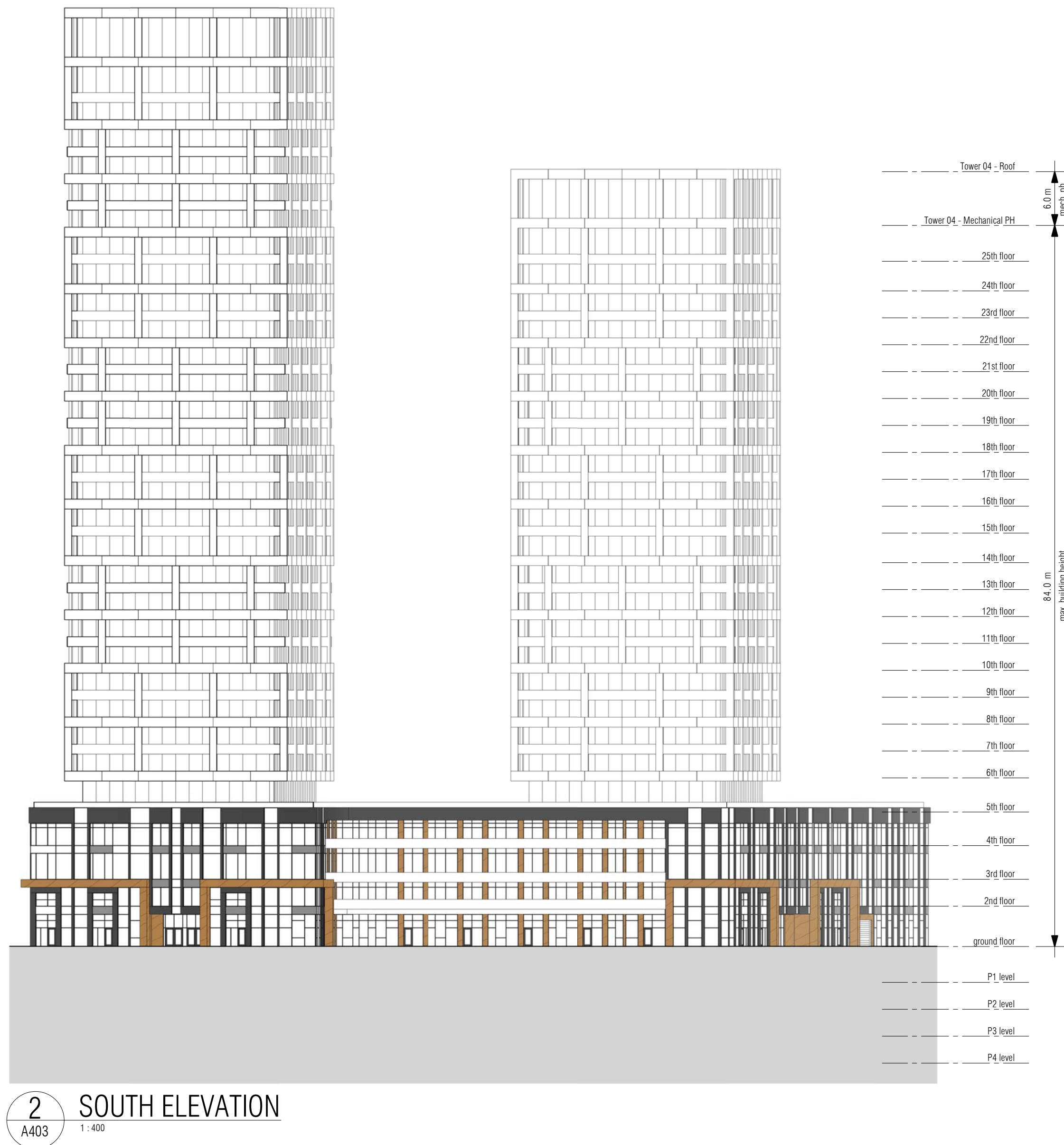
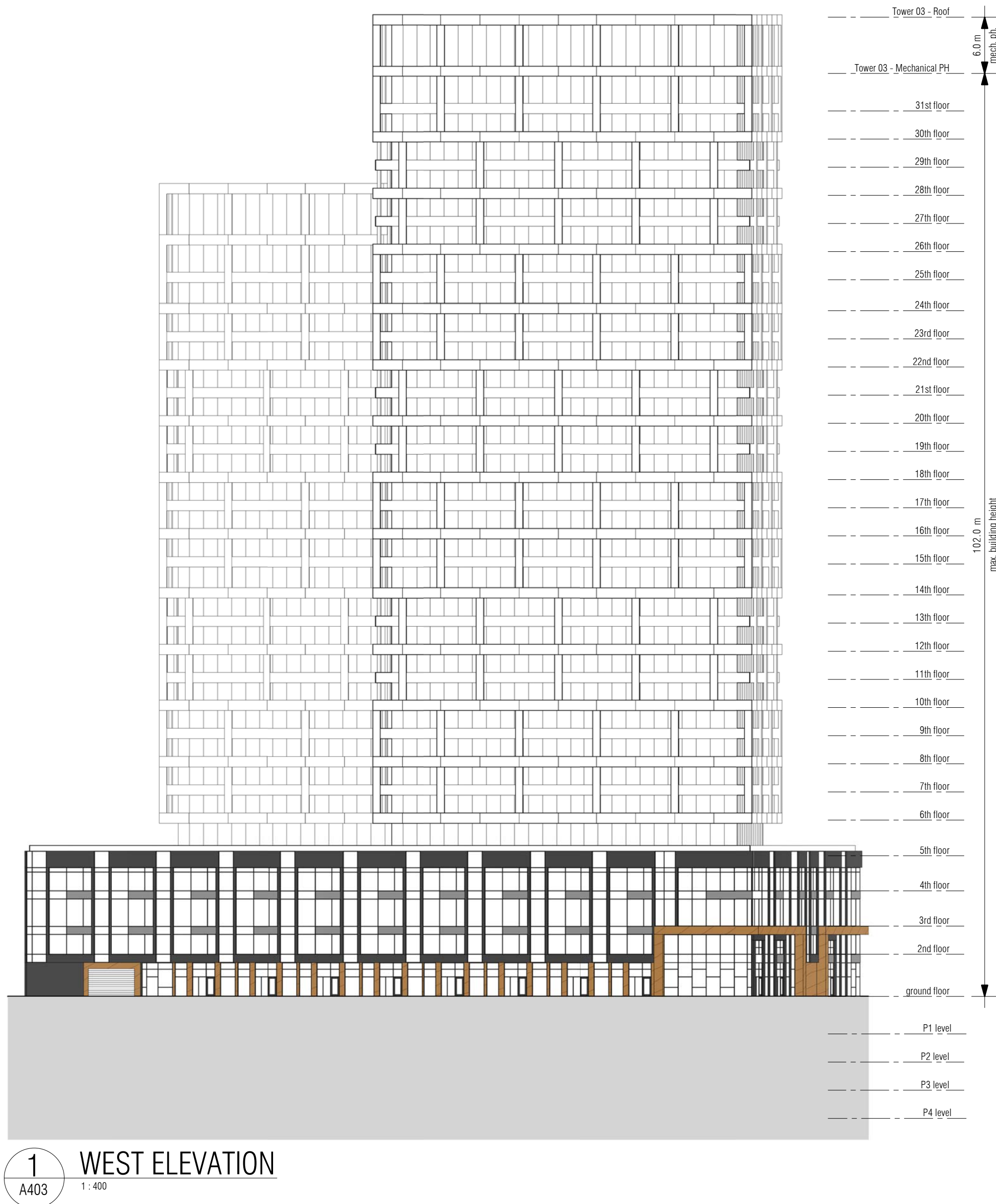
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PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

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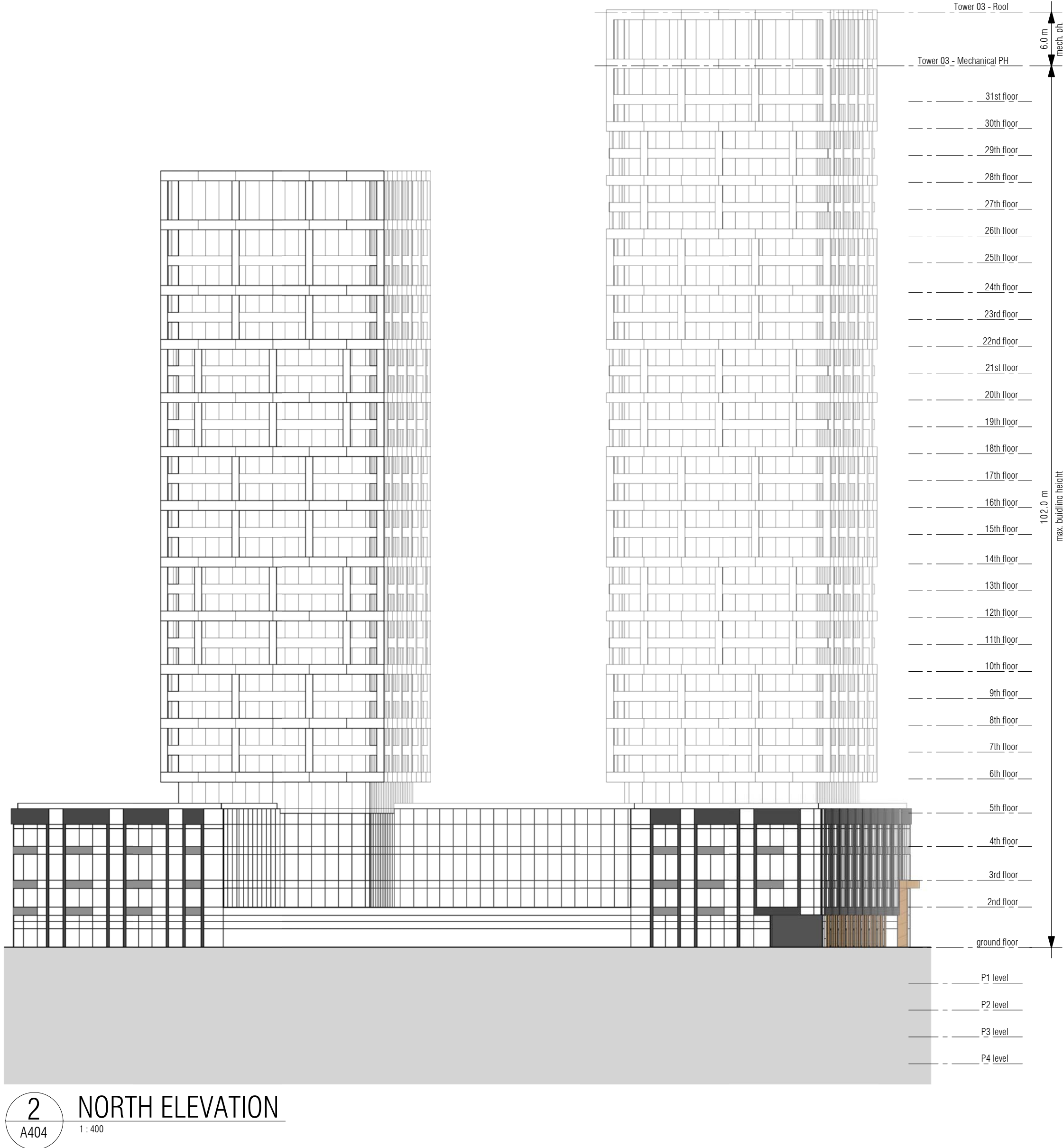
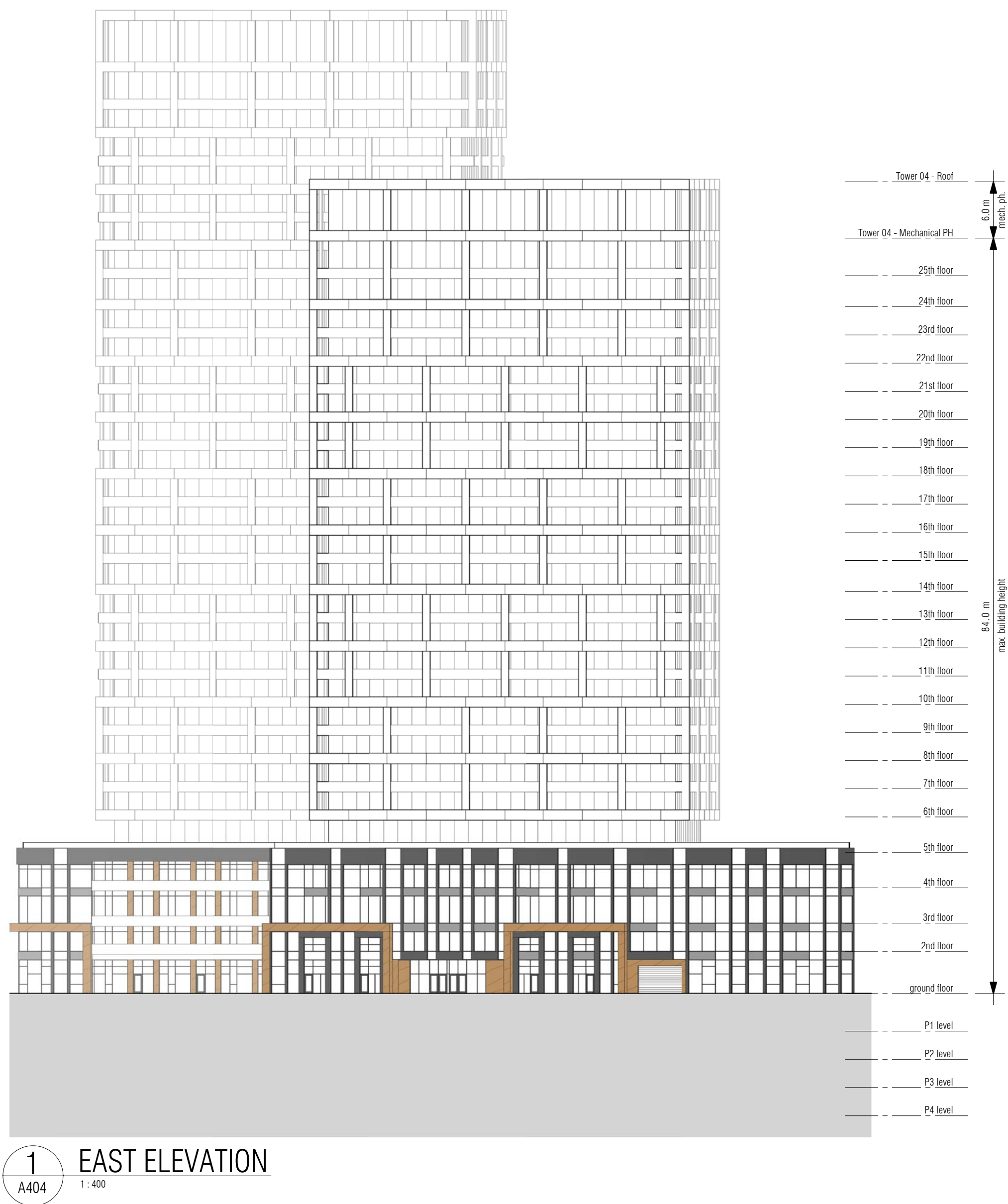
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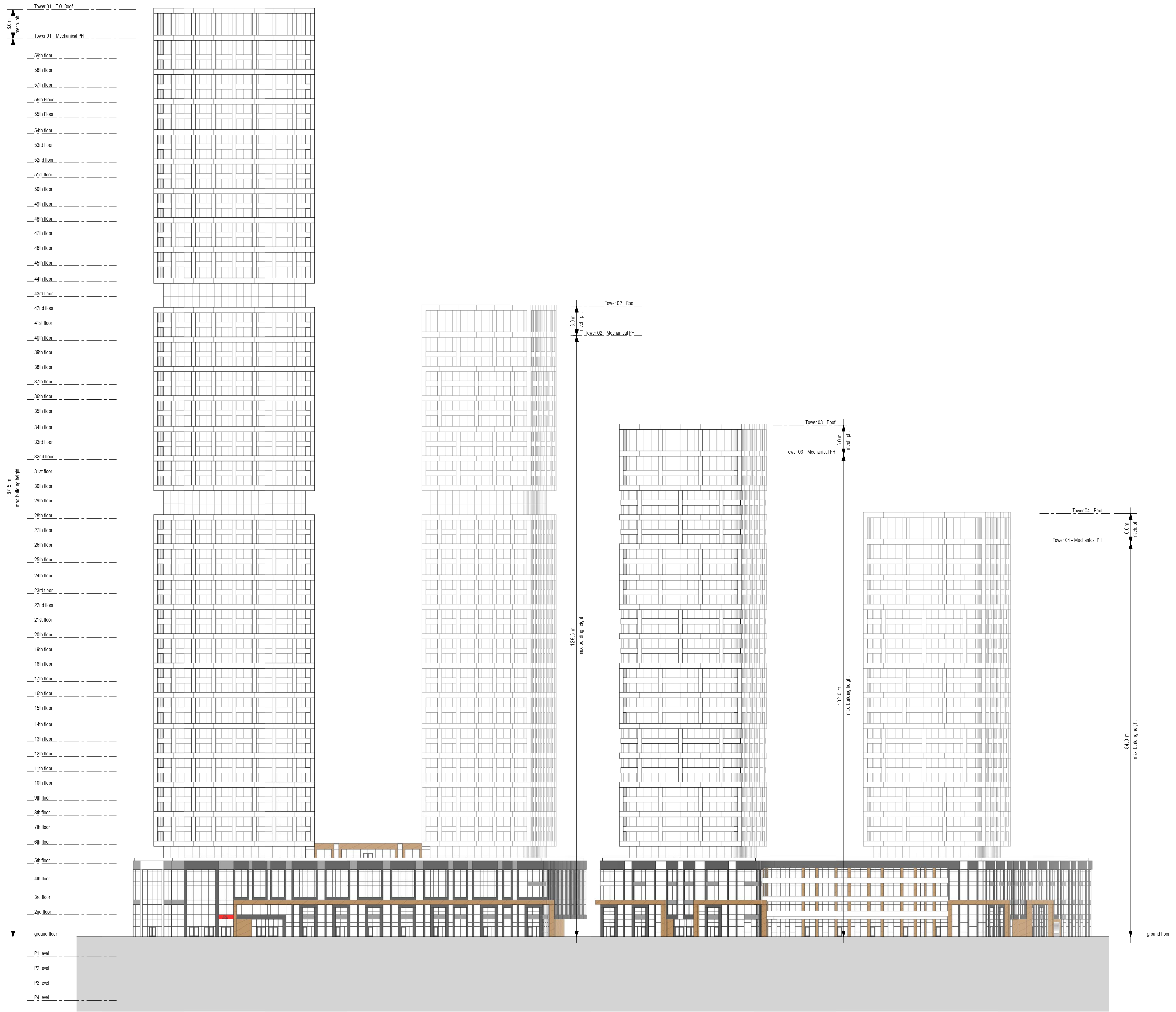


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PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM **Greenpark** ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: J. OH
Checked By: D. BIASE
Plot Date: Oct. 15, 2019
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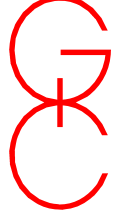
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OF
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BERNARD L. GRAZIANI
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Phone: 905.795.2601

Suite 100 Mississauga Ontario
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PROPOSED MIXED USE DEVELOPMENT
Yonge & Royal Orchard

MARKHAM		ONTARIO
Project Architect:	E. CORAZZA	
Assistant Designer:	L. WONG	
Drawn By:	J. OH	
Checked By:	D. BIASE	
Plot Date:	Oct. 15, 2019	
Job #	1382.16	

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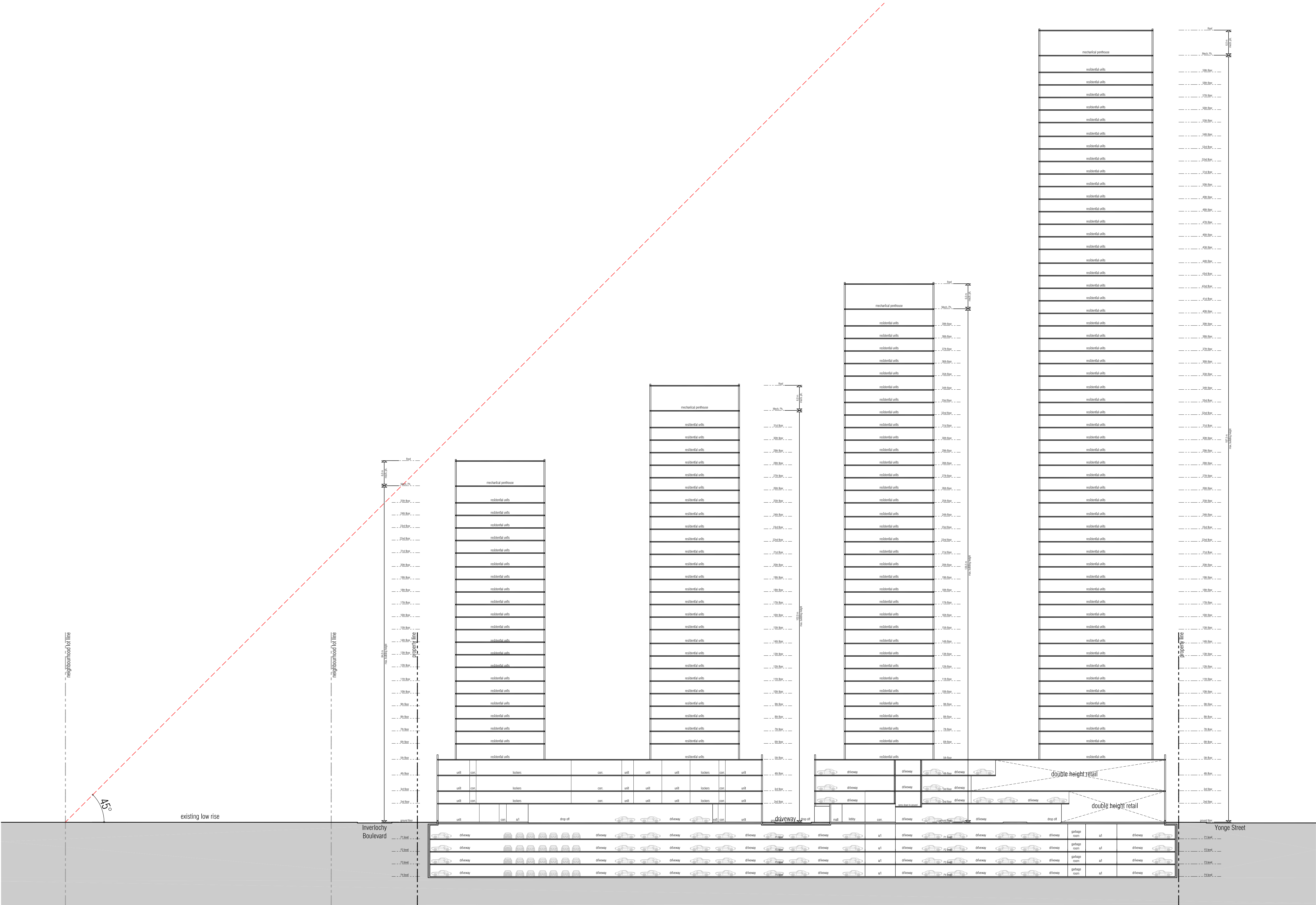
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 - Transmission of any virus or damage to the receiving electronic system when information is transferred.

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issued for revisions

ONTARIO ASSOCIATION
OF
ARCHITECTS
BERARDO E. GRAZIANI
LICENCE
4684

GRAZIANI
+
CORAZZA
ARCHITECTS INC.

1329 Shawness Drive, Suite 100, Mississauga, Ontario L4N 1C3
Phone: 905.795.2801 Fax: 905.795.2844 www.go-architects.com

PROPOSED MIXED USE DEVELOPMENT

Yonge & Royal Orchard

Greenpark ONTARIO

MARKHAM

Project Architect: E. CORAZZA

Assistant Designer: L. WONG

Drawn By: L. WONG/V. ZUBEROVSKI/J. OH

Checked By: D. BIASE

Plot Date: Oct. 15, 2019

Job #: 1382.16

E-W SECTION

1:400

A501

TITLE BLOCK SIZE: 610 x 950



MEMORANDUM

To: Mayor and Members of Council

From: Brian Lee, Director, Engineering, Ext. 7507

Prepared by: Loy Cheah, Senior Manager, Transportation, Ext. 4838
David Porretta, Manager, Traffic Engineering, Ext. 2040

Date: November 9, 2020

Re: Traffic Operations Projects Update

RECOMMENDATIONS:

1. That the memorandum entitled, "Traffic Operations Projects Update" be received; and
2. That staff work with key stakeholders including the Cycling and Pedestrian Advisory Committee to develop an annual Open Streets program and to report back to Council prior to implementation; and
3. That the temporary parking prohibition on the west side of Main Street Unionville, between Station Lane and Carlton Road, be maintained on a permanent basis; and
4. That the temporary 30 km/h speed limit on Main Street Unionville, between Station Lane and Carlton Road, be made permanent as described in the attached by-law amendment; and
5. That the speed limit on Markham Main Street North between Bullock Drive/Parkway Avenue and Highway 7 be reduced from 50 km/h to 40 km/h, as described in the attached bylaw amendment; and further,
6. That staff be directed to do all things necessary to give effect to this resolution.

PURPOSE:

This memorandum provides Development Services Committee with an update on the City-wide traffic operations improvements that were implemented as directed by Council at its June 9, 2020 meeting. A number of next steps are recommended by staff.

BACKGROUND:

The COVID-19 pandemic has resulted in the closure of many businesses, schools and other public institutions. While operations at some sectors of the economy continue to be suspended, others were able to operate at a significantly reduced capacity, or have allowed their staff to work remotely. These changes have resulted in significant impacts on traffic and travel patterns.

In late April and early May 2020, as part of the City's annual traffic data collection program, data were collected on 57 individual road segments of the City's collector and arterial road system. When compared to data collected prior to the pandemic on the same road segments, traffic volumes saw a significant reduction between 22% and 93% depending on the location, or a 56% average reduction overall. Operating speeds were more highly variable and inconsistent, but with an average increase of 4% (or +2.2 km/h).

At the June 9, 2020 Council meeting, staff was directed to implement a series of traffic operations measures to support local businesses and encourage active modes of travel, while maintaining physical distancing guidelines during the COVID-19 pandemic. Initiatives were funded from account #640-101-5699-20032 (Active Transportation Awareness Program) to a maximum of \$65,000. This report provides an update on the following measures implemented:

- Close Enterprise Boulevard from Andre de Grasse Street to Main Street Unionville on Sundays and statutory holidays to provide additional space for active transportation, in consultation with Downtown Markham business owners
- Restrict access to local traffic only on Main Street Unionville between Fred Varley Drive and Carlton Road until October 31, 2020 in consultation with the Unionville Business Improvement Area (UBIA);
- Implement the Villages and Valley Walking and Cycling Loop proposal, in consultation with the relevant Ward Councillors;
- Explore additional opportunities for similar walking and cycling loop routes and potential weekend street closures for cycling activity in Thornhill and Milliken Mills.

DISCUSSION:

Attachment 'A' shows pictures of the aforementioned initiatives that have been implemented.

Enterprise Boulevard Closure attracted relatively high numbers of users

Enterprise Boulevard is a 4-lane major collector roadway. Due to the COVID-19 Pandemic, traffic volumes on Enterprise Boulevard decreased by approximately 70%. This afforded the City with an opportunity to promote active modes of travel along the corridor that currently has no dedicated cycling facility. This was accomplished through a full road closure of Enterprise Boulevard, between Andre de Grasse Street and Main Street Unionville, on every Sunday and statutory holiday between July 1st (Canada Day) and September 7th (Labour Day), a total of 13 closure days. Information about this initiative was made available on the City's web portal (www.markham.ca/getactive).

With limited opportunities due to public health guidelines, the Sunday and statutory holiday closures of Enterprise Boulevard were animated only by a bike tune-up booth and an active transportation information booth near the Andre de Grasse Street intersection. Markham Cycles staff and volunteers, supported by City staff, operated both booths. Statistics related to the bike tune-up booth between July 1 and September 7, 2020 inclusive are as follows:

No. of sessions*	No. of visits to the booth	No. of bikes turned up	No. of volunteer hours contributed
11	360	203	132

*13 planned, two cancelled due to inclement weather or Metrolinx construction

Following the end of the Enterprise Boulevard closures and due to demand for the service, staff worked with Markham Cycles to continue the bike tune-up program by operating the booth at various City parks on Saturdays from September 12 to October 17 inclusive.

Pedestrian and cyclist volumes were collected for a sampling of the closure dates and are summarized below.

Table 1: Enterprise Blvd, east of Andre de Grasse Street

TIME	Eastbound		Westbound	
	Bicycles	Pedestrians	Bicycles	Pedestrians
Wednesday, July 1	115	77	124	77
Sunday, July 5	127	74	167	81
Sunday, August 2*	54	34	49	35
Monday, August 3	102	65	168	58
Sunday, August 23	253	108	282	95
Sunday, September 6	231	101	300	117
Monday, September 7	52	84	54	65
AVERAGE	133	78	163	75

*Lower volumes due to inclement weather

Table 2: Enterprise Blvd, west of Main St Unionville

TIME	Eastbound		Westbound	
	Bicycles	Pedestrians	Bicycles	Pedestrians
Wednesday, July 1	95	55	92	58
Sunday, July 5	75	49	121	65
Sunday, August 2*	33	24	20	20
Monday, August 3	80	64	147	64
Sunday, August 23	131	36	185	50
Sunday, September 6	137	59	206	70
Monday, September 7	34	56	34	59
AVERAGE	84	49	115	55

*Lower volumes due to inclement weather

Enterprise Boulevard closures are effective demonstrations of an “Open Streets” event

Such a road closure to promote and encourage active transportation and active lifestyle is commonly called “Open Streets” and is implemented in major cities around the world. For example, City of Toronto has an annual Open Streets event on Yonge Street (<https://www.openstreetsto.org>) and the City of Mississauga has implemented Open Streets during the pandemic.

In spite of the limited promotion and special attractions provided at the Enterprise Boulevard closures, the turnout was relatively high. Staff anticipates higher levels of public participation in an Open Streets event if it is planned with supportive agencies, local businesses and local community groups and promoted accordingly.

Given the direction from Council for staff to explore other opportunities for street closures for cycling in Thornhill and Milliken, staff recommends working with key stakeholders including the Cycling and Pedestrian Advisory Committee to develop an annual Open Streets program and to report back to Council prior to implementation.

Traffic and parking restrictions on Main Street Unionville were effective

In an effort to reduce traffic volumes on Main Street Unionville (Fred Varley Drive to Carlton Road) and to create a more pedestrian friendly environment, staff developed a traffic management plan in consultation with the Ward Councillor and Unionville BIA. This plan incorporated a number of measures to discourage non-local (or through traffic) from using this section of Main Street Unionville. Measures included the following:

- Restricted parking on both sides of Main Street Unionville, allowing more space for pedestrians to maintain physical distancing;
- Implemented temporary road narrowings (or bump-outs) and “Road Closed – Local Traffic Only” signs at Fred Varley Drive and Carlton Road to discourage through traffic and reduce speeds entering the village core;
- Temporarily reduced the posted speed limit to 30 km/h;
- Implemented a detour plan to direct non-local traffic to use the parallel laneway to the east of Main Street Unionville; and further,
- Implemented road narrowings (or bump-outs) adjacent to the Unionville Arms and Starbucks establishments to facilitate patio extensions into the municipal boulevard and to act as additional traffic calming measures.

Information about this initiative was made available on the City’s web portal (www.markham.ca/getactive).

Prior to the implementation of these measures, the average daily traffic (ADT) volume and operating speed were 5,500 vehicles and 37 km/h, respectively. Since the implementation of these measures, average daily traffic (ADT) volume has decreased by 31% to 3,800 vehicles while the average operating speed has also decreased by 5% to 35 km/h.

Recognizing that it is not practical to fully prohibit or enforce the non-local traffic restriction, not all motorists complied with the restriction or utilized the detour. However, the data does indicate that the measures implemented were effective in reducing traffic volumes and vehicle speeds, thereby creating a more conducive environment for pedestrians.

Staff will work with key stakeholders to define the traffic restriction measures on Main Street Unionville going forward

Engineering and Operations staff will work with the Ward Councillor, UBIA and local businesses employing the patio extension bylaw (if it is still applicable) to develop a new traffic management plan for Main Street Unionville for the 2021 Summer season.

Maintaining the parking prohibition and 30 km/h speed limit on a permanent basis is recommended on Main Street Unionville

This section of Main Street Unionville has several unique characteristics. Namely, a narrow road width, a boulevard that has competing uses, high pedestrian volumes and numerous private entrances that create the risk of conflicts among all road users. As such, staff recommend that the parking prohibition on the west side of Main Street and the temporary 30 km/h speed limit be made permanent, in order to enhance safety for all road users. The proposed speed limit by-law amendment is appended as Attachment 'B'.

Staff recommend a 40 km/h speed limit on Main Street Markham, between Bullock Drive & Highway 7

Main Street Markham, between Bullock Drive and Highway 7, has somewhat similar operating characteristics as Main Street Unionville. No temporary traffic calming measures were deployed here as part of the City's pandemic response. This section of Main Street Markham was redesigned and reconstructed to its current configuration in 2014. The current speed limit is 50 km/h, with an operating speed of 49 km/h near Highway 7 and 53 km/h near Bullock Drive. Due to the high pedestrian volume, active street-parking activity and numerous private entrances through this corridor, staff are recommending that the speed limit along this portion of Main Street Markham be reduced to 40 km/h. The proposed speed limit by-law amendment is appended as Attachment 'B'.

Development & Implementation of Walking & Cycling Loops

In September 2020, staff implemented a new 12 km active transportation loop, named the Villages & Valley Loop (see Attachment "B"). This loop connects Main Street Unionville to Main Street Markham, making it easier and safer for cyclists and pedestrians to travel in between these two village hubs by using portions of the Rouge Valley Trail system, Carlton Road and Raymerville Drive. Both Main Streets are also connected to the trails of the Rouge Valley Trail System, effectively allowing users to travel between the old villages of Markham and Unionville while enjoying natural areas and neighbourhoods in the City. Information about this initiative is available on the City's web portal (www.markham.ca/getactive)

Cycling Loops in the Milliken and Thornhill communities are currently in development. Subject to 2021 budget approval, branding, pavement markings and signage of these loops will be implemented in 2021.

FINANCIAL IMPLICATIONS:

The different initiatives summarized within this memorandum cost a total of \$61,350, inclusive of HST, which came under the approved \$65,000 budget, and is described below:

- Main Street Unionville initiatives - \$9,200
- Enterprise Road Closure - \$38,600
- Villages & Valley Walking & Cycling Loop - \$9,400
- Traffic Counts & Monitoring - \$3,100
- Mobile Sign Advertisements - \$1,050

Financial impacts associated with changing the posted speed limits on Main Street Unionville and Main Street Markham will not exceed \$1,000, can be absorbed through existing capital budgets and has no operational impacts.

ATTACHMENTS:

- A – Pictures of Initiatives
- B – Speed Limit By-law Amendment

C – Villages & Valley Walking & Cycling Loop

Attachment 'A' – Pictures of Initiatives

Main Street Unionville Traffic Restriction



Enterprise Boulevard Closure



Villages & Valley Loop



Markham Cycles' Saturdays in the Park program





BY-LAW NUMBER _____

TO AMEND BY-LAW 2017-104

BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM THAT SPEED LIMIT BY-LAW 2017-104 BE AND THE SAME IS HEREBY AMENDED AS FOLLOWS:

1. That Schedule “B” of Speed Limit By-law 2017-104, pertaining to a 50 km/h maximum rate of speed, be amended to rescind the following:

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>
<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Main St. Markham	16 th Avenue	Highway 7

2. That Schedule “A” of Speed Limit By-law 2017-104, pertaining to a 40 km/h maximum rate of speed, be amended to rescind the following:

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>
<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Main St. Unionville	Rosemead Close	Highway 7

3. That a new Schedule “D” of Speed Limit By-law 2017-104, pertaining to a 30 km/h maximum rate of speed, be created and amended to include the following:

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>
<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Main St. Unionville	Carlton Road	Station Lane

4. That Schedule “A” of Speed Limit By-law 2017-104, pertaining to a 40 km/h maximum rate of speed, be amended to include the following:

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>
<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Main St. Markham	Bullock Drive	Highway 7
Main St. Unionville	Rosemead Close	Carlton Road
Main St. Unionville	Station Lane	Highway 7

ATTACHMENT ‘B’

5. That Schedule “B” of Speed Limit By-law 2017-104, pertaining to a 50 km/h maximum rate of speed, be amended to include the following:

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>
<u>HIGHWAY</u>	<u>FROM</u>	<u>TO</u>
Main St. Markham	16 th Avenue	Bullock Drive

The By-Law shall come into force and effect upon receiving the third reading by the Council of the City of Markham and also when authorized signs have been erected.

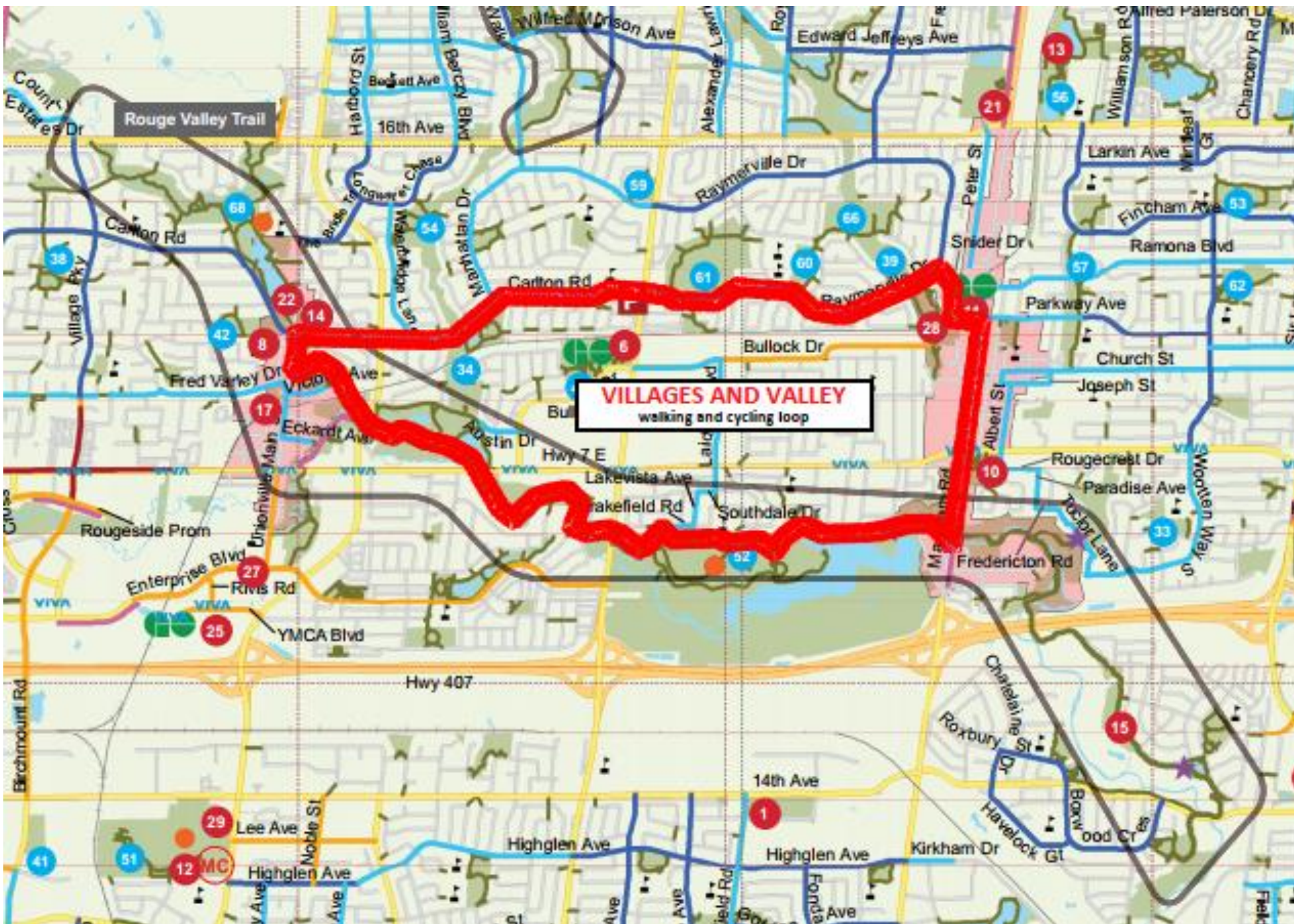
READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS_____

DAY OF _____, 2020.

KIMBERLY KITTERINGHAM
CITY CLERK

FRANK SCARPITTI
MAYOR

VILLAGES & VALLEY



Villages & Valley
Walking & Cycling
Loop
Route Map



Development Application Public Notice Sign Improvements



Presentation Outline

- Project objectives
- Project timeline
- Our current signs and process
- Proposed new public notice signs
- Proposed new process



Project Objectives

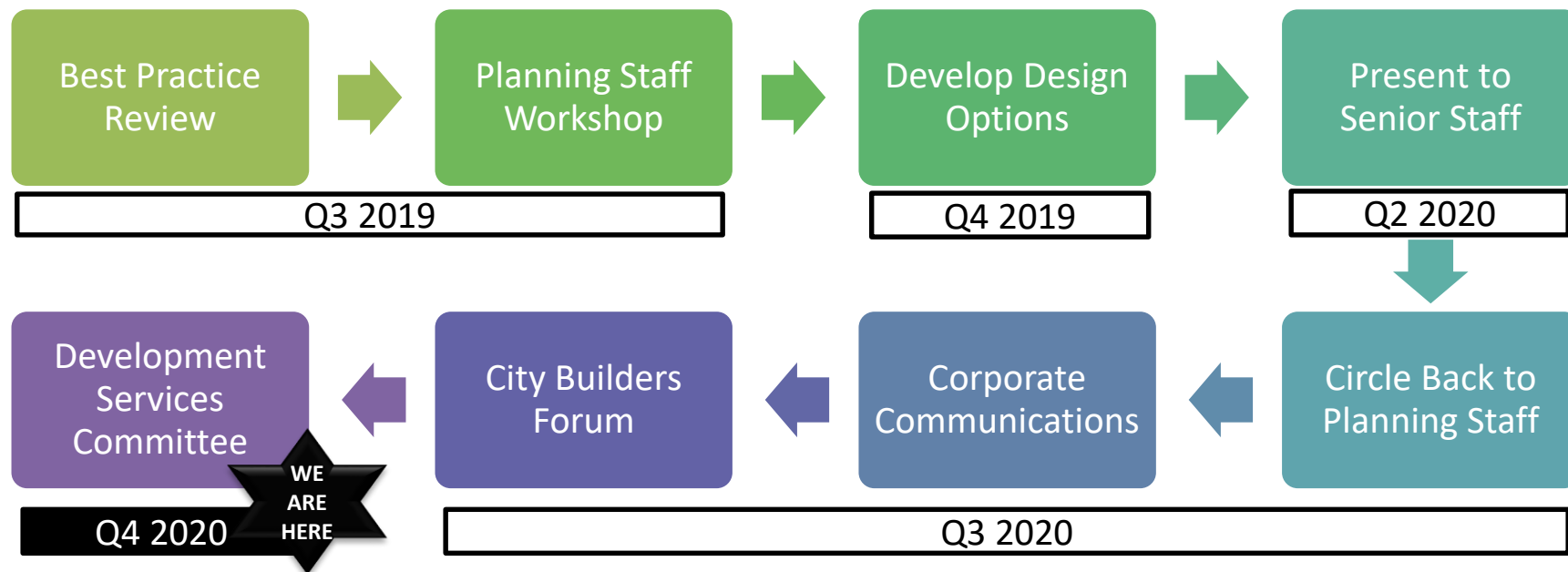
Develop new public notices that are:

- Informative
- Easy to read and understand
- Encouraging of public involvement

WHILE continuing to meet the requirements of the *Planning Act*



Project Timeline





Our Current Signs

Public notices are posted on the subject lands twice in the planning review process:

- A white sign with black lettering is posted on the site following the submission of a “complete application”
- A yellow sign with black lettering is posted on the site 20 days prior to a scheduled statutory public meeting.





Our Current Signs - Example

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING HAS BEEN SCHEDULED FOR THESE LANDS TO OBTAIN INPUT ON A ZONING BY-LAW AMENDMENT APPLICATION SUBMITTED BY KING SQUARE LIMITED.

THE APPLICANT IS PROPOSING A ZONING BY-LAW AMENDMENT TO REQUEST ADDITIONAL PERMITTED USES FOR PHASE 1 OF THE KING SQUARE DEVELOPMENT.

THE DATE OF THE PUBLIC MEETING IS FEBRUARY 19, 2019 AT 7:00 P.M. IN THE CITY OF MARKHAM COUNCIL CHAMBERS.

ADDITIONAL INFORMATION IS AVAILABLE FROM THE CITY'S PLANNING DEPARTMENT AT (905) 477-7000 EXT. 2621 QUOTING FILE NO. ZA – 18 – 176569.

TO OBTAIN A COPY OF THE WRITTEN NOTICE OF PUBLIC MEETING, PLEASE CONTACT THE CITY OF MARKHAM, CLERK'S DEPARTMENT, ANTHONY ROMAN CENTRE, 101 TOWN CENTRE BOULEVARD, MARKHAM, ONTARIO L3R 9W3, TELEPHONE (905) 477-7000 EXT. 7935.

Explanation
of the
purpose
and effect
of the
proposal

Date, time
and location

Where to
get
additional
information



Our Current Process

- **Planning staff** provide public notice sign wording and formatting/print instructions
- **Applicants** prepare the public notice sign, coordinate printing, and install the sign(s) on the subject property. A photo of the installed sign(s) is submitted to the City.



Development Notice



[Type of Application]

A change is proposed for these lands:
XX Planning St. & XX Design Blvd.

The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.



XX Storeys



XXX Units



XXX m² Retail

Public Meeting

Information will be posted on this sign when available.

Please Reference File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

**Learn more and tell us
what you think:**



CITY PLANNING
Planner's Name
905.XXX.XXXX
email@markham.ca



CLERK'S OFFICE
Clerk's Name
905.XXX.XXXX
email@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca



Development Notice



[Type of Application]

A change is proposed for these lands:
XX Planning St. & XX Design Blvd.

The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.



XX Storeys



XXX Units



XXX m² Retail

***NEW* Public Meeting - DDMMYYYY**

Time, Location

Address

Please Reference File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

**Learn more and tell us
what you think:**



CITY PLANNING
Planner's Name
905.XXX.XXXX
email@markham.ca



CLERK'S OFFICE
Clerk's Name
905.XXX.XXXX
email@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca



Development Notice



Site Plan and Zoning By-Law Amendment Applications

A change is proposed for these lands:
101 Enterprise Boulevard

The City received Site Plan and Zoning By-law Amendment applications to facilitate the development of a Markham Centre York University Campus



10 Storeys



700 m²
Institutional



200 m²
Retail

***NEW* Public Meeting - 10/15/2020**

7:00 pm, City of Markham Council Chambers
101 Town Centre Blvd., 1st Floor

Please Reference File # 19 123456 ABC 123



APPLICANTS PROPOSAL

17/09/2020

**Learn more and tell us
what you think:**



CITY PLANNING
Amanda Crompton
905.477.7000 x 7935
acrompton@markham.ca



CLERK'S OFFICE
Mary-Jane Courchesne
905.477.7000 x 3638
mcourchesne@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca



Summary of Key Changes

- Includes the City logo and corporate colour scheme
- Encourages simple and clear text (i.e., “Development Notice”)
- Incorporates an image of the proposal (3D rendering, massing, concept plan)
- Uses icons (universal language)
- Replaces the requirement for a second sign with a red Public Meeting decal
- Includes appropriate contact information
- Requires a larger sign (from 48”x48” to 48”x60”)



Proposed New Process

- **Planning staff** identify, during the Pre-Consultation Meeting, submission requirements related to sign preparation (i.e., image requirements)
- **Planning staff** prepare the public notice sign and send digitally to the Applicant
- **Applicants** coordinate printing and install the sign(s) on the subject property. A photo of the installed sign(s) is submitted to the City.



Questions or Comments?



BUILDING MARKHAM'S FUTURE TOGETHER

2020 – 2023 Strategic Plan

Size - 48" x 60"

Larger notice sign accommodates for visual(s)
and large fonts for accessibility

Header

Includes a fixed logo and utilizes City of Markham logo colours (red, black and white) to align with branding

Summary

Brief summary of what is being proposed to reduce amount of text, uses clear, simple, accessible language that is easily legible

Icons

Taken from best practice examples, icons are a universal language and can help minimize a language barrier

Additional icons:



Development Notice



[Type of Application]

A change is proposed for these lands:
XX Planning St. & XX Design Blvd.

The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.

Insert Image

XX Stores XXX Units XXX m² Retail

Public Meeting

Information will be posted on this sign when available.
Please Reference File # 19 123456 ABC 123

Learn more and tell us what you think:



Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca

Public Meeting Notice

Public meeting decal, added to the original sign after a meeting is arranged (includes date, time and location of public meeting)

Image of Proposal

3D rendering, massing or conceptual plan of what is being proposed
(Image Size: 18" x 21")

Access to Additional Information

Includes contact information of both the File Planner and the Clerk's Office

Colours



Fonts

Aa Arial Bold **Aa** Arial Regular



MEMORANDUM

To: Development Services Committee

From: Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Prepared by: Amanda Crompton, MCIP, RPP
Planner II, Development Planning

Reviewed by: Ron Blake, MCIP, RPP
Senior Manager, Development Planning

Date: November 9, 2020

**Re: Development Application Public Notice Improvements
Memo_Nov9_DSC.docx**

RECOMMENDATION:

1. That the memorandum dated November 9, 2020, titled “Development Application Public Notice Improvements” be received;
2. That the presentation dated November 23, 2020, titled “Development Application Public Notice Improvements” be received;
3. That the new development application public notices, attached as Appendix B and Appendix C, be endorsed by Council; and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this memorandum is to introduce proposed changes to posted development application public notices. One of the City of Markham’s strategic priorities is to be “an inclusive city, engaging everyone in building a livable, caring and culturally vibrant community while respecting our past”. In alignment with this priority, staff reviewed our current practices for notifying the public of new development applications and inviting local residents to public

meetings. The objective of this project is to develop new public notices that are informative, easy to read and understand, and encouraging of public involvement in the planning process.

BACKGROUND:

***Planning Act* requirements**

The *Planning Act* requires that notice be provided to the public 15 days following the submission of a complete application of an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or a Draft Plan of Condominium (“Notice of Complete Application”), and 20 days prior to a scheduled statutory public meeting (“Notice of Public Meeting”).

Notice is to be given in two ways:

- 1) By posting a notice at every separately assessed property within the subject land; and,
- 2) By personal service, or ordinary mail, to every owner of land within 120 metres of the subject land.

The City of Markham currently meets the statutory notice requirements as set out in the *Planning Act*; however, there are opportunities to improve the notification process in order to better inform and engage the community.

Current practice for posted notices

Posted notices are large signs posted directly on the property subject to a development application. Public notices are posted on the site twice in the planning review process. First, a white sign with black lettering is posted on the site following the submission of a “complete application” of an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision or Draft Plan of Condominium. Second, a yellow sign with black lettering is posted on the site 20 days prior to a scheduled statutory public meeting. If the statutory public meeting is scheduled at the time the application is deemed complete, only one sign is posted.

The posted notices include a brief description of the development proposal and associated planning application(s), contact information for the file planner and Clerk’s Department, and the date, time and location of the public meeting (if scheduled).

Once the file planner deems an application complete and/or schedules a statutory public meeting, they provide the applicant with the text and formatting requirements of the posted notices. The applicant prints and installs the sign(s) and submits a photo and signed affidavit to the Clerk’s Department.

Current practice for mailed notices

Notices are mailed to every landowner within 200 metres of the property subject to a development application. Notices are mailed out when an application is deemed complete to inform local residents of a new proposal, and when a statutory public meeting is scheduled.

PROCESS:

Best practice review

Over the past several years, municipalities across Canada have initiated projects to redesign their public notices to better inform the public of the type and form of development proposed in their community, and to provide notice of upcoming opportunities to obtain additional information and provide feedback. A best practice review was undertaken to better understand the ways in which other municipalities have altered the design and format of their public notices to better achieve the intent of the *Planning Act*, which is to inform the public of a development application and future engagement opportunities. A summary of the key findings of the review is presented below:

- All municipalities reviewed include their City logo on their posted notices
- All municipalities reviewed include at least one image on their posted notices (e.g., location map, rendering, site plan, conceptual plan, etc.)
- Some municipalities use icons and text to describe a proposal
- Some municipalities include the applicant's contact information
- Some municipalities outline the application review process and next steps
- Several municipalities include a link to the City's webpage where more information on the application is made available
- All municipalities reviewed made an effort to use simple language, without technical jargon
- Several municipalities include a call to action on their posted notices, such as "tell us what you think"

See Appendix A for the best practice review summary table.

Consultation with the Planning Department

Following the best practice review, an internal staff workshop was held with 15 staff from Development Planning and Geomatics. The purpose of the workshop was to provide staff with the opportunity to comment on the strengths and weaknesses of current practices, learn from other municipalities, and identify opportunities for improvement. Staff were split into three groups and asked to work together to design new posted notices. Generally, staff noted that new posted notices should:

- **Include an image of the proposal, where applicable**
There was consensus among staff that posted notices should include an image of the proposal (i.e., 3D rendering, massing or conceptual plan of what is being proposed)

- **Be clear and legible**

During the report-back, all groups noted that the current signs have too much text and are difficult to read and understand. Improvements can be made by:

- Reducing the amount of text on our notices
- Using clear, simple and accessible language (no planning jargon)
- Considering what size, style and colour font will be easily legible
- Ensuring AODA standards are met
- Using descriptive language and headings

- **Improve access to additional information**

Staff indicated that it should be easier for members of the public to access additional information on the application. The following suggestions were made:

- Create a digital development application centre on the City's website where all development notices and application submissions are made available to the public
- Include contact information for the file planner
- Include contact information for the applicant

- **Be designed to align with the City of Markham's corporate branding**

There was general consensus among staff that the notices be designed to align with the City of Markham's branding, including:

- Adding the City of Markham logo
- Using Markham colours (i.e., a banner)
- Considering the inclusion of a City of Markham watermark

- **Be more sustainable**

One group suggested that the life-cycle of posted notices be considered and a more sustainable approach be implemented. It was suggested that the "Notice of Complete Application" be modified by adding a decal once the public meeting is scheduled, instead of producing an entirely new "Public Meeting" sign

The feedback received from the internal staff workshop was used to inform the design of the new posted notice signs. Planning staff were re-engaged to review and comment on the design of the proposed new posted public notices.

Consultation with other City Departments

Staff from the City's Corporate Communications Department and the Legal Department were consulted to review the proposed new public notices. Corporate Communications reviewed the

notices to ensure consistent corporate branding, and AODA compliance. Legal reviewed the notices to confirm compliance with the requirements of the *Planning Act*.

Consultation with the development community

The new posted public notice signs were presented to the Markham developer community at the September 2020 City Builder's Forum. Only a few minor comments were received. One attendee asked if there was an opportunity to include a QR code to direct interested parties to an appropriate city webpage. Staff advised that there is no development activity webpage to link to at this time; however, a QR code could be added in the future.

DISCUSSION:

New design of posted public notices

The new format and design of the posted notice is included as Appendix B. The following key changes were made:

- The City of Markham logo is located in the upper left corner
- A new colour scheme was used to align with the City's corporate branding (red, black and white)
- The language is simple and clear. For example, the old title "Notice of Receipt of a Complete Application" is replaced with "Development Notice"
- An image of the proposed development is included, where appropriate, in the form of a 3D rendering, massing or conceptual plan. The image is dated and titled "Applicant's Proposal"
- Icons and text are used to describe the proposal (universal language)
- Community input is encouraged. The subheading "Learn more and tell us what you think" is followed by contact information for the file planner and Clerk's Department
- The requirement for a second "Public Meeting" sign is eliminated and instead a red decal with information is added to the complete application sign. If the public meeting is not yet scheduled, the sign will read: "Public Meeting information will be posted on this sign when available". Once scheduled, a large red decal with the date, time and location of the public meeting will be placed over that text.
- A disclaimer at the bottom of the sign states that the information on the sign represents the applicant's proposal at the time the notice was prepared and is subject to change.
- The new signs are slightly larger (48"x60") in order to improve readability and support universal language (i.e., use of icons and images)
- The signs comply with AODA requirements

New design of mailed public notices

Mailed public notices are also being updated to improve readability and encourage public involvement in the planning process. Minor revisions to formatting and language are proposed. The new template for mailed notices is included as Appendix C.

NEXT STEPS:

Staff recommend that the new development application public notices be endorsed by Council. The new notices are designed to better inform the community of active planning applications, and encourage public input. If endorsed by Council, staff will begin the implementation process and transition to the new notices in early 2021.



APPENDICES:


Appendix A: Best Practice Review Summary Table

Appendix B: Posted Notice Templates

Appendix C: Mailed Notice Templates

Development Application Public Notice Improvements – Best Practice Review (Online)
Summary Table

City	Reason for initiating changes	Actions	Development Notice Information Requirements (Old)	Development Notice Information Requirements (New)
City of Toronto	<p>On July 8, 2014, City Council requested the Chief Planner and Executive Director, City Planning to:</p> <ul style="list-style-type: none">Undertake a review of the Development Proposal Public Notices toward signs that are attractive, use language that is informative and easy to understand while encouraging citizen involvement in the planning process;Consult with residents’ associations, development industry representatives and other relevant stakeholders whole conducting the review; andReport on the outcome of the review of Planning and Growth Management Committee.	<ul style="list-style-type: none">Review of existing laws and regulations governing notice for development proposals and the new AODALiterature reviewConsultation with student groups from OCAD University and the University of Toronto<ul style="list-style-type: none">Studio assignment to redesign the signagePublic survey conducted by the studentsInternal staff workshop (25 staff, including representation from Community Planning, Graphics, Policy and Analysis, Chief Planner’s Office, Strategic Communications and the City Clerk’s Office Design and Protection unit)Consultation with Residents’ Associations (as part of the Growing Conversations consultations)Consultation with the Toronto Chapter of BILDPilot project – use of the new signs on a voluntary basis with interested developers	<ul style="list-style-type: none">Legal Address of the subject property or propertiesProposed useHeight and densityNumber of parking spaces (automobiles and bicycles)Image of the proposal (elevation or site plan)Black and whiteAODA compliant textQR codes directing residents to the Application Information Centre	<p>Option 1 (preferred design):</p> <ul style="list-style-type: none">Corporate banner and colour consistent with City of Toronto branding, and that includes the word “Notice”The words “A change has been proposed for this site” written in bold textBrief text description of the proposal (e.g., a zoning by-law amendment)Proposal summary that utilizes 3 generic icons to further explain details of the proposal: <div></div> <ul style="list-style-type: none">Additional information that could be used in a search on the Application Information CentreWhere applicable, an image of the proposed development in context (elevation or 3D massing model)Disclaimer that indicates the date the submission/resubmission was madeA call to action outlining 3 options for obtaining additional information or providing feedback: For more information about this application or to tell us what you think: <div></div> <ul style="list-style-type: none">Simple languageTotal compliance with AODA requirementsInstallation height: 1.9-2.0m <p>Option 2 has a slightly smaller width, does not contain the icons and proposal details and is a text only version that may be used for special situations like policy changes (e.g., Official Plan amendment)</p>
Town of Milton	<ul style="list-style-type: none">Town’s Strategic Action Plan 2015-2018, Density Milton 3, identifies the development of a standard process for informing, consulting and advising residents and businesses about municipal decision-making and	<ul style="list-style-type: none">Review of best practices from other local municipalitiesNew design for Milton’s notification signage was piloted in 2017 – new signage templates were	<ul style="list-style-type: none">Black and whiteText reads “Application for a Zoning By-law Amendment”Proposal summaryName of owner	<ul style="list-style-type: none">Banner with large text reading “Public Notice”ColourText reads “A change has been proposed for this site”Brief description of proposal type

City	Reason for initiating changes	Actions	Development Notice Information Requirements (Old)	Development Notice Information Requirements (New)
	<p>engagement opportunities as a corporate priority</p> <ul style="list-style-type: none"> Included in the scope of work outlined in Milton's Community Engagement Strategy The new public notice signage was designed to: increase understanding, provide transparency in applications and encourage more community engagement in the planning process 	<p>placed at three sites in Milton between November and December 2017</p> <ul style="list-style-type: none"> Staff collected input from the community, stakeholders and developers about the proposed design through the pilot 	<ul style="list-style-type: none"> Name of agent and contact information Application file # Text that reads "for more information and to tell us what you think" and information on how to reach the planning department online, through email, over the telephone and in person 	<ul style="list-style-type: none"> Image of the proposal (Rendering/site plan) Summary of proposal using icons:  <p>Proposal Summary:</p> <p>SIZE 100K Density 10K Stalls 10K metres</p> <p>USE 100K Residential Units 100K net Retail</p> <p>PARKING 10K Resident 10K Visitor</p> <ul style="list-style-type: none"> Site address Applicant name Application File # Name of agent and contact information A call to action outlining 3 options for obtaining additional information or providing feedback: <p>Learn more and share your feedback:</p> <p>Online: www.milton.ca/0000</p> <p>In Person: A meeting has not yet been scheduled. Details will be posted here and online as they become available.</p>
City of Vaughan	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> As part of the application(s) submission package, the applicant will have completed the proposed wording and the maps for the Notice Sign – the Planning Department reviews and approves (or makes changes) and provides to applicant Wording details: <ul style="list-style-type: none"> Type of application and description List the Owner and Agenda City contact phone number and file number(s) Date sign was installed Text that reads "this application is currently under review by the City of Vaughan" Mapping requirements: <ul style="list-style-type: none"> Conceptual black & white site plan (if not associated with plan of subdivision) Conceptual coloured site plan (if associated with plan of subdivision) – colours identify land use Coloured rendering (if application(s) facilitate construction of new building(s))
City of Burlington	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Banner reading "Developing Proposal" Address of the property where development is proposed Brief description of the development being requested

City	Reason for initiating changes	Actions	Development Notice Information Requirements (Old)	Development Notice Information Requirements (New)
				<ul style="list-style-type: none"> City of Burlington contact information Applicant contact information QR code and web link – each development application has its own dedicated web page
City of Ottawa	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> The City ensures the quality control of on-site signs and is responsible for the production, posting, maintenance and removal of a sign. 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Address of the property Description of the applicant’s proposal (in English and French) “Let us know what you think” and contact information for Planner (in English and French) Link to Ottawa.ca/devapps
City of Calgary	<ul style="list-style-type: none"> On December 13, 2017, Council directed Administration to “revise advertising notifications to the public to be more visual, engaging and to use plain language, while maintaining The City of Calgary brand, and to return to Council, through the SPC on Planning and Urban Development, no later than 2018 Q2. 	<ul style="list-style-type: none"> Administration met with Councilors (one-on-one) to discuss what they would like to see on the development notice and what they like about notices in other municipalities Engagement with citizens through two online surveys (the second included piloting of two notices) Best practice review of other municipalities (e.g., Toronto, Vancouver, Edmonton, etc.) Input collected from the Federation of Calgary Communities and the Building Industry and Land Development Calgary Region (BILD) on the two proposed options 	<ul style="list-style-type: none"> Map illustrating the location of the subject property Banner reading “Proposed Redesignation” or “Notice of Public Hearing” Description of applicant’s proposal and file number Text reading “learn more or comment” and link to Calgary.ca/development and telephone number 	<ul style="list-style-type: none"> Map illustrating the location of the subject property Direction for citizens to go to the Planning and Development Map online platform or call Elements that do not create challenges to citizens with visual impairment Different colour notices to help citizens distinguish between the application type and the stage of application Change of text from “Proposed Redesignation” to “Proposed Land Use Change” Change of text from “Learn more and comment” to “Tell us what you think” File number is identified on the notice as the “Reference Number” Plain language descriptions
City of Vancouver	<ul style="list-style-type: none"> The Mayor’s Engaged City Task Force recommended that the signs for rezoning and development projects be redesigned to better inform residents about potential changes in the neighbourhood and encourage feedback 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Type of application Address Lengthy proposal description Black text on yellow sign Public meeting information Contact information 	<ul style="list-style-type: none"> Easy-to-understand language and details (avoid technical language) Improved visuals (a sketch and site map) Information on how residents can give input online or in person Type of application Address Proposal summary Applicant details Link to website Public meeting details Colours: blue, green and white
Village of Pemberton	<ul style="list-style-type: none"> Two Village of Pemberton staff were inspired by Dave Meslin’s TED Talk, “The Antidote to Apathy”, which 	<ul style="list-style-type: none"> Information unavailable online 	<ul style="list-style-type: none"> Address of property Map illustrating location of subject property 	<ul style="list-style-type: none"> Address of property Type of application (e.g., Zoning Amendment) Colour

City	Reason for initiating changes	Actions	Development Notice Information Requirements (Old)	Development Notice Information Requirements (New)
	criticized the City of Toronto for having public notices that are difficult to understand.		<ul style="list-style-type: none">• Type of application (e.g., Zoning Amendment)• Notice of public hearing date and location• Summary of application• Black and white	<ul style="list-style-type: none">• Engagement icons (e.g., telephone, envelope)• Large/bold font providing public hearing details• Link to website• Map illustrating the location of the subject property• Brief description of application• Brief explanation under the heading “How Will this Affect me?”• Details on how to obtain additional information
City of Coquitlam	<ul style="list-style-type: none">• Information unavailable online	<ul style="list-style-type: none">• Information unavailable online	<ul style="list-style-type: none">• Information unavailable online	<ul style="list-style-type: none">• “Development Application” banner• Address of the subject site with highest order Development Application number• Type pf application• Brief description of the proposed development• Map of subject site• Contact information for the agent/applicant• Vertical banner on the right side of the sign which lists ways to “get involves and have your say” (e.g., through email, telephone and online)• For more complex projects, a rendering of the proposed development is required• The Planning and Development Resource webpage includes two sign templates (for simple and complex projects) that can be downloaded and easily edited by the applicant/developer

Development Notice



[Type of Application]

**A change is proposed for these lands:
[Insert Address]**

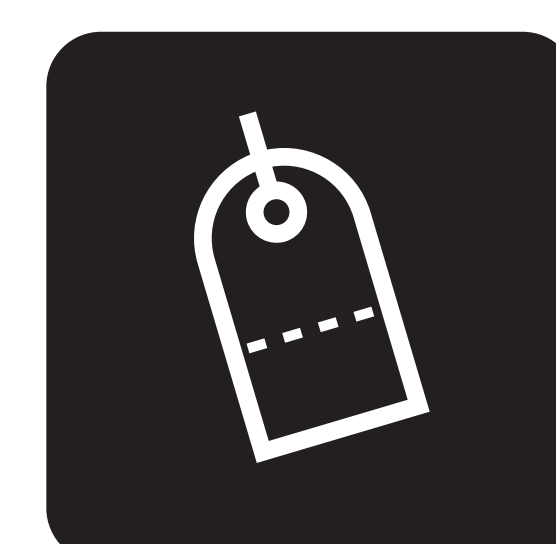
The city has received an application to [insert application type] to allow for [insert brief summary of proposal] on these lands.



XX Storeys



XXX Units



XXX m² Retail

Public Meeting

Information will be posted on this sign when available.

Please Reference File #: PLAN XX-XXXXXX

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

**Learn more and tell us
what you think:**



CITY PLANNING

Planner's Name

905.XXX.XXXX

email@markham.ca



CLERK'S OFFICE

Clerk's Name

905.XXX.XXXX

email@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | **Visit us at** markham.ca

Development Notice



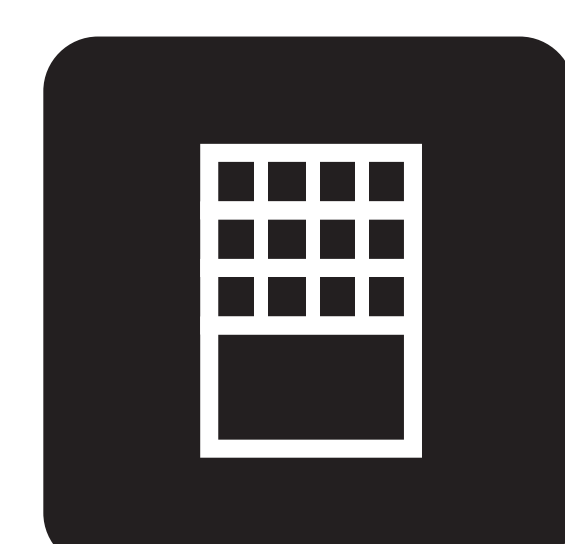
[Type of Application]

**A change is proposed for these lands:
[Insert Address]**

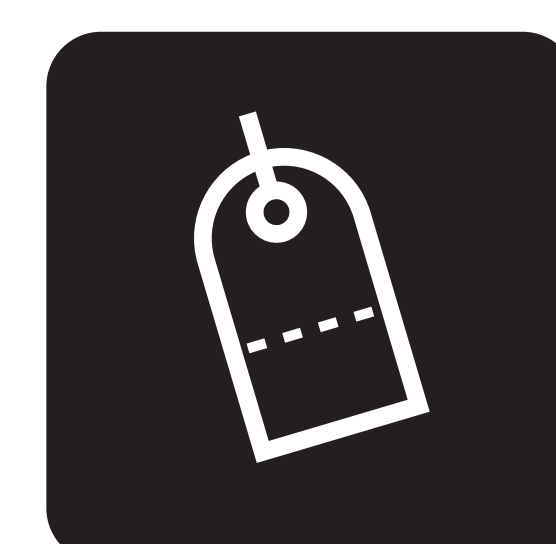
The city has received an application to [insert application type] to allow for [insert brief summary of proposal] on these lands.



XX Storeys



XXX Units



XXX m² Retail

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

**Learn more and tell us
what you think:**



CITY PLANNING
Planner's Name
905.XXX.XXXX
email@markham.ca



CLERK'S OFFICE
Clerk's Name
905.XXX.XXXX
email@markham.ca

***NEW* Public Meeting - DD/MM/YYYY**

[Insert Time], [Insert Location]

[Insert Address]

Please Reference File #: PLAN XX-XXXXXX

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | **Visit us at** markham.ca

Development Application Notice Sign

Without Public Meeting Decal



Size - 48" x 60"

Larger notice sign accommodates for visual(s) and large fonts for accessibility

Header

Includes a fixed logo and utilizes City of Markham logo colours (red, black and white) to align with branding

Summary

Brief summary of what is being proposed to reduce amount of text, uses clear, simple, accessible language that is easily legible

Icons

Taken from best practice examples, icons are a universal language and can help minimize a language barrier

Additional icons:

XXX House(s)

XXX m² Park

XXX Townhouses

Heritage Designation

School

X Stormwater Management Facilities

Zoning By-Law Amendment

Official Plan Amendment

Plan of Subdivision

Development Notice



[Type of Application]

A change is proposed for these lands:
XX Planning St. & XX Design Blvd.

The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.

XX Storeys XXX Units XXX m² Retail

Public Meeting

Information will be posted on this sign when available.
Please Reference File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL DDMMYYYY

Learn more and tell us what you think:

CITY PLANNING
Planner's Name
905.XXX.XXXX
email@markham.ca

CLERK'S OFFICE
Clerk's Name
905.XXX.XXXX
email@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca

Image of Proposal

3D rendering, massing or conceptual plan of what is being proposed
(Image Size: 18" x 21")

Access to Additional Information

Includes contact information of both the File Planner and the Clerk's Office

Colours



Fonts

Aa Arial Bold **Aa** Arial Regular

Public Meeting Notice

Public meeting decal, added to the original sign after a meeting is arranged (includes date, time and location of public meeting)

Development Application Notice Sign

With Public Meeting Decal



Size - 48" x 60"

Larger notice sign accommodates for visual(s) and large fonts for accessibility

Header

Includes a fixed logo and utilizes City of Markham logo colours (red, black and white) to align with branding

Summary

Brief summary of what is being proposed to reduce amount of text, uses clear, simple, accessible language that is easily legible

Icons

Taken from best practice examples, icons are a universal language and can help minimize a language barrier

Additional icons:

- | | |
|----------------------|------------------------------------|
| XXX House(s) | X Stormwater Management Facilities |
| XXX m² Park | Zoning By-Law Amendment |
| XXX Townhouses | Official Plan Amendment |
| Heritage Designation | Plan of Subdivision |
| School | |

Development Notice



[Type of Application]

A change is proposed for these lands:
XX Planning St. & XX Design Blvd.

The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.

XX Storeys XXX Units XXX m² Retail

***NEW* Public Meeting - DDMMYYYY**
Time, Location
Address
Please Reference File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL DDMMYYYY

Learn more and tell us what you think:

CITY PLANNING
Planner's Name
905.XXX.XXXX
email@markham.ca

CLERK'S OFFICE
Clerk's Name
905.XXX.XXXX
email@markham.ca

Building Markham's Future Together

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and may be subject to change | Visit us at markham.ca

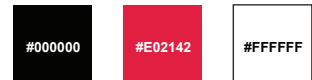
Image of Proposal

3D rendering, massing or conceptual plan of what is being proposed
(Image Size: 18" x 21")

Access to Additional Information

Includes contact information of both the File Planner and the Clerk's Office

Colours



Fonts

Aa Arial Bold **Aa** Arial Regular

Public Meeting Notice

Public meeting decal, added to the original sign after a meeting is arranged (includes date, time and location of public meeting)



Community Notice
Development Services Committee

Complete Application

A change is proposed for [enter address]. The City of Markham received a complete [enter application(s) type], submitted by [enter applicant] on [enter date received]. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

Property Description

Include a key map and a description of the subject land or an explanation why no description or key map is provided.

Applicant's Proposal

Include a 3D massing/conceptual plan/site plan/etc., if appropriate.

Additional Information

A copy of the [enter application(s) type] is available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

If you wish to provide comments or speak with the Planner, please contact:

[File Planner], [Position]
Planning & Urban Design Department
[File Planner email address]
(905) 477-7000 ext. [extension]
Refer to application number [enter file number]

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to mcourchesne@markham.ca.

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed [enter application(s) type], you must make a written request to the Clerk's Department at the address noted above or by email to mcourchesne@markham.ca.

Information about the Public Meeting and Appeals

Prior to the passing [or adoption] of a [enter applicant(s) type] there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting has not yet been determined. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of the Planning Act.

Note to Planner:

Shaded headings indicate options – select the heading for the particular application or combination of applications you require and delete the others.

<FOR OFFICIAL PLAN AMENDMENT>

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or of the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan [or official plan amendment] is adopted, the person or public body is not entitled to appeal the decision.



Community Notice

Development Services Committee

ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

<FOR ZONING BY-LAW AMENDMENT>

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION>

i. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Markham to the Local Planning Appeal Tribunal.

ii. If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION AND OFFICIAL BY-LAW AMENDMENT >

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or of the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

<FOR OFFICIAL BY-LAW AMENDMENT AND ZONING BY-LAW AMENDMENT>

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the by-law is passed, the person or public body may not be added as a



Community Notice
Development Services Committee

party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT>

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION, OFFICIAL BY-LAW AMENDMENT AND ZONING BY-LAW AMENDMENT>

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Note to Planners:
If it is known that the subject land is the subject of an application under the Act for a minor variance or a consent, for an amendment to an Official Plan or a Minister’s zoning order, or for approval of a plan of subdivision, you must include a statement of the fact(s) and the file number of the application(s) here.

Notice to Landlord
If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: (Confirm date with Clerk’s Dept., ext. 7935)

Arvin Prasad, MCIP, RPP Commissioner of Development Services	Jim Jones Chair Development Services Committee
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Community Notice
Development Services Committee

Public Meeting

A change is proposed for [enter address]. The City of Markham received a complete [enter application(s) type], submitted by [enter applicant] on [enter date received]. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

Tell us what you think

A Public Meeting to consider the applicant’s proposal for the subject property will take place on:

Date: [enter meeting date]
Time: 7:00 p.m.
Place: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Property Description

Include a key map and a description of the subject land or an explanation why no description or key map is provided.

Applicant’s Proposal

Include a 3D massing/conceptual plan/site plan/etc., if appropriate.

Additional Information

A copy of the [enter application(s) type] is available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

[File Planner], [Position]
Planning & Urban Design Department
[File Planner email address]
(905) 477-7000 ext. [extension]
Refer to application number [enter file number]

Written submissions may be mailed or personally delivered to the Clerk’s Department at the address noted below, or by e-mail to mcourchesne@markham.ca by not later than 4:30 p.m. on [enter date of the Friday before meeting].

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed [enter application(s) type], you must make a written request to the Clerk’s Department at the address noted above or by email to mcourchesne@markham.ca.

Information about Appeals

Note to Planner:

Shaded headings indicate options – select the heading for the particular application or combination of applications you require and delete the others.



Community Notice

Development Services Committee

<FOR OFFICIAL PLAN AMENDMENT>

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or of the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

<FOR ZONING BY-LAW AMENDMENT>

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION>

- i. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Markham to the Local Planning Appeal Tribunal.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION AND OFFICIAL BY-LAW AMENDMENT >

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or of the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.
- ii. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official plan amendment) is adopted or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

<FOR OFFICIAL BY-LAW AMENDMENT AND ZONING BY-LAW AMENDMENT>

- i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan (or official



Community Notice
Development Services Committee

plan amendment) is adopted or the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan **(or official plan amendment)** is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

<FOR PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT>

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

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<FOR PLAN OF SUBDIVISION, OFFICIAL BY-LAW AMENDMENT AND ZONING BY-LAW AMENDMENT>

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the proposed official plan **(or official plan amendment)** is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the proposed official plan **(or official plan amendment)** is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Note to Planners:
If it is known that the subject land is the subject of an application under the Act for a minor variance or a consent, for an amendment to an Official Plan or a Minister’s zoning order, or for approval of a plan of subdivision, you must include a statement of the fact(s) and the file number of the application(s) here.

Notice to Landlords
If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

Personal Information
Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: **(Confirm date with Clerk’s Dept., ext. 7935)**

Arvin Prasad, MCIP, RPP Commissioner of Development Services	Jim Jones Chair Development Services Committee
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Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT:	Appeal of Heritage Permit Application for a Fence 3 Victoria Lane, Unionville, File: HE 20 125034 (Ward 3)
PREPARED BY:	Regan Hutcheson, Manager, Heritage Planning, ext. 2080
REVIEWED BY:	Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

- 1) That the Report titled “Appeal of a Heritage Permit Application for a Fence, 3 Victoria Lane, Unionville, File: HE 20 125034 (Ward 3)” dated November 9, 2020 be received;
- 2) That the Heritage Markham Committee resolution of September 9, 2020 recommending denial of the Heritage Permit for the unauthorized chain link fence from a heritage perspective, be received as information;
- 3) That the Heritage Permit application HE 20 125034 in support of a chain link fence at 3 Victoria Lane be approved subject to the submission of the Heritage Permit application fee for unauthorized work;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek direction as to whether a Heritage Permit application in support of a chain link fence installed by the owners of 3 Victoria Avenue without the City’s approval should be approved or denied.

BACKGROUND:**A heritage permit application has been submitted for a chain link rear yard fence**

A Heritage Permit application has been submitted for the installation of a rear yard fence by the owner of 3 Victoria Lane, which is located in the residential portion of the Unionville Heritage Conservation District (See Location Map Figure 1). The fence is located between the subject property (a modern infill dwelling) and 31 Victoria Avenue (a historic dwelling c. 1885) as well as along the south side of the Victoria Avenue pedestrian pathway leading to the adjacent valley open space.

As the properties are located in the Unionville Heritage Conservation District, they are designated under Part V of the Ontario Heritage Act. Therefore, alterations to the exterior of the properties, including the installation of fences, are subject to review and approval by the Municipality to ensure that the proposed work complies with the City’s by-laws and heritage policies.

Heritage permits are required for fencing in heritage conservation districts

Fences in Markham are regulated by the Fence By-law (277-97, as amended) which is enforced by the By-law Enforcement Department. The installation of a fence does not require a permit (except in heritage conservation districts), but does require the owner to comply with the provisions of the Fence By-law. The Fence By-law states that “*any division fence constructed or repaired within an area designated as a heritage conservation district pursuant to part V of the Ontario Heritage Act is subject to all requirements for obtaining a permit pursuant to such legislation*” (Section 13.1).

In a heritage conservation district, a Heritage Permit is required for the installation of a fence. Each Heritage District Plan provides guidance on appropriate fence designs. New fences are typically approved by Heritage Planning Staff if in conformity with the policies and guidelines of the Heritage District Plan.

The owner of 3 Victoria Lane erected a rear yard chain link fence without obtaining approval

In August of 2020, a complaint was received by staff regarding the installation of a new 5 foot high black chain link fence along the property boundary at 3 Victoria Lane, including how it negatively impacted the historic character of the Unionville Heritage Conservation District (See Figure 2 - Aerial View). The fence was installed without the approval of the City or the support of the neighboring property owner (31 Victoria Ave). The applicant had been advised by the local Ward Councillor to obtain a heritage permit for the fence before commencing any work. (See Figure 3 - Photographs of the chain link fence).

In response to By-law Enforcement, the owners of the property submitted a Heritage Permit seeking approval for the fence.

By-law Enforcement staff advised the owners of 3 Victoria Lane to either remove the fence, or seek approval by submitting a Heritage Permit to the City. A Heritage Permit application was submitted on August 18, 2020 seeking retroactive approval for the chain link fence.

The Heritage District Plan provides guidance on appropriate fences

The Unionville Heritage Conservation District Plan contains guidelines on the types of fences which are appropriate for front, as well as for rear yards (see Appendix ‘A’). The District Plan identifies chain link fences as being inappropriate for front yards due to their modern appearance and lack of compatibility with the heritage district context, but the Plan is silent on whether a chain link fence is appropriate for rear yards.

For rear yard situations, the Plan indicates that wooden fences are preferred with a straight board fence or a board-on-board fence identified as appropriate styles. In cases where rear yard fences are adjacent to a street and are visible, the Plan recommended that “special attention should be paid to ensure that the fencing treatment is compatible with the heritage context of the district”.

In Markham’s two newest heritage district plans - Thornhill Heritage Conservation District Plan (2007) and Buttonville Heritage Conservation District Plan (2011) - the

guidelines for backyard fencing indicate that wooden fences are preferred, but “*if a chain link fence is used, it should be black or dark green in colour*”. These Plans appear to assume the use of chain link would be in a back yard situation where visibility from the public realm would be minimal. The Markham Village Heritage District Plan (1989) provides no guidance on rear yard fencing, but does indicate “*fencing is an integral part of establishing the heritage character of an area and an important visual element in the streetscape. Modern chain link fences do not, for example, help create a heritage character*”.

The Heritage Permit was referred to Heritage Markham for comment

Most heritage permit applications are addressed by Heritage Planning staff if the work complies with approved policies or practice. As the policies and guidelines for fences contained in the Unionville Heritage District Plan do not address the appropriateness of chain link fences in side and rear yards, this matter was sent to Heritage Markham Committee on September 9, 2020 for its advice. The Committee reviewed the application and recommended denial because the fence was deemed to be visible from the public realm and therefore inappropriate for maintaining the heritage character of the District. (See Appendix ‘B’ for Heritage Markham Recommendation)

In making this recommendation, the members of the Committee were also aware that the owner of 31 Victoria Avenue had submitted an application to install a heritage compatible wooden painted picket fence on the shared property boundary between the two properties. (See Figure 4 – Location and Image of wooden picket fence by owner of 31 Victoria Avenue)

The applicant has chosen to seek approval of the chain link fence

In response to Heritage Markham’s recommendation that the Heritage Permit be denied, the applicant has elected to seek approval for the chain link fence from Council.

OPTIONS/ DISCUSSION:

There is limited policy direction as to the utilization of chain link for rear yards in Unionville

As noted, the Unionville Heritage Conservation District Plan is silent on the use of chain link fencing in the rear yard, although the Plan notes that wooden fences are preferred. Both of the City’s newer heritage conservation district plans (Thornhill and Buttonville) do allow black or dark green chain link in the rear yard. These particular colours significantly reduce the visibility of the fence, especially when installed in conjunction with vegetation.

Black chain link fencing has also been used as a barrier to the train tracks in the heart of the District near the historic Unionville train station and Stiver Mill (See Figure 5).

The chain link fence is visible from the public pedestrian realm

Although the black chain link fence is not readily visible from Victoria Avenue or Victoria Lane, it is visible from the public realm of the pedestrian pathway that connects the end of Victoria Avenue to the trails of the adjacent Denby Valley and Bruce’s Creek.

The chain link is also visible in the rear/side yard of the adjacent neighbour's property (31 Victoria Ave) which is a significant cultural heritage resource.

Is the chain link fencing considered detrimental to the heritage character of the Unionville Heritage Conservation District?

Staff always prefer the use of wooden fences in all of our heritage conservation districts as it is a natural material and generally complementary to the district character.

However, upon review of all the information related to this specific situation, the use of chain link fencing is considered acceptable for the following reasons:

- Chain link is not identified as the preferred type of rear yard fencing in this area, but it is not prohibited and is permitted in other heritage conservation districts in the City. It has also been installed along parts of the railway ROW in the District for public safety;
- Dark colour chain link fencing often visually disappears especially if vegetation is planted adjacent to it.
- The use of chain link fencing appears visually less intrusive adjacent to the vegetation found along the City's pedestrian pathway than would a solid wood board fence. Chain link will allow existing vegetation to grow through the openings.
- The chain link fencing cannot be seen from Victoria Lane or Victoria Avenue.
- Although a chain link fence may not be the type of fence the owner of the historic house at 31 Victoria Avenue prefers, this fence is not negatively impacting any heritage attributes and the owner can apply for other types of fencing to be installed along the mutual property boundary.

Options for consideration

The Development Services Committee could recommend the complete removal of the unauthorized chain link fence or approve it in its entirety. Alternatively, the Committee could also recommend that the portions of the fence most visible from the public realm, such as the portion that is adjacent to the pedestrian pathway be removed due to its higher visibility while permitting the portions of the fence on the mutual property boundary to remain.

If Committee supports the staff recommendation to accept the chain link fence in its entirety, a condition of the approval should be the submission of the \$581 fee for the processing of a Heritage Permit for unauthorized work after the work is completed.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

If the Heritage Permit is denied by Council, By-law Enforcement would be responsible for ensuring the removal of the fence.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by the Heritage Markham Committee.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1	Location map
Figure 2	Location of chain link fence
Figure 3	Photographs of chain link fence
Figure 4	Location and Design of wooden picket fence proposed by owner of 31 Victoria Ave.
Figure 5	Photograph of existing black chain link fence around railway tracks
Appendix 'A'	Fence guidelines from Unionville Heritage Conservation District Plan
Appendix 'B'	Heritage Markham Extract of September 9, 2020

Figure 1- Location Map**Figure 2- Location of chain link fence**

Figure 3 –Photographs of the chain link fence

Looking south showing the east boundary between 31 Victoria Ave and 3 Victoria Lane



Looking south across the property at 31 Victoria Ave to the fence in the distance



Close up view of the fence near the pedestrian pathway



Figure 4- Location and Image of wooden picket fence proposed by owner of 31 Victoria Ave.



Figure 5- Photograph of existing chain link fence around railway tracks



Appendix A- Fence Guidelines from Unionville Heritage Conservation District Plan

9.7 Landscape Features

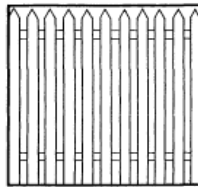
9.7.2.1 front yard fencing - appropriate

Front yard fences are traditional landscape features found in the District. Picket fences were used frequently in historical Unionville and while there are different varieties, only a few are common to the area. Low, cast iron fencing, was also found in Unionville, although considerably rarer.

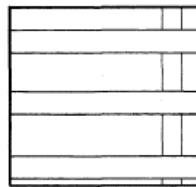
In all cases, it is encouraged that fencing be sensitive to the heritage character of the District.

Guidelines

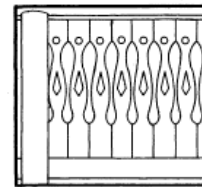
1. Traditional wood picket fences (3 ft. high) are encouraged as a front yard landscaping treatment in the District.
2. Low, cast iron fences (less than 2 ft.) are appropriate for landscape bed border treatment.
3. Where historic fences or hedges exist, they should be retained.



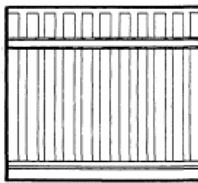
Appropriate: pointed picket



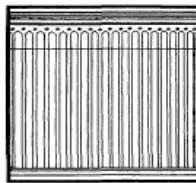
Appropriate: open horizontal



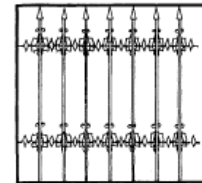
Appropriate: decorative picket, turn of the century



Appropriate: plain picket



Appropriate: sturdy decorative

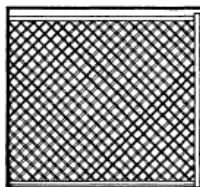


Appropriate: low, cast iron

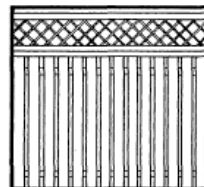
9.7 Landscape Features

9.7.2.2 front yard fencing - inappropriate

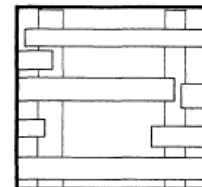
While traditional wood picket fencing is encouraged in the District, the examples of modern fencing at right are not compatible with the Heritage District context and should be avoided.



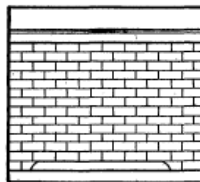
Inappropriate: chain link



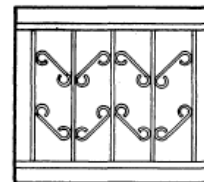
Inappropriate: pressure treated wood



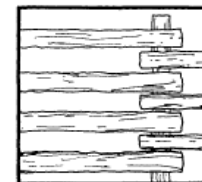
Inappropriate: abstract fence



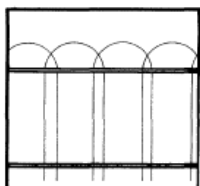
Inappropriate: brick or stone walls



Inappropriate: wrought iron



Inappropriate: cedar rail



Appendix A- Fence Guidelines from Unionville Heritage Conservation District Plan

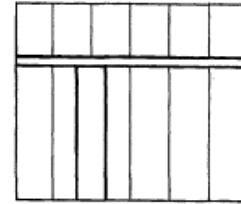
9.7 Landscape Features

9.7.3 backyard fences

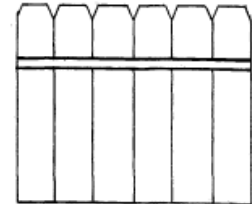
As a result of the historic lot plan of Unionville, it is often the case that rear yard fencing runs along the street, and is visible. In these cases in particular, special attention should be paid to ensuring that the fencing treatment is compatible with the Heritage District context. The general rule that simplicity is preferred should apply with regard to rear yard fencing in the District.

Guidelines

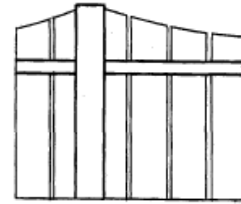
1. Wooden fences are preferred in the District. A straight board fence or a board on board fence are appropriate styles.
2. Where historic fences or hedges exist, they should be retained.



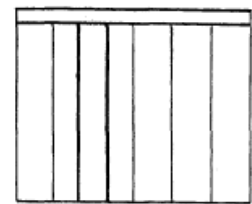
Clean straight fence top



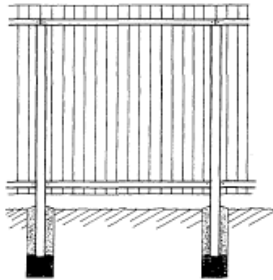
Dog-eared fence top



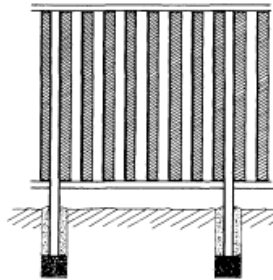
Beveled fence top (shallow curve only)



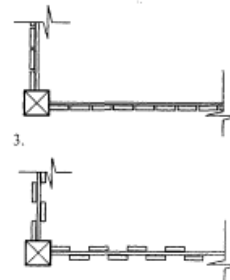
Fence top flush with stringer



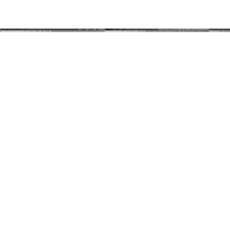
1.



2.



3.



4.

1. **Far left:** Straight board fence with regular placement of boards, showing ground connection.

2. **Second from left:** Board-on-board fence showing alternating placement of boards and ground connection.

3. **Top:** plan of straight board fence, corresponding to fence section at far left.

4. **Bottom:** plan of board on board fence corresponding to fence section second from left.

Appendix B- Heritage Markham Extract of September 9, 2020

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

**3 VICTORIA LANE AND 31 VICTORIA AVENUE
UNAUTHORIZED CHAIN LINK FENCE AND PROPOSED WOODEN
PICKET FENCE (16.11)
FILE NUMBERS: HE 20 125034 & HE 20 125580**

Councillor Reid McAlpine declared a conflict on this item. (He is a neighbour and friend of the applicants.)

Regan Hutcheson, Manager, Heritage Planning, addressed the Committee and summarized the details outlined in the staff memorandum.

Shanta Sundarason, owner of 31 Victoria Avenue, addressed the Committee and expressed concerns with the unauthorized chain link fence installed at 3 Victoria Lane, including the incompatibility of the fence with the character of the Unionville Heritage Conservation District as well as its high visibility from the neighbouring property and public realm. Ms. Sundarason requested that the Committee express its objection to the heritage permit application submitted by the applicant and recommend the removal of the fence.

There was discussion regarding the retroactive timing of the heritage permit application submitted for the chain link fence at 3 Victoria Lane. Members of the Committee expressed concerns regarding the applicant's installation of the fence prior to seeking approval from the City and without consultation with the neighbouring property owner. Concerns were also expressed regarding the visibility of the chain link fence from the pedestrian pathway and right-of-way as well as the mature vegetation removed along the pathway to install the fence.

Recommendation:

1. That the heritage permit application seeking permission to install a new wooden picket fence along the mutual property line of 31 Victoria Ave. and 3

Victoria Lane be approved from a heritage perspective and subject to complying with the City's Fence By-law; and,

2. That the heritage permit seeking approval for the chain link fence installed without approval be denied from a heritage perspective and that the existing chain link fence be removed.

Carried



Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT: City Initiated Extension of Temporary Use Zoning By-law to permit outdoor patios and associated structures
FILE NO.: PR-20-115253
WARD: City Wide
PREPARED BY: Brad Roberts – Manager of Zoning and Special Projects

RECOMMENDATION:

1. That the report titled “City Initiated Extension of Temporary Use Zoning By-law to permit outdoor patios and associated structures” be received;
2. That the City wide temporary zoning by-law to permit new or expansions to existing outdoor patios and associated structures be approved;
3. That authority to act on behalf of Council to grant municipal authorizations required by the Alcohol and Gaming Commission of Ontario (“AGCO”) for temporary extension of a liquor license be delegated to the City Clerk;
4. That the fee for the processing of requests to the City for the temporary extension of liquor licenses be waived in 2021;
5. That existing approved temporary new, or temporary expansions to existing patios located on private property are granted temporary expansions until December 31, 2021;
6. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to recommend the extension of temporary permissions to establish new, or extend existing patios, and to permit the establishment of tents, canopies, and other structures within temporary patio areas.

BACKGROUND:

In response to the COVID-19 emergency, and following the Province moving from Stage 1 to Stage 2 of the COVID-19 recovery, on June 11, 2020, Council passed a temporary zoning by-law to permit the expansion of outdoor patios, and outdoor sales and display on a temporary basis, to assist with the reopening of local businesses (the “Temporary Patio Expansion By-law”). The Temporary Patio Expansion By-law came into effect on July 2, 2020 and will expire on December 31, 2020

To date, the City has processed 57 applications under the Temporary Patio Expansion By-law. Three of these applications included the execution of Road Occupancy Permits (ROP) to permit the patio extensions into municipal boulevards, while one included the execution of a Permission to Enter (PTE) to permit a patio on other municipal property.

ROP and PTE agreements exist for a variety of reasons within the City, primarily to facilitate works on private lands that need the use of municipal property or boulevards for staging of construction, or to facilitate maintenance of private property. It is the practice of the City's Operations Department to only begin issuing ROP and PTE agreements in mid-April, based on weather, and all ROP and PTE agreements expire on November 1st to allow for snow clearing operations. Based on inspections of the above noted approved sites, the four patio expansions subject to ROP or PTE agreements have been removed from City property.

OPTIONS/ DISCUSSION:

Due to the ongoing nature of the emergency and the need to support businesses through this challenging economic time Staff are proposing a new temporary use by-law to be passed under Section 39 of the *Planning Act*. The new Temporary Patio Expansion By-law would authorize the continued use of existing temporary patios on private property, along with permitting the establishment of new temporary outdoor patios until December 31, 2021. Staff are also proposing modifications to allow associated structures such as tents and canopies to assist in the operation of outdoor patios through adverse seasonal weather.

While the City's Temporary Patio Expansion By-law amended the zoning provisions to permit patios without generating additional parking requirements, it did not include provisions exempting tents or canopies from complying with the required zoning provisions. To assist these businesses in creating a more hospitable environment on their patios, Staff are proposing to permit the establishment of temporary structures, such as tents or canopies, within permitted patio expansions subject to compliance with the Building and Fire Codes, and a requirement to provide a minimum 1.2 metre setback from the lot line abutting a street. A number of safety and technical requirements associated with the use of a tent or canopy in a temporary patio area have been outlined in Appendix 'A'.

The Operations Department has determined that extending ROP and PTE agreements for temporary patios during the winter operating months from November 1, 2020 to mid-April, 2021 is not feasible. The area of encroachment associated with the boulevard patios is necessary to allow snow to be plowed from both the road and sidewalk to ensure safe passage for both vehicles and pedestrians during winter months. The cost increase associated with modified snow clearing operations, along with the potential damage to City equipment, potential damage to the furniture of the businesses, and the potential safety risks associated with snow clearing in close proximity to restaurant patrons prohibit the extension of ROP and PTE agreements through the winter. As is normal practice, subject to favourable shoulder season weather, and at the discretion of the Director of Operations, the City will consider ROP and PTE applications for extended patios starting in mid-April, 2021. Any ROP or PTE agreements for patio extensions executed in 2021 will expire on November 1, 2021, as per the practice of the department.

Following Council's approval of temporary patio expansions in June of 2020, the Engineering Department, in collaboration with the Operations Department, and some

restaurant owners on Main Street Unionville, installed temporary traffic control measures to re-route pedestrian traffic, and facilitate a larger boulevard patios for some establishments on the east side of Main Street. As the installation and maintenance of the traffic control measures represented a cost to the City, Staff did not, and have not committed to the installation in 2021 or beyond. Staff are recommending the withholding of any decision on renewing the temporary traffic control measures until there is an opportunity to provide a full assessment of the cost.

Concurrent with the Temporary Patio Expansion By-law, Council also passed a by-law to permit outdoor sales and display on June 11, 2020. Staff only received one inquiry regarding outdoor sales and display, and the subject site already permitted the use. As outdoor sales and display are also not exempt from the Planning Act requirement for notice, public meeting, and appeal, Staff are not proposing to extend this temporary by-law.

On July 2, 2020, the Province enacted O. Reg 345/20 under the *Emergency Management and Civil Protection Act*, which amended a number of sections of the *Planning Act* related to the temporary establishment of additional outdoor patio or restaurant space. The regulation removed the requirement for public notice, the requirement for holding a public meeting, and the timeline and ability to file an appeal for temporary by-laws having the effect of extending patios. Based on this change, public notice, and a public meeting are not required for Council to pass the proposed by-law extension. Furthermore, the effective date of the new by-law is the date it is passed by Council.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

While passing the initial temporary patio by-law in June, 2020, Council authorized the Director of Building Standards, the Director of Planning and Urban Design, the Director of Operations, the City Clerk, and the Chief Fire Prevention Officer to waive the City's fees associated with the review of temporary patio expansions, the review of ROP and PTE agreements, and issuance of extension of liquor licenses for existing licensed establishments. With the exception of the authority by the City Clerk to waive fees which expires at the end of 2020, these resolutions would continue to apply to any new application received in 2021 for a temporary patio expansion. Staff are proposing to extend the authority for the City Clerk to waive fees through 2021. Based on the number of patio applications received in 2020, it is not anticipated that new applications will generate a significant financial impact.

Given the nature and potential volumes associated with review of building permits for temporary structures in temporary patio areas, Staff are not seeking to exempt the application of fees for any required building permits.

HUMAN RESOURCES CONSIDERATIONS

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed extension of temporary by-laws and the provision of additional exemptions align with the corporate goal of Engaged, Diverse, Thriving and Vibrant City.

BUSINESS UNITS CONSULTED AND AFFECTED:

Building Department, Clerks Department, Fire Department, Legal Services, Operations Department

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix 'A' – Technical Requirements

Scheduled 'A' – Draft By-law Temporary Zoning By-law

File path:

\\Markham.ca\apps\amandadocs\planning\savepath\1400369_1082284_02152705.doc

Appendix 'A'

Snow and Walkway Safety:

Outdoor patios and walkways surrounding them, including sidewalks within the municipal boulevard should be cleared of snow and salted as required in a timely manner. Operators should regularly inspect tent structures to ensure they are safely secured to the ground and to remove any snow accumulation on the structure.

Ontario Building Code:

Under the Building Code, the following requirements apply to tents, canopies and structures:

1. Individual tents greater than 60 square metres in area require a building permit and are subject to standards set out in the Building Code, including but not limited to a clearance of 3m to adjacent buildings.
2. Individual tents assembled closer than 3m to each other to form a group having a sum total area greater than 60 square metres also require permits and are subject to similar standards.
3. Tents other than those noted above are exempt from the requirement for a permit and are exempt from complying with the Building Code.
4. Accessory structures greater than 10m² in area require permits.
5. Additions, canopies or porch enclosures are subject to permits and the Building Code.

Fire Code:

The technical specifications and safety requirements for tents and heaters are further regulated by the Fire Code. Given the varying regulations regarding heating sources that could be used by business operators within temporary tents or buildings, it is recommended that any business owner looking to include a heat source within a temporary tent or structure consult with and follow all safety specifications, or should consult an expert prior to commencing their operation.

1. The Fire Code requires that all tents, regardless of area and including those that that don't require a building permit, to be flame proofed in accordance with NFPA 705.
2. Smoking and open flame devices cannot be used in tents. Any open flame device is required to be accessible for firefighting purposes.
3. Fuel fired (eg. natural gas & propane) heaters can be used provided they are approve by the Technical Standards and Safety Authority (TSSA) for their particular use.
4. The manufacturer's installation instructions are to be strictly implemented for all heater use within tents.

-
5. The electrical system and equipment in a tent, including electrical fuses and switches are to be inaccessible to the public.

Use of tents or canopies under Stage 2 of the Provincial Recovery Plan:

O. Reg 263/20 was enacted to regulate the operations of businesses, including restaurants, under Stage 2 of the Province's Recovery Plan. Schedule 2 of the O. Reg outlines standards associated with using a tent, roof, canopy, or awning over outdoor dining areas. These standards include a requirement for "two full sides" to be open to be considered outdoor dining under Stage 2 of the recovery. Under Stage 3 of the Provincial Recovery Plan, indoor dining is permitted, and there is no requirement for tents to be open on any side. Any approval by the City of a tent, canopy, or other temporary structure over a temporary patio must comply with any additional Provincial requirements.

Schedule “A”

**BY-LAW 2020-XXXX**

A By-law to amend By-laws 1229, 1442, 1507, 1767, 1912, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-80, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94, 177-96, 28-97, and 2004-196, as amended

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

1. That By-laws **1229, 1442, 1507, 1767, 1912, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-80, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94, 177-96, 28-97, and 2004-196**, as amended, is hereby further amended as follows:

“1.1 By-laws 1229, 1442, 1507, 1767, 1912, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 45-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-80, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94, 28-97, 177-96, and 2004-196, as amended, are hereby amended, and the provisions in this By-law shall apply to all lands within the City of Markham. All other provisions of these By-laws, unless specifically modified/amended by this Section, shall continue to apply.

1.2 Special Zone Standards

Outdoor patios accessory to an existing permitted *restaurant* may be located within a *parking area*, *parking space*, or drive aisle subject to the following:

- a) There shall be no restriction on the maximum area of an *outdoor patio*;
- b) Notwithstanding a) above, an *outdoor patio* located within a *parking area* shall not occupy no more than the greater of:
 - i) 4 Parking spaces, or
 - ii) 33% of the provided parking spaces for the use;

-
- c) The *outdoor patio* area associated with a *restaurant* shall be exempt from requirements for provision of *parking spaces*;
 - d) The *outdoor patio* does not occupy any required fire route;
 - e) The *outdoor patios* does not occupy *accessible parking spaces*;
 - f) The *outdoor patio* shall not be used to provide entertainment such as performances, music, and dancing;
 - g) The *outdoor patio* may be located in a *yard* abutting a residential *zone* when located in an existing *parking area*;
 - h) The *outdoor patios* shall be setback a minimum of 11.8 metres from a residential *zone*; and
 - i) Notwithstanding any other provision within the By-law, temporary tents, canopies, or other temporary *structures* are permitted over any temporary patio authorized under this by-law subject to the following setbacks:
 - i) A minimum 1.2 metre setback to any *lot line* abutting a street
 - ii) A minimum 1.2 metres from any other municipal walkway.
2. This By-law shall be in force until December 31st, 2021.

Read a first, second, and third time and passed on XXXXXX

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020 - XXX _____

A By-law to amend By-law 2020-XX, as amended

City of Markham

Lands Affected

This by-law amendment applies to all the lands governed by By-law 1229, 1442, 1507, 1767, 1912, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163 78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-80, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94, 28-97, 177-96, and 2004-196, as amended, as amended.

Purpose and Effect

The purpose and effect of the By-law amendment is to add additional special zone standards for outdoor patios within the geographic boundaries governed by By-laws 1229, 1442, 1507, 1767, 1912, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163 78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-80, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94, 28-97, 177-96, and 2004-196, as amended. This by-law will act to replace by-law 2020-52 allowing the continued operation of existing temporary patios, and patio expansions, while also permitting new temporary patios, and the use of temporary structures such as tents within temporary patio areas until December 31st, 2021.



Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT: Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition for lands on Cachet Woods Court, Markland Street and Orlando Avenue (Ward 2)

PREPARED BY: Andrew Crickmay, Senior Capital Works Engineer, Ext. 2065
Marija Ilic, Manager, Infrastructure and Capital Works, Ext. 2136

REVIEWED BY: Alain Cachola, Senior Manager, Infrastructure and Capital Projects, Ext. 2711

RECOMMENDATION:

1. That the report titled “Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition for lands on Cachet Woods Court, Markland Street and Orlando Avenue (Ward 2)”, be received; and
2. That staff be authorized to issue a purchase order to the Regional Municipality of York (“York Region”) in the amount of \$4,578,870.88, inclusive of HST impact, for Markham’s share of the cost for properties required for the project; and
3. That the Engineering Department Capital Administration fee in the amount of \$91,577.42, be transferred to revenue account 640-998-8871 (Capital Administration Fee); and
4. That the purchase order and capital administration fees be funded from Capital Project #19035 (Hwy. 404 Midblock Crossing, North of 16th Avenue & Cachet Woods), which currently has an available funding of \$4,718,716.00; and
5. That the remaining funds of \$48,267.70 be kept in the account to cover any additional cost for the project; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain Council approval to:

- Issue as Purchase Order to the Regional Municipality of York (“York Region”) for Markham’s share of the cost of the properties to be acquired by York Region (\$4,578,870.88) from Capital Project #19035;
- Transfer the Capital Administration Fee (\$91,577.42) to the Department’s revenue account 640-998-8871;

BACKGROUND:

In 2012, City of Markham Council endorsed a study prepared for York Region, City of Markham (“Markham”) and City of Richmond Hill (“Richmond Hill”) that confirmed the need for crossings of Highway 404 to support future growth. These new east-west collector roads over Highway 404 are identified in the Markham’s and York Region’s Official Plans and will be owned by the respective local municipalities. The roads serve to connect communities and street networks across Highway 404, and allow local trips to be alleviated from Regional east-west arterial roads. These collector roads over Highway 404 are funded from development charges and are included in Markham, Richmond Hill and Region of York Development Charges Background Studies.

The first of the crossings (north of Highway 7) was constructed and opened to the public in 2018 (Norman Bethune Avenue). York Region completed Environmental Assessment (“EA”) Studies for the remaining Highway 404 mid-block crossings (north of 16th Avenue, north of Major Mackenzie Drive E., and north of Elgin Mills Road), and is currently undertaking detailed design for the crossing north of 16th Avenue.

The EA study for the mid-block crossing north of 16th Avenue was undertaken by York Region in consultation with Markham and Richmond Hill. The EA recommended preferred alignment (Attachment “A”) of the east-west road from Woodbine Avenue in Markham to Leslie Street in Richmond Hill, with an overpass at Highway 404. York Region presented the EA to DSC on February 17, 2015. York Region started the road design in 2016, which is currently scheduled to be completed in Q2 2021. Construction of this mid-block crossing is identified in York Region’s Infrastructure Acceleration Reserve to be expedited in 2022.

OPTIONS/ DISCUSSION:

The EA Study identified property requirements and further refined the areas needed for the project through detailed design. York Region has commence the acquisition process, and is consulting with the affected property owners, both within the City of Markham and City of Richmond Hill. York Region staff has been in consultation with Markham staff on the property transactions for the project as Markham is a funding partner.

York Region Policy for Cost Sharing

In accordance with York Region’s Policy for funding Collector Road Crossings of 400-Series Highways, York Region, Markham, and Richmond Hill will equally share the cost of required property between Vogell Road in Richmond Hill and Cachet Woods Court in Markham (“Equal Shared Portion”). The balance of the property required east of Cachet Woods Court is to be funded 100% by Markham (“100% Markham Portion”). Similarly, the property required west of Vogell Road in Richmond Hill will be funded 100% by Richmond Hill.

Markham’s share for the Equal Shared Portion is further discussed in the “*Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition (Ward 2)*”, DSC report dated October 15, 2019.

Markham's share for the EAs and detailed design is further discussed in the "*Hwy 404 Mid-Block Crossing Cost Sharing with York Region (North of 16th Avenue, North of Major Mackenzie Drive and North of Elgin Mills Road (Ward 2)*", DSC report dated October 15, 2019.

Property Acquisition

In 2018, York Region purchased lands owned by the DG Group immediately east of Highway 404 (Attachment "B"). The total area of land that York Region acquired from the developer was 10.58 acres.

York Region is currently in the process of acquiring the lands on Cachet Woods Court (100% Markham Portion), Markland Avenue, east of Cachet Woods Court (100% Markham) and Orlando Avenue, east of Vogell Road (33% Markham). The location of the lands are identified in Attachment 'B'. The property purchase prices have been reviewed by Real Estate staff and are found to be reasonable. Staff recommend that Markham issue a Purchase Order to York Region to cover the cost of the lands to be funded 100% by Markham, in accordance with the City of Markham Purchasing By-law.

Construction Timetable

In 2015, the recommended road alignment was presented by York Region to Markham's Council prior to filing the EA. Council recommended that "staff report back on advancing the design and construction of the section of road and the bridge over the Rouge River, west of Markland Street to Cachet Woods Court".

York Region's current Infrastructure Acceleration Reserve recommends that the project be constructed starting in 2022. Due to the ongoing road widening work by the Ministry of Transportation ("MTO") on Highway 404, York Region may not be able to commence construction over Highway 404 until MTO has completed its contract in 2024. York Region is working closely with MTO to review the current MTO work, and how the proposed Highway 404 Mid-block Crossing work will be scheduled.

Staff will continue to work with York Region on finalizing the detailed design, and identifying any delays in starting construction. Staff will report back and seek Council's authority if the construction of the extension of Cachet Woods Court and the municipal road crossing over Rouge River to Woodbine Avenue is to be advanced.

Tri-Party Agreement

York Region, Richmond Hill and Markham will enter into an agreement to govern the design of the Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension and property acquisition required for this project. This agreement will also set out the cost sharing obligations for the property acquisition costs relating to the project. Staff has received authority from Council to enter into the tri-party agreement as noted in the in the "*Highway 404 Mid-block Crossing, North of 16th Avenue and Cachet Woods Court Extension – Project Update and Property Acquisition (Ward 2)*", DSC report dated October 15, 2019.

FINANCIAL CONSIDERATIONS

The Following table outlines the property cost and fees for the acquired lands:

Description	Cost	Cost Share		
		Markham	York	Richmond Hill
Lands on Cachet Woods Crescent	\$ 348,403.81	\$ 348,403.81		
Lands on Markland Street (east of Cachet Woods Crescent)	\$ 1,684,190.44	\$ 1,684,190.44		
Lands on Orlando Avenue (east of Vogell Road)	\$ 7,047,301.10	\$ 2,349,100.37	\$2,349,100.37	\$2,349,100.37
Total Cost:	\$ 9,079,895.36	\$ 4,381,694.63	\$2,349,100.37	\$2,349,100.37
York Region Fees:	\$ 408,595.29	\$ 197,176.26	\$105,709.52	\$105,709.52
Sub-Total:	\$ 9,488,490.65	\$ 4,578,870.88	\$2,454,809.88	\$2,454,809.88
Markham's Fee:	\$ 91,577.42	\$ 91,577.42	\$0.00	\$0.00
Cost of Current Acquisition:	\$ 9,580,068.07	\$ 4,670,448.30	\$2,454,809.88	\$2,454,809.88

Capital Account #19035 (Hwy 404 Midblock Crossing, N of 16th Ave & Cachet Woods) currently has an available funding of \$4,718,716.00. Staff recommend that a Purchase Order in the amount of \$4,578,870.88' inclusive of York Region's fees, land transfer tax, due diligence costs, legal fees, disbursements and HST impact. Staff also recommend that the remaining funds of \$ 48,267.70, be kept in the account to cover any remaining cost for this project.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed work for the mid-block crossings are required to continue to accommodate development in the City of Markham and southern York Region. As such, the recommendations align with the City's Strategic Plan goals of "Safe & Sustainable Community" and "Stewardship of Money & Resources".

BUSINESS UNITS CONSULTED AND AFFECTED:

The Legal Department and Finance Department were consulted and their comments have been addressed in this report.

RECOMMENDED BY:

Brian Lee, P. Eng.
Director of Engineering

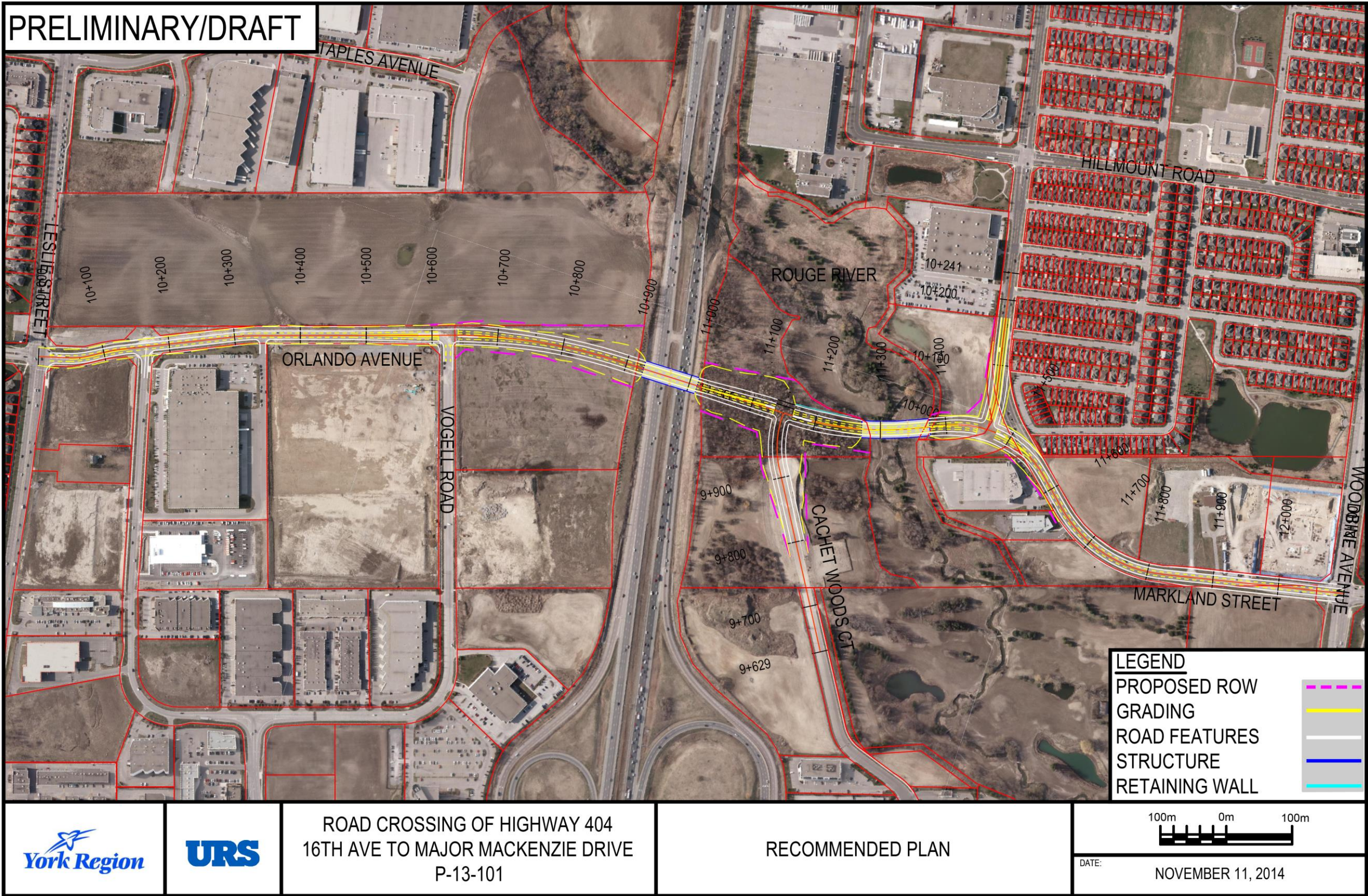
Arvin Prasad, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Attachment 'A' – Mid-block Crossing Preferred Alignment

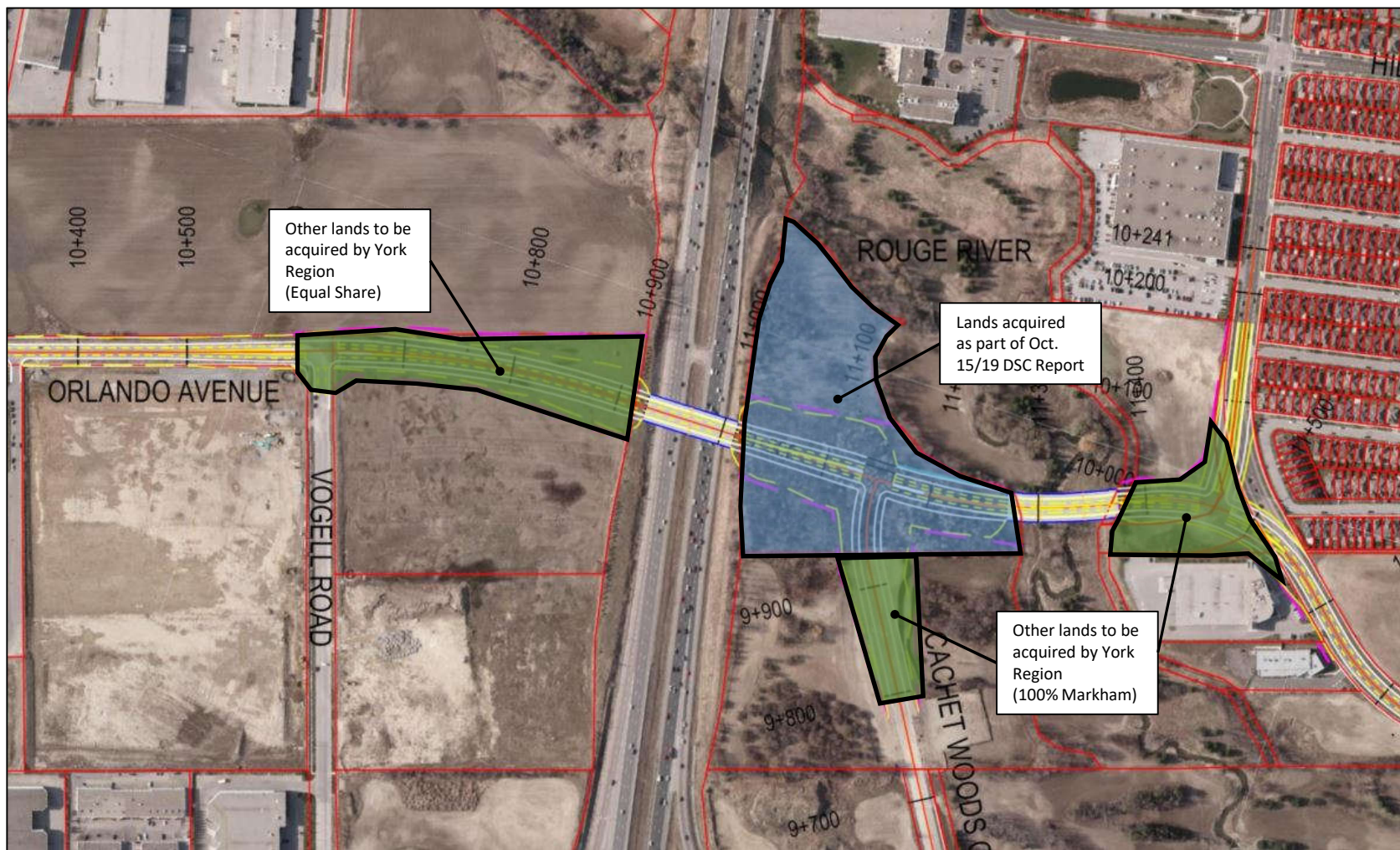
Attachment 'B' – Property acquired by York Region

Figure 7-9: Preferred Alternative Design



ATTACHMENT B – Property Acquired by York Region

(Excerpt from York Region Mid-block crossing north of 16th Avenue Recommended Plan)



Acquired lands

Note: The assessment of share for the properties are preliminary and will be finalized as part of the Tri-party agreement between all parties (i.e. Markham, Richmond Hill and York Region).



Report to: Development Services Committee

Meeting Date: November 9, 2020

SUBJECT: Award of RFP 037-R-20 Consulting Engineering Services for the Detailed Design of the 2020 Sidewalk Program (Wards 1, 2, 7 and 8)

PREPARED BY: Mark Siu, Senior Capital Works Engineer, Ext. 2625
Marija Ilic, Manager, Infrastructure and Capital Works, Ext. 2136

REVIEWED BY: Alain Cachola, Senior Manager, Infrastructure and Capital Works, Ext. 2711

RECOMMENDATION:

1. That the report entitled “Award of RFP 037-R-20 Consulting Engineering Services for the Detailed Design of the 2020 Sidewalk Program (Wards 1, 2, 7 and 8) be received; and,
2. That the contract for RFP 037-R-20 Consulting Engineering Services for the 2020 Sidewalk Design be awarded to the highest ranked, second lowest priced bidder, Accardi Schaeffers & Associates Ltd. in the amount of \$516,833.96, inclusive of HST; and,
3. That a 10% contingency in the amount of \$51,683.40, inclusive of HST, be established to cover any additional costs to deliver the design and that authorization to approve expenditures of this contingency amount up to the specified limit be in accordance with the Expenditure Control Policy; and,
4. That an allowance in the amount of \$4,070.40, inclusive of HST, be established for permits and additional fees (i.e. TRCA review fees) that may be required as part of the work, and,
5. That the Engineering Department Capital Administration and Contract Admin Fee in the amount of \$103,277.60, inclusive of HST, be transferred to Revenue Account 640-998-8871 (Capital Admin Fees); and,
6. That the project cost of \$675,865.36 (\$516,833.96 + \$51,683.40 + \$4,070.04 + \$103,277.60), inclusive of HST, be funded from capital accounts 083-5350-20045-005 (Sidewalk Program (Design)) and 083-5350-20049-005 (Streetlighting Program (Design)) with available budget of \$675,900.00; and,
7. That the remaining budget in the amount of \$34.64 be returned to the original funding source; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain Council approval to award contract 037-R-20 for Consulting Engineering Services for the Detailed Design of the 2020 Sidewalk Program (“2020 Sidewalk Program”).

BACKGROUND:

On December 12, 2018, Council approved [Arterial and Collector Road Sidewalk Completion Programs, All Wards](#), report to carry out the annual sidewalk capital program (“The Program”) to close sidewalk network gaps on arterial and collector roads over the period of 2019 to 2028. In 2019, staff awarded the contract for detailed design for 5.6 km of sidewalk network gaps within Wards 1, 3, 4, 5, and 8, with construction commencing spring of 2021.

To provide for a safe and illuminated environment for pedestrians, the Program also reviews the existing street lighting to ensure illumination levels meet the current City’s design criteria.

The 2020 Sidewalk Program (Design) is the second annual sidewalk detailed design award under the Program.

OPTIONS/ DISCUSSION:

The 2020 Sidewalk Program summarized in **Table 1** includes the detailed design of sidewalks for approximately 5.5 km of sidewalk network gaps within Wards 1, 2, 7, and 8.

Table 1: 2020 Sidewalk Program

Road Section	Sidewalk Information		
	Ward	Length (m)	Side
Aileen Road - John Street to Green Lane	1	370	W
Elgin Street Henderson Avenue to 360 metre west of Henderson Avenue	1	360	N
Henderson Avenue - Steeles Avenue to Grandview Avenue	1	320	E
Willowdale Boulevard -Steeles Avenue to Grandview Avenue	1	350	W
Allstate Parkway - Centurian Drive to Tiverton Court	2	375	E
Frontenac Drive - Highway 7 to Centurian Drive	2	480	W & E
Valleywood Drive - Allstate Boulevard Renfrew Drive	2	650	N
14th Avenue - 100 m west of Markham Road to Markham Road	7	100	S
Cochrane Drive - Perth Avenue to Cochrane Drive	8	1650	Outside
Commerce Valley Drive West - Leslie Avenue to Highway 7	8	650	N & E
Lanark Road - Cochrane Drive to Woodbine Avenue	8	160	N
Woodbine Avenue - Steeles Avenue to 68 meters north of Steeles Avenue	8	70	W
Total		5535	

A review of the City's database of existing street lighting deficiencies were undertaken prior to the release of the 2020 Sidewalk Program. The review identified that all segments with sidewalk gaps (except Woodbine Avenue) require illumination upgrades to conform with the City's design criteria. Streetlighting design will also be completed along the road sections in Table 3, except for Henderson Avenue where the limit is extended to Doncaster Avenue, and for Elgin Street, where limit is extended to Albion Close. The Consultant will confirm the deficiency in the existing lighting levels at the beginning of the project.

Bid Information (037-R-20)

Bid closed on	September 30, 2020
Number picking up bid document	7
Number responding to bid	5

Proposal Evaluation

The Evaluation Team was comprised of staff from the Engineering Department and facilitated by staff from the Finance Department. The technical evaluation was based on pre-established evaluation criteria as outlined in the Request for Proposal: 10% qualifications and experience of the consulting firm, 15% qualifications and experience of the project manager and team, 20% demonstrated understanding of the project, 25% project methodology, schedule and work plan, and 30% price, totaling 100%.

Bidder	Total Score (out of 100)	Rank Results
Accardi Schaeffers & Associates Ltd.	84.87	1

Note: Bid prices ranged from \$415,445 to \$704,515 (Incl. of HST).

Staff is recommending the highest ranked / 2nd lowest priced bidder as their proposal demonstrated their experience and capability to undertake projects of similar size and scope. They have a comprehensive understanding of the project requirements and provided a thorough methodology and work plan.

FINANCIAL CONSIDERATIONS:

Budget available	\$ 485,500.00	083-5350-20045-005 Sidewalk Program (Design)
	\$ 190,400.00	083-5350-20049-005 Streetlighting Program (Design)
	\$ 675,900.00	Total
Less cost of award	\$ 471,041.96	Consulting Services (Incl. of HST)
	\$ 45,792.00	Allowances*
	\$ 516,833.96	Bid Price (Incl. of HST)
	\$ 51,683.40	Contingency @ 10%
	\$ 568,517.36	Cost of Award (Incl. of HST)

	\$ 4,070.40	Permits / Additional Fees **
	\$ 103,277.60	Engineering Fees
	\$ 675,865.36	Total Project Cost
Budget remaining after award	\$ 34.64	To be returned to original funding source

* The allowances will cover the requirement for Level 'A' subsurface utility engineering (SUE) and contract administration assistance.

** Permits and additional fees include TRCA review fees

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The recommendations contained in this report align with the strategic focus for a Safe & Sustainable Community, through the ongoing management of the City's transportation network. This recommendation is also consistent with the policies of the City Official Plan.

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance department was consulted and their comments have been addressed in this report.

RECOMMENDED BY:

Brian Lee, P.Eng.
Director of Engineering

Arvin Prasad, MCIP, RPP
Commissioner, Development
Services