



Electronic Special Development Services Committee Meeting

Revised Agenda

Meeting No. 21
December 15, 2020, 9:30 AM
Live streamed

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

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

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

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

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



Special Development Services Committee Revised Agenda

Meeting Number 21

December 15, 2020, 9:30 AM - 1:00 PM

Live streamed

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. *APPROVAL OF PREVIOUS MINUTES*
 - 3.1. *DEVELOPMENT SERVICES COMMITTEE MINUTES – DECEMBER 8, 2020 (10.0)* 4
 1. That the minutes of the Development Services Committee meeting held December 8, 2020, be confirmed.
4. COMMUNICATIONS
5. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES
 - 5.1. MARKHAM ROAD - MOUNT JOY SECONDARY PLAN STUDY UPDATE AND DRAFT DEMONSTRATION PLANS (10.4) 16

D. Lyons, ext. 2459

Note: Shonda Wang, Principal and Blair Scorgie, Associate, Planning & Urban Design from SvN Architects + Planners will be in attendance to provide a presentation on this matter.

Presentation is attached.

 1. That the presentation titled “Markham Road – Mount Joy Secondary Plan Study Update and Draft Demonstration Plan” dated December 15, 2020 be received.
6. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES
 - 6.1. PRELIMINARY REPORT, 2310601 ONTARIO INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A 1,136 UNIT INDEPENDENT LIVING RETIREMENT HOME COMPLEX AT 66

**3912 AND 3928 HIGHWAY 7 EAST (WARD 3), FILE NO. PLAN 20 123727
(10.3, 10.5)**

L. Juarez, ext. 2910

1. That the report titled “PRELIMINARY REPORT, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received.

7. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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

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

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



Electronic Development Services Committee Meeting

Minutes

Meeting Number 20

December 8, 2020, 9:30 AM - 1:00 PM

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship</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>Ronji Borooah, City Architect</p> <p>Loy Cheah, Senior Manager, Transportation</p> <p>Stephen Corr, Senior Planner, East District</p>	<p>Darryl Lyons, Manager, Policy</p> <p>Stacia Muradali, Acting Manager, Development - East</p> <p>Scott Chapman, Corporate Privacy & Records Coordinator</p> <p>Laura Gold, Council/Committee Coordinator</p> <p>Don De Los Santos, Manager, Markham Small Business Centre</p> <p>Stephanie DiPerna, Acting Director, Building Standards</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p> <p>Hersh Tencer, Senior Manager, Real Property</p> <p>Parvathi Nampoothiri, Manager, Urban Design</p> <p>Morgan Jones, Director, Operations</p> <p>Jacqueline Chan, Assistant City Solicitor</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 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 9:36 AM with Regional Councillor Jim Jones presiding as Chair.

The Development Services Committee recessed at 12:04 PM and reconvened at 12:49 PM.

Councillor Amanda Collucci arrived at 9:41 AM.

Councillor Isa Lee arrived at 10:45 AM.

Regional Councillor Joe Li left the meeting at 12:04 PM and returned at 1:19 PM.

Regional Councillor Jack Heath left the meeting at 1:27 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – NOVEMBER 23, 2020 (10.0)**

Moved by Councillor Khalid Usman

Seconded by Councillor Reid McAlpine

1. That the minutes of the Development Services Committee meeting held November 23, 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:

Todd Wilkinson, Supervisor, Licensing & Standards, Legislative Services & Communications, 30 years
 Ron Roffey, Supervisor, Roads, Operations, 30 years
 Kyle Eden, Sewer Flusher/Camera Operator, Environmental Services, 20 years
 Freda Mo, Website Administrator ITS, Information Technology Services, 20 years
 Tapio Koponen, Gardener, Operations, 20 years
 Rachel Shumski, Gardener, Operations, 20 years
 Teresa Cabral, Architectural Plans Examiner II, Building Standards, 15 years
 Stephanie Di Perna, Acting Director, Building Standards, Building Standards, 15 years
 Peter Solymos, Supervisor, Waterworks, Environmental Services, 15 years
 Valantina Gharibo, Human Resources Clerk, Human Resources, 15 years
 Ryan McKillop, Fitness Counsellor, Recreation Services, 15 years
 Anik Glaude, Curator and Program Co-ordinator, Economic Growth, Culture & Entrepreneurship, 10 years
 Michael Lafete, Engineering Technologist/Inspector, Engineering, 10 years
 Simei Fei, Compliance Engineer, Environmental Services, 10 years
 Stephanie Edwards, Provincial Offences Officer II, Legislative Services & Communications, 10 years
 Alan Ho, Councillor Ward 2, Mayor and Council, 10 years
 Joe Li, Regional Councillor, Mayor and Council, 10 years
 Michael Benincasa, Working Supervisor, Operations, 10 years
 Tyler Burns, Working Supervisor, Operations, 10 years
 Jason Ramsaran, Facility Assets Coordinator, Sustainability & Asset Management, 10 years
 Timothy Powis, Waterworks Operator II, Environmental Services, 5 years
 Robert Cole, Acting CIO and Manager, Applications, Information Technology Services, 5 years
 Brian Campbell, Working Supervisor, Fleet, Operations, 5 years
 David Plant, Sr. Mgr, Parks, Horticulture & Forestry, Operations, 5 years
 Nizar Moosa, Supervisor, Community Program, Recreation Services, 5 years

5. DEPUTATIONS

Deputations were made for the following item:

9.1 - Recommendation Report Recommendations for an Age-Friendly Community.

Refer to the individual item for the deputation details.

6. COMMUNICATIONS

Communications were submitted for the following items:

9.1 - Recommendation Report Recommendations for an Age-Friendly Community.

10.2 - Donald Cousens Parkway Extension Transportation Planning Study - Key Results.

7. PETITIONS

There were no petitions.

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

8.1 HERITAGE MARKHAM COMMITTEE MINUTES – NOVEMBER 11, 2020 (16.11)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the minutes of the Heritage Markham Committee meeting held November 11, 2020, be received for information purposes.

Carried

8.2 CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – SEPTEMBER 17, 2020 AND OCTOBER 15, 2020 (16.34)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meeting held September 17, 2020 and October 15, 2020, be received for information purposes.

Carried

8.3 MILLIKEN SUB-COMMITTEE MINUTES - MILLIKEN CENTRE SECONDARY PLAN UPDATE – NOVEMBER 25, 2020 (10.0)

Regional Councillor Li, Chair of the Milliken Sub-Committee, thanked the CAO, Commissioner and planning department staff with respect to organizing the Milliken Sub-Committee meeting.

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the minutes of the Milliken Sub-Committee – Milliken Centre Secondary Plan Update meeting held November 25, 2020, be received for information purposes.

Carried

8.4 PARKING AND TRANSIT REVIEW, PART OF LOT 11, CONCESSION 9, NORTH SIDE OF HIGHWAY 7, EAST OF 9TH LINE (2341988 ONTARIO LTD.), WARD 5, FILE SPC 19 136375 (10.6, 5.0)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Joe Li

1. That the Memorandum titled “Parking and Transit Review, Part of Lot 11, Concession 9, north side of Highway 7, east of 9th Line (2341988 Ontario Ltd.), Ward 5, File SPC 19 136375” be received.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 RECOMMENDATION REPORT RECOMMENDATIONS FOR AN AGE-FRIENDLY COMMUNITY (10.0)

Arvin Prasad, Commissioner, Development Services, introduced and provided the Committee with a high level overview of the report with respect to staff feedback on recommendations made by the Committee for an Age-Friendly Markham. Mr. Prasad informed the Committee that the City of Markham has jurisdictions over 12 recommendations of the 18 proposed by the Committee for an Age-Friendly Markham. It was noted that staff have engaged with developers with respects to implementing an age-friendly design.

Biju Karumanchery, Director, Planning & Urban Design, addressed the Committee and summarized the details in the report. Mr. Karumanchery advised that staff researched the recommendations and consulted with the development industry and other City departments such as Engineering. It was recommended that a Council workshop session be held to develop Age-Friendly Design Guidelines to explore solutions to provide for an age-friendly Markham.

Andy Langer, Gail Leet, and Diane Gabay, on behalf of the Committee for an Age-Friendly Markham, addressed the Committee and expressed concerns with the report taking too long. They believe that the timeline on staff feedback and implementation of the recommendations should be shorter. They expressed the importance of a residential hospice for residents within the City of Markham, and ensuring the City of Markham has concrete solutions to assist with affordable housing. It was suggested that the City provide direction to the Region of York, and the Provincial and Federal levels of government the recommendations and issues under their jurisdiction and ensure action and follow ups are undertaken. .

Surjit Sachdev, President, Anand Vihar - The Centre for Dignified Living, expressed support of the recommendations provided by the Committee for Age-Friendly Markham. Mr. Surjit expressed the importance of ensuring the City of Markham is a leader in providing affordable housing and increasing affordable housing projects to assist with accessibility for seniors and to transform Markham to an age-friendly community.

It was requested that a Council workshop session be held by the end of March 2021 to develop Age-Friendly Design Guidelines and for staff to consult with the Committee for an Age-Friendly Markham with respects to the agenda for the workshop and to include their report and recommendations. It was noted that the Council workshop session will provide an opportunity to assist with achieving and understanding the age-friendly recommendations. It was also noted that seniors housing has been identified as a priority condition in the consideration of recent employment land conversion requests, where appropriate.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

1. That the report titled “RECOMMENDATION REPORT, Update on Recommendations for an Age-Friendly Community”, dated December 8, 2020, be received; **and,**
2. **That the deputations of Surjit Sachdev, Diane Gabay, Andy Langer, and Gail Leet, be received; and,**
3. **That the communication from the Committee for an Age-Friendly Markham, be received; and,**
4. That a Council workshop be held as part of the Urban Design Study process to develop Age Friendly Design Guidelines **by the end of March 2021;** and,

5. **That staff consult with the Committee for an Age-Friendly Markham with respect to the agenda for the workshop and include the report and issues related to the Age-Friendly Markham Community; and further,**
6. That staff report back to Development Services Committee on Age Friendly Design Guidelines once the guidelines are completed.

Carried

10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

10.1 MARKHAM CENTRE VIVA RAPIDWAY UPDATE (WARD 3) (5.10)

Brian Lee, Director, Engineering, introduced the item and provided an overview on the Markham Centre VIVA Transit Rapidway. Mr. Lee advised that land ownership and property interest is related to the Transit Rapidway and is considered a legal issue. He provided clarification on the York Durham sanitary system and various components of the VIVA rapidway and 407 Transitway. He confirmed that the transit network is being reviewed in the Markham Centre Secondary Plan.

Jacqueline Chan, Assistant City Solicitor, addressed the Committee and provided clarification on the easement that will be conveyed to Metrolinx for the Transit Rapidway located over City-owned lands and roads. Ms. Chan advised that the Transit Rapidway is a dedicated bus lane that was constructed by York Region Rapid Transit Corporation (YRRTC) and funded by Metrolinx. She informed that Metrolinx owns the physical assets that form the Transit Rapidway such as bus shelters. Ms. Chan informed that an easement from the City to Metrolinx has been finalized to allow Metrolinx to retain ownership of these assets on the Transit Rapidway located on City-owned roads and lands between South Town Centre Boulevard and Birchmount Road. It was noted that this portion of the Transit Rapidway has been completed. Metrolinx has also requested in advance that the City provide additional easements on future City-owned roads and lands east of Birchmount Road to Kennedy Road, when the Transit Rapidway over this portion is constructed.

There was discussion on the York Durham sanitary pipe affecting the Transit Rapidway alignment over Tributary 4 and the status on the 407 Transitway.

Moved by Mayor Frank Scarpitti

Seconded by Deputy Mayor Don Hamilton

1. That the report titled “Markham Centre Viva Rapidway Update” be received; and,
2. That the Mayor and Clerk be authorized to execute agreements to convey easements to Metrolinx for the Transit Rapidway (including station locations), between Birchmount Road to Kennedy Road in locations satisfactory to the Director of Engineering, after the Transit Rapidway in these locations has been constructed, provided the form of the agreements are satisfactory to the Commissioner of Fire and Community Services and the City Solicitor; and,
3. That the agreement between the City and Metrolinx for the conveyance of an easement to Metrolinx for the Transit Rapidway (including station locations) over sections of South Town Centre Blvd., Cedarland Blvd. and Enterprise Blvd. and other City owned lands be ratified; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.2 DONALD COUSENS PARKWAY EXTENSION TRANSPORTATION PLANNING STUDY - KEY RESULTS (CITY-WIDE) (5.10)

Brian Lee, Director, Engineering, introduced and provided some opening remarks relative to the Donald Cousens Parkway Extension Transportation Planning Study. Mr. Lee provided clarification on the main function of the Donald Cousens Parkway (DCP) and advised that due to congestion on Steeles Avenue, the DCP is underutilized. It was noted that once the Steeles Avenue extension has been completed, the DCP will be better utilized.

Loy Cheah, Senior Manager, Transportation, addressed the Committee and provided a high level overview of the staff report. A joint study was conducted with York Region to determine whether a new corridor is required for the extension of the DCP west of Highway 48, or if the existing road network can be expanded to accommodate future growth. Based on the study, staff determined that the grid network for the City and surrounding areas will be sufficient for 2041 growth projections, and a separate corridor is not required. The study shows that planned improvements to the concession and arterial roads in north Markham such as, Major Mackenzie Drive, Elgin Mills Road, 19th Avenue, Kennedy Road, Warden Avenue, and Woodbine Avenue are sufficient to meet the traffic demand that will be generated by future development growth in the surrounding area.

The Committee discussed the following relative to the staff report:

- Reviewing development opportunities that may interfere with the potential Donald Cousens Parkway extension;
- Potentially extending the Donald Cousens Parkway to Elgin Mills Road;
- Concerns with traffic congestion with future growth;
- Potential opportunities for additional and narrower roads instead of fewer wider roads; and,
- Ensuring appropriate intersection design to divert traffic to the Donald Cousens Parkway to assist with traffic congestion on Highway 48/Main Street Markham.

Committee determined that further information was required and moved to postpone the matter until such time as staff could meet with York Region staff and report back at a future meeting.

Moved by Deputy Mayor Don Hamilton

Seconded by Regional Councillor Jack Heath

1. That the report entitled “Donald Cousens Parkway Extension Transportation Planning Study – Key Results”, be received; and,
2. That Council endorse the finding that no new road corridor and right-of-way west of Highway 48 is needed for the conceptual Donald Cousens Parkway Extension; and,
3. That York Region be requested to remove the Donald Cousens Parkway Extension Corridor west of Highway 48 from the Region’s Official Plan 2010; and,
4. That Map 10 and all associated policies of the City of Markham’s Official Plan, 2014 be amended to remove the Donald Cousens Parkway Extension Corridor west of Highway 48; and,
5. That the City Clerk send a copy of this report and Council resolution to York Region and request York Region to confirm its concurrence; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Postponed

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

1. **That the written communications submitted by Delta Urban be received; and,**
2. **That staff be directed continue to work with the Regional Municipality of York staff and report back to Development Services Committee in March 2021 to elaborate on the function of Donald Cousens Parkway west of Markham Road, with consideration of York Region's land use projections.**

Carried

11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

11.1 MARKHAM SMALL BUSINESS CENTRE 2019-2020 BUSINESS RESULTS AND 2021 OBJECTIVES (10.16)

Arvin Prasad, Commissioner, Development Services, and Christina Kakaflikas, Director, Economic Growth, Culture and Entrepreneurship, introduced and provided members of the Committee with an overview of the 2019-2022 results and 2021 objectives for the Markham Small Business Centre.

Don De Los Santos, Manager, Small Business Centre, delivered a presentation on the Markham Small Business Centre which included Markham's economic landscape, Markham Small Business Centre programs and services, response to the COVID-19 disruption, Provincial and Federal Government Entrepreneurship Programs administered by the Markham Small Business Centre, key performance indicators and client demographics and 2021 key objectives. Due to the COVID-19 pandemic, the Markham Small Business Centre proactively created a Provincial and Federal history announcement section on their website which has provided the impacted Markham business community with information pertaining to closures. In addition, the Markham Small Business Centre increased their social media platform and switched to virtual seminars and workshops which have exceeded attendance figures from 2019. The Markham Small Business Centre key objectives for 2021 are to focus on raising awareness and continue to improve outreach, to explore opportunities through social media, to assist with a projected 850 client inquiries, offer 445 consultations and deliver 40 seminars/networking events/workshops. The Small Business Centre will also continue to promote the administration/delivery of youth entrepreneurship programs such as Summer Company and Business Plan Competition. Mr. De Los

Santos provided clarification on the consultation services by sector and the relationship between Small Business Centre and York Link. He confirmed that York Link assists with referral of requests within Markham to the Markham Small Business Centre.

Councillor Alan Ho, Chair, Culture and Economic Development, thanked the Markham Small Business Centre staff and the Economic Growth, Culture and Entrepreneurship department for assisting Markham businesses throughout the pandemic.

There was discussion on exploring the possibility of a physical presence of the Markham Small Business Centre within the future York University Markham Campus. It was suggested that moving forward staff provide a year-by-year comparison on the performance of the Small Business Centre when reporting to the Development Services Committee.

Moved by Councillor Alan Ho

Seconded by Councillor Khalid Usman

1. That the report entitled “Markham Small Business Centre 2019-2020 Business Results and 2021 Objectives” be received and endorsed; and,
2. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

12. MOTIONS

There were no motions.

13. NOTICES OF MOTION

There were no notices of motion.

14. NEW/OTHER BUSINESS

There was no new/other business.

15. ANNOUNCEMENTS

There were no announcements.

16. CONFIDENTIAL ITEMS

Moved by Mayor Frank Scarpitti
Seconded by Councillor Alan Ho

That, in accordance with Section 239 (2) of the Municipal Act, Development Services Committee resolve into a confidential session at 2:39 PM to discuss the following matters:

Carried

16.1 DEVELOPMENT AND POLICY ISSUES

16.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – OCTOBER 13, 2020 AND NOVEMBER 9, 2020 (10.0) [Section 239 (2) (e) (f)]

The Development Services Committee confirmed the October 13, 2020 and November 9, 2020 confidential minutes.

16.1.2 INFORMATION EXPLICITLY SUPPLIED IN CONFIDENCE TO THE MUNICIPALITY OR LOCAL BOARD BY CANADA, A PROVINCE OR TERRITORY OR A CROWN AGENCY OF ANY OF THEM; - RAPID HOUSING INITIATIVE (10.0) [SECTION 239 (2) (h)]

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

17. ADJOURNMENT

Moved by Mayor Frank Scarpitti
Seconded by Councillor Alan Ho

That the Development Services Committee meeting be adjourned at 1:52 PM.

Carried

Markham Road - Mount Joy

Secondary Plan Study

Update and Draft Demonstration Plan Development Services Committee



December 15, 2020

AGENDA

1

Introduction + Study Purpose

2

Existing Conditions Assessment Summary

3

What We Heard

Q

Questions – 15 minutes

4

Vision and Guiding Principles

5

Emerging Demonstration Plan

Q

Questions + Discussion – 30 minutes

6

Implementation

Q

Questions + Discussion – 20 minutes

7

Next Steps

INTRODUCTION TO THE TEAM

City of Markham

Project Manager - Darryl Lyons

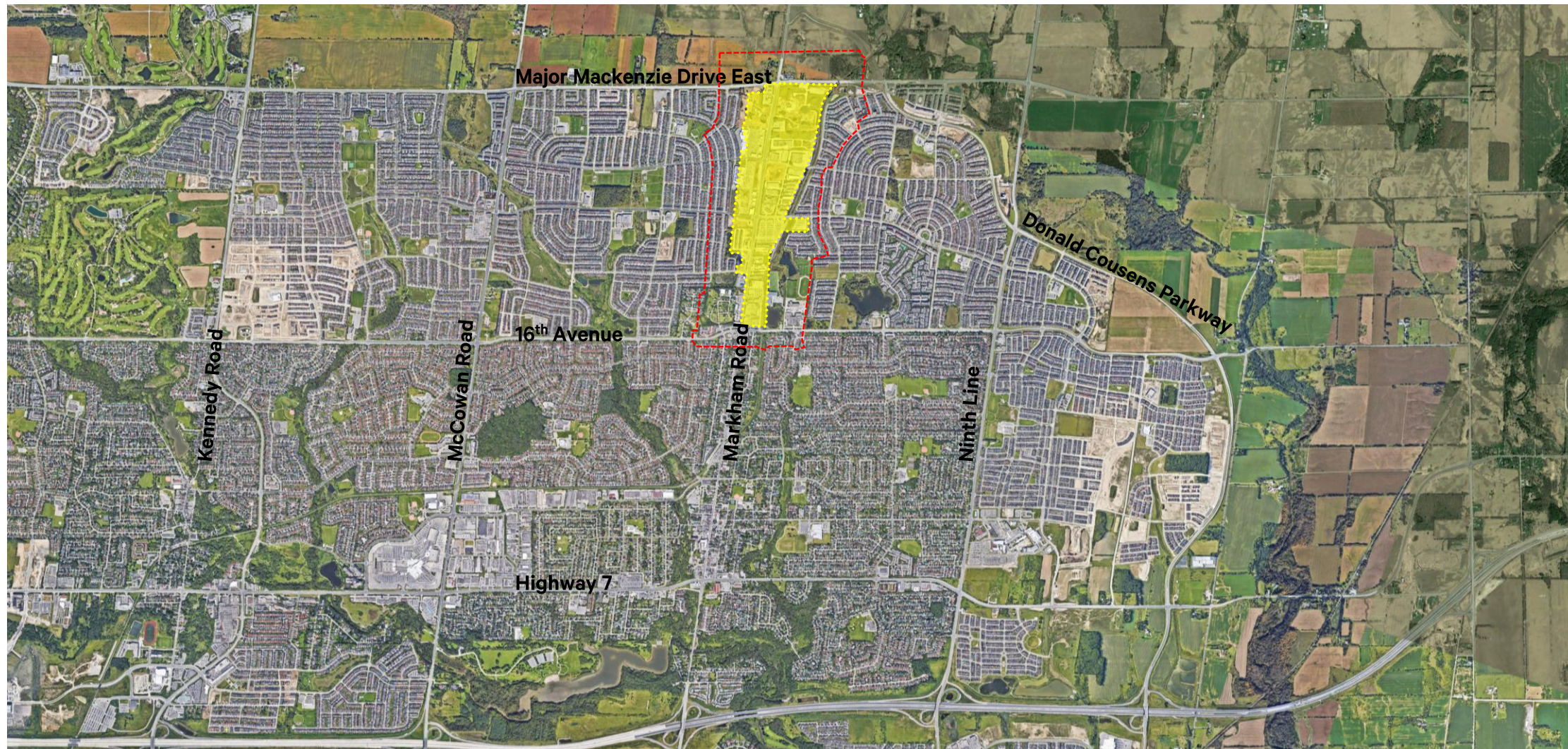
SvN

Jonathan Tinney
Land Economics

counterpoint
ENGINEERING



MARKHAM ROAD – MOUNT JOY SECONDARY PLAN AREA & STUDY AREA



STUDY AREA POLICY DIRECTION

The Official Plan 2014 identifies the corridor as an **intensification area**, and identifies the need for a **Secondary Plan** to guide development.

STUDY PURPOSE

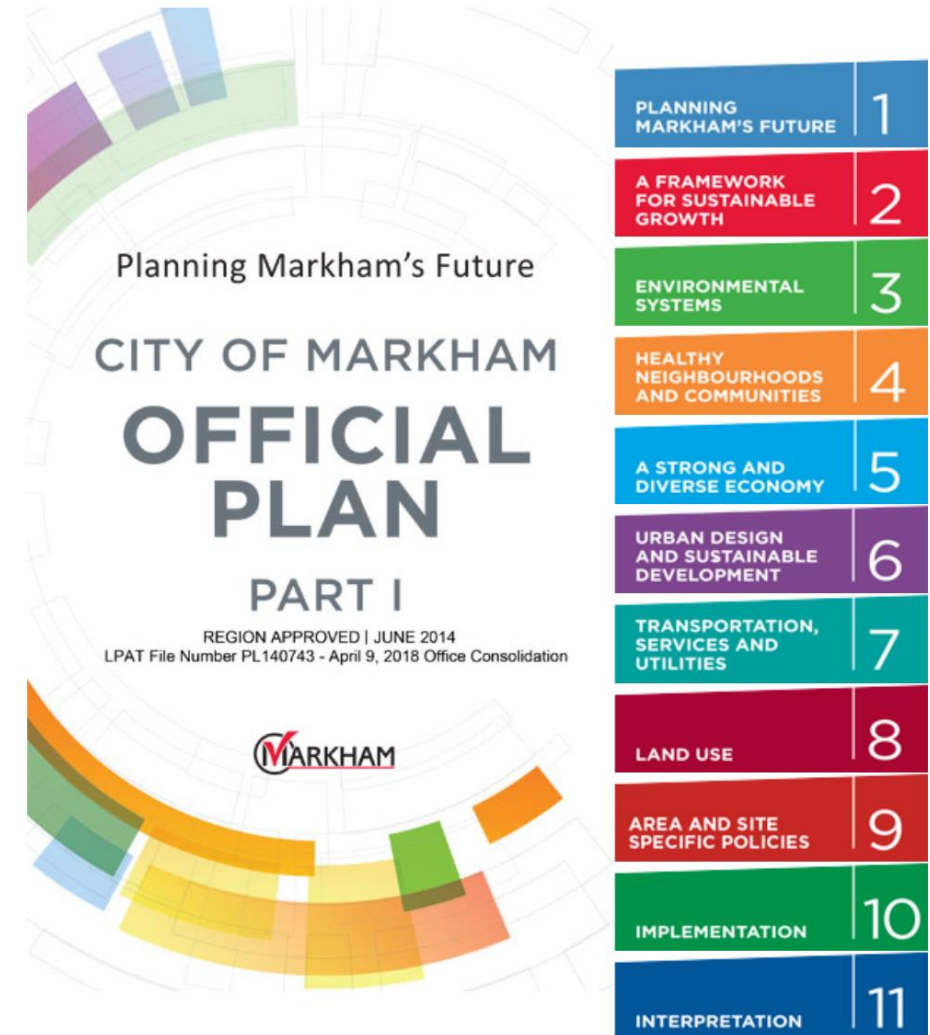
To prepare a **development plan** and recommend **policy guidance** that will **inform** the preparation of a Secondary Plan.

STUDY COMPONENTS

The Study integrates **land use & urban design, transportation and municipal servicing**.

The vision for the Markham Road – Mount Joy Local Corridor is:

“... for a **mixed-use local corridor** that functions as a **main street integrating a range of housing, employment, shopping and recreation opportunities**, at **transit supportive densities** adjacent to the GO station, to serve the adjacent communities of Berzcy Village, Wismer Commons, Greensborough and Swan Lake.” City of Markham Official Plan, 2014



Introduction + Study Purpose

THE OPPORTUNITY

The Secondary Plan will define the Vision for the continued evolution of the Markham Road - Mount Joy area and provide the planning parameters to ensure growth can be realized, commensurate with mobility, housing and community amenities. These investments will set the stage for a complete Markham Road - Mount Joy Community.



Baseline Conditions



Land Use & Built Form



Transportation



Municipal Servicing



Key Opportunities

- Reconceive **Urban Structure**
- Create **Green Links & Corridors**
- Leverage Assets for **Placemaking**
- Improve **Active Transportation**
- Build a **Fine-Grain Street Network**
- **Transform Markham Road** into a Complete Street
- **Dedicate / Separate Cycling Facilities** including Shared Bikes, E-bikes, and E-scooters
- Plan for a **Transit Oriented Community** at Mount Joy GO Station; **Explore Potential for a Second GO Station** at Major Mackenzie Drive East
- **Divert Markham Road Through-Traffic** to Donald Cousens Parkway
- Mitigate Flooding Attributed to Mount Joy Creek to **Unlock Redevelopment and Environmental Enhancement Opportunities**



Key Drivers of Change

COORDINATE
GROWTH WITH
TRANSIT +
MOBILITY
IMPROVEMENTS

MITIGATE
MOUNT JOY
CREEK
FLOODING

EXPAND RANGE
OF USES
PERMITTED AT
MOUNT JOY
BUSINESS PARK

INTRODUCE NEW
STREETS, IMPROVE
MOBILITY OPTIONS,
CREATE VALUE +
FRONTAGE FOR
NEW USES

STUDY POTENTIAL
GO STATION AT
MAJOR
MACKENZIE
DRIVE

VIRTUAL DESIGN CHARRETTE

MARKHAM SUB-COMMITTEE MEETINGS



Bus Tour and Overview of Baseline Conditions – **July 29, 2020**



Workshop of Vision, Guiding Principles, and Framework Plans – **August 5, 2020**



Workshop of Vision, Guiding Principles, and Framework Plans – **August 24, 2020**

COMMUNITY INFORMATION SESSIONS



Bus Tour and Overview of Baseline Conditions – **July 29, 2020**



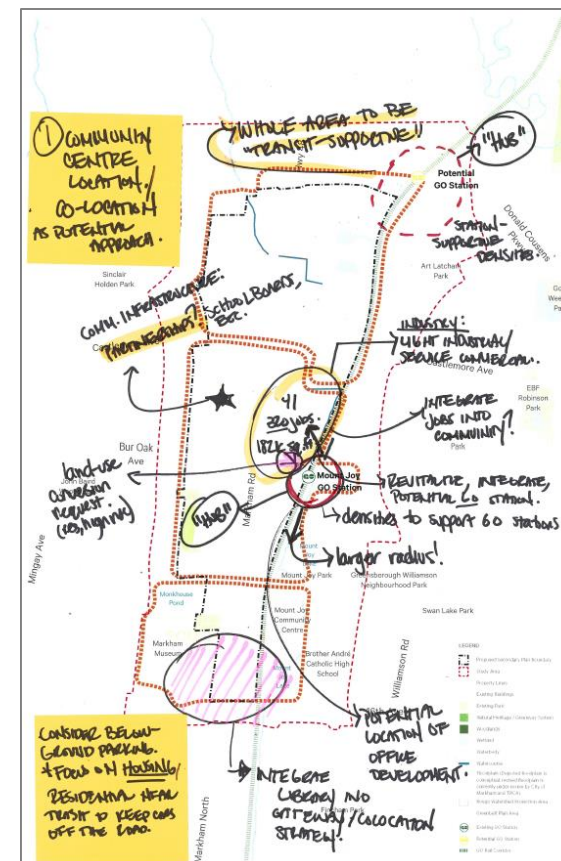
Workshop of Vision, Guiding Principles, and Framework Plans – **September 26, 2020**

Key Themes of Feedback Received from the Public and DSC



Mobility

- Support for the creation of a **pedestrian friendly Main Street** along Markham Road
- Support for **separated, protected bike lanes** on Markham Road
- Suggestion to explore the opportunity to **move/add bike lanes to new streets, parallel to Markham Road**
- Concerns for **safety of pedestrians and cyclists, lengths between designated crossings, collisions, vehicular speeds, etc.**
- Surface parking should be **significantly reduced at transit stations**



Land Use

- **Higher-paying employment options** should be provided, as well as **affordable housing options**
- Allow for a **mix of large and small scale** retail/commercial uses
- Mount Joy Business Park should be incorporated into a **broader mixed use area**

Key Themes of Feedback Received from the Public and DSC



- The **need for more parkland**, particularly given the ongoing pandemic
- The **importance of contiguous natural space**
- Support for the **daylighting of Mount Joy Creek**, with the recognition of **flexibility associated with a piped Creek option**



- Support for the creation **of east-west connections over the Stouffville GO Rail Corridor**, and connecting existing community amenities to the Secondary Plan Area
- The GO station areas should be destinations in themselves; places to **work, live and play**

Questions

VISION

The Markham Road - Mount Joy Secondary Plan area will evolve into a **walkable, compact, and vibrant mixed-use community**. It will also function as a **gateway, main street, workplace, and social and cultural hub** serving this community and the surrounding communities of Berczy Village, Wismer Commons, Greensborough, Swan Lake, and Markham Village.

To do so, a **mix and range of housing, including affordable and rental housing, employment, shopping and recreation opportunities** are integrated and provided at **transit-supportive densities** that are **compatible** with the established low-rise residential neighborhoods. The greatest intensity of development and activity are **near rapid transit stations**, complemented by **animated parks, schools, community and recreation facilities, and other amenities**.

All these elements are tied together and enriched with a **vibrant public realm** that drive the **appeal, livability, resilience and distinct sense of place** of the Markham Road – Mount Joy area.

GUIDING PRINCIPLES



- 1.** Building Compact and Complete, Rail-Integrated Communities



- 2.** Protecting and Enhancing the Natural Environment



- 3.** Increasing Mobility Options



- 4.** Maintaining a Vibrant and Competitive Economy



- 5.** Adopting Green Infrastructure and Development Standards



- 6.** Facilitating Public Input and Long-Range Planning and Implementation

EMERGING DEMONSTRATION PLAN:

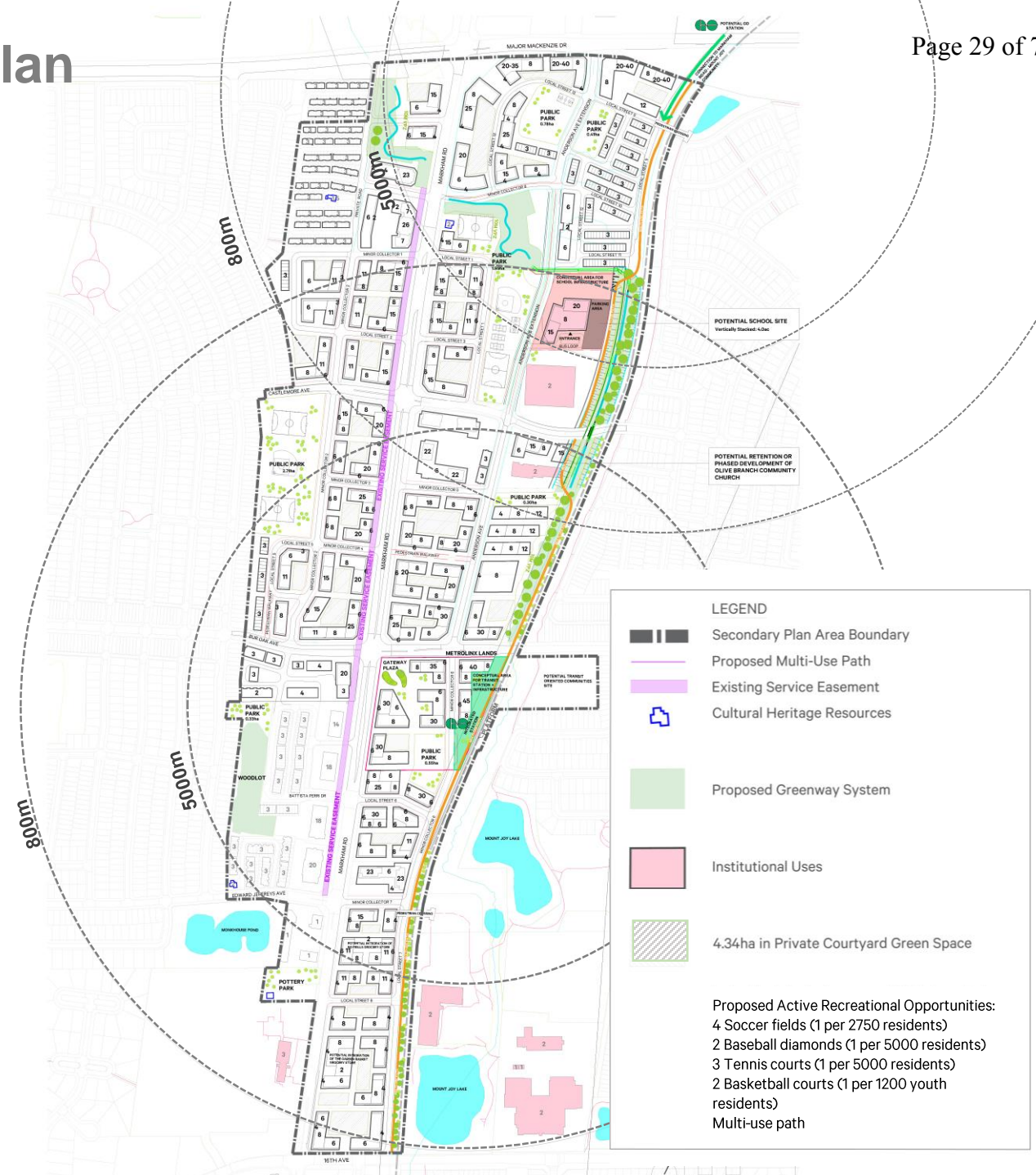
Demonstration of Secondary Plan Principles,
Land Use, Built Form and Mobility Direction

Framework Elements:

- Natural Heritage
- Public Realm and Open Space
- Street Hierarchy and Development Blocks
- Transit-Oriented Development Nodes
- Character Areas, Gateways and Nodes
- Phasing

Key Statistics

- ~90 Hectare Secondary Plan Area
- ~13,500 Residents
- ~14,500 Jobs



Framework Elements: Natural Heritage

Components

- Greenway* / Mount Joy Creek
- Woodlot
- Stormwater Management Ponds
- Watercourse

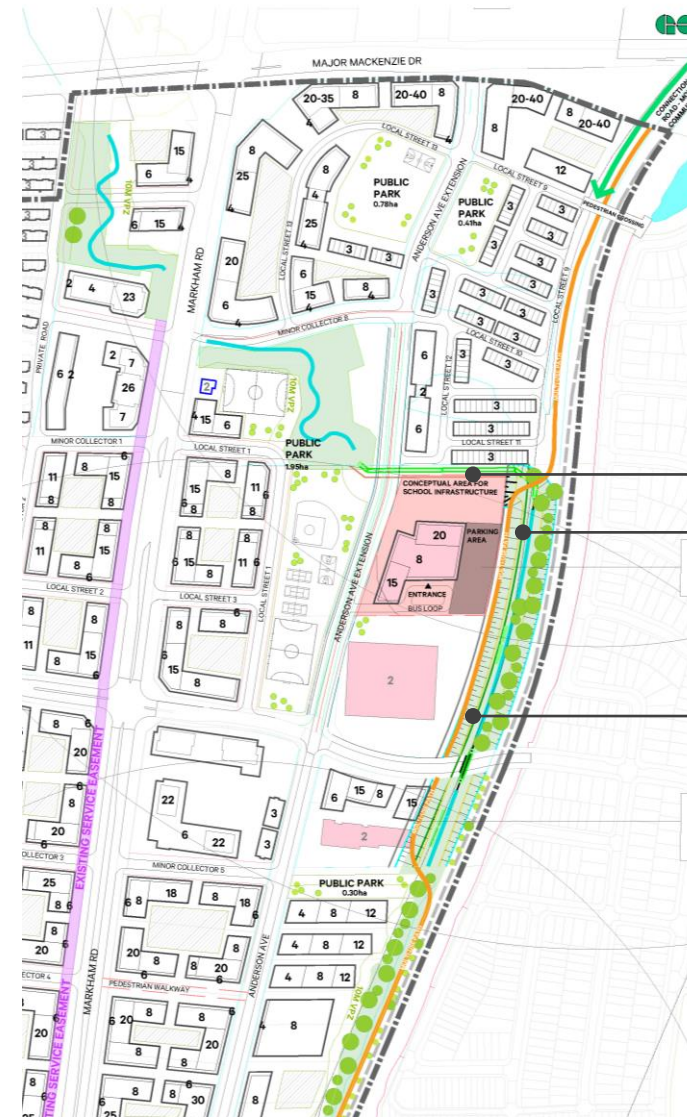
Key Statistics

- Greenway / Mount Joy Creek (~5.8 hectares)



Recommended Alignment for Mount Joy Creek

- Conveys Regional Flood event; Grading conditions along railway ROW allows for deeper channel design
- Restores terrestrial, fish, and riparian habitats in relation to piped options; there is a break in connectivity along E-W piped portion
- Opportunity to provide multi-use pathway along east segment; impact on existing land uses to be determined (ie loss of surface parking)
- Maintenance costs overtime are lower in relation to piped options
- Moderate Land Acquisition impacts in relation to piped option



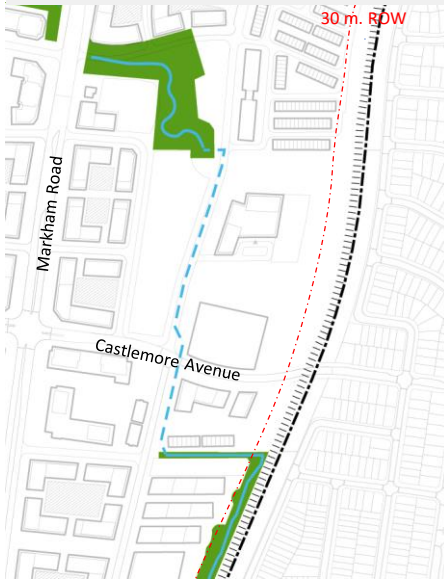
MUP to be facilitated outside
of newly established
valleylands

Framework Elements: Natural Heritage

Alternate Alignment Options for Mount Joy Creek

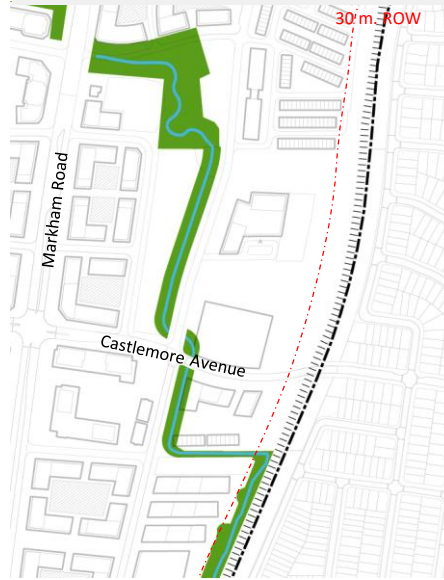
OPTION 1

Enclosed system along the proposed and existing Anderson Avenue alignment



OPTION 2

Open channel adjacent the proposed and existing Anderson Avenue alignment



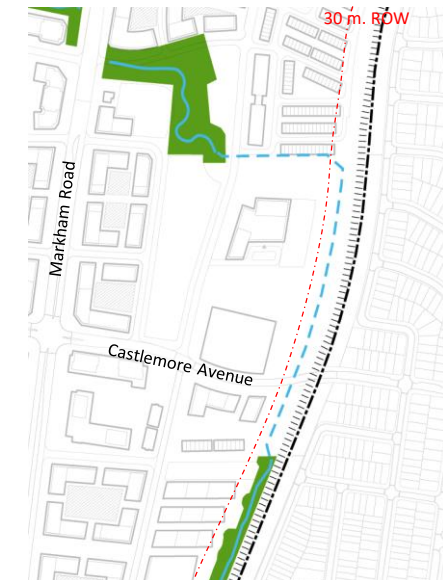
OPTION 3

Open channel along the west limit of the Rail Corridor



OPTION 4

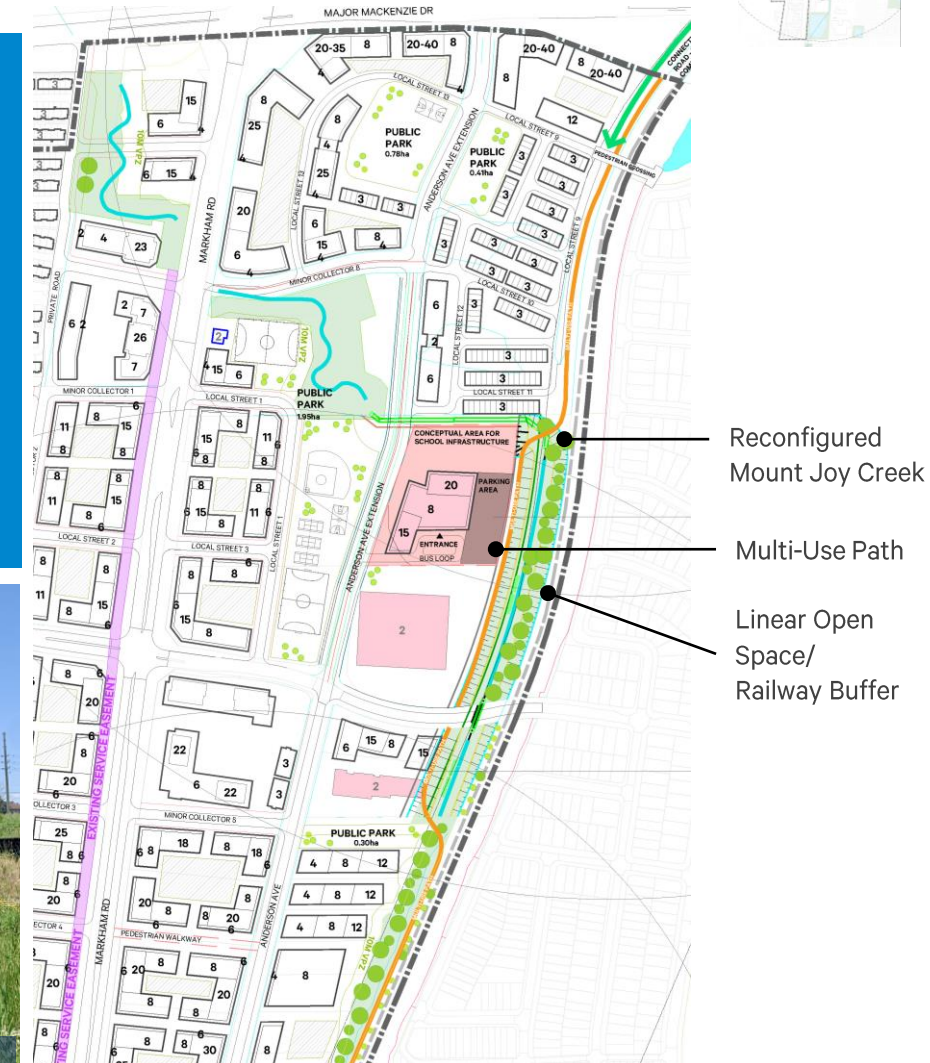
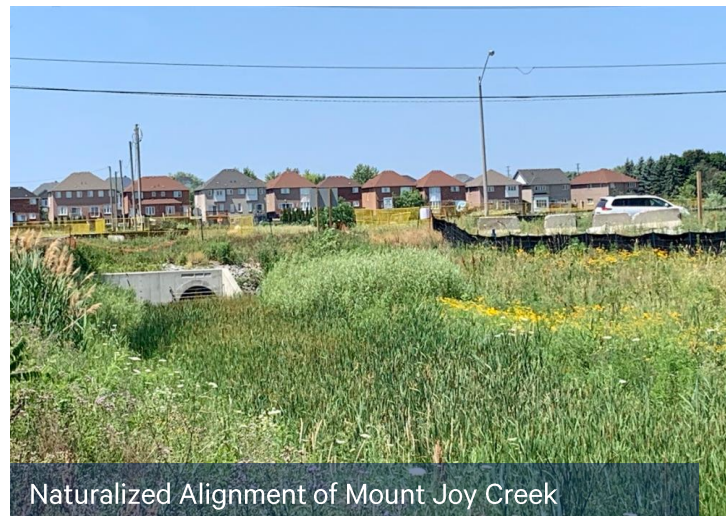
Piped Section Along Go Rail



Framework Elements: Natural Heritage

Recommended Policy Directions – Greenway and Mount Joy Creek System:

- Minimize risk of flooding and erosion;
- Incorporate appropriate buffers;
- Establish a re-naturalized and connected Natural Heritage System;
- Protect, improve and expand aquatic and terrestrial habitat; and
- Daylight portions of Mount Joy Creek in order to improve its existing conditions.



Framework Elements: Natural Heritage

Recommended Policy Directions – Woodlots, SWM Ponds and Watercourses:

- Reinforce the role of woodlots and watercourses as significant natural heritage resources for residents and visitors; and
- Bolster the function of existing SWM Ponds as potential natural heritage features.



Oakville Stormwater Management Pond



Playa Vista Bluff Creek Park, California



Productive landscape purifies run-off, Ecological Park, France

Framework Elements: Public Realm and Open Space

Components

- Parks, Open Spaces and Multi-Use Trails
- Streetscape Network
- Multi-Use Path along Stouffville GO Rail Corridor
- New Public Parks
- New Pedestrian Bridge Connections
- Reconfigured Mount Joy Creek

Key Statistics

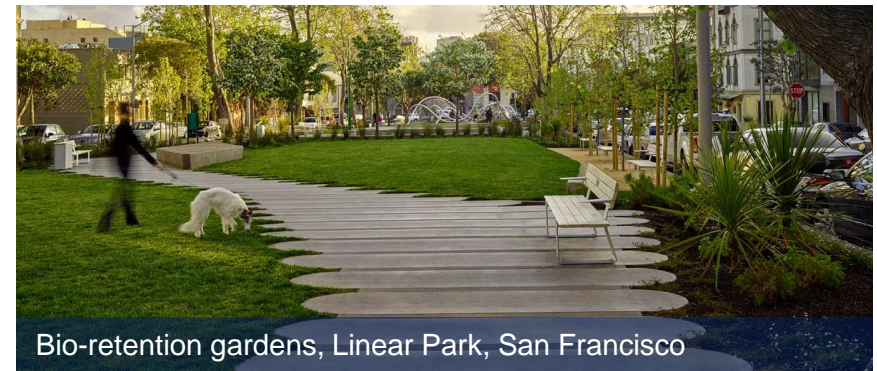
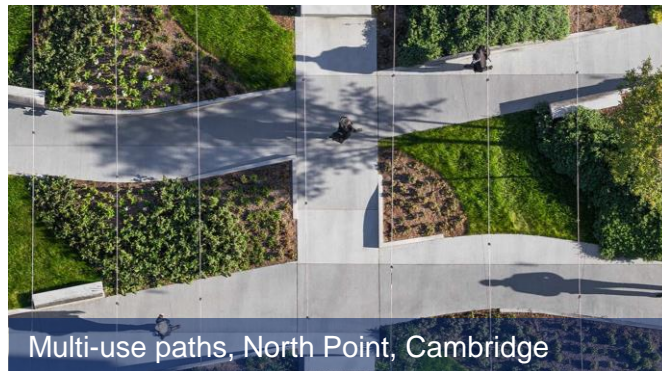
- 7 Public Parks
- 6 Green Streets
- 2 Pedestrian Bridges
- 1 Multi-Use Path (~2.5km)



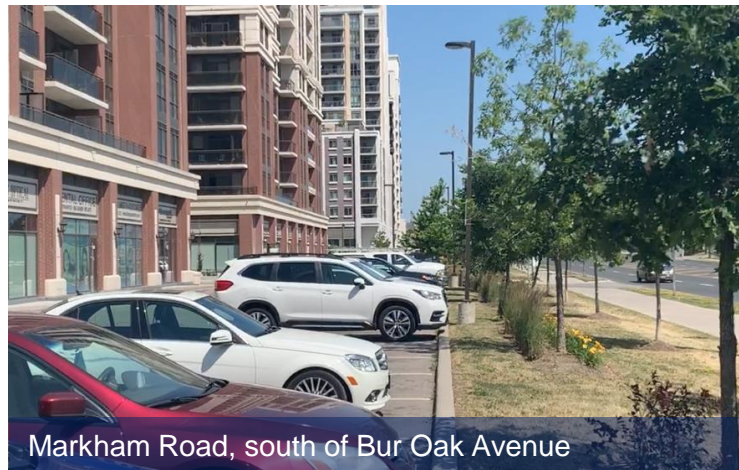
Framework Elements: Public Realm and Open Space

Recommended Policy Directions – Parks, Open Spaces and Multi-Use Trails:

- Incorporate a public park and open space network, comprised primarily of community parks;
- Provide a variety of active and passive recreational uses;
- Establish an open space network, along the Stouffville GO Rail Corridor, combined with a multi-use path;
- Where feasible, establish crossings over the Stouffville GO Rail Corridor to allow an east-west connection between the Greensborough neighbourhood and the Secondary Plan Area
- Incorporate a system of privately-owned publicly accessible spaces (e.g. courtyards, pocket parks, plazas, and flexible spaces).

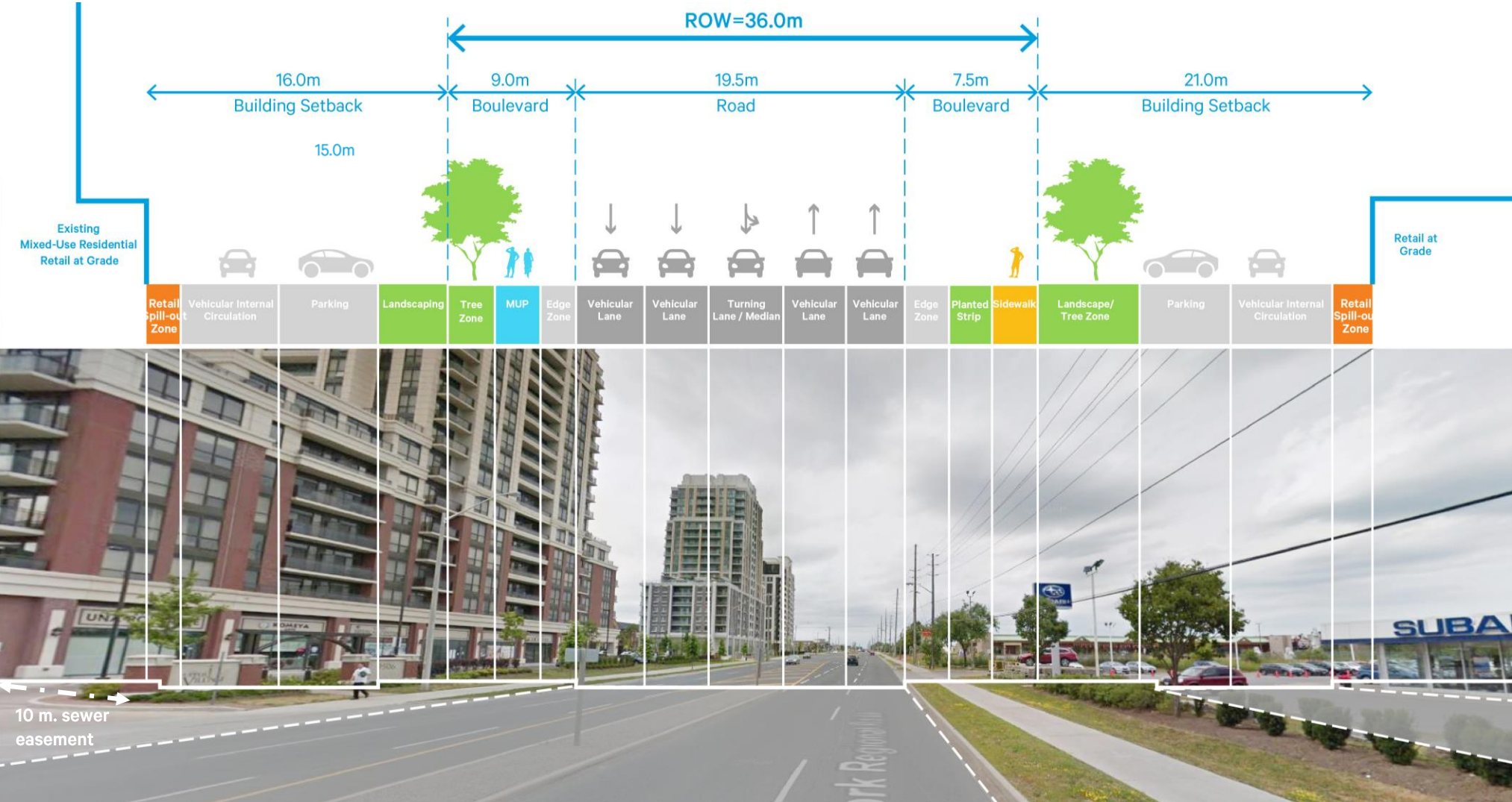


Markham Road Today





Markham Road Cross Section A: Markham Road Today



Framework Elements: Public Realm and Open Space

Recommended Policy Directions - Street Network (General):

- Introduce fine grain street network, with direct connections between adjacent blocks;
- Introduce a network of mid-block pedestrian connections; and
- Establish a seamless interface between ground floor uses and the adjacent boulevard.

Recommended Policy Directions - Markham Road:

- Minimize road cross-section to two lanes in each direction;
- Work with transit authorities for updated transit route planning;
- Establish a continuous mid-rise street wall condition (pertaining to building podiums) along Markham Road;
- Introduce a unique streetscape and public realm design standard;
- Incorporate pedestrian weather-protection elements, generous setbacks and boulevards, and flexible spill-out zones; and
- Provide signalized crossings at regular intervals.



Streetscape, Fulton Street, San Francisco

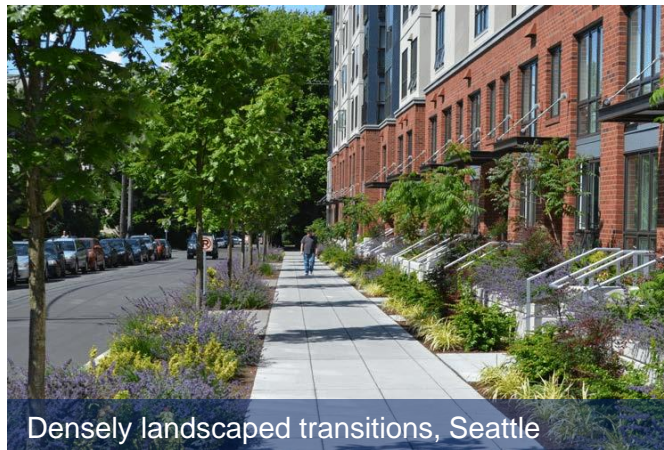


Shared Street, Bell Street, Seattle

Framework Elements: Public Realm and Open Space

Recommended Policy Directions - Green Streets:

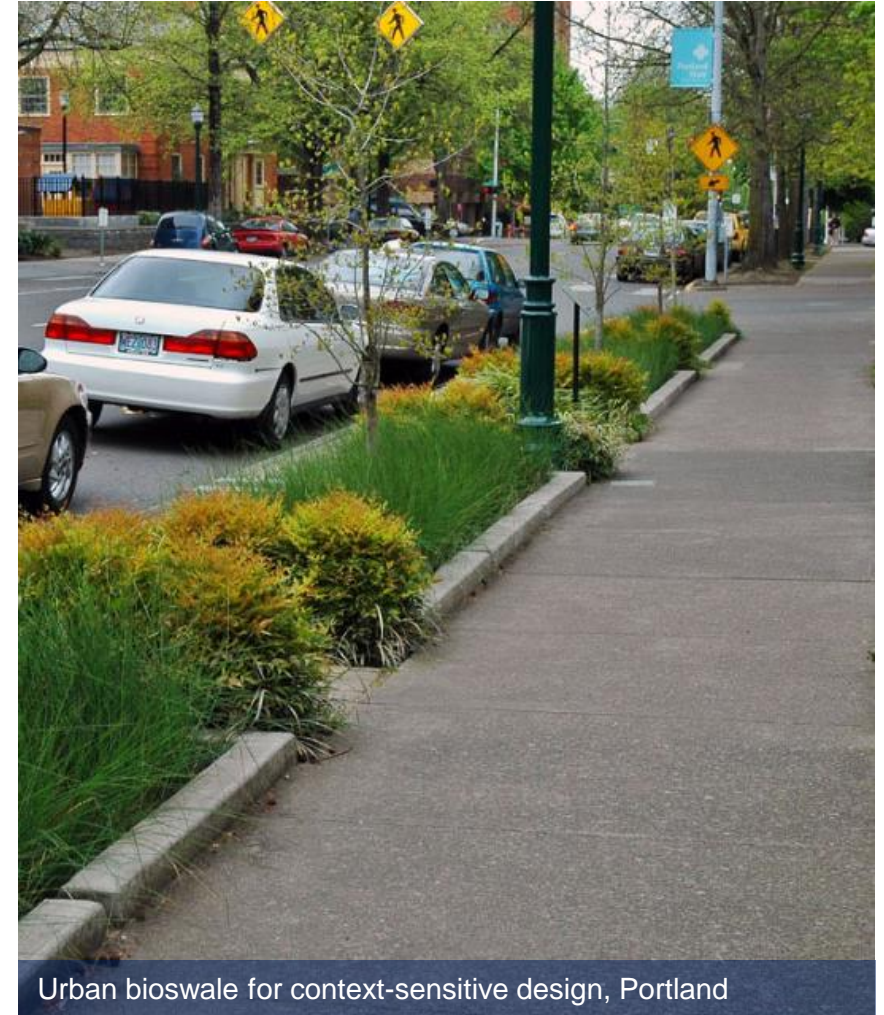
- Establish a network of Green Streets, inclusive of generous landscaped boulevards with active frontages;
- Contribute towards the City of Markham's 30% tree canopy target; and
- Establish direct connections between parks, open spaces, natural heritage features, and active transportation and community infrastructure.



Densely landscaped transitions, Seattle



Raised planting beds, Bell Street, Seattle



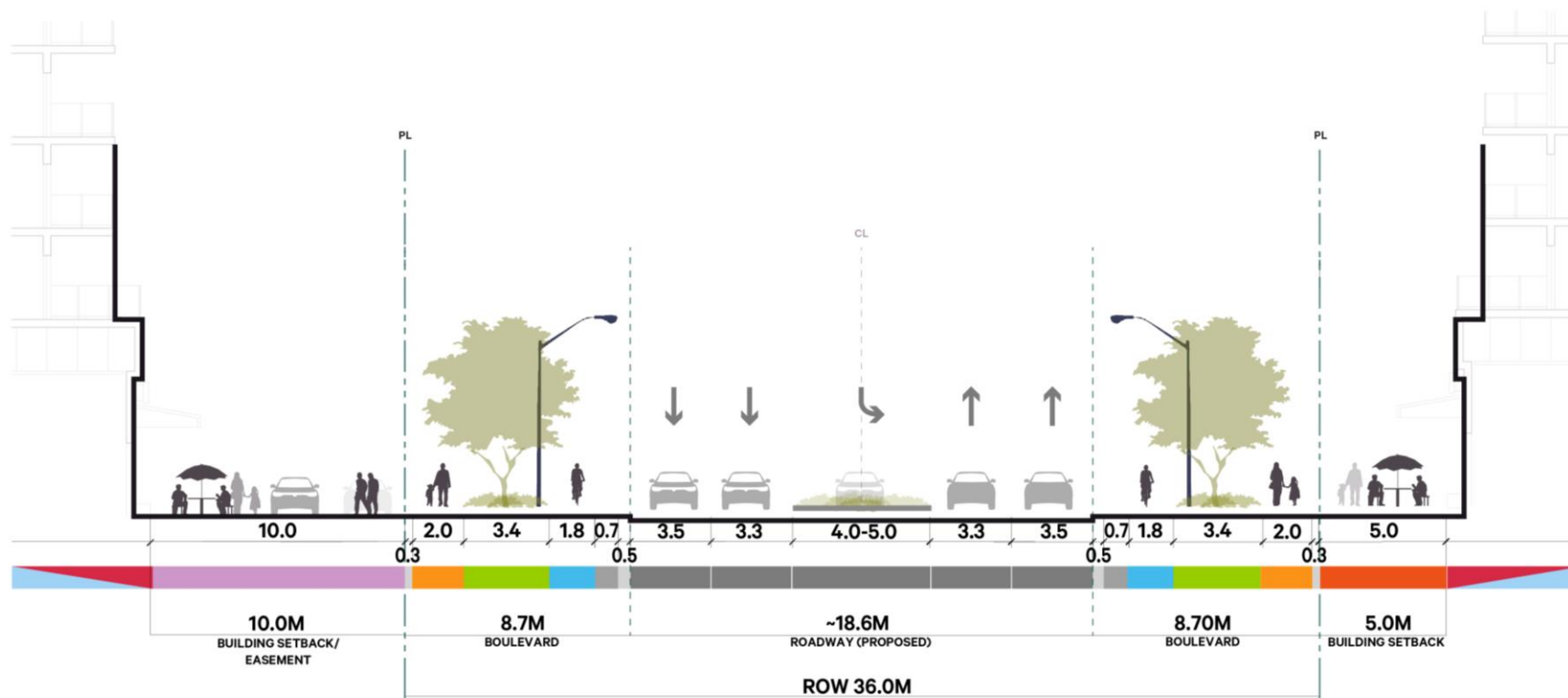
Urban bioswale for context-sensitive design, Portland

Markham Road Cross Section A

Proposed (Within Existing Service Easement) – 36m ROW

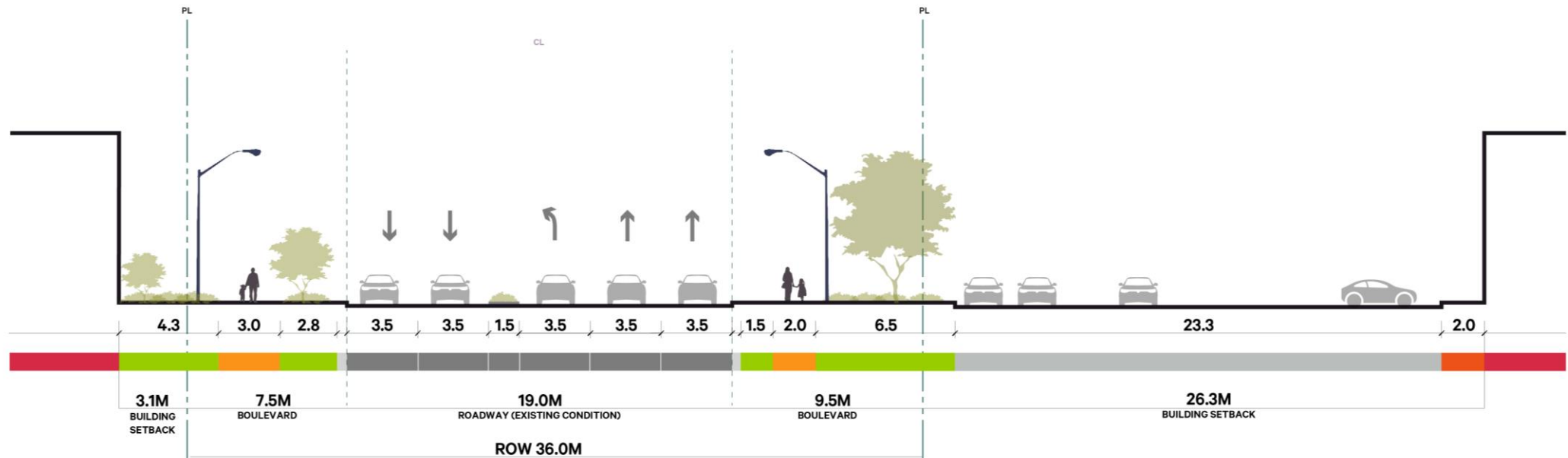
Components

- Protected cycling infrastructure on both sides of Markham Road
- Generous landscaped boulevards
- Enhanced public realm within easement zone



Markham Road Cross Section B

Existing (Outside of Existing Service Easement) – 36m ROW

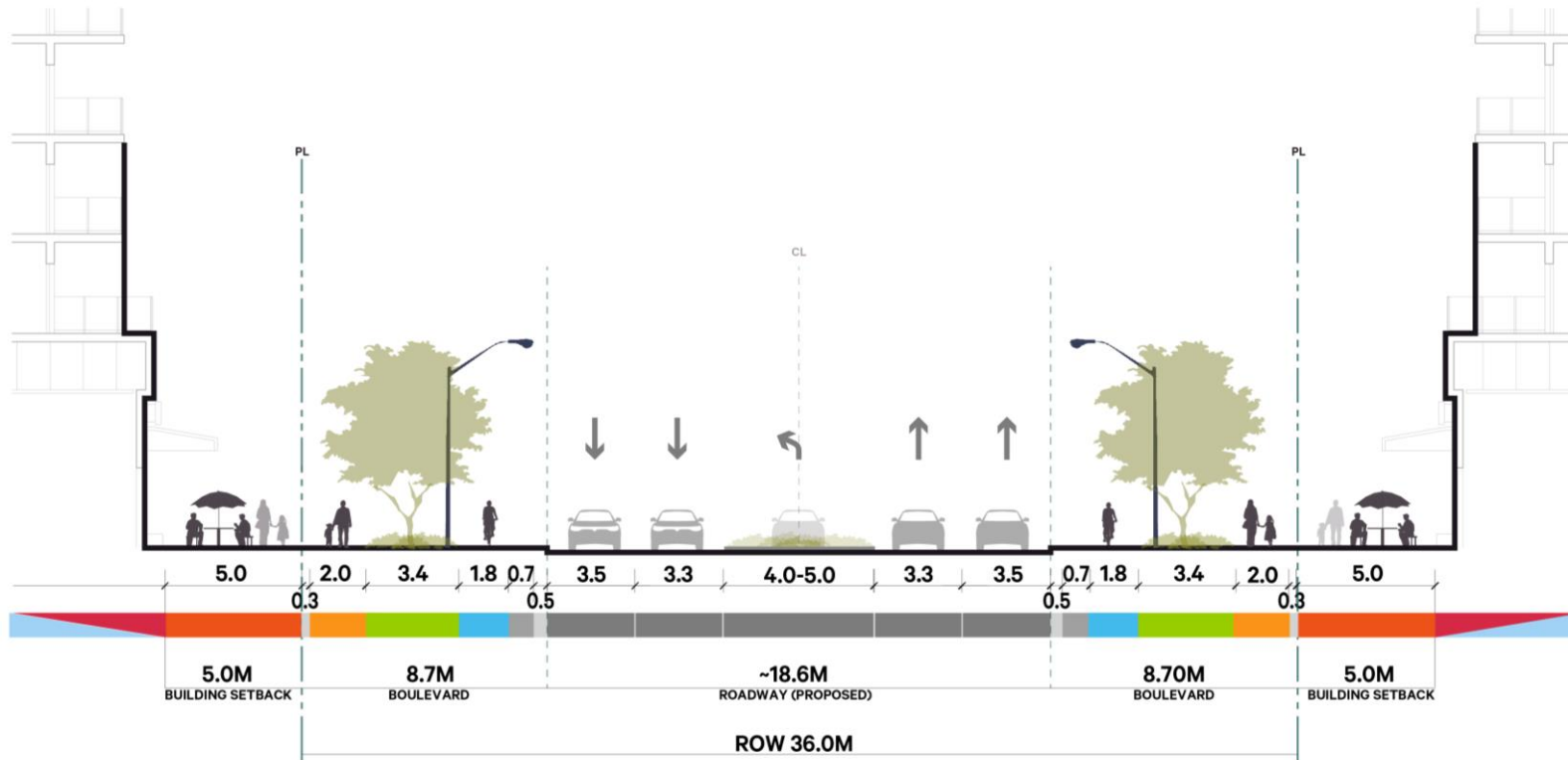


Markham Road Cross Section B

Proposed Typical (Outside of Existing Service Easement) – 36m ROW

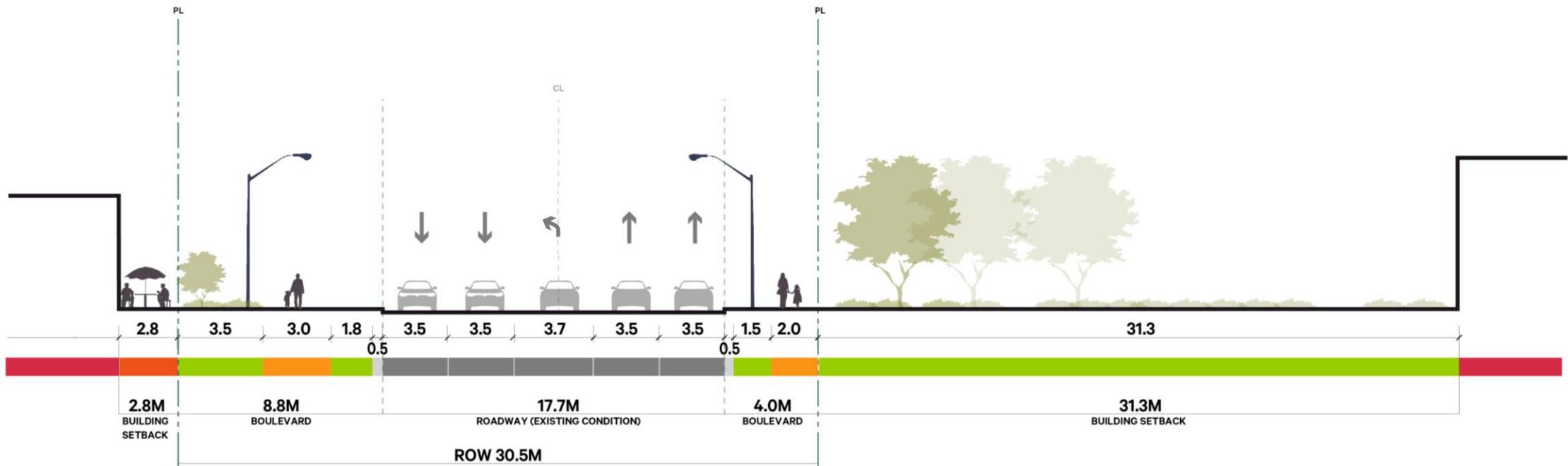
Components

- Protected uni-directional cycling infrastructure on both sides of Markham Road
- Generous landscaped boulevards
- Narrowed travel lanes



Markham Road Cross Section C

Existing (Outside of Existing Service Easement) – 30.5m ROW

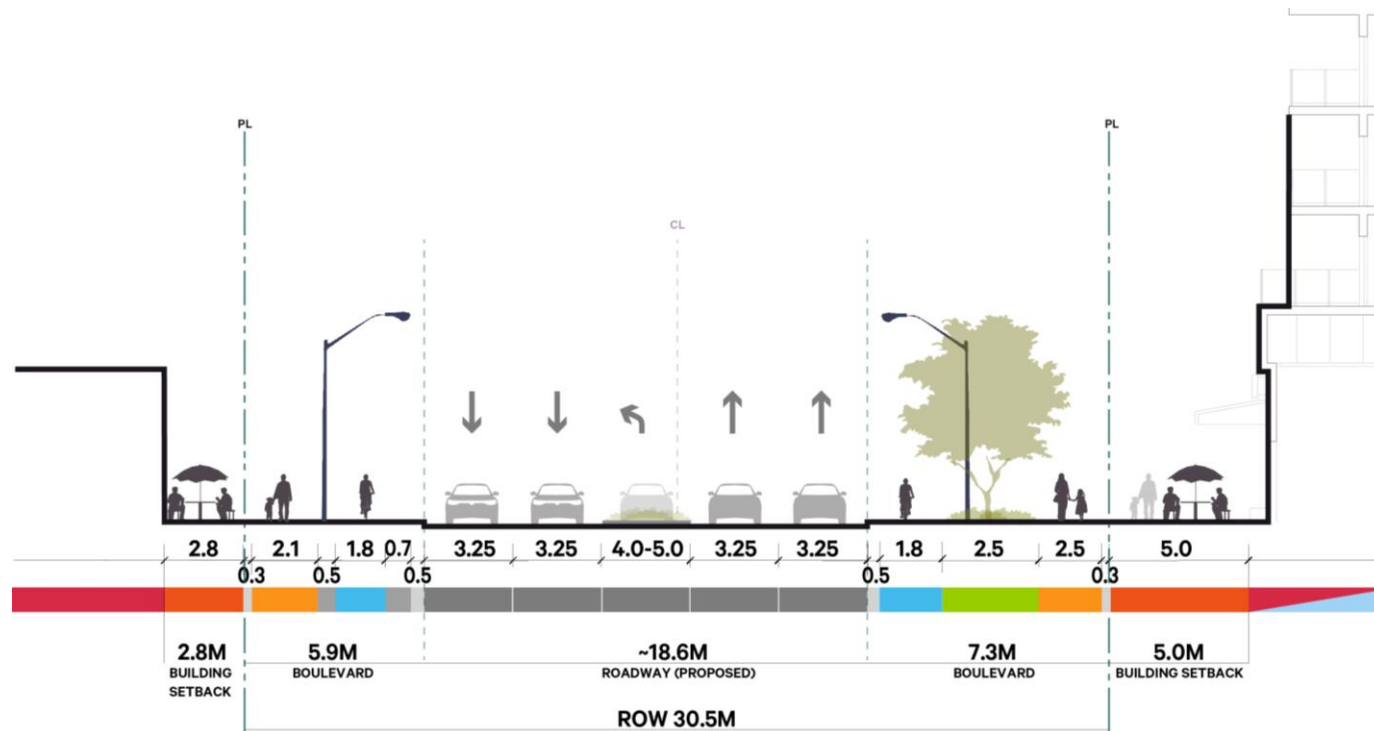


Markham Road Cross Section C

Proposed Typical (Outside of Existing Service Easement) – 30.5m ROW

Components

- Protected cycling infrastructure on both sides of Markham Road- on-street cycling within the roadway on one side of the ROW to accommodate narrower conditions to the south, and allow for a generous landscape/furnishing zone



Framework Elements: Street Hierarchy and Development Blocks

Components

- Arterial Roads (38m)
- Collector Roads (21.5m-38m)
- Local Roads (18.5m)

Key Statistics

- 8 Planned Collector Roads
- 13 Planned Local Roads
- 11 Planned Signalized Intersections

Figure Ground: Existing



Figure Ground: Proposed



Framework Elements: Street Hierarchy and Development Blocks

Recommended Policy Directions:

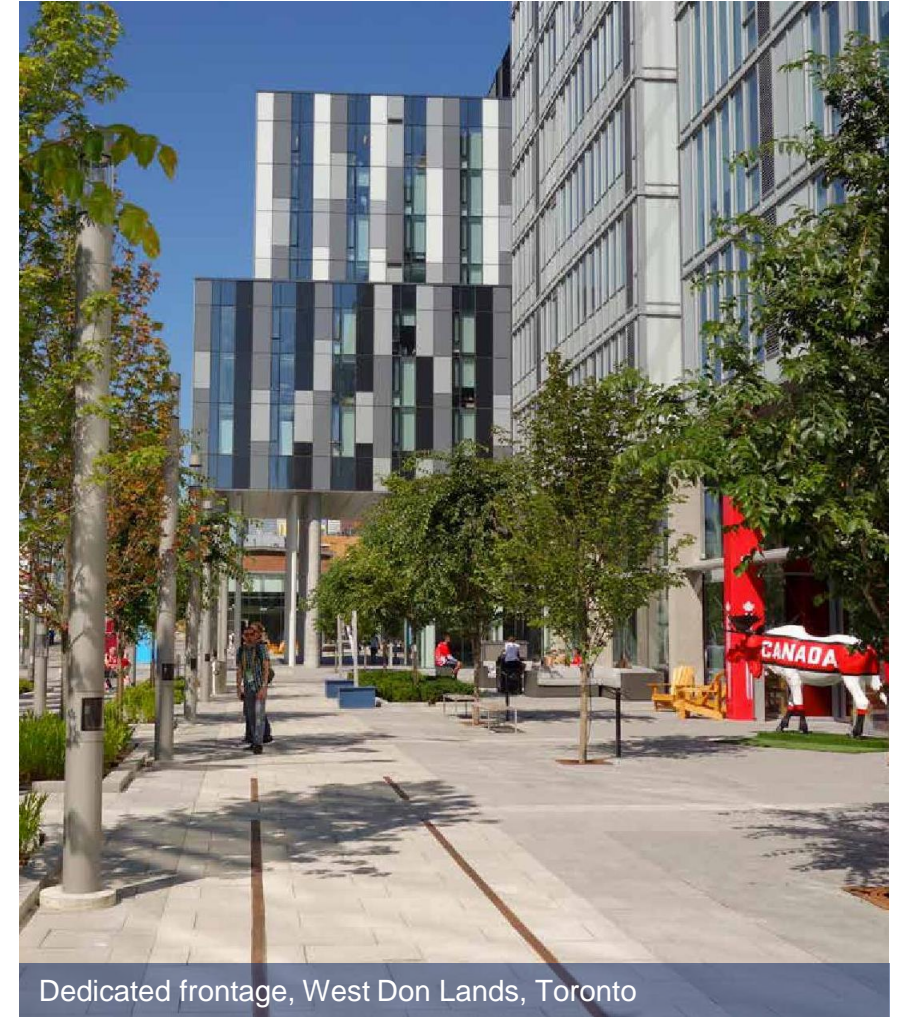
- Transform Markham Road into a vibrant mixed-use main street;
- Establish parallel Collector Roads, to re-direct through-traffic on either side of Markham Road;
- Incorporate grade-separated Multi-Use Pathways along Markham Road to encourage active transportation;
- Establish a network of other Collector and Local Roads, to promote finer-grain connections, provide dedicated frontage, and facilitate site access.



Mid-block Connection, Wynford Drive, Toronto



Fine grain connectivity, Stafford



Dedicated frontage, West Don Lands, Toronto

Framework Elements: Precincts and Gateways

Components:

- North Precinct
- Central Precinct
- South Precinct
- GO Station Mixed Use Node (Overlay)

Key Statistics:

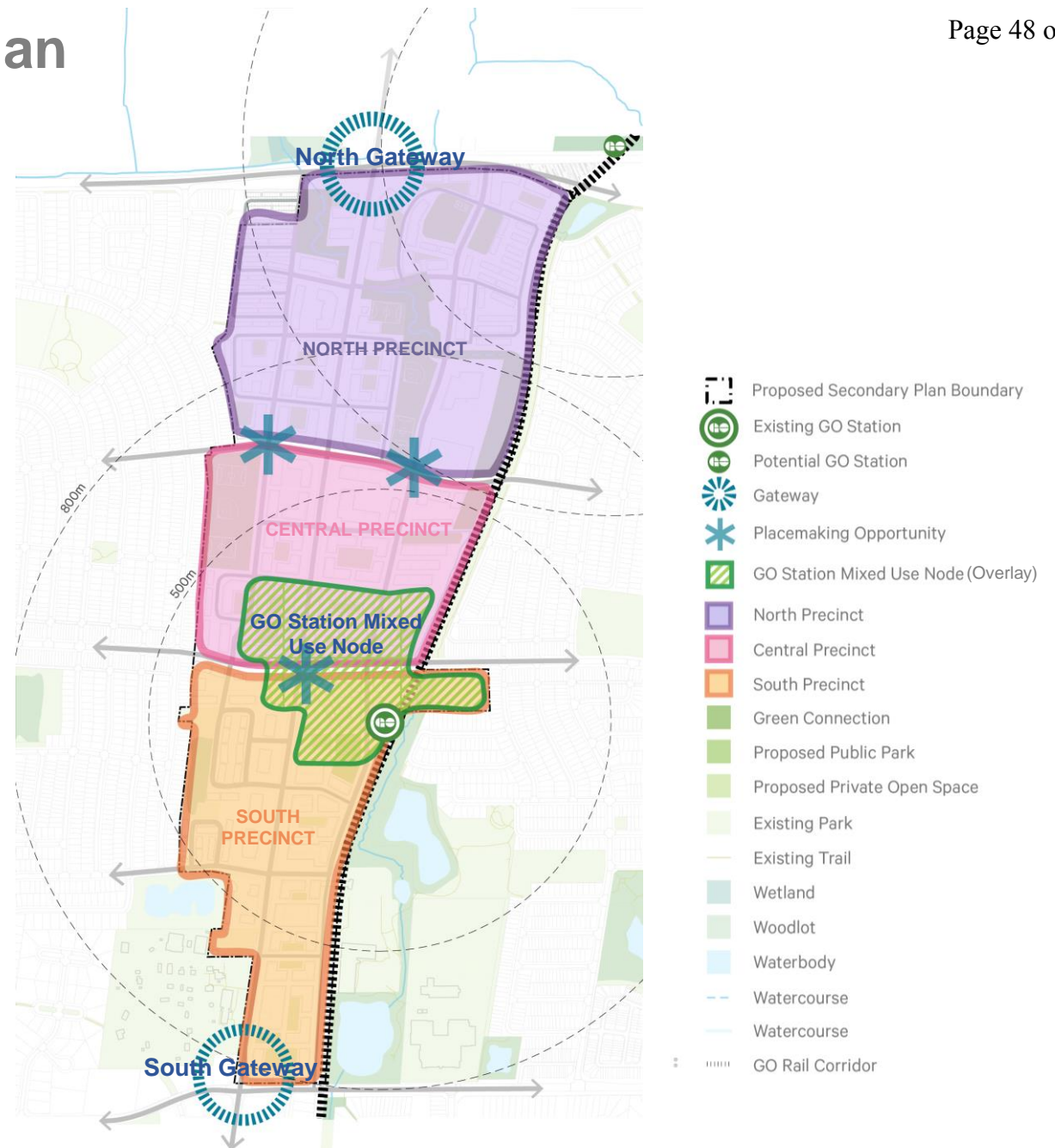
- 3 Precincts
- 2 Gateways
- 1 Node



Canoe Landing School and Recreation Centre, Toronto



Mimico GO Station, Toronto



Framework Elements: Character Areas, Gateways and Nodes

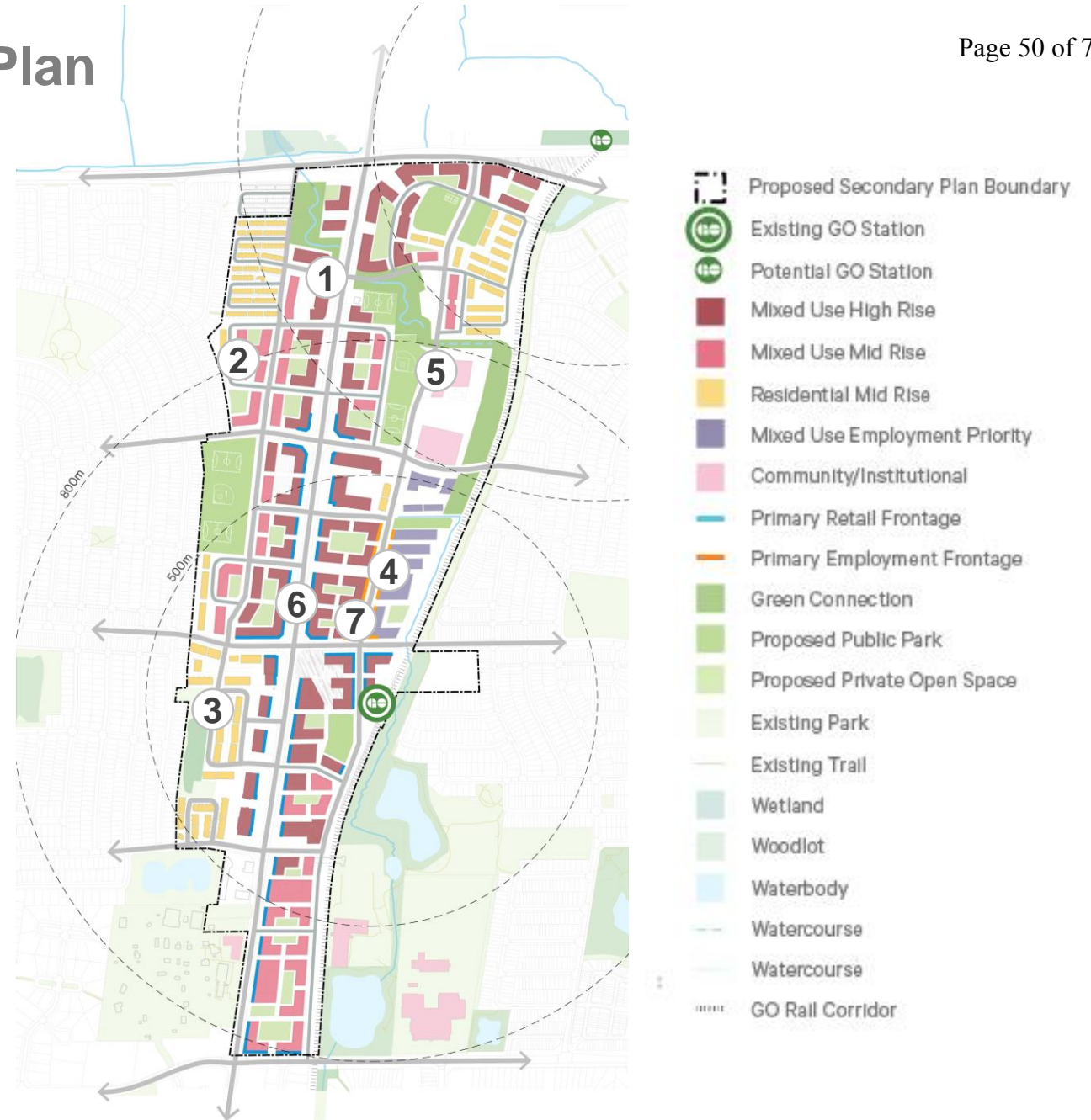
Recommended Policy Directions:

- Ensure gateway buildings and public realm features respond to their prominent location, framing and orienting views to adjacent streets, parks and open spaces; and
- Promote activity at gateways and nodes, inclusive of an appropriate mix of uses, public art, wayfinding elements, open spaces, and other placemaking features.



Framework Elements: Land Use

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1</p>  <p>3.0 FSI / 18,300m²</p> <p>Mixed Use High Rise</p> | <p>2</p>  <p>2.5 FSI / 9,800m²</p> <p>Mixed Use Mid Rise</p> |
| <p>3</p>  <p>2.0 FSI / TBD</p> <p>Residential Mid Rise</p> | <p>4</p>  <p>4.5 FSI / 18,500m²</p> <p>Mixed Use Employment Priority</p> |
| <p>5</p>  <p>4.5 FSI / 18,900m²</p> <p>Community / Institutional</p> | <p>6</p>  <p>Primary Retail Frontage</p> |
| <p>7</p>  <p>Primary Employment Frontage</p> | |



Framework Elements: Character Areas

Recommended Policy Directions – North Neighbourhood Precinct:

- Concentrate greatest heights and densities within the potential Major Mackenzie GO Station Area (Max. 40 storeys – **subject to approval of potential GO Station, and integration / co-location of station infrastructure**);
- Outside of the potential Major Mackenzie GO Station Area, provide a downward transition in height and density to surrounding areas;
- Provide for a range and mix of uses, prioritizing at-grade commercial frontages along Markham Road; and
- Establish a 4.0 acre school site, vertically integrated with private development, adjacent to a Public Park across a collector road.



Framework Elements: Character Areas

Recommended Policy Directions – Central Neighbourhood Precinct:

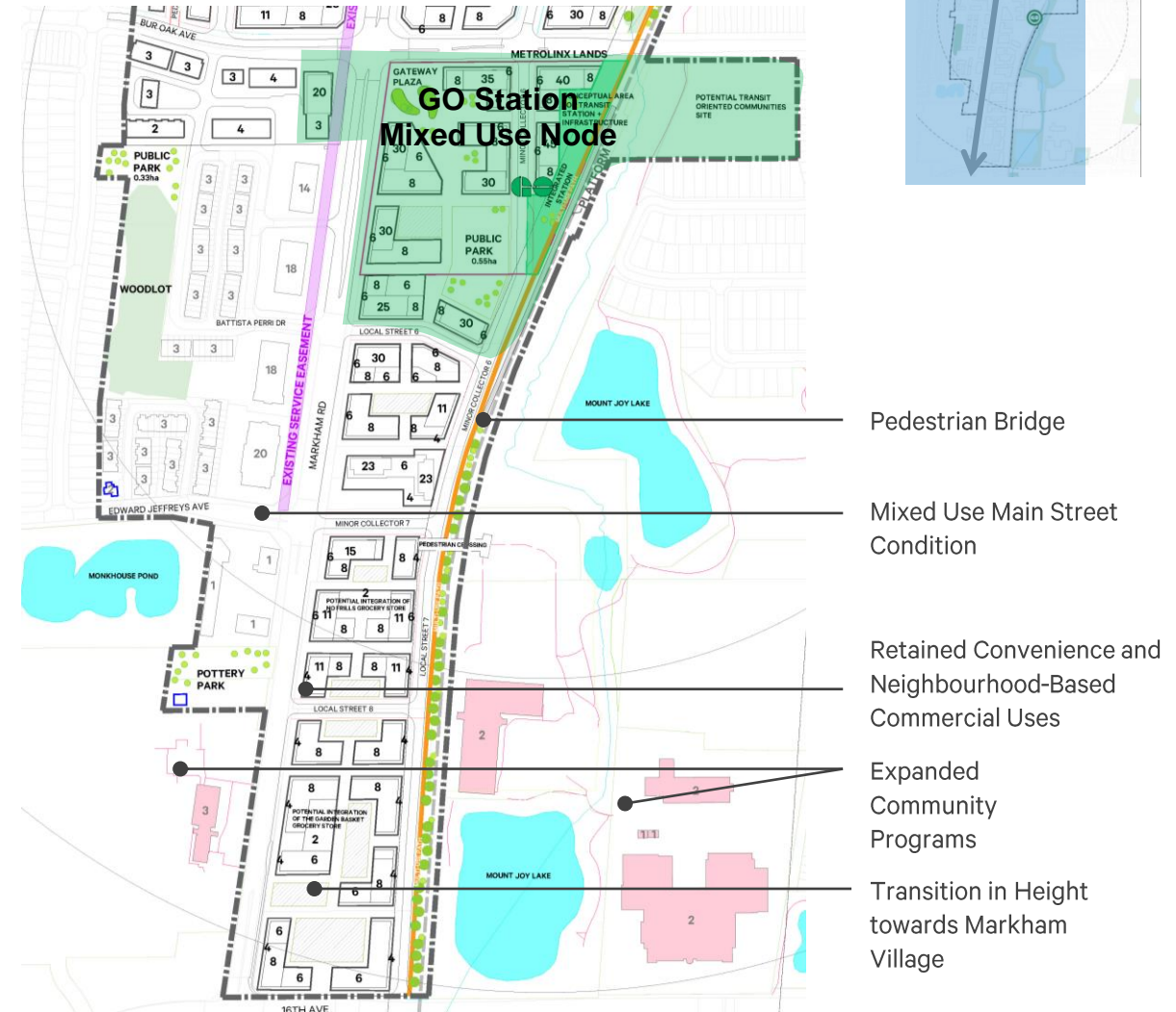
- Concentrate greatest heights and densities within the GO Station Mixed Use Node;
- Outside of the GO Station Mixed Use Node, provide a downward transition in height and density to surrounding areas;
- Provide for a range and mix of uses, prioritizing at-grade commercial frontages along Markham Road;
- Establish a Mixed Use Employment Hub, which prioritizes at-grade employment frontages along portions of Anderson Avenue; incorporates a range of employment uses and permits residential uses on upper storeys of vertically-integrated mixed-use buildings; and
- Establish a new 2.5 – 3.0 ha Public Park, south of Castlemore Avenue.



Framework Elements: Character Areas

Recommended Policy Directions – South Neighbourhood Precinct:

- Concentrate greatest heights and densities within the GO Station Mixed Use Node;
- Outside of the GO Station Mixed Use Node, provide a downward transition in height and density to surrounding areas (i.e Markham Village)
- Provide for a range and mix of uses, prioritizing at-grade commercial frontages along Markham Road and within the Mount Joy GO Station Area;
- Integrate existing neighbourhood and convenience-based commercial uses into new built forms; and
- Expand program opportunities at the Markham Museum site and Mount Joy Community Centre.



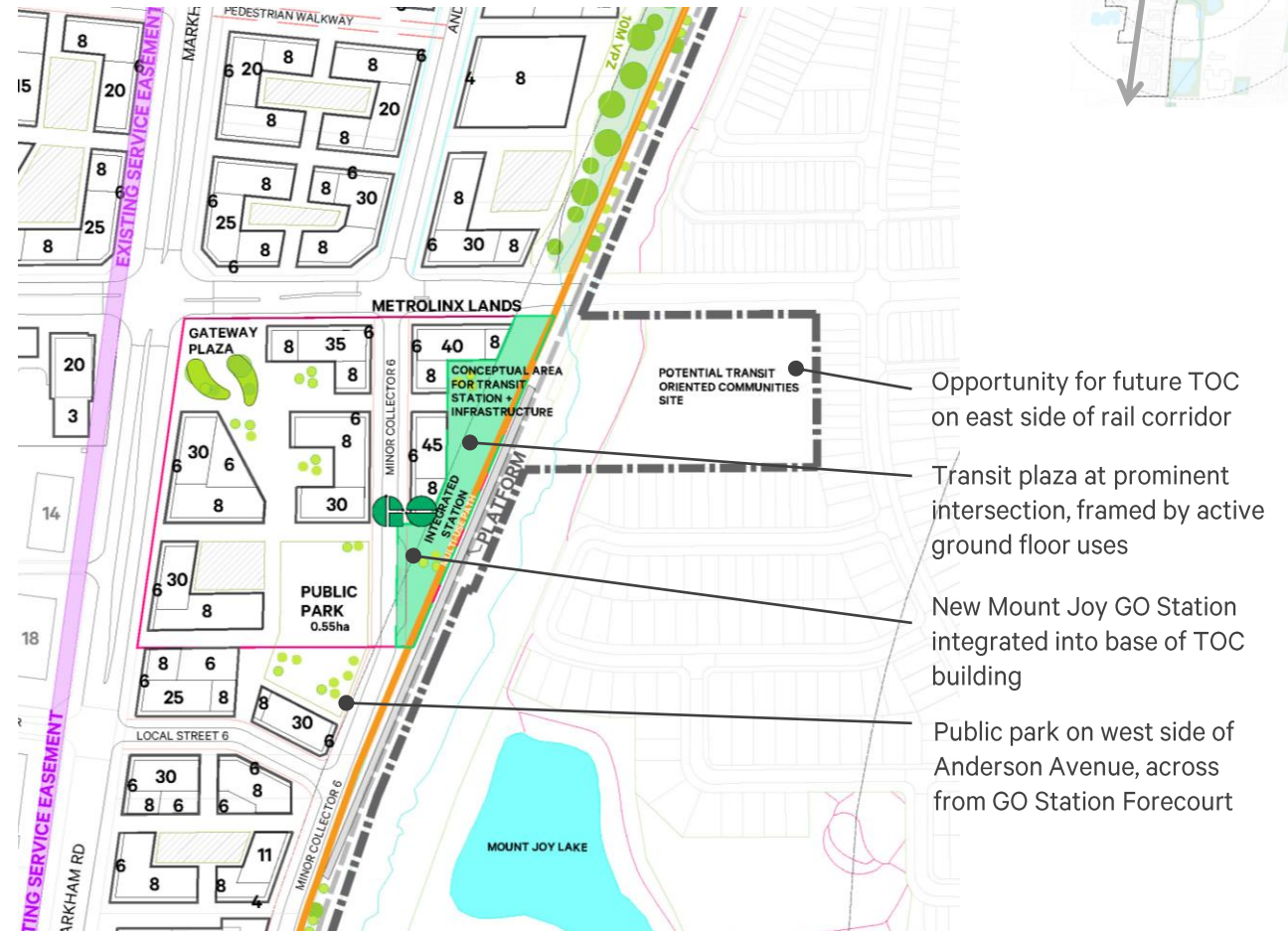
Framework Elements: Transit-Oriented Development Nodes (Overlay)

Components:

- Mount Joy GO Station Area
- Mixed Use Employment Hub



39 Newcastle, Toronto



Framework Elements: Transit-Oriented Development Nodes (Overlay)

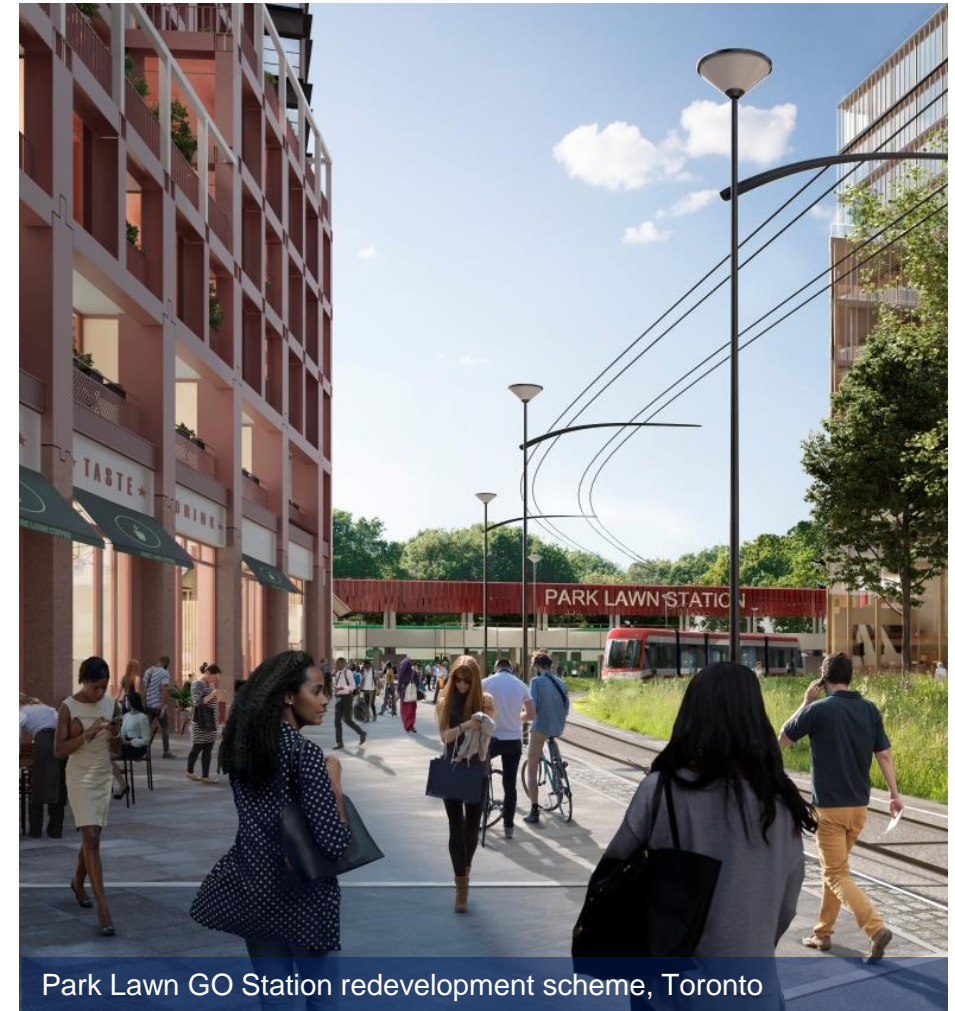
Recommended Policy Directions –GO Station Areas:

Mount Joy GO Station Area:

- Concentrate greatest heights and densities adjacent to the GO Station site;
- Incorporate public parks and transit plazas, connected by a pedestrian mews; and
- Establish a continuous mid-rise street wall condition (pertaining to building podiums) with active- commercial uses at-grade, with a range of office, community, recreational and residential uses on upper storeys.

Potential Major Mackenzie Drive GO Station Area:

- Subject to further study and coordination with Metrolinx and York Region.



Park Lawn GO Station redevelopment scheme, Toronto

Framework Elements: Transit-Oriented Development Nodes (Overlay)

Recommended Policy Directions – Mixed Use Employment Hub:

- Prioritize active employment uses at-grade;
- Encourage flexible building design;
- Incorporate incubator, live-work, small offices and studio spaces, communal and co-working spaces, and a range of small, moderate and large maker spaces; and
- Allow for a range of clean and tech-based light industrial, manufacturing and distribution uses which co-exist alongside commercial, office and residential uses.



Phasing Plan

Overview:

- Recently approved projects and active planning applications will develop in the short to mid-term;
- Mount Joy GO Station Area and larger consolidated and underutilized properties will redevelop over the short to mid-term; and,
- Smaller, fragmented, well-utilized properties or encumbered sites will redevelop and infill over the long-term.

Recommended Policy Directions:

- Consider incentivizing redevelopment of the Mount Joy GO Station Area, as a means of catalyzing future development, by establishing development permissions (i.e. pre-zoning), reducing required parking ratios, and streamlining the development application review and evaluation process.



Recommended Policy Directions – Regulations:

- Implement Inclusionary Zoning in MTSAs, consistent with Markham's Draft Affordable and Rental Housing Strategy;
- Implement a Community Planning Permit System to streamline planning approvals and provide for conditional zoning on lands in proximity to the GO Stations; and,
- Implement a Holding Provision on the lands identified for the planned School site, as well as lands south of Major Mackenzie Drive East, subject to further study of the potential GO Station feasibility.



Recommended Policy Directions – Applicant Requirements:

- Applicants must enter into one or more landowner agreements to address cost sharing issues associated with the provision of new infrastructure and services; and
- Where lands are required for public benefit, or are necessary for the securement of infrastructure, community facilities or parkland, applicants are required to dedicate such lands through conveyance.



Recommended Policy Directions – Application Requirements (Continued):

- Applicants are required to ensure development is planned for comprehensively, coordinated, and pays for and implements required infrastructure, services and facilities; and
- For multi-phased projects, applicants are required to prepare and submit a development phasing plan, in a manner consistent with the required supporting studies, and applicable provincial, regional, municipal and TRCA policies.



Recommended Policy Directions – Future Studies and Coordination:

- Prepare a comprehensive set of urban design guidelines;
- Initiate an Environmental Assessment Study for the redesign of Markham Road;
- Continue coordination with Metrolinx, and engage potential developer(s), regarding a future Transit Oriented Community around the Mount Joy GO Station;
- Coordinate with York Region and Metrolinx regarding benefits and implications of a potential Major Mackenzie GO Station; and
- Participate in ongoing engagement with York Region to encourage the implementation of the Donald Cousens Parkway extension.

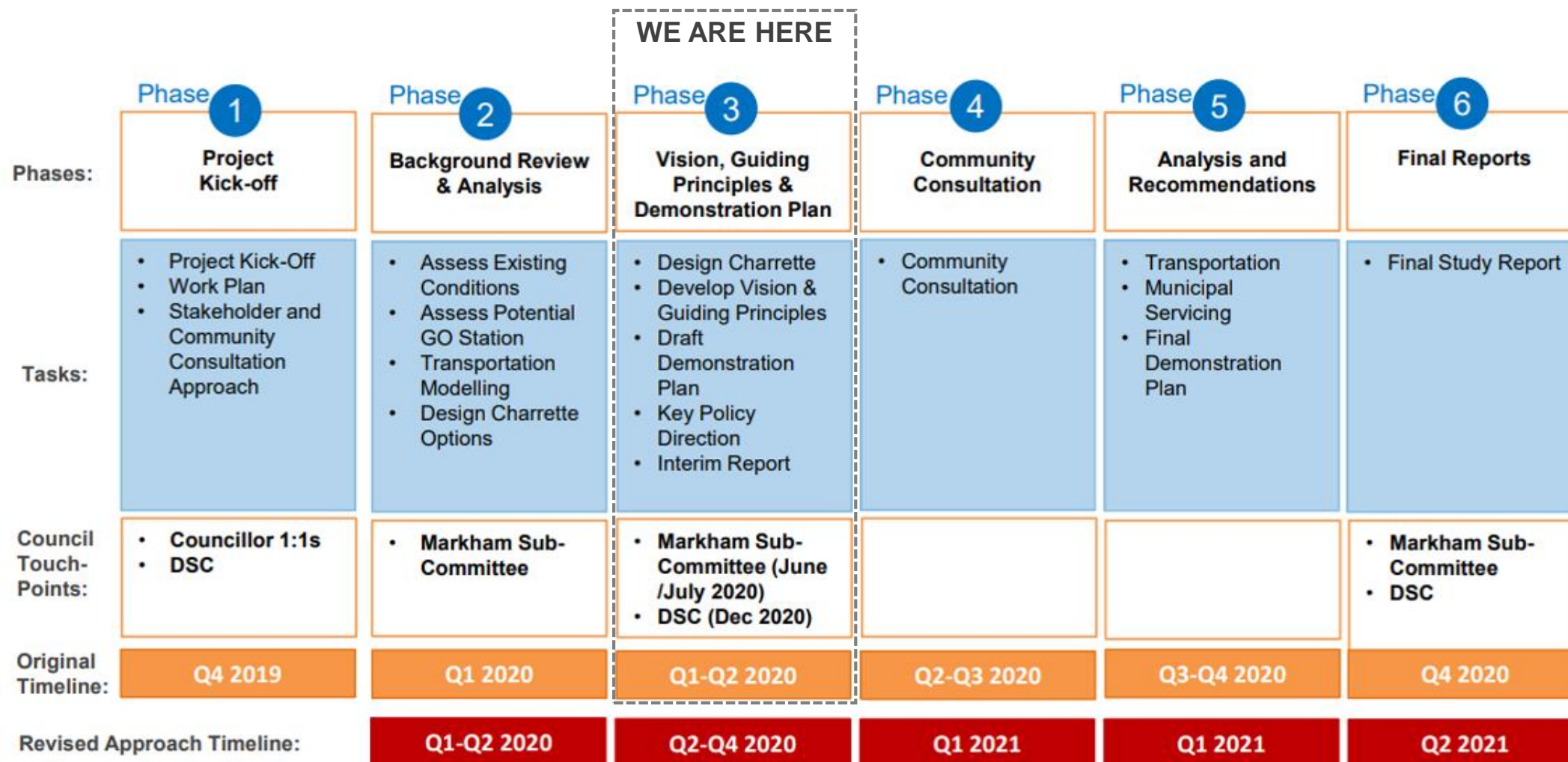


Recommended Policy Directions – Other Considerations:

- Accelerate timing, sequencing and coordination of capital infrastructure projects necessary to ensure the long-term success of the Secondary Plan area;
- Introduce a Business Improvement Association and/ or a Community Improvement Plan;
- Establish an interim development plan for Mount Joy GO Station; and
- Utilize design competitions to ensure high quality design for key nodes within the Secondary Plan area.



Questions



Thank You!

We're happy to answer any questions or you can submit your comments via:

<https://yourvoicemarkham.ca/yourmarkhamroadmountjoy>

Or contact:

Darryl Lyons, Manager, Policy, City of Markham: dlyons@markham.ca
Shonda Wang, Principal, SvN: swang@svn-ap.com



Report to: Development Services Committee

Meeting Date: December 15, 2020

SUBJECT: PRELIMINARY REPORT
 2310601 Ontario Inc.
 Applications for Official Plan and Zoning By-law
 Amendments to permit a 1,136 unit independent living
 retirement home complex at 3912 and 3928 Highway 7 East
 (Ward 3)

PREPARED BY: Luis Juarez, M.C.I.P., R.P.P., extension 2910
 Planner II, Central District

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

RECOMMENDATION:

- 1) That the report titled “PRELIMINARY REPORT, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on applications for Official Plan and Zoning By-law Amendments (the “Applications”) submitted by 2310601 Ontario Inc. (the “Owner”) to permit an 85,265 m² independent living retirement home development consisting of 1,136 units (the “Proposed Development”).

This report contains general information in regards to applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

The approximately 1.48 ha (3.66 ac) subject lands are located on the north side of Highway 7, east of Verclaire Gate, south of the future Buchanan Drive extension, and west of Village Parkway, and are municipally known as 3912 and 3928 Highway 7 East (the “Subject Lands”), as shown on Figure 1. Figure 3 shows the surrounding land uses, which include the following:

- To the north is a 1.162 hectare proposed park and a 0.825 hectare proposed partial elementary school block;
- To the east is an existing low-rise residential development;
- To the south, across Highway 7, is existing high-rise residential development;
- To the west is St. Justin Martyr Parish and further west are vacant lands recently zoned to permit a 9 storey apartment. To the northwest is an existing low rise residential development.

Application Status

Markham Council, in 2016, approved the Owner's previously submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment (File SU/ZA 13 113228) that facilitated the Buchanan Drive extension, a new north-south road, and the creation of a new park block, school block, and a high-density residential block, as shown in Appendix A (the Draft Plan of Subdivision). Currently, the Owner is actively satisfying the conditions of draft approval ahead of registering the Plan of Subdivision.

The Markham Committee of Adjustment, in 2018, approved a Minor Variance application (A/61/18) to permit reduced side and rear yard setbacks and an increase in density to 3.95 FSI. The Owner now seeks increased building height (from 8 storeys to 14 storeys); an increase in density to 5.75 FSI; and permission to decrease building setbacks to facilitate the Proposed Development. Table 1 below sets out the past, current, and proposed development standards for the high-density residential block.

Table 1: Past, Current, and Proposed Development Standards						
	Density (FSI)	Building Height	Front Yard Setback	Rear Yard Setback	Side Yard Setback (West)	Side Yard Setback (East)
By-law 2016-077	3.5	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	1.2 m, 165 m from the front property line above the second storey	4 m, 7 m above the second storey	4 m, 7 m above the second storey
Minor Variance approvals (A/61/18)	3.95	30 m (8-storeys)	1.2 m, 4.2 m for dwelling units located on the first floor)	4 m, 8.5 m above the third storey	4 m, 7 m above the third storey	4 m, 7 m above the third storey
Proposed Zoning By-law and Official Plan Amendments	5.75	49 m (14-storeys)	0.6 m	3 m	3 m	3 m

Staff deemed the current Applications complete on September 22, 2020.

The next steps in the planning process include:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Staff Recommendation Report to the Development Services Committee ("DSC")
- Future submission of a site plan application

Proposal

The Owner proposes to redevelop the vacant, high-density residential block to facilitate the Proposed Development, which includes a 14-storey L-shaped building fronting Highway 7 East (Building A), a 13-storey building along the northwest property line (Building B), and a nine-storey building terracing at the fourth floor along the northeast property line (Building C) (see Site Plan, Figure 4). The Proposed Development consists of:

- a) 1,136 units (including 986 life lease units and 150 rental units of which 173 are barrier-free units)
- b) a density of 5.75 times the area of the high-density residential block (FSI of 5.75)
- c) 580 underground residential parking spaces (including 125 visitor parking spaces with another 46 visitor parking spaces at-grade)
- d) 2,455 m² amenity space on the first floor of Buildings A and B, including a pharmacy, medical clinic, library, café, salon, kitchen, community dining area, and leisure spaces
- e) Proposed outdoor amenity space would include a courtyard, with a greenhouse and landscaped terrace proposed on the roof of Building C.
- f) Internal garage access, drop off areas, and visitor parking

Provincial and Regional Policy Context**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' on Map 1 of the York Region Official Plan, 2010 (ROP), which provides for a wide range of Residential, Commercial, and Institutional uses.

Official Plan and Zoning

The Subject Lands are designated "Mixed Use Mid Rise" in the 2014 Official Plan (as partially approved on November 24, 2017 and updated on April 9, 2018) and permits mid-rise intensification opportunities in a variety of building forms and uses, including Retirement Homes. Site specific policy 9.19.9.f in the 2014 Official Plan establishes a maximum permitted height of 8 storeys and a maximum FSI of 3.5 on the Subject Lands. The Owner submitted an Official Plan Amendment to permit an increase in building height and density, as described in Table 1, to facilitate the Proposed Development.

The Subject Lands are zoned "Community Amenity Area 3 Hold (CA3*558)" in By-law 177-96, as amended by site-specific Zoning By-law 2016-77, and shown in Appendix B. The By-law permits a variety of commercial and residential uses, including Retirement Homes. The Owner has submitted a site-specific Zoning By-law Amendment application to allow for additional building height and density and reduced setbacks as outlined on Table 1.

OPTIONS/ DISCUSSION:

The following summarizes the matters raised to date for consideration. These matters, among others, identified through the circulation and detailed review of the Owner's proposed development will be addressed in a final report to DSC:

- a) Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment by the Owner, as prepared by Malone Givens Parsons Limited.
- b) Review of the appropriateness of the Proposed Development having regard for matters including, but not limited to, the following:
 - i) Appropriate transition to the existing surrounding low-density residential uses to the east and northwest and the existing institutional use to the west
 - ii) Traffic impacts, site access, and transportation demand management.
- c) As part of the review of a future site plan submission, a number of matters will be considered including, but not be limited to, the following:
 - i) Pedestrian connections and ground level animation, driveway accesses, and locations
 - ii) Building design and architecture
 - iii) Landscape and landscape buffers
 - iv) Site functionality for waste management and snow removal storage
 - v) Opportunities for sustainability measures, bird-friendly guidelines, and accessibility.
- d) Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
 - i) Environmental Impact Study
 - ii) Functional Servicing Report
 - iii) Hydrology Report
 - iv) Transportation Impact Assessment.
- e) The Proposed Development will be required to consider any requirements of external agencies including, but not limited to, York Region.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications will be evaluated in the context of growth management, environmental considerations and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications have been circulated to various departments and external agencies and their requirements will be addressed as part of a future staff recommendation report, if necessary.

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: Area Context/Zoning
Figure 3: Aerial Photo (2019)
Figure 4: Site Plan

APPENDICES:

Appendix A: Draft Plan of Subdivision
Appendix B: Zoning By-law 2016-77

AGENT:

Mr. Lincoln Lo
Malone Given Parsona
140 Renfrew Dr.
Markham, ON

Tel: (905) 513-0170 ex. 107

Email: llo@mgp.ca

File path: Q:\Development\Planning\Teams\CENTRAL TEAM\02 - TEAM\Luis
Juarez\APPLICATIONS\ZA\3912 HIGHWAY 7 E (COREBRIDGE)\Preliminary Report

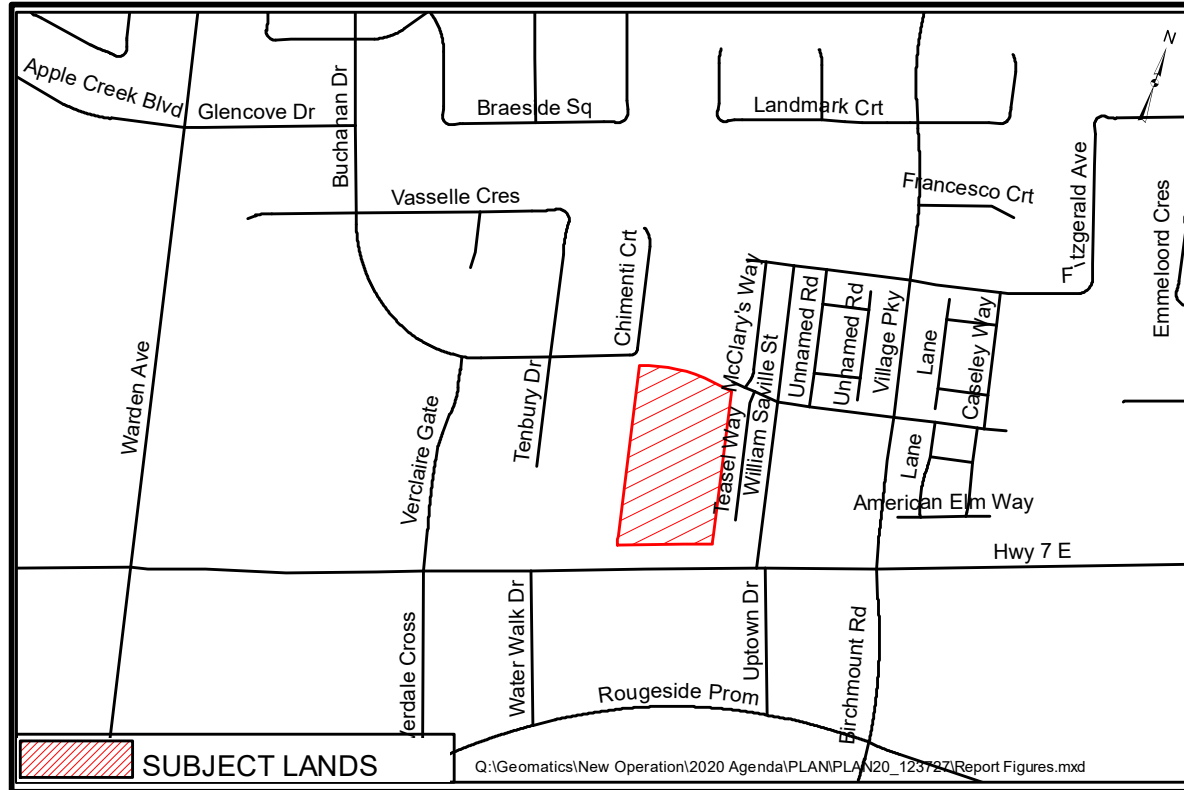
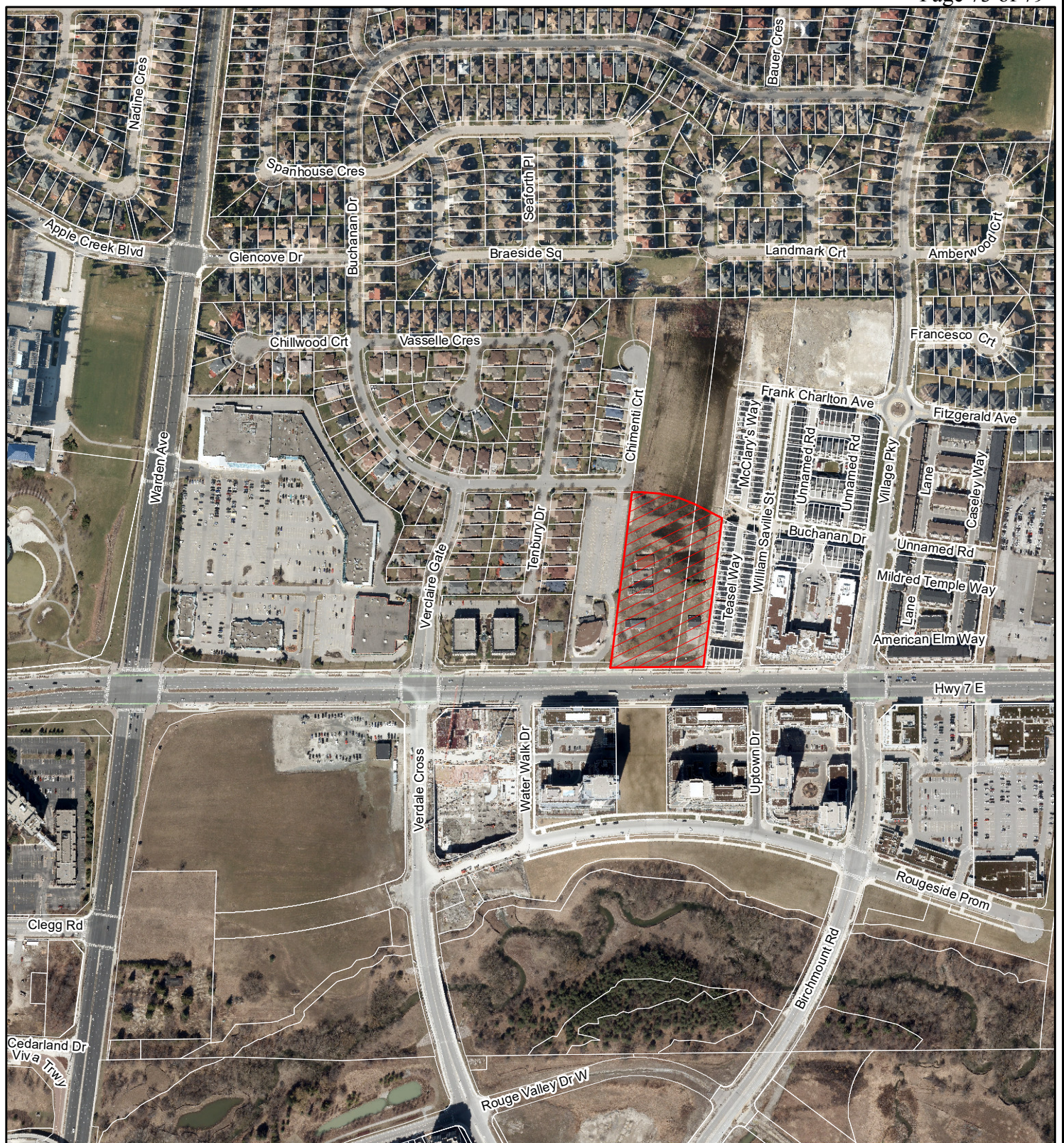


FIGURE No. 2





AERIAL PHOTO (2020)

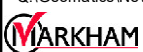
APPLICANT: 2310601 Ontario Inc. (Johnny Tran)
3912 & 3928 Highway 7 East

FILE No. PLAN 20 123727

 SUBJECT LANDS

Q:\Geomatics\New Operation\2020 Agenda\PLAN\PLAN20_123727\Report Figures.mxd

DATE: 5/11/2020

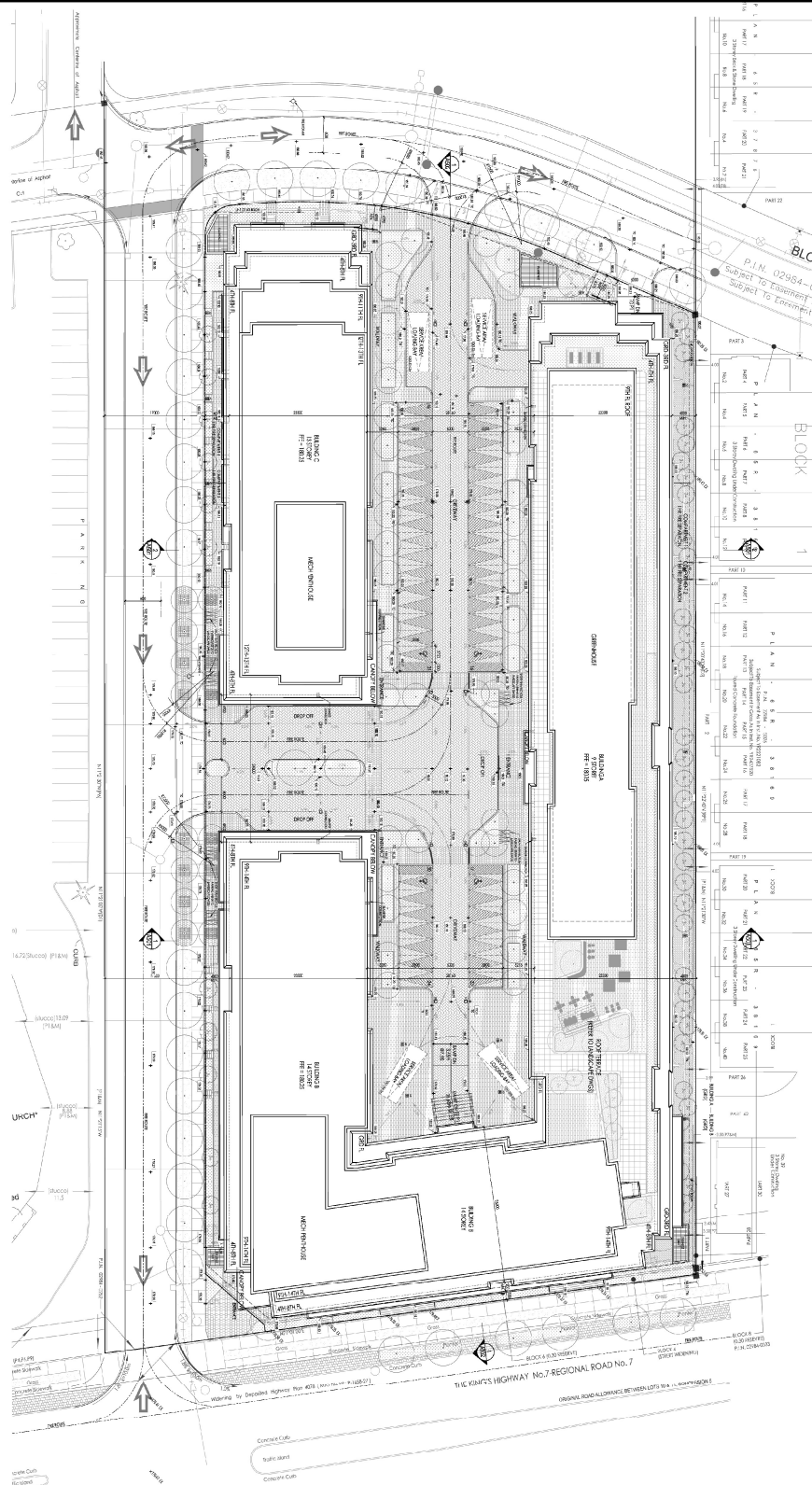


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LJ

FIGURE No. 3




SITE PLAN

APPLICANT: 2310601 Ontario Inc. (Johnny Tran)
3912 & 3928 Highway 7 East

FILE No. PLAN 20 123727

 SUBJECT LANDS

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 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LJ

DATE: 5/11/2020

FIGURE No. 4



Stantec
300-675 Cochrane Drive
Markham ON L3R 0B8
Tel. (905)-944-7777
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

DRAFT PLAN
OF SUBDIVISION
PART OF
LOT 11, CONCESSION 5
IN THE
CITY OF MARKHAM
(GEOGRAPHIC TOWNSHIP OF MARKHAM)
REGIONAL MUNICIPALITY OF YORK

INFORMATION REQUIRED UNDER SECTION
51(17) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
B: AS SHOWN ON DRAFT AND KEY PLAN
C: AS SHOWN ON DRAFT AND KEY PLAN
D: AS SHOWN ON STATISTICS
E: AS SHOWN ON DRAFT PLAN
F: AS SHOWN ON DRAFT PLAN
G: AS SHOWN ON DRAFT AND KEY PLAN
H: MUNICIPAL PIPED WATER TO BE INSTALLED
I: SOIL IS CLAY LOAM
J: AS SHOWN ON DRAFT PLAN
K: MUNICIPAL SANITARY SEWERS TO BE INSTALLED
L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE		(Ha)
HIGH DENSITY	Block 1	1.465
PARK	Block 2	1.162
SCHOOL	Block 3	0.825
FUTURE DEVELOPMENT	Block 4	0.039
ROAD WIDENING	Block 5	0.009
0.300m RESERVE	Block 6-8	0.009
ROADS		0.508
TOTAL		4.017ha.

OWNER'S AUTHORIZATION
THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF
THIS DRAFT PLAN OF SUBDIVISION.

RAYMON LAU
2310601 ONTARIO INC

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ROBB McKIBBON OLS
R.G. McKIBBON LIMITED
ONTARIO LAND SURVEYORS

DATE

Permit-Seal



4. NEW ROAD ALIGNMENT	AB	DC	DC	16.03.16
3. REVISION: AS PER APRIL 2015 DRAWING	AB	DC	DC	15.11.23
File Name: 161403102_c-dp_working	AB	DC	DC	16.03.16
Client/Project	Dwn.	Chkd.	Desgn.	YY.MM.DD

HILDEBRAND GARDENS

3912 & 3928 HIGHWAY 7

Markham, ON Canada

Title
DRAFT PLAN OF SUBDIVISION

Project No.	Scale	HORZ - 1 : 1000
		10 0 20m
Drawing No.	Sheet	Revision

1

1 of 1

3

\\CD\217401\work_group\016 & c\active\161403102 - Land Acquisition - Administration\design\drawing\Markham - David Chazareno\Hildebrand Gardens\161403102_CDP_working.dwg
2023-03-16 10:57:37 AM W:\JMM



By-law 2016-77

A By-law to amend By-law 118-79, as amended
(To delete lands from the designated area of By-law 118-79)
and to amend By-law 177-96, as amended
(To incorporate lands into the designated area of By-law 177-96)

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

1. THAT By-law 118-79, as amended, is hereby further amended by deleting the lands shown on Schedule 'A' attached hereto, from the designated area of By-law 118-79, as amended.
2. THAT By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule 'A' attached hereto.
 - 2.2 By zoning the lands outlined on Schedule 'A' attached hereto as follows:

Community Amenity Area 3 Hold [CA3*558(H)] Zone
Open Space Two (OS2*559) Zone

- 2.3 By adding the following subsections to Section 7 – EXCEPTIONS:

“7.558 2310601 Ontario Inc. (Hildebrand Site)
3912-3928 Highway 7 East
 Notwithstanding any other provisions of this By-law,
 the provisions in this Section shall apply to those lands
 denoted by the symbol *558 on Schedule 'A' of this
 By-law.

7.558.1 Only Permitted Uses
 The following uses are the only permitted uses:
 a) *Apartment Dwellings*
 b) *Retirement Home*
 c) *Business Office*
 d) *Retail Store*
 e) *Personal Service Shop*
 f) *Commercial Fitness Centre*

7.558.2 Special Zone Provisions
 The following special zone standards shall apply:

- a) *Maximum height – 30.0 m*
- b) *Maximum number of storeys – 8*
- c) *Minimum number of storeys – 6, except for portions of the building as otherwise provided for in subsections j) and k) below*
- d) *Minimum lot frontage – 60 m*
- e) *Minimum lot area – 1.3 ha*
- f) *Maximum Floor Space Index – 3.5*
- g) *Maximum number of guest suites – 2*
- h) *For the purposes of this by-law, the front lot line shall be the lot line abutting Highway 7 East*

- i) Minimum *front yard* - 1.2 m, except that the minimum front yard for any *dwelling unit* located on the first floor shall be 4.2 m
- j) Minimum *side yard*:
 - a. First and second *storey* above *established grade* - 4.0 m
 - b. All *storeys* above the second *storey* - 7.0 m
- k) Minimum *rear yard*:
 - a. First and second *storey* above *established grade* - 1.2 m
 - b. All *storeys* above the second *storey* - maximum of 165.0 m from the front property line;
- l) Minimum Parking Requirements:
 - a. *Apartment Dwellings* - 0.8 parking spaces per *dwelling unit*
 - b. Visitor parking - 0.15 parking spaces per *dwelling unit*;
- m) The provisions of Table B7 - Part 2 of 4 (Section CC) shall not apply;
- n) Notwithstanding any further division or partition of lands subject to this Section, all lands zoned with Exception *558 shall be deemed to be one lot for the purposes of this By-law.

7.559 2310601 Ontario Ltd. (Hildebrand Site)
3912-3928 Highway 7 East - Public Park and School Blocks
 Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply to those lands denoted by the symbol *559 on Schedule 'A' of this By-law.

7.559.1 Only Permitted Uses
 The following uses are the only permitted uses:
 a) *Public Parks*
 b) *Public Schools*"

3. Holding Provision

3.1 For the purposes of this By-law, a Holding (H) provision is hereby established and is identified on Schedule 'A' attached hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding (H) provision for the purpose permitted under this By-law until amendment(s) to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act.


Prior to removing the Holding (H) provision on all or part of the lands shown on Schedule 'A', the following conditions must be met to the satisfaction of the City of Markham:


- i. The Owner has entered into a site plan agreement with the City (including review, through the site plan approval process, of a TDM report).
- ii. The Owner has entered into a developers group agreement or has made other alternative arrangements with the City to ensure the fair and equitable cost sharing of community infrastructure and facilities, to the satisfaction of the City's Commissioner of Development Services and City Solicitor.

By-law 2016-77
Page 3

- iii. The Owner has entered into a Section 37 Agreement with the City pursuant to Section 37 of the Planning Act and in accordance with the City's Official Plan policies regarding Section 37 contributions, to the satisfaction of the City.
 - iv. The Archdiocese of Toronto has confirmed in writing that satisfactory arrangements have been made for the construction of a driveway to the St Justin Martyr Catholic Church from the proposed north-south local road and for the restoration of any of the church property which is required to be re-graded to accommodate the proposed development.
- 3.2 Notwithstanding the above, driveways and underground *parking garages* are permitted to be constructed prior to the removal of the Holding provision (H).

Read a first, second, and third time and passed on June 28, 2016.



Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



SCHEDULE "A" TO BY-LAW 2016-77

AMENDING BY-LAWS 118-79 AND 177-96 DATED June 28, 2016

 BOUNDARY OF AREA COVERED BY THIS SCHEDULE

 BOUNDARY OF ZONE DESIGNATION(S)

 RESIDENTIAL DEVELOPMENT

 COMMUNITY AMENITY THEREE

 OPEN SPACE TWO

 HOLDING PROVISION

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DEVELOPMENT SERVICES COMMISSION

40 20 0 40 Meters

Drawn By: CPW

Checked By: SH

DATE: 24/05/2016

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