



Electronic Development Services Committee Meeting

Revised Agenda

Meeting No. 2
February 8, 2021, 9:30 AM
Live streamed

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

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

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

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

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Electronic Development Services Committee Meeting

Revised Agenda

Revised Items are Italicized.

Meeting Number 2

February 8, 2021, 9:30 AM - 1:00 PM

Live streamed

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Please bring this Development Services Committee Agenda to the Council meeting on February 23, 2021.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1. DEVELOPMENT SERVICES COMMITTEE MINUTES – JANUARY 25, 2021 (10.0)

7

1. That the minutes of the Development Services Committee meeting held January 25, 2021, be confirmed.

4. DEPUTATIONS

5. COMMUNICATIONS

5.1. *CITY OF MARKHAM COMMENTS TO THE PROVINCE ON A MINISTER'S ZONING ORDER REQUEST BY FLATO DEVELOPMENTS INC. TO PERMIT 325 TO 485 SINGLE DWELLINGS,*

25

190 TO 380 TOWNHOUSES, AND TWO 6 TO 8-STOREY APARTMENT BUILDINGS OF 240 TO 320 UNITS ON LANDS KNOWN MUNICIPALLY AS 5474 19TH AVENUE AND 5662 19TH AVENUE (10.5)

Note: Please refer to Item # 7.2 for staff report.

That the following communications providing comments regarding the Minister's Zoning Order request by Flato Developments Inc. be received for information purposes:

1. Letter from Andrew McCammon, Executive Director, The Ontario Headwaters Institute
2. Email dated February 2, 2021 from Michelle Hannikainen
3. Email dated February 3, 2021 from Kelly Swartz
4. Email dated February 3, 2021 from Samantha Bite
5. Email dated February 3, 2021 from Hayley Young
6. Email dated February 3, 2021 from Katie Koichopolos
7. Email dated February 3, 2021 from Leslie Fan
8. Email dated February 3, 2021 from Colleen Frankovich
9. Email dated February 3, 2021 from Alannah Copetti
10. Email dated February 3, 2021 from Amanda Bonomo
11. Email dated February 3, 2021 from Emily Crocker
12. Email dated February 3, 2021 from Alexandra Henriques
13. Email dated February 3, 2021 from Marg Drudge
14. Email dated February 3, 2021 from Cathy Hedderwick
15. Email dated February 4, 2021 from Laura Tipton
16. Email dated February 4, 2021 from Jacqueline Furfaro
17. Email dated February 4, 2021 from Hannah Sunderani
18. Email dated February 4, 2021 from Lauryne Hartman
19. Email dated February 4, 2021 from Arti Jalan
20. Email dated February 4, 2021 from Kristen Hosick
21. Email dated February 5, 2021 from Ellen Reesor
22. Email dated February 5, 2021 from Stephanie Ramautar, Project Manager – Municipal Planning at Trillium Health Partners
23. Email dated February 5, 2021 from Mark Cooper
24. Email dated February 5, 2021 from Matt Rock
25. Email dated February 5, 2021 from Maddie Chambers
26. Email dated February 5, 2021 from Rita Di Cesare

6. PETITIONS

7. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1. *CITY OF MARKHAM COMMENTS TO THE PROVINCE ON A MINISTER'S ZONING ORDER REQUEST BY MON SHEONG FOUNDATION TO PERMIT A LONG-TERM CARE FACILITY*

52

*WITHIN A LEARNING CENTRE AND ASSISTED LIVING COMMUNITY
AT 36 APPLE CREEK BOULEVARD (WARD 2) FILE NO.: MZO 21 105377
(10.5)*

S. Lue, ext. 2520

Note: Stephen Lue, Development Manager, Central District, will be in attendance to provide a presentation on this matter.

1. That the report entitled, “City of Markham Comments to the Province on a Minister’s Zoning Order request by Mon Sheong Foundation to permit a long-term care facility within a learning centre and assisted living community at 36 Apple Creek Boulevard (Ward 2), File No.: MZO 21 105377”, be received; and,
2. That the City of Markham support the Minister’s Zoning Order request by Mon Sheong Foundation for the lands at 36 Apple Creek Boulevard, subject to the recommended zoning standards in Appendix “D”, attached to this staff report; and,
3. That this report be forwarded to the Minister of Municipal Affairs and Housing, York Region, and the Toronto and Region Conservation Authority as the City of Markham’s comments on the MZO request by Mon Sheong Foundation for 36 Apple Creek Boulevard; and further,
4. That staff be authorized and directed to all things necessary to give effect to this resolution.

7.2. CITY OF MARKHAM COMMENTS TO THE PROVINCE ON A MINISTER’S ZONING ORDER REQUEST BY FLATO DEVELOPMENTS INC. TO PERMIT RESIDENTIAL DEVELOPMENT ON LANDS AT 5474 AND 5662 19TH AVENUE (WARD 2) (10.5)

114

L. Da Silva, ext. 3115

Note: Darryl Lyons, Manager of Policy, Policy & Research will be in attendance to provide a presentation on this matter.

1. That the report entitled, “City of Markham Comments to the Province on a Minister’s Zoning Order request by Flato Developments Inc. to permit residential development on lands at 5474 and 5662 19th Avenue (Ward 2)”, dated February 8, 2021, be received; and,
2. That this report be forwarded to the Ministry of Municipal Affairs and Housing, York Region, and the Town of Whitchurch-Stouffville as the City of Markham’s comments on the Minister’s Zoning Order (MZO) request submitted by Flato Developments Inc. for 5474 and 5662 19th Avenue; and,
3. That the City of Markham not support the Minister’s Zoning Order (MZO) request by Flato Developments Inc., for the lands at 5474 and 5662 19th Avenue and that the expansion of Markham’s urban boundary needed to accommodate the development be considered instead through York Region’s current Municipal Comprehensive Review; and,
4. Should the Minister determine it appropriate to issue an MZO, it is

recommended that the Minister consider the zoning standards in Appendix 'D' attached to this staff report; and further,

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

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1. MARKHAM CENTRE SECONDARY PLAN UPDATE (10.4)

139

S. Lue, ext. 2520

Note: Stephen Lue, Development Manager, Central District, John Gladki, Gladki Planning Associates will be in attendance to provide a presentation on this matter.

1. That the presentation entitled, "Markham Centre Secondary Plan Update DSC Presentation: February 8, 2021", be received; and,
2. That the Preliminary Concept for the Markham Centre Secondary Plan Study Area be released for public and stakeholder comment as input towards the preparation of the Draft Development Concept plan; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. CONFIDENTIAL ITEMS

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

13.1. DEVELOPMENT AND POLICY ISSUES

- 13.1.1. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; LPAT

APPEAL – 69 ROBINSON STREET (8.0) [SECTION 239 (2) (e)]

14. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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

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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 1

January 25, 2021, 9:30 AM - 1:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Claudia Storto, City Solicitor and Director of Human Resources Biju Karumanchery, Director, Planning & Urban Design Brian Lee, Director, Engineering Bryan Frois, Chief of Staff Ron Blake, Senior Development Manager, Planning & Urban Design Alain Cachola, Senior Manager, Infrastructure and Capital Projects Loy Cheah, Senior Manager, Transportation Regan Hutcheson, Manager, Heritage	Darryl Lyons, Manager, Policy Stacia Muradali, Acting Manager, Development - East Marg Wouters, Senior Manager, Policy & Research Jody Parsons, Court Administration Coordinator Marty Rokos, Senior Planner Grace Lombardi, Acting Election & Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Alida Tari, Manager, Access & Privacy Victoria Chai, Assistant City Solicitor Liliana Da Silva, Senior Planner

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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 the *COVID-19 Economic Recovery Act, 2020* (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Development Services Committee meeting convened at the hour of 9:35 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Amanda Collucci arrived at 9:41 AM.

The Development Services Committee recessed at 11:58 AM and reconvened at 12:50 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES – DECEMBER 15, 2020 (10.0)

Moved by Councillor Khalid Usman

Seconded by Regional Councillor Jack Heath

1. That the minutes of the Special Development Services Committee meeting held December 15, 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:

Michael Larbi, Engineering Technologist, Engineering Department, 20 years

Shawn Erion, Working Supervisor, Forestry, Operations, 20 years

Winson To, Mechanical Plans Examiner, Building Standards, 15 years

Sabrina Bordone, Senior Planner, Planning & Urban Design, 10 years

Bessie Mok, Manager HR - Compensation & Benefits, Human Resources, 10 years

Hersh Tencer, Senior Manager, Real Property, Legal Services, 5 years

Derek Kelly, Gardener, Operations, 5 years

Amanda Samara, Admin Asst Building Standards Dept., Building Standards, 5 years

5. DEPUTATIONS

Deputations were made for the following item:

9.4 - Recommendation Report, Nest (VS) GP Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision to Permit 12 Townhouses at 10165 Victoria Square Blvd.

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 HERITAGE MARKHAM COMMITTEE MINUTES – DECEMBER 9, 2020 (16.11)

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

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

Carried

8.2 INFORMATION REPORT FOURTH QUARTER UPDATE OF THE STREET AND PARK NAME RESERVE LIST (10.14 & 6.3)

Councillor Isa Lee addressed the Committee suggesting that the following names have already been used for a street and a park and requested that staff confirm:

- Faithful Way; and,
- John Ferrera Park

Staff indicated that the list will be reviewed to confirm there are no duplicates and update, if necessary.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

1. That the report titled 'Information Report Fourth 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. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8.3 SOUTH PARK ROAD & SADDLE CREEK DRIVE PROPOSED ALL-WAY STOP (WARD 8) (5.12)

Loy Cheah, Senior Manager, Transportation, addressed the Committee and summarized the details outlined in the report.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Joe Li

1. That the report entitled "South Park Road & Saddle Creek Drive Proposed All-way Stop (Ward 8)" be received; and
2. That Schedule 12 of Traffic By-law 106-71, pertaining to compulsory stops, be amended to include all approaches to the intersection of South Park Road and Saddle Creek Drive; and
3. That the Operations Department be directed to install the appropriate signs and pavement markings at the subject location; and
4. That the cost of materials and installation for the traffic signs and pavement markings in the amount of \$1,000, be funded from capital project account #083-5350-21178-005 (Traffic Operational Improvements); and
5. That York Region Police be requested to enforce the all-way stop control upon installation of these stop signs and passing of the By-law; and further
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1 REQUEST FOR DEMOLITION 12 IMPERIAL COLLEGE LANE (FORMERLY 9900 MARKHAM ROAD), WILLIAM CLARRY HOUSE, SUNNY COMMUNITIES, WARD 6 (16.11 & 10.13)

Ron Blake, Senior Development Manager, Planning & Urban Design, introduced and provided a high level overview of the request for demolition at 12 Imperial College Lane, formerly 9900 Markham Road which included, the history of the planning application.

The Committee discussed the following relative to the staff report:

- Ensuring that the City's policy and development application process are strong enough to ensure that heritage buildings are properly maintained and protected;
- Ensuring that developers are taking the appropriate steps to preserve the integrity of the heritage buildings at the initial stages of the development process and potentially including maintenance and repairs as part of the conditions when reviewing and approving development applications;
- Issues with limited enforcement resources to proactively ensure that maintenance of heritage buildings are addressed and properly enforced in a timely manner; and,
- Importance of proactively reviewing heritage buildings prior to submission of development applications to ensure the heritage buildings are properly maintained.

Staff provided clarification on the current review process involving heritage buildings in development applications, and confirmed that maintenance issues are considered when development application are submitted. It was noted that in 2017 - 2018, staff conducted a blitz on vacant heritage buildings within the City of Markham and are still attempting to achieve compliance. Staff advised that a review of the development application process would be conducted and would include any necessary improvements to ensure that future heritage buildings are properly maintained and do not lead to demolition.

It was requested that staff provide an update status report on the vacant heritage buildings within the City and any process improvements. It was also requested

that the words "with regret" be included in clause #2 of the staff recommendations.

Moved by Regional Councillor Jack Heath

Seconded by Deputy Mayor Don Hamilton

1. That the staff report titled "Request for Demolition, 12 Imperial College Lane (formerly 9900 Markham Road), William Clarry House, Sunny Communities, Ward 6", dated January 25, 2021, be received; and,
2. That Council, **with regret**, support the demolition of the William Clarry House subject to the owner providing the following:
 - a. Compensation in the form of a \$200,000 contribution to the City's Heritage Preservation Account (087 2800 115) so that the financial contribution can be used on other municipal heritage projects in the community;
 - b. Provision and installation of an historical interpretative plaque to celebrate the William Clarry House, to be placed in a publicly visible location on the original property, and designed according to the specifications of the "Markham Remembered" program; and
 - c. The lot intended for the heritage dwelling within the subdivision be designed and constructed as a parkette, at the owner's expense to the City's specifications, with a public easement over the site to the satisfaction of the City; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.2 RECOMMENDATION REPORT, MARKHAM ROAD LIMITED PARTNERSHIP, SITE PLAN APPLICATION TO PERMIT MIXED USE HIGH DENSITY DEVELOPMENT AT 0 ANDERSON AVENUE (SOUTH-EAST CORNER OF MARKHAM ROAD AND CASTLEMORE AVENUE), WARD 5, FILE NO: 20 110692 (10.6)

Arvin Prasad, Commissioner, Development Services, addressed the Committee and provided brief opening remarks. Mr. Prasad advised that a 3D model of this application would be presented at a future Development Services Committee meeting with respect to the Markham Road - Mount Joy Secondary Plan update.

Marshall Smith, KLM Planning, on behalf of the applicant, delivered a presentation on the site plan application which included, the subject site, surrounding lands, the previous ownership site plan, current site plan, secondary plan visioning, landscape plan, terrace amenity space, snow storage area, waste disposal, tower elevations and floor plans, townhouse elevations and floor plans, and renderings.

Brian Lee, Director, Engineering provided clarification that the word "unbundling parking" meant the price of a parking space is not included in the purchase price of the unit, which provides the buyer with an option of not buying a parking space.

The Committee discussed the following relative to the staff recommendation report:

- Considering opportunities for rental units to assist with affordable housing;
- Increase in future GO rail services potentially assisting with the concerns of the limited number of parking spaces at the proposed development;
- Ensuring that clarification with respect to purchasing a parking space within the proposed development is available and potential purchasers are aware that on-street parking will be restricted;
- Ensuring that this development does not adversely impact the surrounding lands and the floodplain in the Markham Road-Mount Joy Secondary Plan design; and,
- Ground floor outdoor patio spaces being available for future retail commercial units.

It was noted that the applicant conducted a parking study comparing the number of parking spaces required in surrounding areas along the corridor with the proposed application. It was requested that staff provide Committee members with the parking survey that was conducted by the applicant.

Moved by Councillor Andrew Keyes
Seconded by Mayor Frank Scarpitti

1. That the report dated January 25th, 2021 titled "Recommendation Report, Markham Road Limited Partnership, Site plan application to permit mixed use high density development at 0 Anderson Avenue (south-east corner of Markham Road and Castlemore Avenue, Ward 5, File No. 20 110692," be received; and,

2. That the site plan application (File No. 20 110692) submitted by Markham Road Limited Partnership, be endorsed in principle, subject to the conditions attached as Appendix 'A'; and,
3. That Site Plan Approval (20 110692)) be delegated to the Director of Planning and Urban Design or his designate; not to be issued prior to the execution of a site plan agreement; and,
4. That site plan endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period; and,
5. That Council assign servicing allocation for a maximum of 524 apartment units and 12 townhouses; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.3 CITY OF MARKHAM COMMENTS ON PLANNING ACT PROVISIONS REGARDING ENHANCED MINISTERIAL AUTHORITY TO ADDRESS AND IMPLEMENT SITE PLAN MATTERS AND INCLUSIONARY ZONING AS PART OF A ZONING ORDER (ENVIRONMENTAL REGISTRY OF ONTARIO POSTING #019-2811) (10.5)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks with respect to the City of Markham comments on the *Planning Act* provisions.

Darryl Lyons, Manager, Policy, addressed the Committee and provided a high level overview of the City of Markham comments on the Province's Environmental Registry proposal regarding recent changes to the *Planning Act* that provide the Minister authority to address and implement site plan matters and inclusionary zoning as part of a Minister's Zoning Order (MZO). It was noted that the deadline to submit comments is January 30, 2021.

The Committee expressed their support with staff recommendations. There was discussion on the lack of public involvement in the MZO process.

Moved by Mayor Frank Scarpitti
Seconded by Regional Councillor Jack Heath

1. That the report entitled, “City of Markham Comments on Planning Act Provisions Regarding Enhanced Ministerial Authority to Address and Implement Site Plan Matters and Inclusionary Zoning as Part of a Zoning Order (Environmental Registry of Ontario Posting #019-2811)”, dated January 25, 2021, be received; and,
2. That this report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham’s comments on the Province’s request for input on Planning Act provisions regarding enhanced ministerial authority to address and implement site plan matters and inclusionary zoning as part of a Zoning Order; and,
3. That the City of Markham not support the enhanced authority to address site plan matters in a Minister’s Zoning Order and recommends that it be repealed; and,
4. That should the Minister maintain the enhanced authority to address site plan matters through a Minister’s Zoning Order, the City of Markham recommends that it only apply to situations where the site plan is supported by the Council of that municipality; and,
5. That the City of Markham supports the minister’s enhanced authority to require inclusionary zoning for affordable housing and recommends that the Minister only exercise this authority following consultation with the affected municipality to address local planning and implementation matters and where the Council of the municipality supports the issuance of the MZO; and,
6. **That the Minister be requested to ensure appropriate public involvement opportunities are available relative to Minister’s Zoning Order (MZO) matters and report back and advise all local municipalities including, the City of Markham on how this process will be implemented; and further,**
7. That staff be authorized and directed to do all things necessary to give effect to the resolution.

Carried

9.4 RECOMMENDATION REPORT, NEST (VS) GP INC., APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD (WARD 2) (10.5, 10.7)

Joan Smith, resident, addressed the Committee and spoke in opposition of the proposed development. Ms. Smith's concerns included: potential impacts on her

well water; proposed building heights being too high, privacy issues, height of proposed fence and proposed zoning amendment.

Marshall Smith, KLM Planning, consultant for the applicant, delivered a presentation which included, the site location, draft plan of subdivision, proposed site plan, proposed landscape plan, proposed floor plans, and proposed building elevations.

Brian Lee, Director, Engineering, addressed the Committee and outlined the current municipal water and sanitary sewer system on the west side of Victoria Square Boulevard. He explained the process of bringing these services to this proposed development and how other properties can obtain municipal services.

The Committee discussed the following relative to the staff recommendation report:

- Installation of evergreen landscaping along the north side of the property line adjacent to 10183 Victoria Square Boulevard to assist with the owner of 10183 Victoria Square Boulevard's privacy concerns;
- That maintenance of landscaping along the frontage of the development be the responsibility of the condominium corporation, and ensuring that the municipal boulevard is also maintained;
- Ensuring all residential and businesses along Victoria Square Boulevard are connected to municipal services such as, water and sanitary sewer;
- Concerns with the height of the proposed townhouses and potentially reducing it; and,
- Potential negative impacts of this proposal relative to the adjacent property.

It was requested that staff provide Ms. Joan Smith with copies of the plans highlighting the location of the windows located near her property.

Moved by Councillor Alan Ho

Seconded by Regional Councillor Jack Heath

1. That the report titled “RECOMMENDATION REPORT, Nest (VS) GP Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2)” be received; and,
2. **That the deputation from Joan Smith, be received;**

3. **That staff be directed to report back to a future Development Services Committee meeting on the following:**
 - a. **The feasibility of the applicant covering all installation connection costs for municipal water and sanitary sewers to the property at 10183 Victoria Square Boulevard, at the time of construction as part of the reconstruction at Victoria Square Boulevard in 2022, and obtaining consent from the property owner; and,**
 - b. **That staff be directed to discuss with the owner of 10183 Victoria Square Boulevard regarding the connection from the municipal property boundary to the private home and the associated costs, and whether the homeowner will be agreeing to pay for that connection.**
4. **That staff be directed to continue to work with the applicant to install landscaping along the north side of the property line adjacent to 10183 Victoria Square Boulevard;**
5. **That the maintenance of landscaping along the frontage of the development be maintained as part of the condominium development and ensure that the municipal boulevard is maintained;**
6. That the record of the public meeting held on June 18, 2019, regarding the applications by Nest (VS) GP Inc. regarding the Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2)” be received; and,
7. That the application submitted by Nest (VS) GP Inc. to amend Zoning By-law 304-87, as amended, be approved and the draft by-law attached as Appendix ‘B’ be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
8. That Draft Plan of Subdivision application (SU 19 179147) submitted by Nest (VS) GP Inc. be approved subject to the conditions outlined as Appendix ‘A’ and the pre-conditions outlined in Appendix ‘C’; and,
9. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out as Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate; and,
10. That draft plan approval for Plan of Subdivision 19TM-19002 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,

11. That Council assign servicing allocation for a maximum of 12 townhouse units; and,
12. 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 further,
13. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

9.5 RECOMMENDATION REPORT, LEPORIS CONSTRUCTION INC., APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION, SUBMITTED BY LEPORIS CONSTRUCTION INC. AT 2705 AND 2755 ELGIN MILLS ROAD EAST TO FACILITATE THE DEVELOPMENT OF THE SUBJECT LANDS

FOR EMPLOYMENT USES (WARD 2) (10.5, 10.7)

Arvin Prasad, Commissioner, Development Services, introduced and provided brief opening remarks relative to the staff recommendation report for the applications submitted by Leporis Construction Inc.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the staff report. It was noted that site plan applications for both Leporis Construction Inc. and Flato Developments Inc. lands have not been submitted and staff are in consultation with both land owners with respect to the refinements to their concept plans. It was noted these will be addressed at a future Development Services Committee meeting, when appropriate.

Bill Tam, KLM Planning, on behalf of the applicant, delivered a presentation on the draft plan of subdivision and zoning by-law amendment.

The Committee discussed the following relative to the staff recommendation report:

- Importance of proper integration between this application and the Flato Development site;
- Importance of proper road connectivity;
- Creating a design theme and having a high-level of urban design landscape plan for the proposed development area; and further,
- Concerns with not having enough parking spaces at the convention centres.

Moved by Councillor Alan Ho

Seconded by Mayor Frank Scarpitti

1. That the report titled “RECOMMENDATION REPORT, Leporis Construction Inc., Applications for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Leporis Construction Inc. at 2705 and 2755 Elgin Mills Road East to facilitate the development of the subject lands for employment uses (Ward 2)” be received; and,
2. That Zoning By-law Amendment application (ZA 16 137567) submitted by Leporis Construction Inc. be approved and the implementing by-law attached as Appendix ‘B’ be finalized and enacted without further notice; and,
3. That Draft Plan of Subdivision application (SU 16 137567) submitted by Leporis Construction Inc. be approved subject to the conditions outlined as Appendix ‘A’; and,
4. That the Director of Planning and Urban Design, or his designate, be delegated authority to issue draft plan approval, subject to the conditions set out as Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate; and,
5. That draft plan approval for Plan of Subdivision 19TM-18009 will lapse after a period of three (3) years from the date of issuance in the event that a subdivision agreement is not executed within that period; and,
6. 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 further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried**10. REGULAR REPORTS - TRANSPORTATION AND INFRASTRUCTURE ISSUES****10.1 VICTORIA SQUARE BOULEVARD - DETAILED DESIGN UPDATE AND PURCHASE ORDER INCREASE REQUEST (WARD 2) (5.10)**

Alain Cachola, Senior Manager, Infrastructure & Capital Projects, addressed the Committee and provided a high level overview of the staff report, which included the main components in the scope of work for the purchase order increase for the City's road design consultant, Ainley & Associates.

The Committee discussed the following relative to the staff report:

- Concerns with awarding three different tenders for the different phases of the Victoria Square Boulevard construction;
- Importance of the streetscape design; and,
- Ensuring the future of the Victoria Square Boulevard connects the communities on the east and west side through good streetscape and urban design.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Reid McAlpine

1. That the report entitled “Victoria Square Boulevard – Detailed Design Update and Purchase Order Increase Request (Ward 2)” be received; and,
2. That Purchase Order PD 19403 issued to Ainley & Associates for the detailed design of Victoria Square Boulevard reconstruction be increased by \$371,943.33, inclusive of HST, to cover the additional design work required for the project; and,
3. That Purchase Order PD 19404 for the contingency of the detailed design of Victoria Square Boulevard reconstruction be increased by \$37,193.43, inclusive of HST, to cover any additional design work required for the project and that authorization be granted to approve expenditures of this contingency amount up to the specified limit in accordance with the Expenditure Control Policy; and,
4. That the Engineering Department Capital Administration Fee in the amount of \$52,148.13, inclusive of HST, be transferred to revenue account 640-998-8871 (Capital Admin Fees); and,

5. That the 2018 Engineering Capital Account 18059 (Victoria Square Boulevard Design) be increased to cover the additional project estimates in the amount of \$461,275.89, inclusive of HST, and funded from City Wide Hard Development Charges Reserve, and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

10.2 PROPOSED AMENDMENTS TO BY-LAW 2011-232 - A BY-LAW TO REGULATE OR PROHIBIT REMOVAL OF TOPSOIL, PLACING OR DUMPING OF FILL, AND ALTERATION OF THE GRADE OF LAND WITHIN THE CITY OF MARKHAM

AND RELATED AMENDMENTS TO BY-LAW 2016-84 - A BY-LAW TO IMPLEMENT AN ADMINISTRATIVE MONETARY PENALTY SYSTEM FOR NON-PARKING OFFENCES” (5.0)

Brian Lee, Director, Engineering, addressed the Committee and provided a high level overview of the staff report. It was noted that the Engineering Department consulted with the Legal and Legislative Services on the proposed amendments.

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

1. That the report entitled “Proposed Amendments to By-law 2011-232 - *A By-law to Regulate or Prohibit Removal of Topsoil, Placing or Dumping of Fill, and Alteration of The Grade of Land within the City of Markham* and related amendments to By-law 2016-84 - *A By-law to Implement an Administrative Monetary Penalty System for Non-Parking Offences*”, be received; and
2. That the amendments to By-law 2011-232 - *A By-law to Regulate or Prohibit Removal of Topsoil, Placing or Dumping of Fill, and Alteration of the Grade of Land within the City of Markham* (“Site Alteration By-law”) described in this report and set out in Attachments A to C be approved and enacted; and
3. That the amendments to By-law 2016-84 - *A By-law to Implement an Administrative Monetary Penalty System for Non-Parking Offences* (“AMPS Non-Parking By-law”) described in this report and set out in Attachment D, be approved and enacted; and further

4. 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 TREMONT HOTEL, 123 MAIN STREET MARKHAM (2.0, 16.11)*

Councillor Karen Rea addressed the Committee and inquired on the status of the Tremont Hotel being in compliance with the City's Keep Markham Beautiful By-law. It was requested that staff report back on whether the Tremont Hotel is in compliance with the City's by-laws and policies.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. **That staff be directed to report back to a future Development Services Committee on the status of the Tremont Hotel and whether it is in compliance with the City's by-laws and policies.**

Carried

13.2 *UPDATE ON THE MARKHAM VILLAGE VISION PLAN FOR MAIN STREET MARKHAM BETWEEN 16TH AVENUE AND BULLOCK DRIVE (10.0,16.11)*

Councillor Karen Rea addressed the Committee and inquired on the status of the road and streetscape improvements that were proposed in the Markham Village Vision Plan for Main Street Markham from 16th Avenue to Bullock Drive and whether funding will be added to the capital budget for this project.

It was requested that staff report back on this matter at a future Development Services Committee meeting.

Moved by Councillor Karen Rea

Seconded by Councillor Isa Lee

1. **That staff be directed to report back to a future Development Services Committee on the road and streetscape improvements that were proposed as part of the Markham Village Vision Plan for Main Street Markham between 16th Avenue and Bullock Drive.**

Carried

14. ANNOUNCEMENTS

There were no announcements.

15. CONFIDENTIAL ITEMS

The Development Services Committee did not proceed into confidential session.

Moved by Regional Councillor Jack Heath

Seconded by Mayor Frank Scarpitti

That the confidential items listed below be referred directly to the January 26, 2021 Council meeting:

Carried

15.1 DEVELOPMENT AND POLICY ISSUES

15.1.1 DEVELOPMENT SERVICES COMMITTEE CONFIDENTIAL MINUTES – DECEMBER 8, 2020 (10.0) [Section 239 (2) (h)]

15.1.2 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; LPAT APPEAL – 201 HELEN AVENUE (8.0) [SECTION 239 (2) (e)]

15.1.3 LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD; LPAT APPEAL – YONGE AND STEELES DEVELOPMENTS INC. (8.0) [SECTION 239 (2) (e)]

16. ADJOURNMENT

Moved by Councillor Keith Irish
Seconded by Councillor Alan Ho

That the Development Services Committee meeting adjourn at 3:23 PM.

Carried

Markham Council
 c/o Markham Clerk
 PDF via e-mail to clerkspublic@markham.ca,
mayorandcouncillors@markham.ca



RE: Agenda Item 8.1, Council Meeting of February 8, 2021 -- Requested MZO for Flato

Dear Members of Council,

The Ontario Headwaters Institute is a charity working to protect the province's headwaters, natural heritage, and watersheds.

Current efforts include WaterScape, which seeks to encourage the development of a sustainability lens for land use planning in Ontario, and Headwater Alliances, which will foster community visions on protecting upland headwater areas. Each is described under the Projects tab at www.ontarioheadwaters.ca.

We agree with the direction in the staff report to not support the proposed Minister's Zoning Order for the lands near Highway 48 and 19th Avenue and offer the following observations and our recommendation to protect both this headwater area and the health of its watershed.

Observations

- The area in question lies in the headwaters of the Rouge watershed and includes extensive recharge management areas, wetlands, niche habitat for many species, and agricultural lands;
- Much of the watershed downstream of this area has been intensively developed, creating poor ecological conditions that include reduced and fragmented natural habitat as well as poor water quality;
- The poor ecological conditions downstream have left the up-stream headwater areas as a defacto reservoir of the natural heritage, water quantity, and water quality for the watershed, and upon which many aspects of the health of the whole watershed now depends;
- Given the downstream conditions, it is clear that the existing planning and permitting protocols are inadequate to ensure to continued health of the watershed should they be applied in their current form in headwater areas; and,
- An MZO for the subject area would probably provide less environmental protection than the normal planning and permitting protocols, at a time when the headwater areas of the Rouge need more protection, not less.

Recommendation

We urge the Town of Markham to not support the requested Minister's Zoning Order for this area and to in fact begin moving toward improved environmental protection for our headwater areas.

Sincerely,

Andrew McCammon

Executive Director

cc MPP Paul Calandra; TRCA; affiliated organizations; selected others

Working to protect Ontario's Headwaters, Natural Heritage, and Watersheds
andrew@ontarioheadwaters.ca ♦ 416 231 9484

From: Michelle Hannikainen

Sent: February 2, 2021 8:40 PM

To: Councillor, Karen Rea - Markham <KRea@markham.ca>

Cc: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; paul.calandra@pc.ola.org

Subject: Opposition to Markham MZOs

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Councillor Rea,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Thank you and best wishes,
Michelle

Michelle Hannikainen

c.c.

Mayor Scarpitti
Markham Council
MPP Paul Calandra

Live, love, laugh and be happy! ♥
Sent by iPhone

-----Original Message-----

From: Kelly Swartz

Sent: February 3, 2021 8:37 AM

To: paul.calandra@pc.ola.org; Mayor & Councillors <MayorAndCouncillors@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>

Subject: MZO - flato development

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Kelly Swartz

Sent from a magical tiny white box that contains the world but can't spell

From: Samantha Bite
Sent: February 3, 2021 9:23 AM
To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>
Cc: paul.calandra@pc.ola.ord
Subject: DO NOT SUPPORT the MZO

CAUTION: This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

To whom it may concern,

I wanted to express my concerns regarding minister's zoning orders, especially those pertaining to farmland in North Markham. Not only is the timing regarding the MZO suspect, but these farmlands are an important part of healthy communities. Development of such important land requires expert analysis and public input - something the MZO will eliminate. This will have a great negative impact on surrounding communities and set an unhealthy precedent for future development. I urge you to NOT SUPPORT THE MZO.

Thank you,

Samantha Bite

From: Hayley Young

Sent: February 3, 2021 10:12 AM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; paul.calandra@pc.ola.org

Subject: URGENT: Opposition To Markham MZOs

Importance: High

CAUTION: This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you ***not to endorse*** the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
-Hayley Young

From: Katie Koichopolos
Sent: February 3, 2021 10:14 AM
To: paul.calandra@pc.ola.org; Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors <MayorAndCouncillors@markham.ca>
Subject: MZO request by Flato Developments

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices. The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Katie Koichopolos

From: Leslie Fan

Sent: February 3, 2021 10:25 AM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Cc: paul.calandra@pc.ola.org

Subject: REJECT THE MZO PROPOSAL BY FLATO DEVELOPMENTS!

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices. The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely

Leslie Fan

From: Colleen Frankovich
Sent: Wednesday, February 03, 2021 1:00 PM
To: Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors
<MayorAndCouncillors@markham.ca>
Cc: paul.calandra@pc.ola.org
Subject: Flato Development MZO's

CAUTION: This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZO's are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and circumvent holistic planning practices. The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Colleen Frankovich, Concerned Markham Resident

-----Original Message-----

From: Alannah Copetti

Sent: Wednesday, February 03, 2021 1:31 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: Letter to Markham council and mayor

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy

Sincerely,

Alannah Copetti

Sent from my iPhone

From: Amanda bonomo

Sent: Wednesday, February 03, 2021 2:50 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Cc: paul.calandra@pc.ola.org

Subject: re:Latest MZOs vote February 9th

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Amanda Bonomo

-----Original Message-----

From: Emily Crocker

Sent: Wednesday, February 03, 2021 3:35 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUzman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: Please Oppose Flato Developments' MZO Request

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Emily Crocker

-----Original Message-----

From: Alexandra Henriques

Sent: Wednesday, February 03, 2021 3:43 PM

To: paul.calandra@pc.ola.org; Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>

Subject: Please refuse MZO

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Alexandra Henriques

From: Marg. Drudge
Sent: Wednesday, February 03, 2021 7:32 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Fwd: re :Flato MZO request...

CAUTION: This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Hello Karen

Today I am writing you from Markham Village to urge you ***NOT TO ENDORSE*** the most recent MZO request by Flato Developments in the Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community" and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk in this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizens' voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing and Municipal affairs, and MPP Paul Calandra that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Marg. Drudge

-----Original Message-----

From: Cathy Hedderwick

Sent: Wednesday, February 03, 2021 8:19 PM

To: paul.calandra@pc.ola.org

Cc: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: Urgent Do Not Endorse

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely

Cathy Hedderwick

From: L Tipton

Sent: Thursday, February 04, 2021 7:38 AM

To: Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors
<MayorAndCouncillors@markham.ca>

Subject: Flato Development

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZO's are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZO's to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Laura Tipton

-----Original Message-----

From: Jacqueline Furfaro

Sent: Thursday, February 04, 2021 7:54 AM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Cc: paul.calandra@pc.ola.org

Subject: LETTER TO MARKHAM COUNCIL AND MAYOR

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Jacqueline Furfaro

From: Hannah Sunderani

Sent: Thursday, February 04, 2021 11:07 AM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUzman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Cc: paul.calandra@pc.ola.org

Subject: Do not endorse MZO request by Flato Developments

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Hannah Sunderani

From: Lauryne Hartman

Sent: Thursday, February 04, 2021 5:13 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>

Cc: Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUzman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: MZO request by Flato Developments

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Lauryne Hartman

From: Arti Jalan

Sent: Thursday, February 04, 2021 9:04 PM

To: paul.calandra@pc.ola.org

Cc: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: MZOs

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you "not to endorse" the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community," and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,
Arti Jalan

From: Kristen Vanos

Sent: Thursday, February 04, 2021 10:42 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: MZO Request

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you NOT to endorse the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Kristen Hosick

From: KIND Yoga by Heart
Sent: Friday, February 05, 2021 12:52 PM
To: Mayor & Councillors <MayorAndCouncillors@markham.ca>
Subject: Comment on MZO

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices. The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making. Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Ellen Reesor

From: Stephanie Ramautar

Sent: Friday, February 05, 2021 1:45 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUzman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: Flato Developments MZO Request: DO NOT ENDORSE

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

As a former resident of Markham, for 15 years, the health and wellbeing of my fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Stephanie Ramautar

Project Manager - Municipal Planning at Trillium Health Partners

From: Mark Cooper
Sent: Friday, February 05, 2021 3:18 PM
To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; paul.calandra@pc.ola.org
Subject: MZO for development on 19th Ave. Markham

CAUTION: This email originated from a source outside the City of Markham. **DO NOT CLICK** on any links or attachments, or reply unless you recognize the sender and know the content is safe.

As a long time resident on 19th Ave. I do not support a MZO for development on 19th Ave. at this time. The Town of Markham at this point does not even have a development plan for this area. The Town needs to do comprehensive studies first as this area is one of the last Rural and Agricultural area's in Markham. Allowing a development to go ahead without proper planning by the Town contradicts everything the Town of Markham stands for. I would also like to be informed by the Town of Markham of any developments regarding this MZO and the development of this area.

Mark Cooper

-----Original Message-----

From: matt rock

Sent: Friday, February 05, 2021 3:21 PM

To: Clerks Public <clerkspublic@markham.ca>; Mayor & Councillors <MayorAndCouncillors@markham.ca>; paul.calandra@pc.ola.org; hriedner@yrmg.com; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>

Subject: MZO request by Flato Developments

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm a farmer in Markham, a life-long Markham resident.

Please: Do not to endorse the most recent MZO request by Flato Developments in the vital Rouge Watershed and on Class 1 farmland.

I intend to farm in Markham for the next 50 years.

Agricultural land feeds us and underpins our economy. Contrary to public perception, Class 1 farmland is a scarce resource and we are losing farmland at alarming rates. The agriculture industry represents nearly half of the Ontario economy. Development on farmland is the most imminent threat to the security of our food and to our economy. From 1996 to 2016, Ontario lost 1.5 million acres of farmland to development.

We are the minuscule of the 7 billion people on earth who have fresh water.

As we march forward in the 21st century, the value of our fresh water resources can not be understated. The world knows this. Late 2020, water futures began trading on the Chicago Mercantile Exchange. This move indicates the first commodification of water and recognition of the increasing scarcity of clean water. The lands of concern carry significant identifiers including: "Source Water Protection Areas," "Significant Ground Water Recharge Areas" and "Highly Vulnerable Aquifers." Farmland, forests and wetlands are crucial in the recharge of aquifers and the safeguard of watersheds.

Last year, keeping with Markham's official plan, Markham began an approximately 3000 acre residential development. This development constitutes major loss of Class 1 farmland and a critical impact on sensitive watershed areas. These development zones are known as the Angus Glen, Berczy Glen, Robinson Glen, and Victoria Glen Blocks. The land stretches from Woodbine Ave. to McCowan Rd., from Major Mackenzie Dr. to Elgin Mills Rd. It constitutes the majority of 3 major blocks, 120 million square feet of Markham's farmland, 12 square kilometres.

MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community." MZOs compromise thorough planning processes and practices. MZOs circumvent public

engagement and this indicates that citizens', scientists' and planners' input is not is not considered and is not important.

This MZO will compromise our fresh water, food security and our economy. A move for short term gain will permanently destroy the scarce farmland and diminish our fresh water for the future. We need to think about long term investments.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Matt Rock
Markham Resident, Markham Farmer.

From: Madi Chambers

Sent: Friday, February 05, 2021 3:34 PM

To: Mayor & Councillors <MayorAndCouncillors@markham.ca>; Clerks Public <clerkspublic@markham.ca>; Councillor, Keith Irish - Markham <KIrish@markham.ca>; Councillor, Alan Ho - Markham <Alan.ho@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Amanda Collucci - Markham <ACollucci@markham.ca>; Councillor, Khalid Usman - Markham <KUsman@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; paul.calandra@pc.ola.org

Subject: Please do NOT endorse MZO, protect our farmlands

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZO's are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZO's to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Madeline

From: rita di cesare
Sent: Friday, February 05, 2021 3:41 PM
To: Clerks Public <clerkspublic@markham.ca>
Subject: Re: Flato Developments

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Dear Mayor and Council,

I urge you *not to endorse* the most recent MZO request by Flato Developments in the vital Rouge Watershed. These MZOs are not consistent with Markham's Official Plan goal of a "Safe, Sustainable and Complete Community", and compromise holistic planning practices.

The health and wellbeing of my family and fellow citizens is being put at risk by this rush to urbanize our remaining precious farmlands and the use of MZOs to do so is circumventing public engagement and indicating that citizen's voices on these matters are not important. Not only is this damaging to our natural spaces and farmland, but it is damaging to public faith and democratic decision making.

Please adopt the staff recommendation and notify the Minister of Housing & Municipal Affairs, and MPP Paul Calandra, that this MZO is unwelcome and not in keeping with Markham's growth strategy.

Sincerely,

Rita Di Cesare



**Comments to Province
on Minister's Zoning
Order request by **Mon
Sheong Foundation** for
36 Apple Creek
Boulevard (Ward 2)
File MZO 21 105377**

Development Services Committee

February 8, 2021



Minister's Zoning Order (“MZO”)

- The *Planning Act* allows the Minister of Municipal Affairs and Housing to zone lands through a Minister's Zoning Order (MZO)
- MZOs are intended to be used to protect or facilitate matters of provincial interest and the Minister's decision is required to be consistent with the Provincial Policy Statement
- MZOs override local official plans and zoning by-laws
- On February 2, 2021, the Ministry requested City of Markham comments on a MZO request by Mon Sheong



Provincial Government Commitment

- In 2020, the Province committed to modernize the long-term care sector
- \$1.75 billion investment
- Create 30,000 long-term care spaces over ten years
- The new spaces would increase access to long-term care



Ministry of Health
Ministry of Long-Term Care

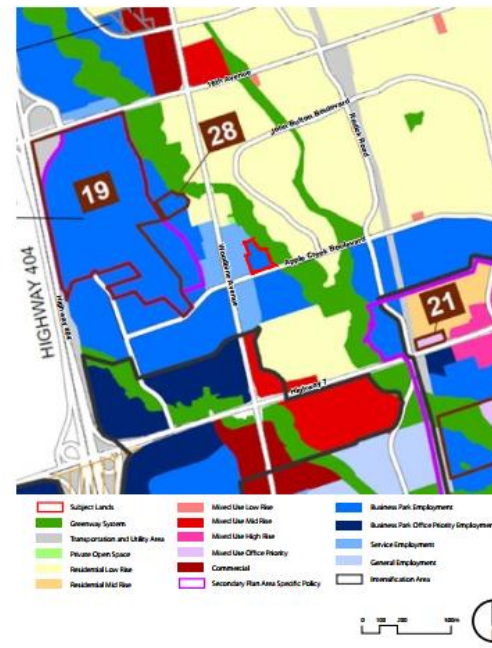


Mon Sheong MZO Request Policy Context

YORK REGION OFFICIAL PLAN
MAP 1 - REGIONAL STRUCTURE



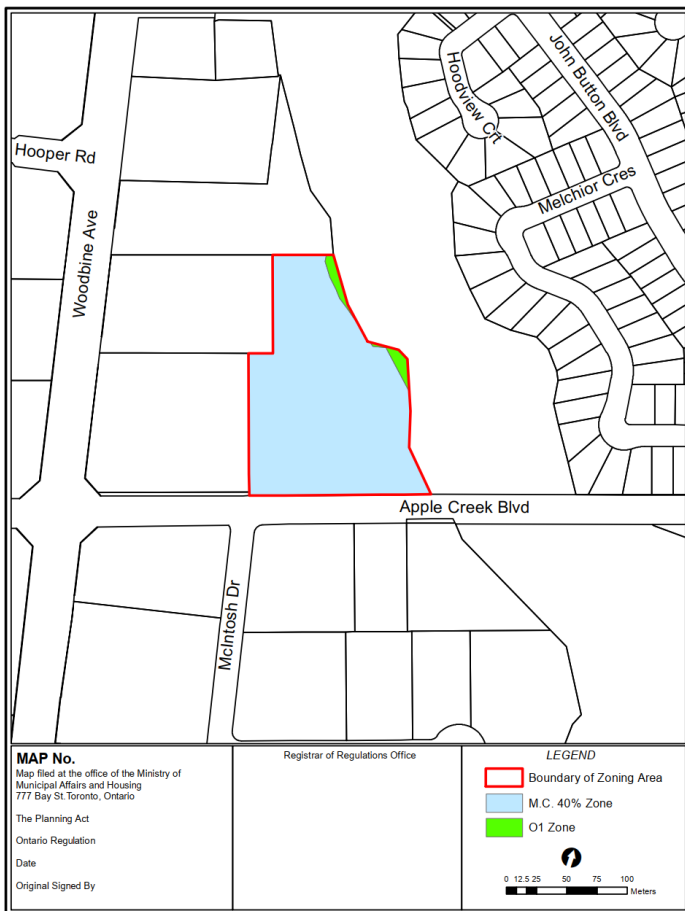
CITY OF MARKHAM OFFICIAL PLAN
MAP 3 - LAND USE





Mon Sheong MZO Request 36 Apple Creek Boulevard

- To permit a long-term care facility within a learning centre and assisted living community
- Within an existing Employment Area – Conversion request to York Region lapsed on November, 29, 2019
- MZO request responds to timing challenges in light of Provincial commitment





Mon Sheong MZO Request

Proposed Development

- Two mixed-use Buildings (seven-storeys)
- GFA: 52,595 m² (566,127 ft²)
- Density: 2.5 FSI
- 112 Parking Spaces

Building 1: 250 affordable units (vocational training, heritage learning, youth immersion)

Building 2: 160 beds LTC (medical, classrooms, common dining)





Mon Sheong MZO Request 36 Apple Creek Boulevard City Recommendation

City of Markham supports the MZO request for the following reasons:

- a) close proximity to the existing low-rise residential area to its east
- b) Subject Lands area distinguished
- c) the Subject Lands are well served with existing infrastructure
- d) other supporting services within a 500 m radius
- e) Proposed Development subject to future municipal Site Plan Approval Process
- f) The MZO request include partial rezoning to Open Space



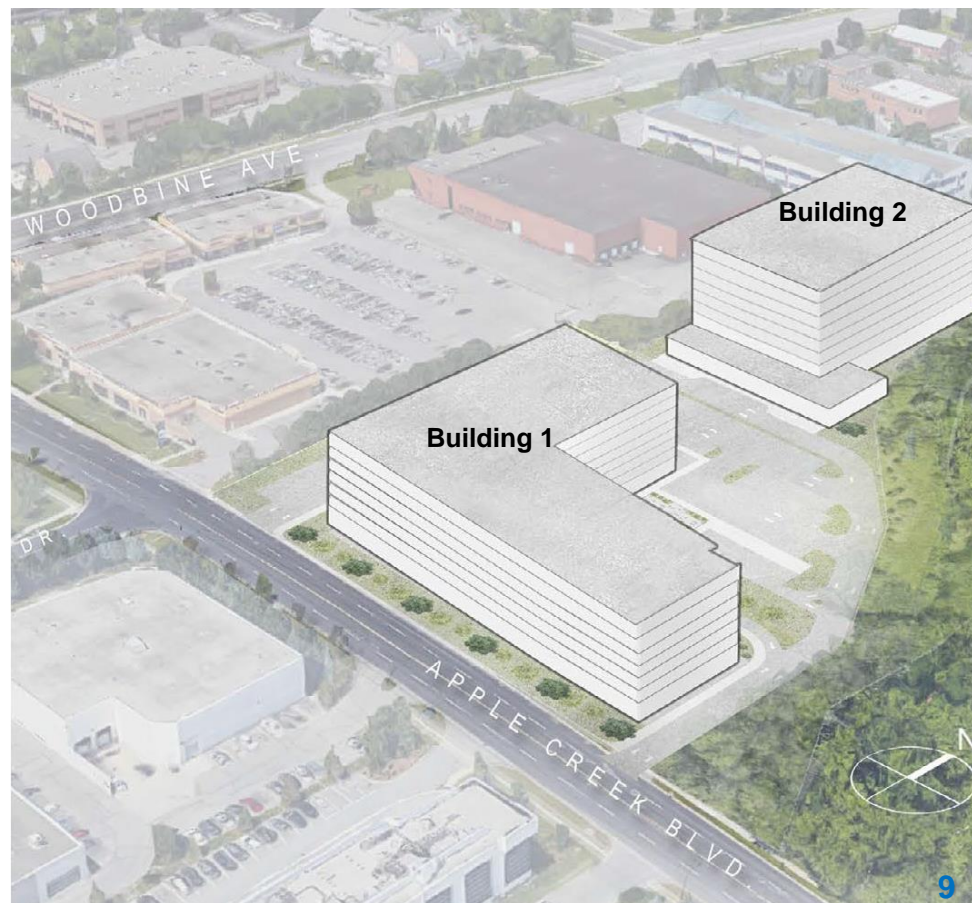
Mon Sheong MZO Request 36 Apple Creek Boulevard Next Steps

Staff recommend that the February 8, 2021, report be forwarded to:

- a) the Minister of Municipal Affairs and Housing
- b) York Region
- c) the Toronto and Region Conservation Authority



Thank you





Report to: Development Services Committee

Meeting Date: February 8, 2021

SUBJECT: City of Markham Comments to the Province on a Minister's Zoning Order request by Mon Sheong Foundation to permit a long-term care facility within a learning centre and assisted living community at 36 Apple Creek Boulevard (Ward 2)
File No.: MZO 21 105377

PREPARED BY: Stephen Lue, M.C.I.P., R.P.P. ext., 2520
Manager, Central District

REVIEWED BY: Ron Blake, M.C.I.P., R.P.P. ext., 2600
Senior Manager, Development, Planning & Urban Design

RECOMMENDATION:

1. That the report entitled, "City of Markham Comments to the Province on a Minister's Zoning Order request by Mon Sheong Foundation to permit a long-term care facility within a learning centre and assisted living community at 36 Apple Creek Boulevard (Ward 2), File No.: MZO 21 105377", be received;
2. That the City of Markham support the Minister's Zoning Order request by Mon Sheong Foundation for the lands at 36 Apple Creek Boulevard, subject to the recommended zoning standards in Appendix "D", attached to this staff report;
3. That this report be forwarded to the Minister of Municipal Affairs and Housing, York Region, and the Toronto and Region Conservation Authority as the City of Markham's comments on the MZO request by Mon Sheong Foundation for 36 Apple Creek Boulevard; and
4. And further that staff be authorized and directed to all things necessary to give effect to this resolution.

PURPOSE:

This report provides City of Markham comments on a request for a Minister's Zoning Order ("MZO") by Mon Sheong Foundation ("Mon Sheong") to permit the development of a long-term care facility within a learning centre and assisted living community at 36 Apple Creek Boulevard.

BACKGROUND:

The Ministry of Municipal Affairs and Housing has asked the City of Markham for comments on a MZO request from Mon Sheong

The *Planning Act* authorizes the Minister of Municipal Affairs and Housing to issue a MZO to control the use of land anywhere in Ontario. MZOs prevail over local Official Plans and zoning by-laws, and they are intended to be used to protect matters of provincial interest. A minister's decision on a MZO application is required to be consistent with the Provincial Policy Statement, 2020, (the "PPS") in accordance with Section 3 of the *Planning Act*.

On February 2, 2021, the Ministry of Municipal Affairs and Housing (the “MMAH”) requested City comments (see Appendix “A”) on a January 13, 2021, request by Mon Sheong to permit two seven-storey buildings for senior’s housing, through a life lease model, with ancillary uses focused on a multi-purpose training centre, and a long-term care facility at 36 Apple Creek Boulevard. Mon Sheong’s draft MZO (see Appendix “B”) accompanied the request.

Site and Area Context

The 2.14 ha (5.29 ac) subject lands are located on the north side of Apple Creek Boulevard, east of Woodbine Avenue, to the west side of the Rouge River, and are municipally known as 36 Apple Creek Boulevard (the “Subject Lands”), as shown on Figure 1. Figure 2 shows the surrounding land uses. A two-storey office building and a large steel frame structure for industrial warehousing (formerly Magma International) currently occupies the Subject Lands.

Proposal

Mon Sheong proposes to demolish the existing structures on the Subject Lands and construct two seven-storey buildings (the “Proposed Development”), as conceptually shown on Figure 3 and in Appendix “C.” The Proposed Development consists of a Gross Floor Area (“GFA”) of 52,595 m² (566,127 ft²), a density of 2.5 times the area of the Subject Lands (Floor Space Index - “FSI”), 112 parking spaces, and the following:

Proposal	Building 1	Building 2
Land Use	Life-lease* mixed-use building	Long-Term Care Facility
Units	250 affordable units	Minimum 160 beds
GFA	30,779 m ² (331,302 ft ²)	16,382 m ² (176,334 ft ²)
Accessory Uses	vocational training centre for personal support workers, heritage learning centre and after school and weekend heritage and immersion youth programs**, flex space, and age-in-place opportunities	Medical exam rooms, classrooms, common, resident’s dining halls

* The life lease housing concept gives the senior the right to occupy their unit for an extended period of time than a rental unit, often for the duration of their lifetime, which provides a more affordable housing option framework compared to similar sized condominium units in the area and greater housing security for seniors (compared to rentals).

** The integration of youth programs with emphasis on Chinese heritage and language is intended to support a mixed-age development that would increase opportunities for multi-generational interaction.

The Proposed Development is subject to municipal Site Plan Approval to address local matters of interest as generally detailed in Appendix “E”, attached hereto, and discussed further below.

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

The Subject Lands are designated “Urban Area” and “Regional Greenlands System” by the YROP 2010. Section 4.3, Planning for Employment lands of the YROP 2010 requires local municipalities to designate and protect employment lands in local municipal official plans and only permits the conversion to non-employment uses through a Municipal Comprehensive Review.

Furthermore, section 2.1.5 of the YROP 2010 requires local official plans to identify opportunities to integrate the “Regional Greenlands System” into community design and encourage remedial works and enhancement opportunities. Should a MZO be issued for these lands, then a future municipal Site Plan Approval application and approval by the Toronto and Region Conservation Authority (the “TRCA”) would address remedial works and enhancement opportunities adjacent to the Regional Greenland System.

City of Markham’s Official Plan and Zoning

The Subject Lands are designated “Business Park Employment” and “Greenway System” in the 2014 Official Plan and are located at the easterly periphery of an established employment area. Within employment areas, the policies in the Official Plan provide for a range of employment uses at appropriate locations that contribute to the creation of complete communities and the protection of employment lands from land uses that may affect the continued viability of existing employment uses. Similar to the YROP 2010, the 2014 Markham Official Plan only permits the conversion of employment lands to non-employment uses through a Municipal Comprehensive Review.

The 2014 Official Plan, also permits discretionary land uses, subject to matters (built form, traffic impact, and compatibility with the adjacent lands) that would be addressed through a Site Plan Approval application as generally described in Appendix “E” of this report. The uses permitted in the “Business Park Employment” designation include uses similar to those identified as accessory uses in the draft MZO, attached hereto as Appendix “B” and revised in Appendix “D”, and include a commercial school, a business office, a restaurant, a financial institution, a retail store, a medical office, ancillary service uses, and sports and fitness recreation. The Official Plan does not permit the Proposed Development, specifically the long-term care facility and the life lease housing uses.

The Subject Lands are zoned M.C.(40%) - Select Industrial with Limited Commercial under By-law 165-80, as amended. The Proposed Development is not permitted in the Zoning By-law. Any redevelopment proposal would require appropriate zoning to accommodate it as well as rezoning of a portion of the easterly side of the Subject Lands to O1 Open Space.

DISCUSSION:

The Ontario Government commits to modernize the long-term care sector

In 2020, the Ontario government committed to an aggressive modernization plan to create a long-term care sector that is resident-centered while providing high quality care. The commitment included a \$1.75 billion investment to create 30,000 modern long-term care spaces over ten years (the “Commitment”). The new spaces would increase access to long-term care to meet clinical, safety, and social needs of Ontarians.

Mon Sheong requested a MZO to overcome timing barriers to provide for a long-term care facility on the Subject Lands

In Q3-2020, Mon Sheong expressed interest to locate a long-term care facility and life lease housing on the Subject Lands to respond to the escalating demands for support to the City’s aging population. The Subject Lands are currently within an existing and established business park employment area. The introduction of a long-term care facility and life lease housing uses in this area is not permitted and is considered an employment land conversion, subject to Policy 8.5.1.4 of the 2014 Official Plan.

York Region is currently conducting a review of its Official Plan through a Municipal Comprehensive Review (“MCR”) process. The Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”) requires municipalities to plan for employment to 2051 by ensuring employment lands are available in appropriate locations. The Growth Plan also requires the designation of employment areas in the Regional Official Plan and only allows for employment area conversions through a Regional MCR. The Region imposed the November 29, 2019, deadline for conversion requests submissions as part of their current MCR process.

In response to the timing challenges resulting from York Region not considering any further employment area conversions during the Regional MCR process, Mon Sheong requested the Minister of Municipal Affairs and Housing for a MZO as it would prevail over local official plans and zoning by-laws with the intention to protect matters of provincial interest.

City of Markham supports, in principle, the MZO request by Mon Sheong for the Subject Lands

The City supports, in principle, the MZO request by Mon Sheong for the following reasons:

- a) though situated in an established employment area, the Subject Lands are at the periphery of the employment area and is in close proximity to the existing low-rise residential area to its east, which would complement the uses proposed in the MZO request
- b) at its immediate adjacency to the north, south, and west, businesses exist at smaller scale office, industrial, and retail uses distinguishes the location of the Subject Lands from the overall employment area in the vicinity, as shown in Figure 2

-
- c) the Subject Lands are within a built up area that is well served with existing infrastructure, including water and sanitary
 - d) other supporting services within a 500 m radius of the Subject Lands would complement the uses proposed in the MZO request including, but not limited to, medical facilities, retail, places of worship, and educational institutions

Subject to the Minister's determination of its appropriateness, a MZO would deliver, with a level of certainty, on the Province's recent Commitment to transition seniors from waitlists to modern long-term care facilities. The introduction of the Proposed Development on the Subject Lands, which is situated at the easterly periphery of an established employment area, would provide the opportunity to introduce a complementary mix of uses that would assist the Province with their recent Commitment. Furthermore, the Proposed Development and the introduction of the mix of uses contemplated in the MZO request would contribute to a complete community and would be compatible with the surrounding scale of uses in an area currently characterized predominately by low-rise single dwellings and single-storey commercial and retail buildings, as shown on Figure 2.

Therefore, in principle, staff support the MZO request, as it is appropriate within the distinguishing context of the Subject Land's location; will have minimum impacts to the surrounding area, subject to a municipal Site Plan Approval application and the zoning parameters identified in Appendix "D"; and will not create future precedence that would destabilize the existing remaining employment area.

Should the Minister determine it appropriate to issue a MZO, it is recommended that the Minister consider the zone standards in Appendix "D" attached to this report

Although staff support, in principle, the MZO, the City's review of the draft MZO provided by the Mon Sheong (Appendix "B") culminated with recommended revisions, which predominately involved aligning minor zoning terminologies with the City's parent zoning by-law. Staff, however, identified two major revisions, as follows:

- a) that Section 3 of the draft MZO be removed respecting non-application of Section 41 of the *Planning Act* respecting site plan control
- b) that a portion of the Subject Lands be rezoned to O1 Open Space, as identified in the zoning section of this report

The removal of Section 3 of the draft MZO is supported by the [January 25, 2021, report](#) to the City of Markham DSC. The report provided City comments on the Province's Environmental Registry proposal (ERO #019-2811) that sought input regarding recent changes to the *Planning Act* that would give the Minister authority to address and implement site plan control and inclusionary zoning as part of a MZO. Site plan control is an optimal tool to thoroughly evaluate the Proposed Development on matters identified in Appendix "E." Mon Sheong is aware of this requirement to remove paragraph 3 of the draft MZO and has advised that they have no objection.

The introduction of the O1 Open Space Zone in the draft MZO would ensure protection and enhancement of the interface with the Rouge River natural heritage, which is consistent with the PPS, conforms to the YROP 2010, and reflects the Greenway designation in the City's 2014 Official Plan.

As result of the revisions, the City proposes that the Minister consider the revised MZO attached hereto as Appendix "D", should the Minister determine it appropriate to issue a MZO for the Subject Lands.

NEXT STEPS:

Staff recommend that this report be forwarded to the Ministry of Municipal Affairs and Housing, York Region, and the TRCA as the City's comments on the MZO request for 36 Apple Creek Boulevard.

CONCLUSION:

Staff support, in principle, the MZO request to allow the Proposed Development on the Subject Lands, subject to Appendix "D" and that the City's authority for Site Plan Approval is maintained, and the matters outlined in Appendix "E".

FINANCIAL CONSIDERATIONS AND TEMPLATE

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Should the Minister determine it appropriate to issue a MZO for the Subject Lands, the Proposed Development would be evaluated in the context of growth management, environmental, and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

Policy Planning, Planning and Urban Design, and Engineering were consulted on this report.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Conceptual Site Plan

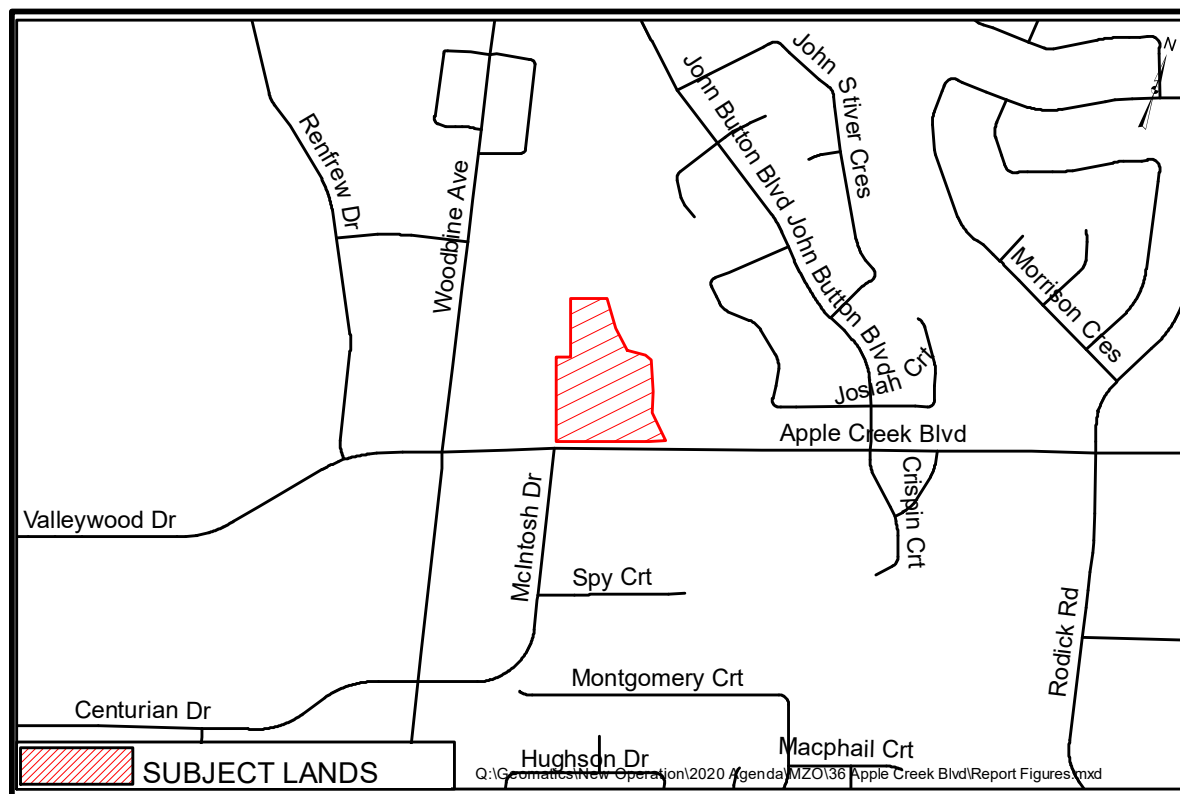
Appendix "A": Letter from Ministry of Municipal Affairs and Housing, dated February 2, 2021

Appendix "B": Draft Minister's Zoning Order

Appendix "C": Vision Document Mixed-Use Multi-purpose Learning Centre and Assisted Living Community and Long Term Care Facility, January 2021

Appendix "D": Revised Draft Minister's Zoning Order

Appendix "E": Matters for Consideration as Part of a Future Site Plan Approval Application





AERIAL PHOTO (2020)

APPLICANT:
Mon Sheong Foundation

FILE No.
MZO 21 105377

Q:\Geomatics\New Operation\2020 Agenda\MZO\36 Apple Creek Blvd\Report Figures.mxd

 SUBJECT LANDS

DATE: 01/02/2021

FIGURE No. 2



CONCEPTUAL SITE PLAN

APPLICANT:

Mon Sheong Foundation

FILE No.

MZO 21 105377

Q:\Geomatics\New Operation\2020 Agenda\MZO\36 Apple Creek Blvd\Report Figures.mxd

DATE: 01/02/2021

FIGURE No. 3

**Ministry of Municipal
Affairs and Housing**

**Ministère des Affaires
Municipales et du Logement**

Office of the Deputy Minister

Bureau du ministre

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7100

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7100



242-2021-3

February 2, 2020

Andy Taylor
Chief Administrative Officer
City of Markham
ataylor@markham.ca

Staff at the Ministry of Municipal Affairs and Housing have received a request from the Mon Sheong Foundation asking that the Minister make a Zoning Order under section 47 of the *Planning Act*. The subject lands are approximately 2.15 hectares in size and located just east of the intersection at Woodbine Avenue and Apple Creek Boulevard. The municipal address is 36 Apple Creek Boulevard.

The request proposes to replace an existing 2-storey building with two 7-storey structures. One building would be a mixed-use development of approximately 30,779 sq. m. The primary use would be for seniors' housing, through a life lease model, with secondary uses focused on a multi-purpose training centre. The second building would support a new long-term care facility, with a minimum of 160 resident beds and be approximately 16,382 sq. m in size.

Ministry staff are seeking your input on the proposed development. The attached materials include additional information on the proposal as well as current land use designations, for your reference.

Should you have any questions regarding this matter, please contact Maya Harris, Manager, Community Planning and Development, at 416-585-6063 or Maya.Harris@ontario.ca.

Yours truly,

A handwritten signature in black ink that reads "K. Manson-Smith".

Kate Manson-Smith
Deputy Minister

ONTARIO REGULATION

made under the

PLANNING ACT

Made: XXXX, 2020
 Filed: XXXX, 2020
 Published on e-Laws: XXXX, 2020
 Printed in *The Ontario Gazette*: XXXX, 2020

ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Definitions

1. In this Order,

"accessory", when used to describe a use, building or structure, means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

- (a) a camp,
- (b) an administrative office,
- (c) a restaurant,
- (d) a restaurant, take-out,
- (e) a financial institution,
- (f) a retail store,
- (g) a medical office,
- (h) a personal service shop,
- (i) a worship area, and
- (j) a health centre

"institutional use" means a Building or part of a Building containing uses such as Places of Worship, Community Centres, libraries, or government offices.

"long-term care home" has the same meaning as in the *Long-Term Care Homes Act, 2007*;

“retirement home” means a Premises that provides accommodation primarily to retired persons or couples where each private room or living unit has separate private bathrooms and separate entrance from a common hall, and may contain cooking facilities, but where common facilities for the preparation and consumption of food are provided, and where common loungers, recreation rooms and medical care facilities may also be provided.

"zoning by-law" means Zoning By-law 165-80 and 28-97 of the City of Markham.

Application

2. This Order applies to lands in the City of Markham in the Regional Municipality of York, in the Province of Ontario, being PIN 0304-3000(LT) and municipally addressed as 36 Apple Creek boulevard.

Non-application of s. 41 of the Act, site plan control area

3. Section 41 of the Act does not apply to the lands described in section 2 of this Order.

Matters that may be dealt with in agreement

4. Each person who owns all or any part of the lands described in section 2 shall enter into one or more agreements with the City of Markham dealing with the matters listed in subsection 47 (4.4) of the Act.

Permitted uses

5. In addition to the uses permitted in the zoning by-law on the lands described in Section 2, retirement home, nursing home, long term care home, institutional use, private school, together with accessory uses, buildings and structures is permitted.

Zoning requirements

6. The zoning requirements in the Select Institutional with Limited Commercial Zone M.C (40%) in the zoning by-law apply to the uses, buildings and structures permitted under section 5, with the following exceptions:

1. The minimum front yard setback is 9.0 metres.
2. The minimum yard setback is 5.5 metres.
3. The minimum yard setback to a stop slope is 10.0 metres.
4. The minimum rear yard setback is 5.5 metres.
5. The minimum distance between buildings is 11 metres.
6. The maximum height is 25 metres.
7. The maximum floor area ratio is 250%.

8. The minimum number of required parking spaces including visitor parking spaces for a retirement home, nursing home or long term care home is 0.5 spaces/unit.

Terms of use

7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Markham.

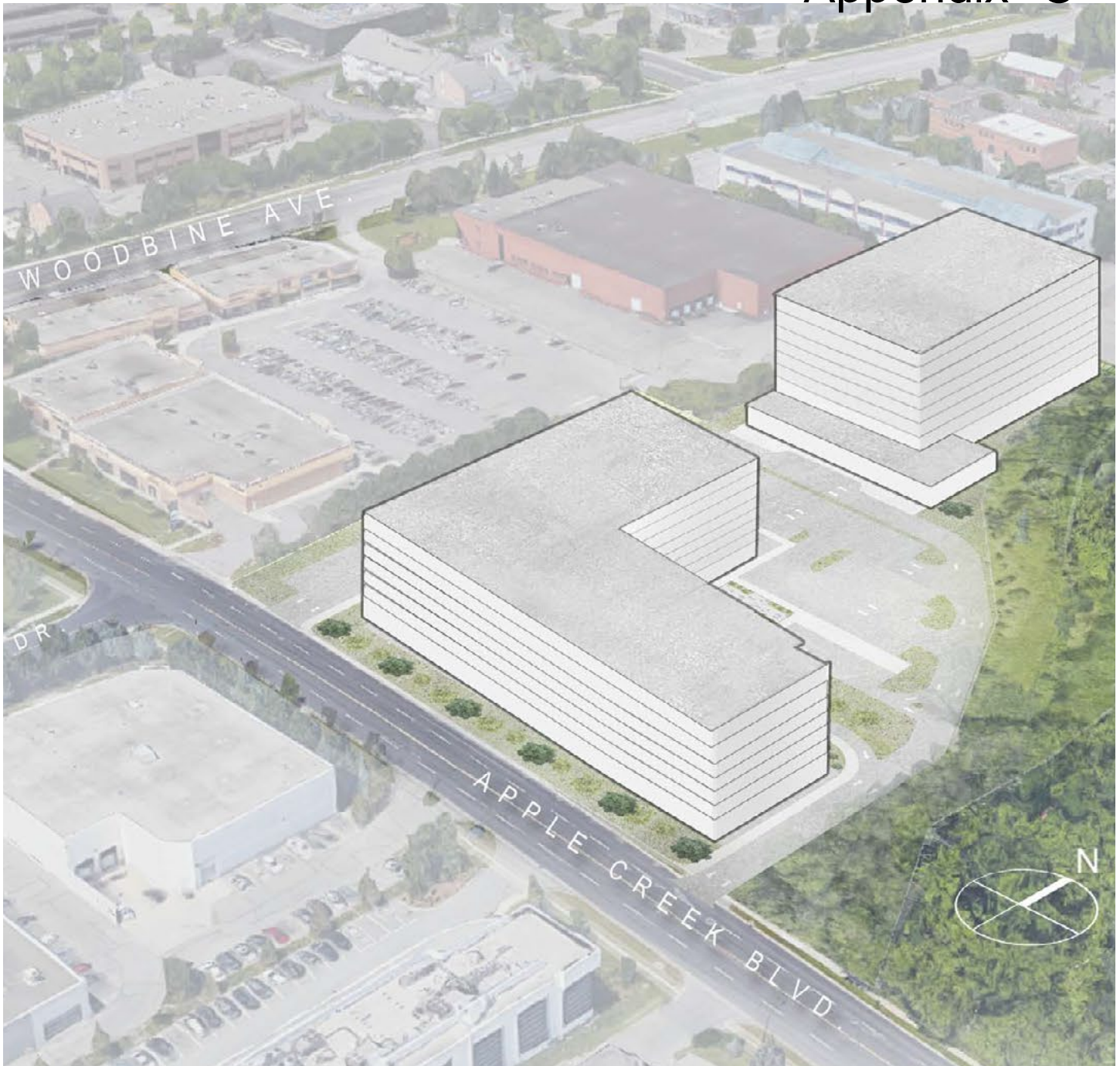
Commencement

9. **This Regulation comes into force on the day it is filed.**

Made by:

.....
Signature (in Blue ink)
Minister of Municipal Affairs and Housing

Date made.....



VISION DOCUMENT

Mixed-Use Multi-purpose Learning Centre and Assisted Living Community and Long Term Care Facility

January, 2021

**36 APPLE CREEK BOULEVARD
MARKHAM, ON, CANADA**

VISION **Document**

36 APPLE CREEK BOULEVARD
MARKHAM, ON, CANADA

Our File #: 1137J

Table of Contents

1.0	Introduction	p. 1
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4.0	Regional Context	p. 7
5.0	Opportunities and Constraints	p. 9
6.0	Policy Analysis	p. 11
7.0	The Vision	p. 17
8.0	The Rationale	p. 22
9.0	The Request	p. 30

1.0

Introduction

This vision document has been prepared in support of a mixed use multi-purpose learning centre and life lease seniors community, as well as a new long term care facility proposed on behalf of the Mon Sheong Foundation. The location for this vision is the lands municipally addressed as 36 Apple Creek Boulevard in the City of Markham, Ontario (hereinafter referred to as the subject lands). The subject lands are approximately 21,425 sq. m (5.29 acres) in size and are located approximately 139.6 metres east of the intersection at Woodbine Avenue and Apple Creek Boulevard, west of the Rouge River (**Figure 1.1**).

This document outlines the rationale for the creation of a complete seniors and educational facility comprised two buildings on the subject lands. The first building will be located towards the front of the property along Apple Creek Boulevard and will involve demolishing the existing 2-storey brick building to construct a 7-storey mixed-used development approximately 30,779 sq. m (331,302.4 sq. ft) in size (Building 1). The primary programming of this building will be as a life lease community (i.e., assisted living senior residence), offering approximately 250 affordable senior units. The secondary use will be as a multipurpose learning centre with programming opportunities such as: 1) a vocational training centre for personal support workers (PSW); and 2) a heritage learning centre, featuring after school and weekend Chinese heritage and immersion programs for youth. This educational programming will be achieved through a flexible building design, whereby classroom usage can change and grow with the community's needs. This offers opportunities for additional program uses such as recreational classes (e.g., art, culture and dancing classes) and youth/adult training programs (e.g., business classes), as seen fit.

Located behind the multipurpose learning centre will be a long term care (LTC) facility. This building will be located towards the rear of the property and will be approximately 16,382 sq. m (176,334.4 sq ft.) in size. This building is contemplated at 7 storeys and will provide a minimum of 160 resident beds.

The proposed buildings will have a synergistic relationship, whereby the LTC facility provides practical opportunities for the PSW training program and where potential culture and education programming provides recreational opportunities for older adults in addition to youth. The mixed use programming of this vision supports an age-friendly community where multi-generational interaction can occur and where residence of Markham can live, learn and play in place.

A concept plan for the subject lands has been prepared in support of these uses. Approval of this vision will create a community asset that is welcoming to individuals of various ages, abilities and backgrounds. This vision will create employment opportunities for surrounding communities and will help to achieve the City of Markham's desire for high-quality senior care though affordable and diverse housing options.

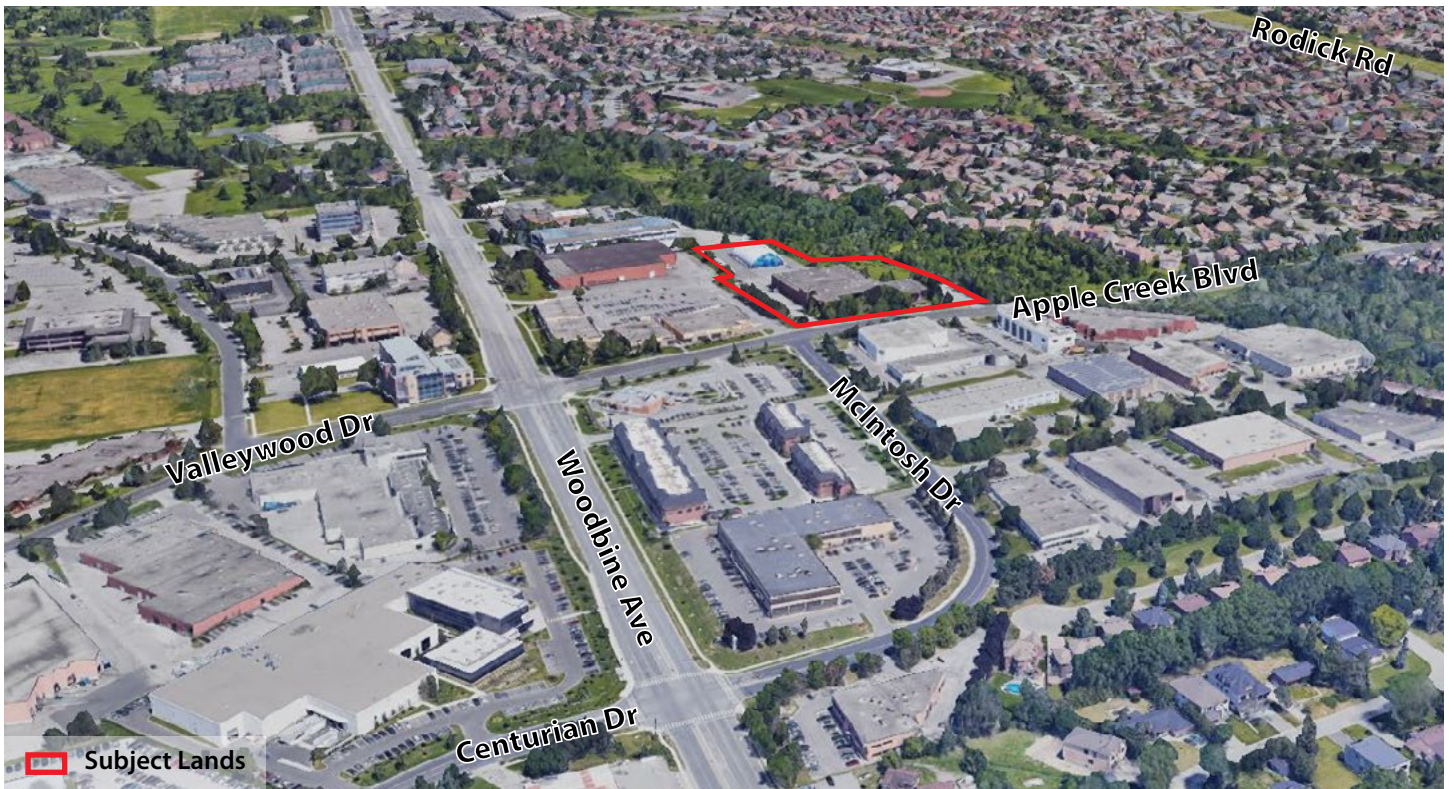


Figure 1.1 - Aerial view of the subject lands



Figure 1.2 - Massing perspective of the proposal viewed from the southwest, prepared by Larkin architect limited

2.0

Site

The subject lands are located on the north side of Apple Creek Boulevard approximately 139.6 metres east of its intersection with Woodbine Avenue in the City of Markham. The subject lands are bounded to the east by the Rouge River Valleylands consisting of a woodlot area and a low-rise residential community beyond. To the west the subject lands are adjacent to small format commercial-retail buildings and their associated surface parking. Similarly, north and south of the subject lands are large format commercial-service and industrial buildings (**Figure 2.3**).

The subject lands are 21,390 sq. m (5.29 acres) in size and have an approximate north-south elevation change of 4 metres. The subject lands are currently occupied by two buildings, including a 2-storey brick office building fronting onto Apple Creek Boulevard, previously used by Magna International Inc., and a large steel frame industrial warehouse tent located at the rear of the property towards the site's north lot line (**Figure 2.2**).

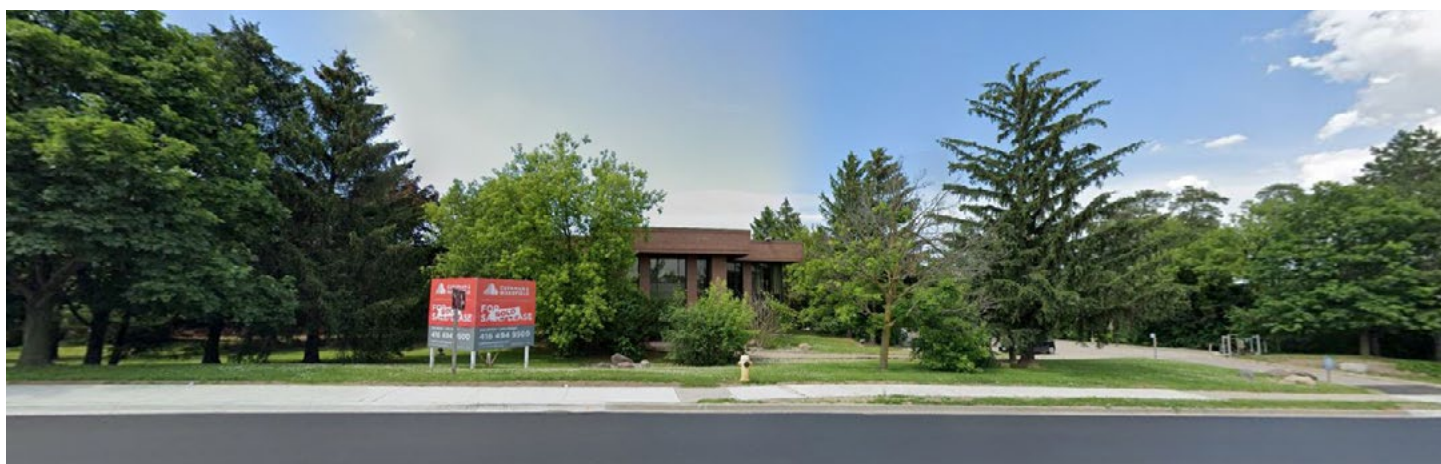


Figure 2.2 - Street view from: 1) Apple Creek Boulevard (top); and 2) the westerly commercial plaza

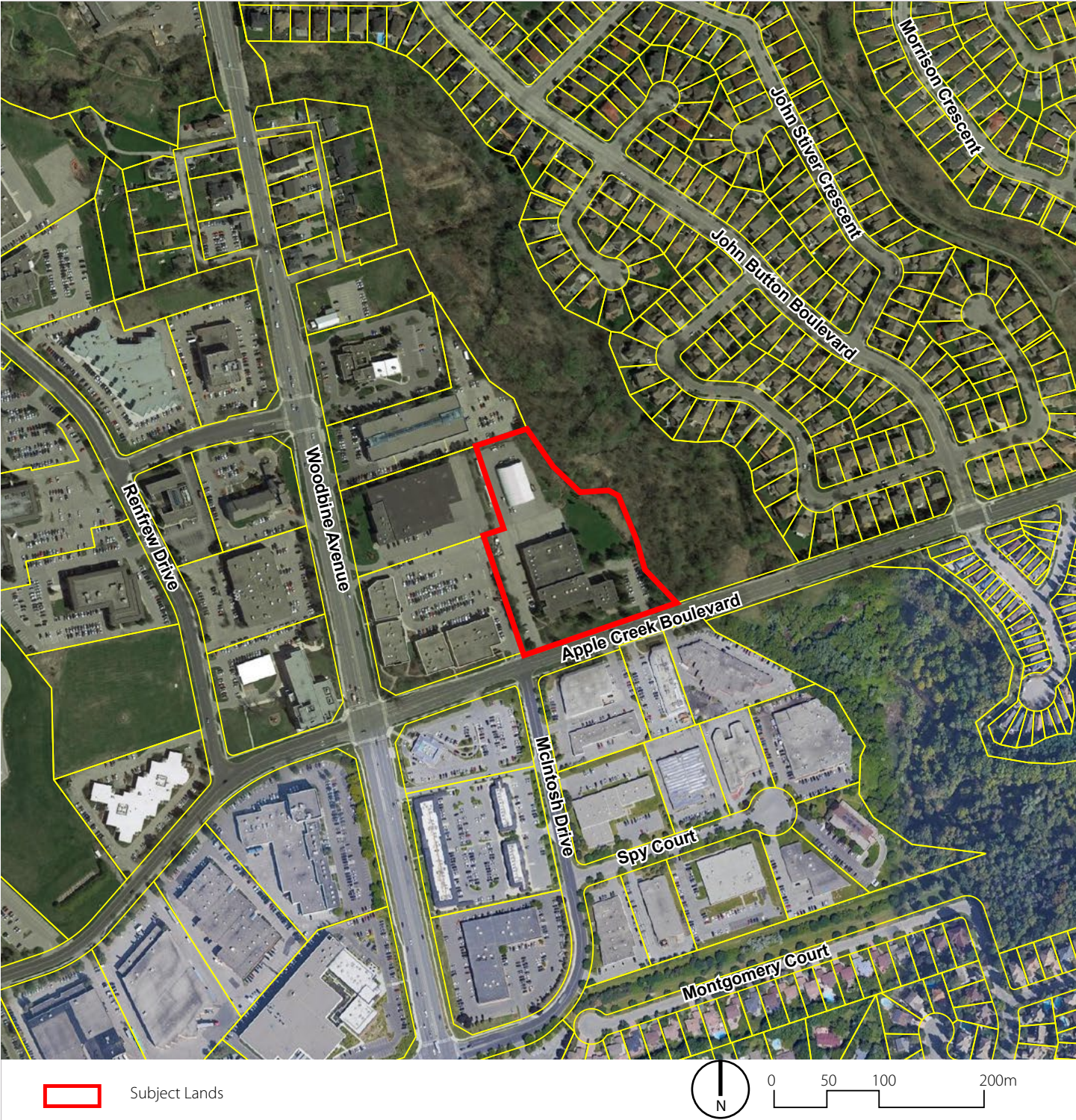


Figure 2.3- Site location map, prepared by MHBC

3.0

Surrounding Context

The subject lands are located along Apple Creek Boulevard, which resides east of Highway 404 and north of Highway 7 in the City of Markham. The subject land's immediate surrounding land uses are illustrated in **Figure 3.1** and include:

NORTH: Due north of the subject lands is an existing commercial-service/commercial-retail building containing uses such as a pool hall, insurance agency, realtor and an education centre, to name a few. Further north resides smaller commercial-service uses and community facilities such as a funeral home and spa, as well as a low-rise residential community and Presbyterian Church beyond.

EAST: The east edge of the subject lands is defined by a densely wooded area that constitutes the Rouge River Valleylands as part of the City of Markham's Greenway System within the Rouge River Watershed. Beyond this further east is a low-rise residential community consisting of single detached, 2-storey dwellings.

SOUTH: Located south of the subject lands beyond Apple Creek Boulevard are large format commercial-industrial facilities with employment uses in the form of professional offices, research and development, manufacturing, logistic warehousing and distribution warehousing. These lands also include some retail uses located in a small-scaled strip plazas located along Woodbine Avenue.

WEST: Existing commercial-service and commercial-retail buildings and their associated surface parking are located west of the subject lands, included uses among others, fast food restaurants, an education centre, health services, and a veterinary clinic. Further west beyond Woodbine Avenue resides institutional and industrial uses including among others, the Markham Heritage

Schoolhouse Museum and Archives, J Addison Elementary School and Buttonville Municipal Airport beyond. To the northwest beyond Woodbine Avenue resides a hotel, research and development services and a memory health clinic, among other commercial-service uses.

The subject lands have access to high quality transit services and are in close proximity to YRT Bus Routes No. 24, 40, 302, and 405. These transit services provide connection to the Regional Centre located at Woodbine Avenue and Highway 7, as well as the Highway 7 rapid transit corridor that provides bus rapid transit connections to Downtown Markham, Richmond Hill and Vaughan. These regional connections provide greater linkages to other bus routes, GO Transit services, and higher order transit services, including the future Yonge Street TTC Subway extension which provide further connection to Toronto and the Greater Toronto Area (see **Figure 4.2**). These transit services also provide connections to the Markham train station offering GO Train regional services and Via Rail national and international services. In addition, the subject lands are within a 2 minute drive from Buttonville Municipal Airport and a 20 minute drive to Toronto Pearson International Airport.

The subject lands are within 1000 metres of residential land uses and 7 schools of varying types (i.e., Catholic, Public, and Montessori) and the Seneca College Markham Campus is a 4 minute drive, or 19 minute walk from the subject lands. Specifically, this campus is the location of the Confucius Institute at Seneca, which promotes Chinese language and culture through community-based learning and academic programming. These residential and education connections makes the subject lands an ideal location for the vision's multi-purpose programming including seniors accommodation, PSW training and potential language and Chinese cultural programs that will provide community employment and co-operative education opportunities.

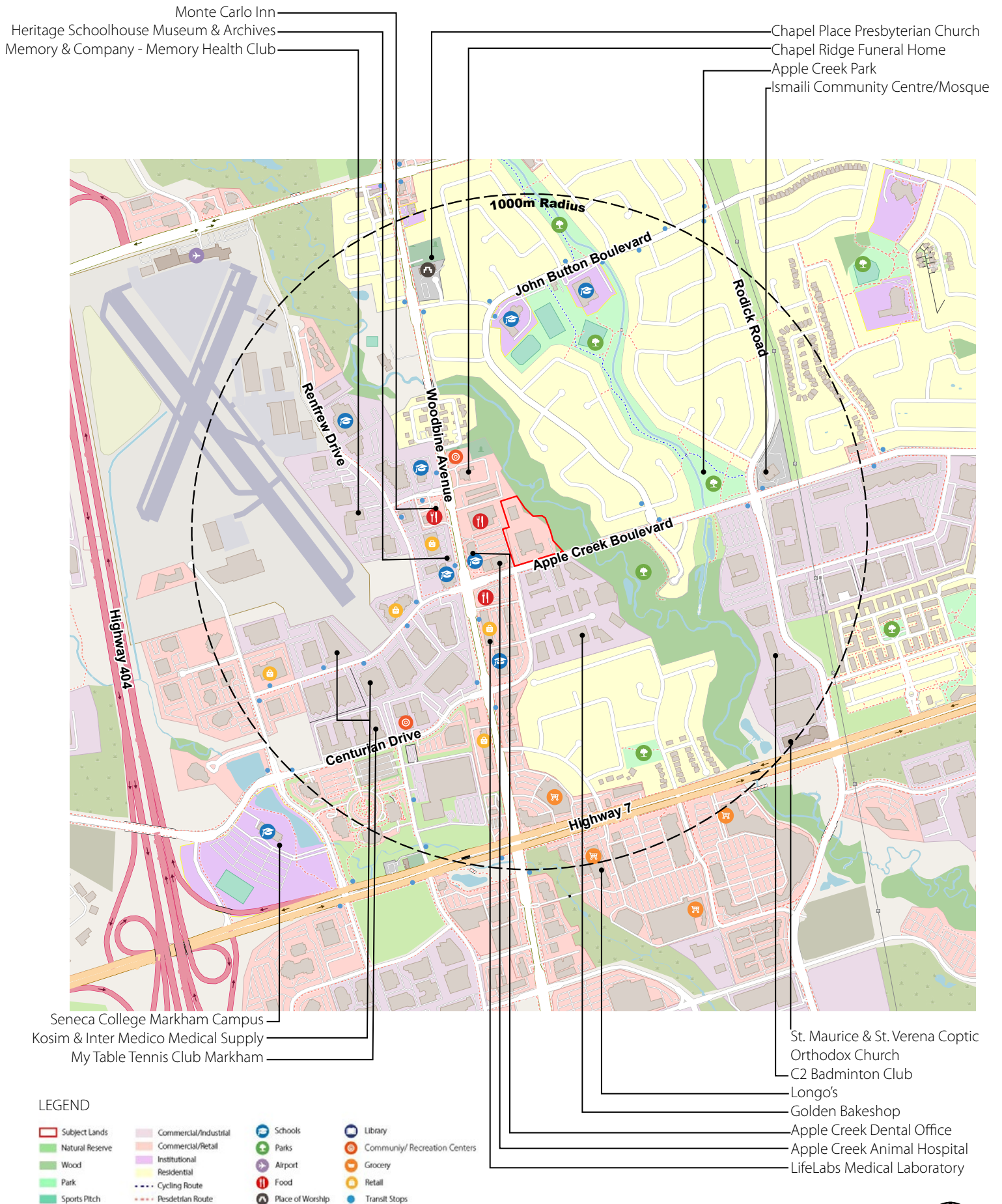


Figure 3.1- Map of the surrounding context and land uses, prepared by MHBC

4.0

Regional Context

The subject lands are located in an area that benefits from many existing and emerging regional transportation connections, assets and infrastructure (**Figure 4.2**). Specifically, the subject lands are in close proximity to the Highway 404 Expressway and Highway 407 Express Toll Route which provide ease of access to area municipalities and area health care facilities such as the Richmond Hill Urgent Care Centre and Markham Stouffville Hospital. As previously mentioned the subject lands are within a 2 minute drive to Buttonville Municipal Airport and a 20 minute drive to Toronto Pearson International Airport, providing connection to regional and international air travel for residents and visitors alike.

The subject lands are also in close proximity to Downtown Markham and Richmond Hill via the Highway 7 East Rapidway and the newly completed Young Street / Richmond Hill Rapidway (Bus Rapid

Transit system). These transit connections will be further enhanced through the Region's emerging transportation infrastructure including the proposed Yonge Street subway extension and the Cornell bus terminal located at Highway 7 and Ninth Line in the City of Markham, just a two minute walk to the Markham-Stouffville Hospital. These transit connections will improve regional access for residents, employees and visitors, as well as improve resident's access to regional services and amenities.

The subject lands are well connected to active forms of transportation through the shared roadways along Apple Creek Boulevard and Rodick Road, which further connect to the dedicated bike lanes located along Highway 7.

These regional connections demonstrate that the subject lands is an ideal location for both seniors living accommodation and an education/cultural facility.



Figure 4.1- Regional context images, clockwise from top left - Buttonville Municipal Airport, Highway 404 Expressway, aerial view of the Downtown Markham Master Plan area, Highway 7 BRT Rapidway

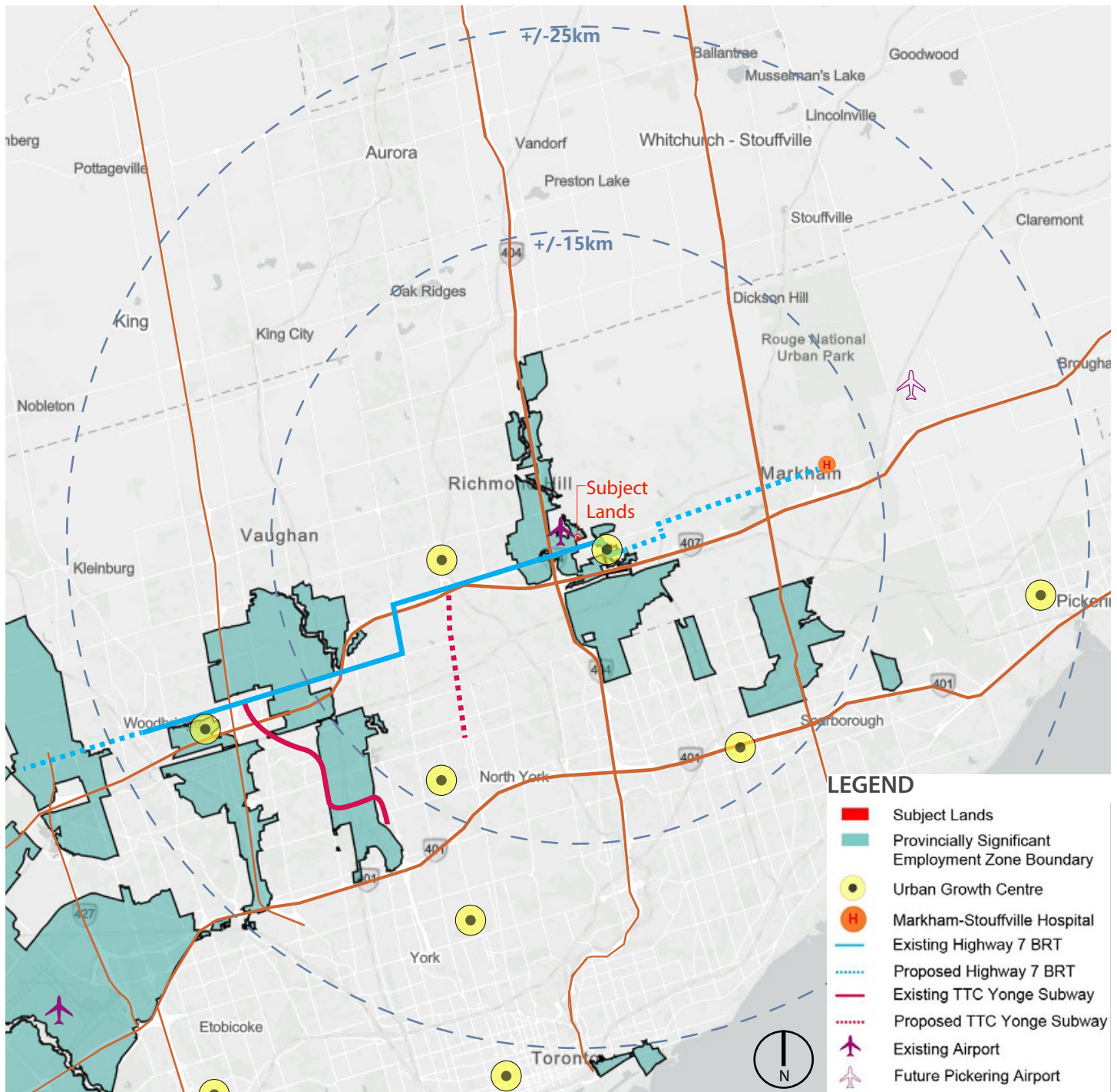


Figure 4.2- Regional context map, prepared by MHBC

5.0

Opportunities and Constraints

The following opportunities and constraints analysis evaluates the various factors that may impact future uses of the subject lands. These opportunities and constraints are illustrated in **Figure 5.1** and are discussed below.

OPPORTUNITIES:

1. ACCESS TO LOCAL & REGIONAL TRANSIT

The subject lands are within walking distance to several YRT bus routes that provide both local and regional connections, specifically to the Highway 7 rapid transit corridor, which provides access to Downtown Markham, Richmond Hill and Vaughan. This regional transportation corridor also provides connection to the Markham GO Station and Union Station in downtown Toronto. Access to transit is important in achieving a successful education/cultural facility and seniors' community to provide access for workers, students, visitors and residents alike, specifically vulnerable populations such as youth and seniors who rely on these services for independence.

2. PROXIMITY TO RESIDENTIAL COMMUNITIES AND COMPATIBLE COMMUNITY SERVICES

The subject lands are within a 10 minute walk (1000 m) to a commercial plaza to the west, and an industrial-commercial plaza to the southwest, which will support the creation of an active, convenient and people oriented development. In addition, the subject lands are located in close proximity to residential communities to the north, east and south. Providing a full spectrum of senior care options will allow residents of these communities to age in place, in close proximity to existing loved ones and familiar community services regardless of their needed level of care.

3. PROXIMITY TO PARKS, RECREATION SPACES, AND GREENLAND SYSTEM

A range of existing public parks and recreation spaces are located in proximity to the subject lands, offering different active and passive recreation activities to promote a healthy and vibrant community. Existing

parks and recreational facilities include: Apple Creek South Park; Apple Creek Park; and John Button Park; York Downs Golf and Country Club; and YMCA of Greater Toronto, to name a few. The subject lands are directly adjacent to the Rouge River Valleylands which provides recreation and nature viewing opportunities for future residents.

4. CONNECTION TO LOCAL AND REGIONAL HEALTH & EDUCATION SERVICES

The subject lands are also well connected to local and regional health services. Health facilities such as the Memory & Company - Memory Health Club and Respite Resort, and LifeLabs Medical Laboratory Services are within 800m of the subject lands. The subject lands are also well connected by transit to the Markham Stouffville Hospital. Ease of connection to local and regional health services is advantageous for future residents and work-sharing opportunities for healthcare workers. This also allows for ease of access for regional PSW candidates to access the training faculties and hands-on learning experience the vision affords.

CONSTRAINTS:

a. TRANSITION TO SURFACE PARKING AND INDUSTRIAL AREAS

Immediately west of the subject lands is an existing commercial-service/retail plaza and to the southwest is an existing commercial-industrial plaza. Both of these locations have surface parking and the potential for adverse noise and visual affects on the subject lands. These areas are currently screened from view by mature trees and vegetation, however the design treatment along these interfaces may require additional attention to ensure compatibility.

b. GREENLAND SYSTEM

The existing Greenland System will require protection from future development. The establishment of setbacks from the feature boundary is important to maintain ecological preservation. These features should be defined at the Site Plan stage.

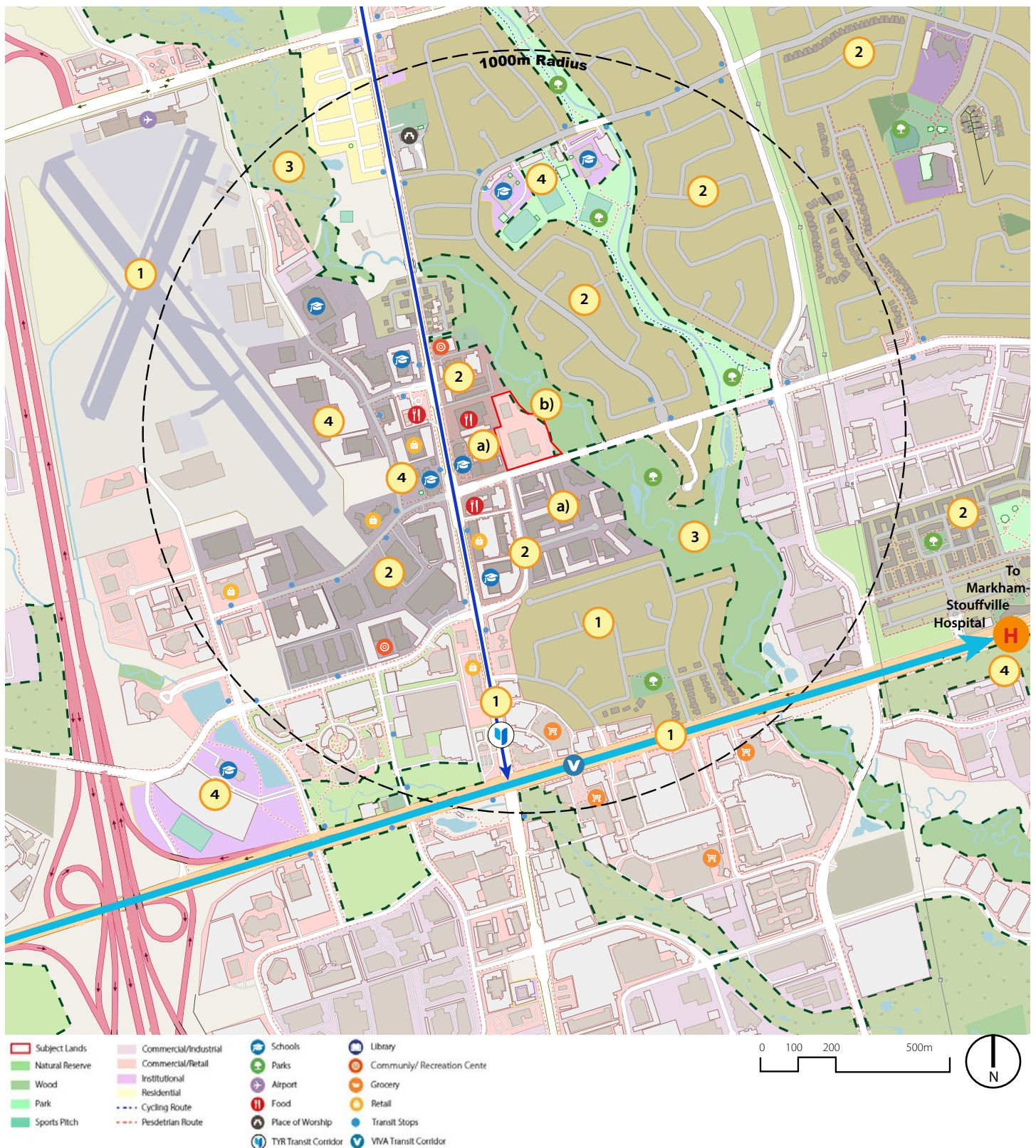


Figure 5.1- Opportunities and constraints map, prepared by MHBC

6.0

Policy Analysis

The subject lands are located within York Region's "Urban Area" on **Map 1 - Regional Structure**. The subject lands are also in close proximity to Woodbine Avenue, which is designated a "Regional Transit Priority Network" on **Map 11 - Transit Network**. These designations promote moderate intensification projects that implement urban services to meet the capacity requirements of the Urban Area, while protecting natural heritage. The subject lands are located along Apple Creek Boulevard, which is considered a major collector road and shared roadway that further connects to regional cycling networks along Rodick Rd and Highway 7, as illustrated in **York Region's Map 10 - Regional Cycling Network**.

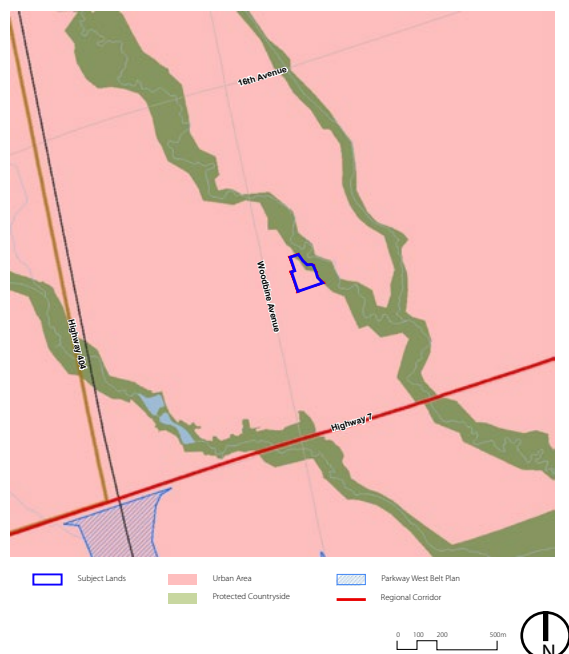
The subject lands are located within the City of Markham's Urban Area Boundary. Under the local OP policy the subject lands are identified as "Employment Area" (including commercial lands) in **Map 1 - Markham Structure** and are located within close proximity to the regional transit priority network along Woodbine Ave and the regional rapid transit corridor along Highway 7, as illustrated in **Map 2 - Centres and Corridors**

and Transit Network. More specifically, the subject lands are designated "Business Park Employment" in **Map 3 - Land Use** within the City of Markham's Official Plan and are located within the Provincially Significant Employment Zone Boundary as per the Growth Plan for the Greater Golden Horseshoe (see **Figure 4.2**).

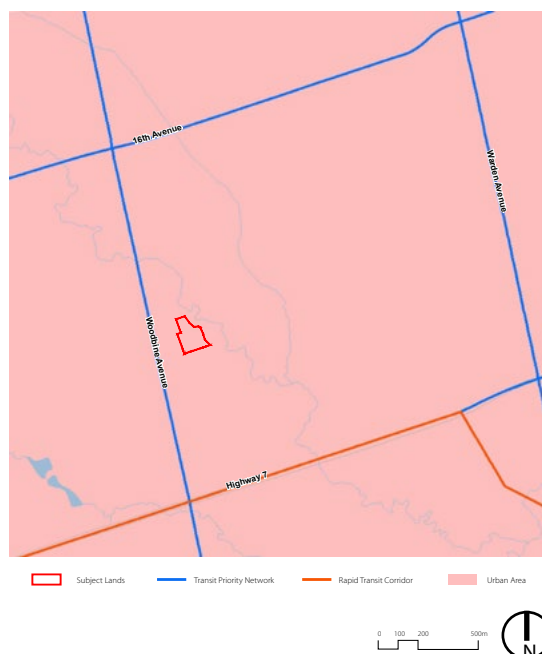
Lands designated "Business Park Employment" are planned to become high-profile employment areas that will focus on providing offices and a range of prestige industrial buildings that display high-quality architectural design. This land use designation permits the discretionary use of the lands as a trade and commercial school. This land use designation does not permit the introduction of new sensitive land uses, such as a life lease community or LTC facility.

As shown in **Map 5 - Natural Heritage Features and Landforms** and **Map 6 - Hydrological Features** in the City of Markham's Official Plan, the subject lands

YORK REGION OFFICIAL PLAN
MAP 1 - REGIONAL STRUCTURE



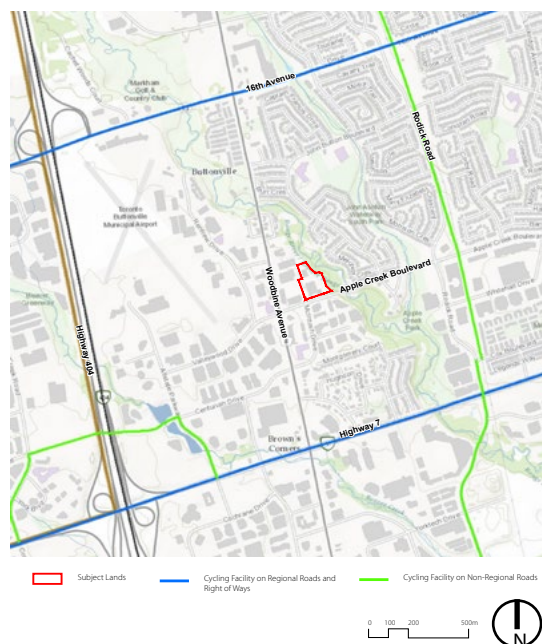
YORK REGION OFFICIAL PLAN
MAP 11 - TRANSIT NETWORK



are adjacent to the extended Greenway System that runs through the City in the northwest to southeast direction, a part of the Rouge River Valleylands. Furthermore, TRCA mapping illustrates that a small portion of the subject lands are located within the TRCA regulated area and therefore development on this land portion will require evaluation and development permits will be acquired from TRCA.

The subject lands are zoned M.C. (40%) - Select Industrial with Limited Commercial, under By-law 165-80 as amended. This zone permits commercial uses including commercial schools. This zoning also permits private clubs and health centres as well as public uses as described in **Section 4.3.2** of this By-law. However, this zoning restricts residential uses on the subject lands with more than one dwelling unit and therefore, the subject lands use as seniors housing and seniors care such as Long Term Care is restricted.

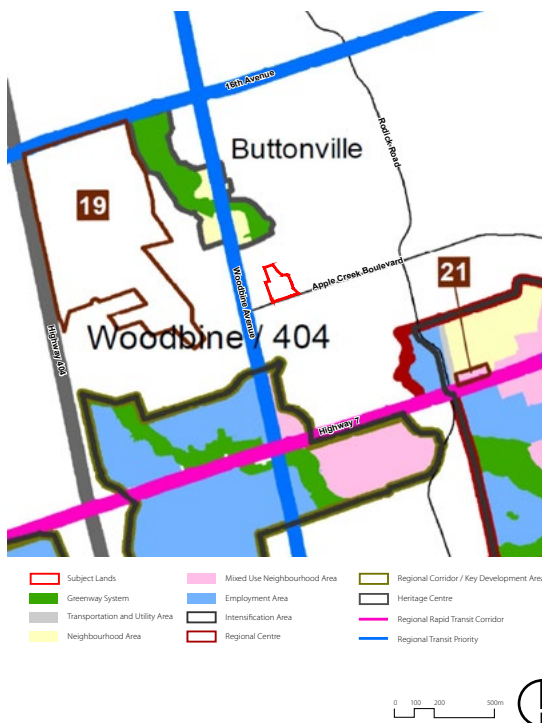
**YORK REGION OFFICIAL PLAN
MAP 10 - REGIONAL CYCLING NETWORK**



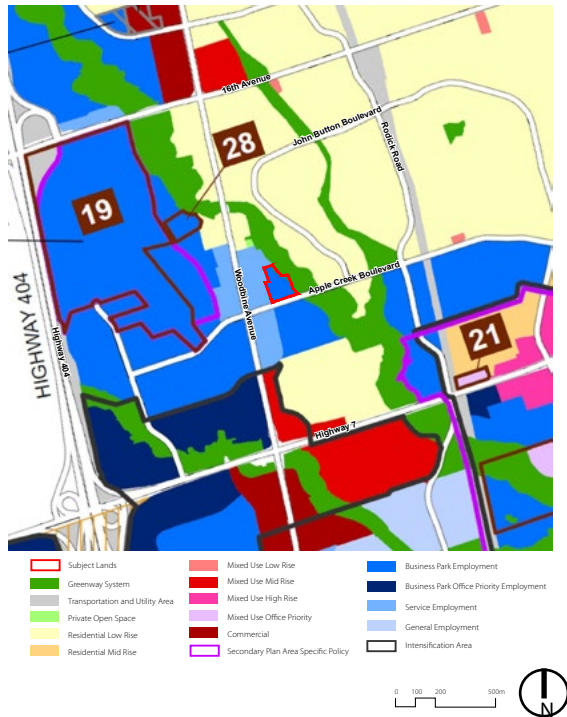
**CITY OF MARKHAM OFFICIAL PLAN
MAP 1 - MARKHAM STRUCTURE**



**CITY OF MARKHAM OFFICIAL PLAN
MAP 2 - CENTRES AND CORRIDORS AND
TRANSIT NETWORK**



CITY OF MARKHAM OFFICIAL PLAN MAP 3 - LAND USE



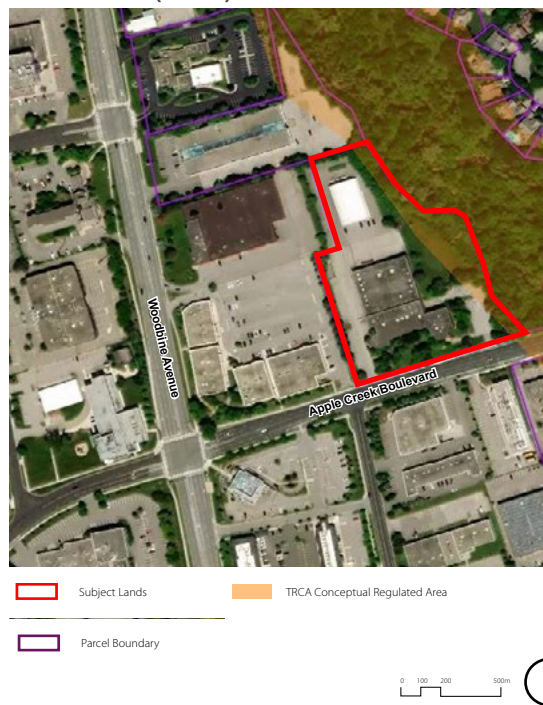
CITY OF MARKHAM OFFICIAL PLAN MAP 5 - NATURAL HERITAGE FEATURES AND LANDFORMS



CITY OF MARKHAM OFFICIAL PLAN MAP 6 - HYDROLOGIC FEATURES



TORONTO AND REGION CONSERVATION AUTHORITY (TRCA) MAPPING



York Region Seniors Strategy: Thinking Ahead (2016)

Regional Council approved the Seniors Strategy in November, 2016. The York Region Seniors Strategy is a proactive policy response to better manage the growing proportion of older adults in York Region. This document guides other levels of government and community partners to better target seniors programming and services where seniors needs are the greatest.

One of the key ways the region is taking action to support the aging population is by supporting age-friendly and complete communities, where older adults can live in the home or community of their choice for as long as they are able to. To achieve this goal the Region is:

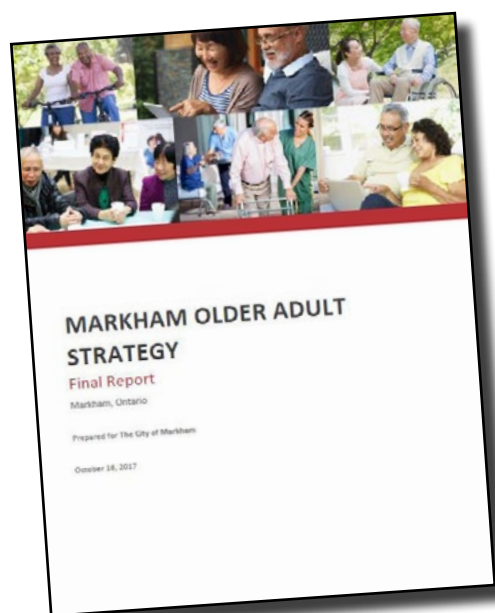
- Working with local municipalities and community organizations to discuss ways to create accessible spaces, innovative and affordable housing options, convenient transportation and programs that support independence and inclusion.
- The Region is advocating to support the need for more long-term care beds across York-Region.



City of Markham Older Adult Strategy (2017)

In 2010, the City released the Integrated Leisure Master Plan, which recommended that the City of Markham establish a formal plan to address the dynamic needs of older adults and proactively respond to future increases in demand for seniors programming and services. The 2017 City of Markham Older Adult Strategy is intended to build on the Region's strategy by focusing exclusively on the programs and services that the City of Markham is responsible for delivering to local residents. The OAS sets out goals and recommended actions across six focus areas. Relevant recommendations within each of these focus areas are as follows:

- Introduce more inclusive programming to appeal to specific cultural ethnic and religious groups based on guidance and input from local cultural organizations.
- Provide education for self-employment and entrepreneurship in partnership with Markham Public Library and local economic development and business association partners.
- Commit to ensuring that the City's decision making process always considers the components of age friendly cities and recognizes the diverse needs of older adults in Markham.



City of Markham Diversity Action Plan

The City of Markham's Diversity Action Plan was released in June 2010 to provide City direction in an effort to better serve the City's diverse community and to leverage the community's rich cultural wealth. This plan identifies inclusion barriers of newcomers, visible minorities, seniors, and youth, and outlines a number of recommendations for action, some of which include:

Economic Development

- Leverage the multicultural and multilingual character of Markham's population to attract international partners and new opportunities for economic development.

Development Services:

- Provide a diversified housing stock to serve the growing population, including intensification at appropriate locations.
- Support the future application of sustainable community design, transit investment and infrastructure improvement. Provide a mix of housing and jobs supportive of improved life and work options in Markham.
- Continue to advocate for the development of more assisted housing.

Recreation:

- Seek out community volunteers who speak the languages of newcomers and ask them to assist in delivering programs to newcomer seniors.
- Promote programs that allow seniors to stay in the community.
- Increase the number of programs and workshops held in neighbourhood schools to decrease the need for youth to pay for transportation to get to programs.

Establishing a LTC facility, life lease community and multi-purpose school on the subject lands will help to achieve the goals of these studies by establishing a complete and inclusive community within the City of Markham, that serves the interest of people of all ages and abilities.

The vision's multi-purpose programming will provide a unique and affordable housing option for seniors in the neighbourhood, and the educational component will create opportunities for accessible adult and youth recreation/education with a focus on Chinese heritage and language programs which are welcoming and accessible for international newcomers to Canada. The subject lands are an ideal location for this programming option due to its close proximity to 7 school/education faculties.

Furthermore, the vocational training program for PSWs will serve as an incubator for high-quality healthcare workers in York Region that will help to support the health care facilities on site and across the entire City and Region.



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Vision

The vision for the subject lands is the establishment of a mixed use community, with an emphasis on senior care and educational training and recreational services. This vision will be carried out by developing two buildings on the subject lands. The first building (Building 1) is located on the south portion of the site and will have mixed-use programming, primarily functioning as a life lease community (assisted living seniors housing), with a secondary usage as a multi-purpose learning centre that will provide a school setting to support PSW training and other educational and recreational programming as deemed fit. The vision for the subject lands incorporates a second building (Building 2) located on the north portion of the site that will function as a LTC facility for more intensive senior care needs. The holistic vision for this development is to provide a full spectrum of care for seniors, with a diversity of housing types and tenure. This development will provide a site where seniors

can age in place regardless of their growing needs or increasing level of care requirements.

The vision for the assisted living component considers the life lease housing concept, whereby the buyer purchases interest in the property which gives the senior the right to occupy their unit for a long period of time, often for the duration of their lifetime. This housing framework provides a more affordable option, compared to similarly sized condominium units in the area and provides greater housing security for seniors compared to renting.

Regarding the LTC facility the Owner is open to implementing building innovations and enhanced facility design, such as single rooms and private washrooms that will improve potential infection and disease control, a need that has been illustrated by the recent Covid-19 pandemic.



Figure 7.1 - Perspective of the development's massing looking from the southeast, prepared by Larkin architect limited



Figure 7.2 - Perspective rendering showing an example of a well designed drop-off area



Figure 7.3 - Photo Examples of accessible and inclusive amenity areas

The school component of this vision provides a space for PSW training as well as adult/youth education programs, with the potential to change based on the communities needs or time of day (e.g., PSW training during the day, and language or cultural education at night). The vocational training component of this vision will help to ensure that the life lease community and LTC facility are consistently supplied with high quality healthcare workers where education programming provides opportunity for co-op placements and work practicums. Furthermore, the potential for adult education programs will provide recreational services for more independent-living seniors, visitors and outside community members.

The flexible programming spaces envisioned for the mixed-use building (Building 1) will also provide a space for potential youth education services, with emphasis on Chinese heritage and language. In doing so, this vision proposes a mixed-age development, increasing the opportunities for multi-generational interaction. This provides opportunities where youth can learn about culture from elders and where younger



Figure 7.4 - Rendering example of a well-glazed active building frontage



Figure 7.5 - Perspective of the development's massing looking from the northwest, prepared by Larkin architect limited



users provide vibrancy and social interaction for seniors' amusement and companionship.

As mentioned, this mixed-used Building (Building 1) will occupy the front portion of the property, and will result in a 7-storey building approximately 30,779 sq. m (331,302.4 sq. ft) in size.

The LTC facility (Building 2) will be located towards the back of the property to the north and will also be 7 storeys in height, featuring a 1-story podium containing the resident's dining hall along the south facade. This building will be approximately 16,382 sq. m (176,334.4 sq. ft) in size and will contain a minimum of 160 LTC beds.

Building 1 and 2 culminate in a total GFA of 52,595 sq. m (566,127.9 sq. ft) and have a FSI of 2.5. These buildings will feature indoor and outdoor amenity areas, office space, kitchen(s), storage and loading facilities and other spaces that are supportive of the building's use and level of education/care provided (e.g., medical exam rooms and classrooms).

Vehicular access to the development is provided at the opposing ends of the south lot line along Apple Creek Boulevard. A total of 112 surface parking spots are proposed, directed towards the west property line and behind Building 1 towards the northeast. The remainder of the parking will be provided by 1 level of underground parking located below both Building 1 and 2, provided at a parking rate of 0.5 spaces per LTC bed/life lease unit.

The development will provide outdoor amenity space for active and passive recreation for users of all ages and abilities. Therefore, both paved and vegetative recreational spaces are provided. Large landscape setbacks are provided at the front, rear and east side of Building 1, and a large 10 m grassland buffer from the top of slope protects the adjacent valleylands from adverse development impacts. A paved courtyard is contemplated at the rear of Building 1, which will be easily accessed by the residences of the life lease community and provide space for informal gathering and interaction. These amenity spaces also offer passive recreation spaces for students and employees to enjoy lunch or take a break on a busy day.

Overall the vision for a mixed-used development is anticipated to improve the affordable housing options for seniors in the City of Markham, while simultaneously promoting a diversity of jobs opportunities and celebrating the City's cultural diversity by making more accessible services geared towards international newcomers.

The City of Markham has the fastest growing senior population and long-term care needs in the Region, and therefore, it is anticipated that this vision will be essential in filling the growing gap between demand and supply of quality, and affordable senior care.

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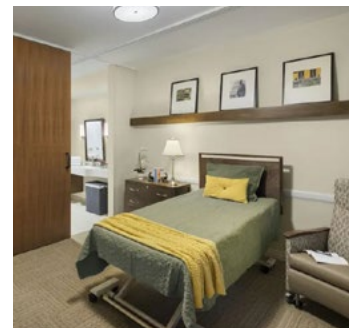
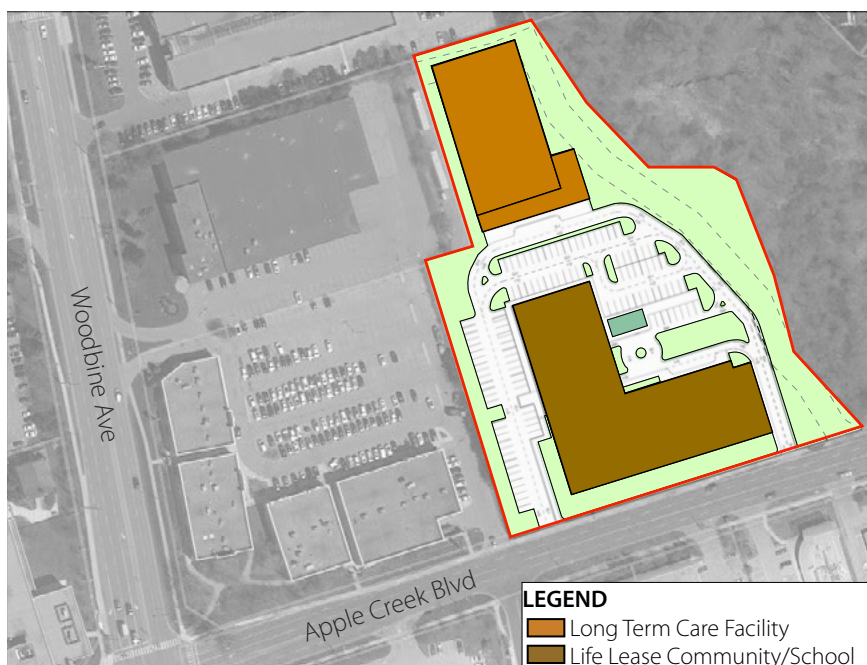
Rationale

In order to confirm the appropriateness of the proposal, we have undertaken an assessment of a number of the proposal's design parameters and balanced those with the objectives of establishing a LTC facility, life lease community and multi-purpose learning centre on the subject lands.

Specifically, we have undertaken an assessment of land use, height, vehicular and sustainable transportation hierarchies, amenity spaces and active building frontages and balanced those considerations with both the City of Markham's design direction and functional requirements for a successful mixed-use development. This assessment allowed us to determine fit and compatibility relative to the surrounding context and the planned character of the emerging community.

The following pages provide a summary of our findings.

Land Uses



The vision for the subject lands involves redeveloping the site into a mixed-used structure used for a life lease community and multi-purpose learning centre, as well as the construction of a new LTC facility.

The proposed assisted living facility is a desirable use for the City as it will provide a greater diversity of housing tenure that will assist residents who prefer some aspects of both home ownership and rental agreements given their household size and composition, their stage of life, and level of ability, or their economic status. The life lease housing concept is more affordable than similarly sized condominium units in the area and provides a greater level of housing security than renting with less maintenance responsibilities compared to home ownership. The restaurants, retail establishments and commercial-service uses that surround the subject lands provide everyday goods and services within walking distance, which promotes an accessible and active lifestyle for seniors. In addition, the multi-purpose learning centre located at the ground floor of this building has the opportunity to provide human services and cultural programming that meet the needs of people of all ages, backgrounds and capabilities. Therefore, following Official Plan policy, the vision for Building 1 is to provide new community infrastructure that : 1) allows for the sharing of facilities including programming; 2) promote the development of flexible multi-purpose facilities which can be adjusted to meet the varied needs of residents; and 3) encourage clustering of community services within multi-purpose facilities or mixed-use neighbourhoods.

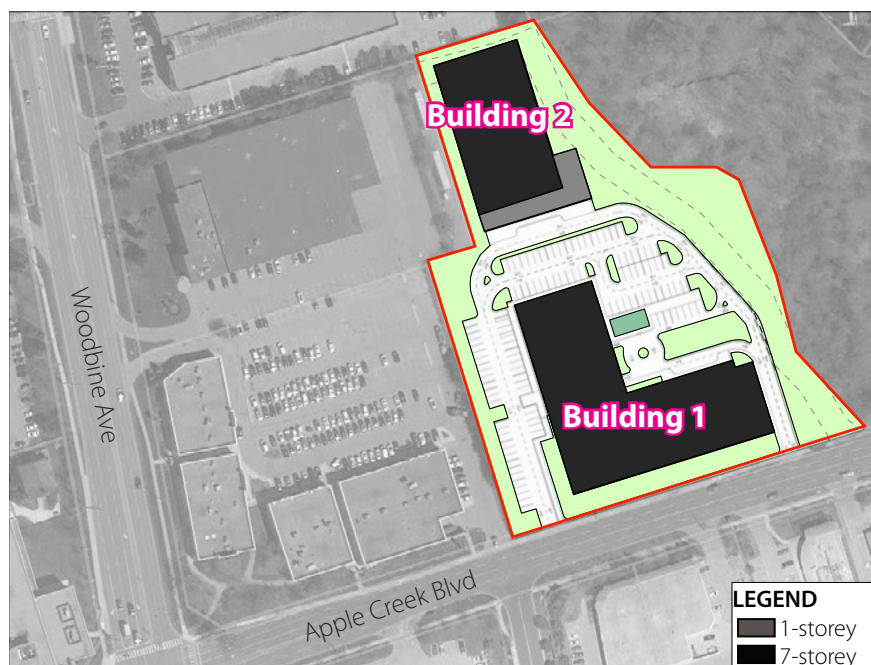
The addition of a new LTC facility (Building 2) will allow residence of the life lease community, as well as those in the surrounding low-rise residential neighbourhoods to age in place, within their chosen community, even when their level of required care intensifies.

These land uses are considered compatible with the surrounding context, which features other nearby health services, education facilities and schools, and will provide opportunities for co-op placements, after-school programs, summer camps and youth training. Furthermore, the mixed-use nature of this vision will provide a diversity of employment opportunities that will fit harmoniously into the area's employment context.

Markham Official Plan Policy Reference:

4.1.1.2; 4.1.2; 4.1.2.6 a); 4.1.2.7; 4.1.3.1 c); and 4.4.1.3 a)

Building Heights and Orientation



The proposal will include two buildings, both 7 storeys in height with Building 2 featuring a 1-storey dining room portion (podium) extending from the south facade. The proposal is designed to provide a transition in use and activity levels across the subject lands. Accordingly, the more private LTC facility (Building 2) is located to the north, whereas the more public and active uses are directed towards the south, located within Building 1 which fronts onto Apple Creek Boulevard. These design interventions increase the opportunities for active building frontages at grade, directed towards the public realm. This offers opportunity for high quality architecture and fenestration to further enhance the development's presence along Apple Creek Boulevard while also offering an ample landscape setback to beautify the streetscape and creates an attractive building frontage that is comfortable for pedestrians passing by.

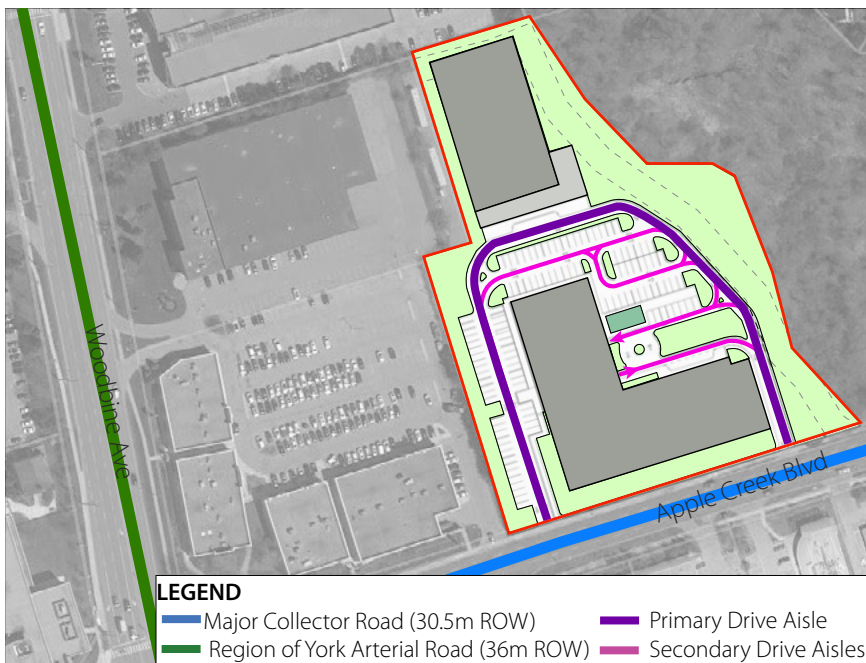
The 7-storey building heights are considered compatible with the surrounding context as the subject lands are well separated from sensitive land uses, such as other residential developments, where on-looking would be a concern. In addition, the proposed building heights take advantage of the extensive greenway system bordering the east edge of the subject lands by enhancing views and vistas of natural heritage features (i.e., the Rouge River).

Overall, the proposal will complement the emerging character and quality of existing built form through moderate intensification along Apple Creek Boulevard.

City of Markham Official Plan Policy Reference:
6.1.2.4; 6.1.2.5; 6.1.5.4 and 6.1.8.4 a), d)



Vehicular Movement Hierarchy



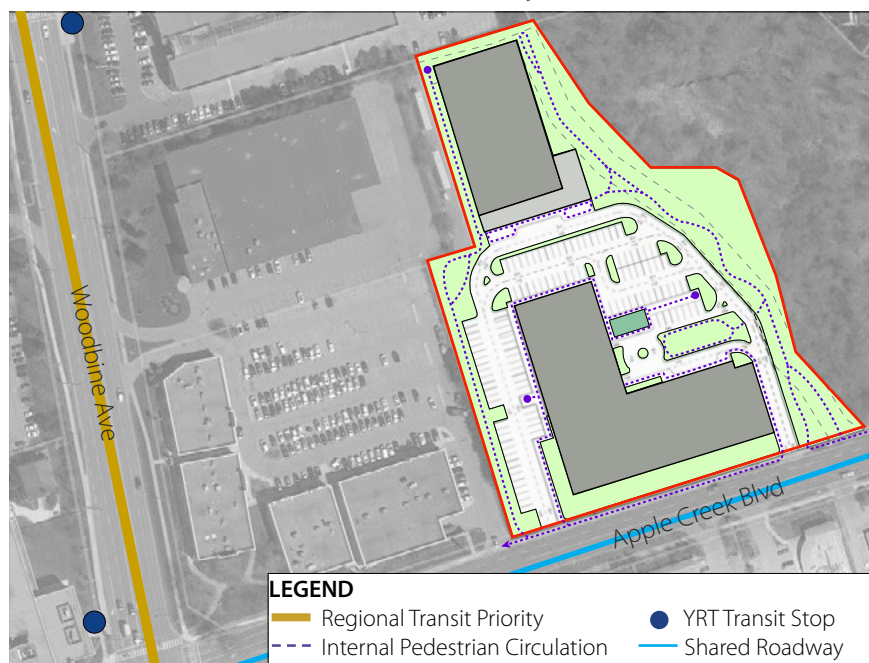
The proposal will connect with the existing regional and local road system, consolidating site vehicular access to two points along Apple Creek Boulevard to ensure the majority of this streetscape is preserved for built form, soft landscaping and active building frontages. Parking on site will make use of existing asphalt and will be located towards the west and rear of Building 1, predominately screened from view along Apple Creek Boulevard. Along the west property line parking will be screened by existing mature trees, and additional vegetative plantings that will soften the appearance of the site from the adjacent commercial plaza. Vegetative plantings will also help screen and soften the appearance of surface parking internal to the site.

Additional parking for Building 1 and 2 will be located underground, below these respective structures, where garbage and loading facilities will also be consolidated in order to minimize visual impact from the public realm, ensuring an attractive presence from the street. Each building is provided with a vehicular drop-off area that will ease resident arrival and departure and improve emergency vehicle access; keeping these areas away from the parking drive aisles to ensure ease of access and reduced vehicular congestion on site. A primary drive aisle is proposed along the perimeter of the site to further reduce vehicular congestion and parking interference.

City of Markham Official Plan Policy Reference:
6.1.8.4 h) vi., vii.; and 6.1.8.7



Sustainable Movement Hierarchy



The vision promotes a mixed-use community that is well connected to sustainable transportation options and promotes active movement where feasible. The 10m landscape setback along the easterly greenway system provides an opportunity for a comfortable walking trail or multi-purpose pathway that creates a clear and logical pedestrian connection from the sidewalk along Apple Creek Boulevard to the public sidewalk and to the paths that surround the buildings and lead to primary building entrances. This also increases accessibility to the existing and future transit options in the area.

The subject lands benefit from being located in close proximity to commercial retail and commercial services as well as compatible land uses (i.e., local schools and residential communities) which promotes walkability for everyday amenities and access (e.g., groceries, medical services, after school programs). In addition, the subject lands are located in proximity to shared roadways along Apple Creek Boulevard and Rodick Road, which further connect to designated bike lanes along Highway 7. Therefore, this development takes advantage of a multi-modal approach for residents, employees and visitors. Short term and long term bicycle parking will be accommodated to ensure sustainable transportation options are encouraged for residents, employees and visitors.

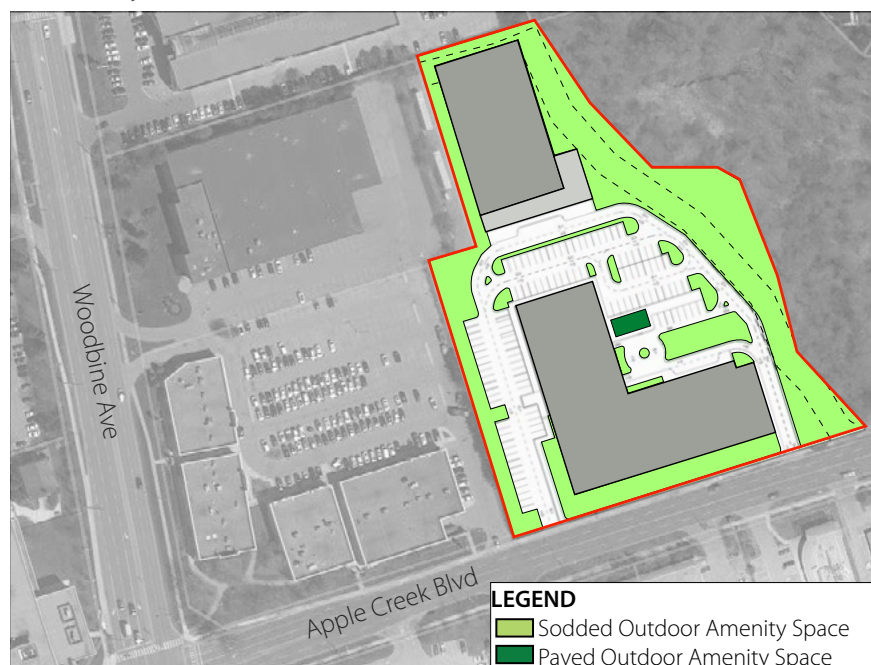
The Subject Lands are located approximately 139.6 m away from Woodbine Avenue, which is designated a Regional Transit Priority Network that connects to Highway 7, a designated Regional Rapid Transit Corridor. These transit connections improve the subject land's local and regional accessibility to prominent locations such as Downtown Markham, Richmond Hill, Vaughan and Toronto. High quality transit helps to improve the subject lands accessibility for its more vulnerable senior and youth users.



City of Markham Official Plan Policy Reference:

6.1.8.4 b); 6.2.3.1 a); 6.1.3.4 c) iv.; 7.1.1.5 a)

Amenity Areas



The vision for the Subject Lands deploys both a soft- and hardscape environment for outdoor amenity and congregation. For instance, Building 1, which fronts onto Apple Creek Boulevard, offers an attractive landscape setback to the south that wraps around the building's east and west facade to connect with the public sidewalk and paved pathways located at the building's rear. This landscaped open space allows for ground floor uses to spill-out towards the public realm. Additionally, the development contemplates: 1) a landscape setback along the west property line; 2) a treed greenspace adjacent to the north of Building 1's drop off area; and 3) a 10 m landscape setback adjacent to the greenway system to the east. These softscape areas provide areas for passive recreation and contemplation for residents, employees and visitors.

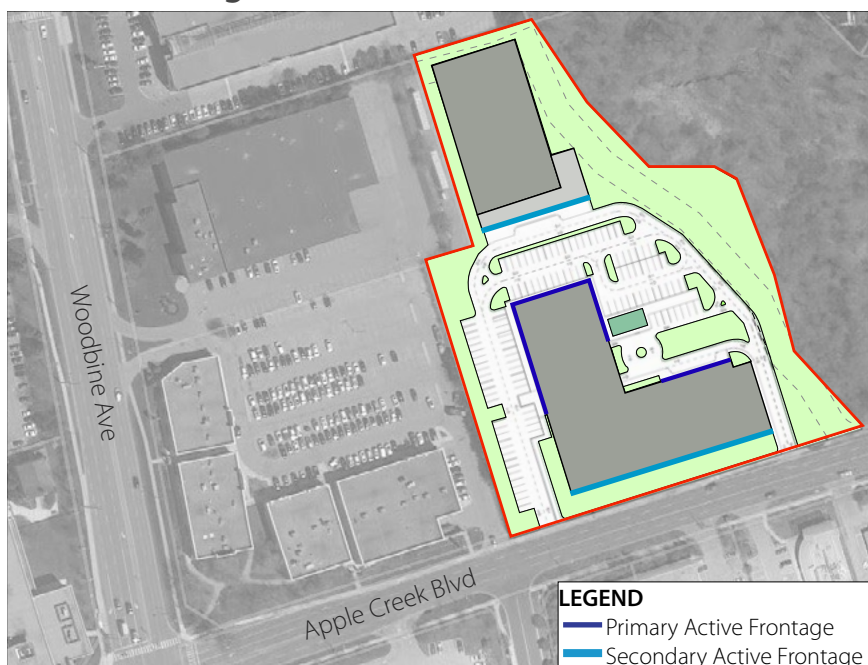
The development also envisions a paved amenity space at the rear of Building 1 that is more accessible for seniors in a wheelchair or with restricted mobility. This amenity space is located along the secondary active frontage of Building 1, making the space more private, while also encouraging informal congregation and gathering of the multi-generational users of this mixed-used building.

The opportunity for outdoor amenity space on building balconies and the application of rooftop amenity spaces that take advantage of the natural heritage views towards the east will be explored at the more detailed design stage.

City of Markham Official Plan Policy Reference:
6.1.8.1; 6.1.8.4 h) iii.; 6.1.8.5;



Active Frontages



The proposal provides opportunities for active frontages along Apple Creek Boulevard, a public street located to the south of the subject lands. Ground floor animation can include uses such as classrooms, the life lease community lobby, and/or indoor amenity spaces. Opportunities for fenestration, clear glazing and spill-out areas towards the public realm will be explored to allow Building 1 to engage with the public realm. Prioritizing building animation and active frontages along Apple Creek Boulevard helps to ensure that the proposal supports transit and active transportation investments of the City and Region by directing activity towards these connections.

Internal to the site, secondary active frontages have been identified for Building 1, which contemplates clear glazing, spill-out opportunities and informal surveillance onto adjacent amenity spaces. Building 1's secondary active frontage is located along its west and rear facade, overlooking the paved amenity space at the building's rear, and is directed towards Building 2 to create an active interplay between the two built forms.

The primary active frontage of the LTC facility (Building 2) faces the site internally, towards Building 1, and helps to animate the north portion of the subject lands. Ground floor animation is provided by the 1-storey dining room that extends off the 7-storey building along the south facade.

City of Markham Official Plan Policy Reference:
6.1.8.7 a)



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The Request

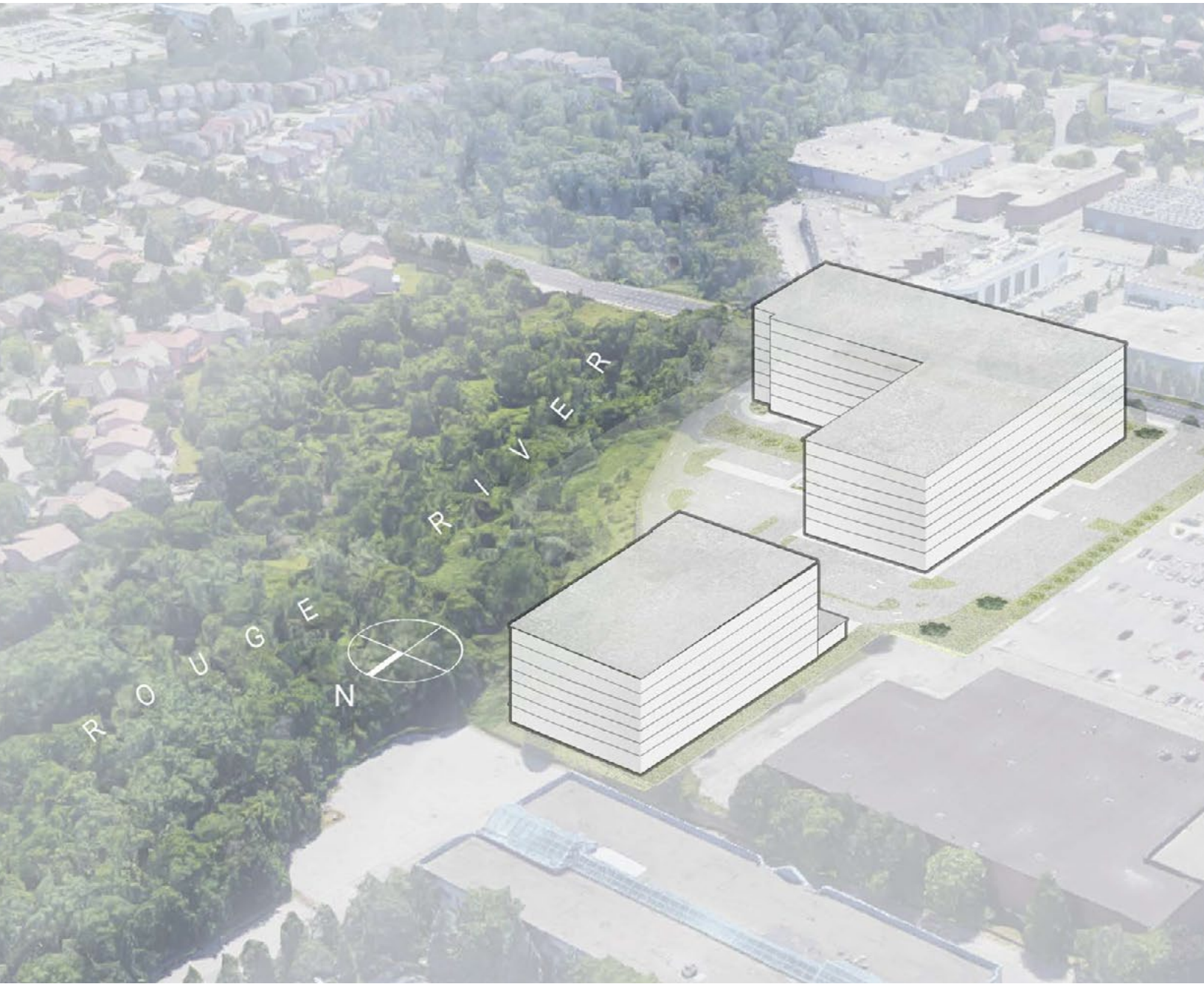
The vision for the subject lands is the creation of a mixed-use community with emphasis on high-quality health care and education opportunities. This vision will be achieved in an intensified form that supports the existing community by allowing residents to age in place and by providing synergies with surrounding land uses such as existing schools, community services and facilities and helps to support the diverse needs of Markham's residences.

A primary component of this vision is building a new LTC facility and life lease community (i.e., assisted living community) that will allow for a full spectrum of care for the City of Markham's diverse and growing senior population. This vision offers the opportunity for a unique tenure framework that increases senior housing options and affordability. The subject lands make an ideal location for seniors housing in Markham as they are able to leverage local and regional health care services and facility connections, which are important in the successful provision of holistic healthcare.

Seniors living and care is well complemented by the vision for a multi-purpose learning centre that includes a vocational training centre for PSWs. By providing training programs for healthcare workers on site ensures a consistent supply of high-quality employees for both the life lease community and LTC facility. The programming of this space also has the potential to change and adapt based on the time of day, or as the needs of the community change and grow. Therefore, the vision boasts a flexible multi-purpose facility where the opportunity to incorporate youth and adult heritage programs exists, which will promote multi-generation interaction on site in the achievement of a complete community.

To implement the vision, an Official Plan and Zoning By-law amendment would be required which would normally take 18 to 24 months. Furthermore, given the subject lands are employment and part of a Provincially Significant Employment Zone, they would require a conversion to non-employment purposes, the window for which consideration of conversion could be made has passed. In order to advance this project, we request the support of the City to help secure land use approvals by means of a Minister's Zoning Order (MZO) to expedite the approvals process such that construction can begin in late 2021 or early 2022, aiming to have the development fully completed in approximately 2.5 years. It is believed that this request aligns with Official Plan Policy and the City's goal to work in collaboration with the development industry, community partners, and senior levels of government to ensure the timely processing of affordable and shared housing projects.

The 2020 Covid-19 pandemic has shed light on the need for quality long term care for seniors in Ontario, as well as the vulnerabilities that seniors and culturally diverse newcomers face in this country. Issuing an MZO for the subject lands will assist in increasing the supply and accommodating the demand for quality and more affordable seniors care in Markham. This proposal will provide an excellent example of a mixed-use, program flexible, multi-generational and culturally diverse development where people can live, learn, work and play in harmony.





Appendix "D"

ONTARIO REGULATION XXX/21
made under the
PLANNING ACT

ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Application

1. This Order applies to,
(a) lands in the City of Markham in the Regional Municipality of York, in the Province of Ontario, being PIN 0304-3000(LT) and municipally addressed as 36 Apple Creek boulevard, and being the lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Definitions

2. In this Order

"accessory", when used to describe a use, building or structure, means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

- (a) a commercial school,
- (b) a business office,
- (c) a restaurant,
- (d) a restaurant, take-out,
- (e) a financial institution,
- (f) a retail store,
- (g) a medical office,
- (h) a personal service shop,
- (i) a community centre,
- (j) a use operated by a public authority
- (k) a place of worship, and
- (l) a health centre

"institutional use" means a Building or part of a Building containing uses such as Places of Worship, Community Centres, libraries, or government offices.

"long-term care home" has the same meaning as in the *Long-Term Care Homes Act, 2007*;

"retirement home" means a *building* or part of a *building* that is designed and used to provide accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, and is licensed under the *Retirement Home Act*.

"zoning by-law" means Zoning By-law 165-80 and 28-97 of the City of Markham.

Permitted uses - Markham

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands described in clause 1 (a), except for the following:

- (2). In the area shown as "M.C. 40%" on the map described in section 1,
 - 1. Retirement Homes
 - 2. Long Term Care Homes
 - 3. Accessory uses to any other permitted use.

- (3) In the area shown as "O1" on the map described in section 1,
 - 1. no buildings or structures are permitted within the O1 zone.

Zoning requirements - Markham

4. (1) The zoning requirements for the area shown as "M.C. 40%" on the map described in section 1 are the requirements set out in Parking Standards By-law 28-97 and below:

1. The minimum front yard setback is 9.0 metres,
2. The minimum setback to any other yard 5.5 metres,
3. The minimum distance between buildings is 11 metres,
4. The maximum height is 25 metres,
5. The maximum floor area ratio is 250%,
6. The minimum setback to a top of bank as defined by the Toronto and Region Conservation Authority is 10 metres,
7. The minimum number of required parking spaces:
 - Retirement home – 0.5 spaces per unit
 - Long-term care home - 0.5 spaces per bed
 - Accessory uses – 1 space per 40 square metres of net floor area of the use.

Terms of use

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.
- (5) All other parts of By-Law 165-80, not inconsistent with this order shall apply to the lands

Deemed by-law

6. (1) The parts of this Order that pertain to the City of Markham are deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Markham.



MAP No.

Map filed at the office of the Ministry of
Municipal Affairs and Housing
777 Bay St. Toronto, Ontario

The Planning Act


Ontario Regulation

Date

Original Signed By

Registrar of Regulations Office

LEGEND

 Boundary of Zoning Area

 M.C. 40% Zone

 O1 Zone



0 12.5 25 50 75 100
Meters



Report to: Development Services Committee

Report Date: February 8, 2021

APPENDIX “E”

City of Markham Matters for Consideration as Part of a Future Site Plan Approval Application Mon Sheong Foundation 36 Apple Creek Boulevard Minister’s Zoning Order

The matters for consideration in a future Site Plan Approval application by Mon Sheong to the City of Markham shall include, but not be limited to, the following:

1. Mon Sheong shall ensure that a future Site Plan Approval application shall include, but not limited to, the following matters, to the satisfaction of the Commissioner of Development Services:
 - a) a site plan and building elevation drawings
 - b) underground parking garage layout plans
 - c) grading
 - d) servicing
 - e) other engineering drawings
 - f) landscape plans
 - g) studies and reports which are required to comply with the requirements of the City and external agencies including, but not limited to:
 - i) an environmental site assessment
 - ii) a comprehensive traffic and transportation study
 - iii) sight line analyses
 - iv) geotechnical top of bank study
 - v) scoped environmental impact study
 - vi) wind impact study
 - vii) sun/shadow study
2. That Mon Sheong shall obtain a permit from the Toronto and Region Conservation Authority.
3. That Mon Sheong shall obtain approval from Buttonville Airport.
4. That Mon Sheong acknowledges the requirements in support of a submission of a future Site Plan Approval application must be identified at a scheduled Pre-Consultation Meeting with Staff and the required public agencies.



Comments to Province on Minister's Zoning Order request by Flato Developments Inc. for 5474 and 5662 19th Avenue

**Development Services Committee
February 8, 2021**



Flato Minister's Zoning Order (MZO) Request

Flato Developments Inc. has requested an MZO to permit residential development on 32 hectares of land at 5474 and 5662 19th Avenue

Province has requested comments from the City

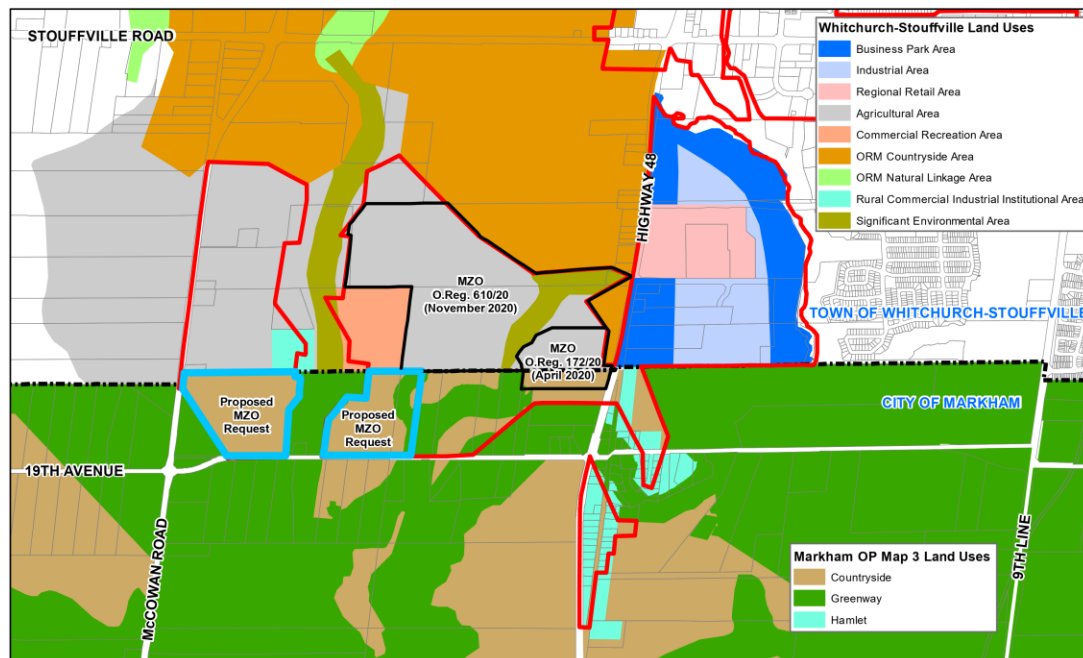


FIGURE 1 Location of Approved and Requested Minister's Zoning Orders by Flato Developments Inc.

- Whitchurch-Stouffville Highway 48 Land Use Planning Study
- Minister's Zoning Order Boundaries
- Proposed Minister's Zoning Order Request Boundary



Minister's Zoning Order

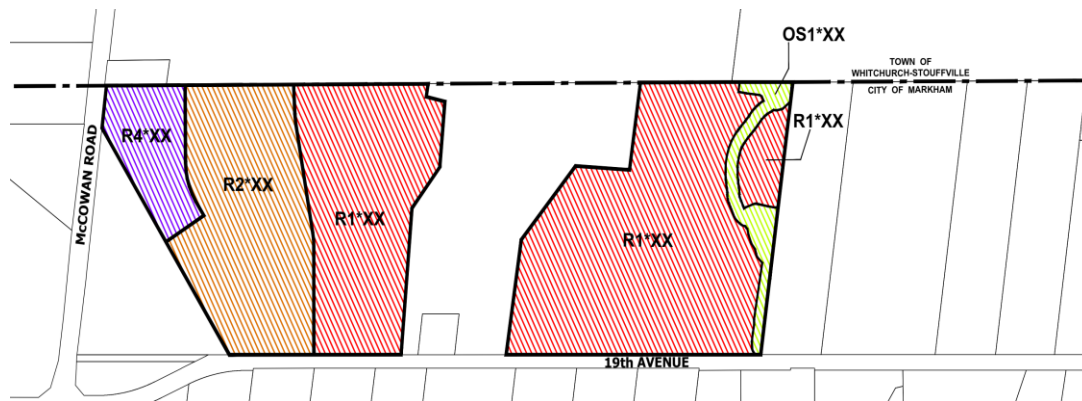
- The *Planning Act* allows the Minister of Municipal Affairs and Housing to zone lands through a Minister's Zoning Order (MZO)
- MZOs are intended to be used to protect or facilitate matters of provincial interest and the Minister's decision is required to be consistent with the Provincial Policy Statement
- MZOs override local official plans and zoning by-laws



Flato MZO Request

The MZO request is seeking to permit:

- 325 to 485 single-detached dwellings (R1 Zone),
- 190 to 380 townhouses (R2 Zone), and
- two 6-8 storey apartment buildings of 240 to 320 units (R4 Zone)



- LEGEND**
- Boundary of Zoning Area
 - R1*XX - Residential 1 (R1*XX) Zone
 - R2*XX - Residential 2 (R2*XX) Zone
 - R4*XX - Residential 4 (R4*XX) Zone
 - OS1*XX - Open Space 1 (OS1*XX) Zone



City Staff Recommendation 1

Recommendation #1 – That the City of Markham not support the Minister's Zoning Order (MZO) request by Flato Developments Inc., for the lands at 5474 and 5662 19th Avenue and that the requested urban boundary expansion be considered instead through York Region's current MCR

- York Region is undertaking a Land Needs Assessment (LNA) as part of its Official Plan Review to inform land use needs and allocate population and employment growth to area municipalities to 2051
- The LNA will apply a region-wide approach to determine how much growth can be accommodated within the current urban boundary and how much additional land, if any, is needed through urban boundary expansions
- The LNA is expected to be released in the coming months, and Markham Council will have an opportunity to consider implications of forecast on city-wide basis
- Staff are of the opinion that the MZO request is premature pending completion of York Region's MCR



City Staff Recommendation 2

Recommendation #2 – Should the Minister determine it appropriate to issue an MZO, it is recommended that the Minister consider the zoning standards in Appendix 'D' attached to this staff report.

- Although staff does not support the Flato MZO request revised zoning standards are provided for the Minister's consideration should an MZO be issued for these lands:
 - Townhouses be distributed through the R1 and R2 designations in the Flato draft MZO to facilitate on-street parking, street tree planning and more appropriate streetscape;
 - R1 designation be replaced with R2 designations, with uses restricted to only single-detached dwellings, townhouse dwellings, accessory dwelling units, home child care, and home occupations.
 - That OS zone be revised to reflect the Greenway designation in the Markham Official Plan, 2014.



Next Steps

- Staff recommends this report be forwarded to the Ministry of Municipal Affairs and Housing, York Region and Town of Whitchurch-Stouffville as the City's comments on the MZO request submitted by Flato Developments Inc. for 5474 and 5662 19th Avenue.



Thank you



Report to: Development Services Committee

Meeting Date: February 8, 2021

SUBJECT: City of Markham Comments to the Province on a Minister's Zoning Order request by Flato Developments Inc. to permit residential development on lands at 5474 and 5662 19th Avenue (Ward 2)

PREPARED BY: Liliana da Silva, R.P.P., M.C.I.P., Senior Planner, Policy & Research (x. 3115)

REVIEWED BY: Darryl Lyons, R.P.P., M.C.I.P., Manager of Policy, Policy & Research (x. 2459)
Marg Wouters, R.P.P., M.C.I.P., Senior Manager, Policy & Research (x. 2909)

RECOMMENDATION:

- 1) That the report entitled, "City of Markham Comments to the Province on a Minister's Zoning Order request by Flato Developments Inc. to permit residential development on lands at 5474 and 5662 19th Avenue (Ward 2)", dated February 8, 2021, be received;
- 2) That this report be forwarded to the Ministry of Municipal Affairs and Housing, York Region, and the Town of Whitchurch-Stouffville as the City of Markham's comments on the Minister's Zoning Order (MZO) request submitted by Flato Developments Inc. for 5474 and 5662 19th Avenue;
- 3) That the City of Markham not support the Minister's Zoning Order (MZO) request by Flato Developments Inc., for the lands at 5474 and 5662 19th Avenue and that the expansion of Markham's urban boundary needed to accommodate the development be considered instead through York Region's current Municipal Comprehensive Review;
- 4) Should the Minister determine it appropriate to issue an MZO, it is recommended that the Minister consider the zoning standards in Appendix 'D' attached to this staff report;
- 5) And further that staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides City of Markham's comments on a request for a Minister's Zoning Order (MZO) by Flato Developments Inc. (Flato) to permit 325 to 485 single-detached dwellings, 190 to 380 townhouses, and two 6-8 storey apartment buildings of 240 to 320 units on lands at 5474 and 5662 19th Avenue in northeast Markham.

BACKGROUND:**The Ministry of Municipal Affairs and Housing has asked the City of Markham for comments on a Minister's Zoning Order request from Flato Developments Inc.**

The *Planning Act* authorizes the Minister of Municipal Affairs and Housing to issue an MZO to control the use of land anywhere in Ontario. MZOs prevail over local Official Plans and zoning by-laws, and they are intended to be used to protect matters of provincial interest. A minister's decision on an MZO application is required to be consistent with the Provincial Policy Statement in accordance with the *Planning Act*.

On January 5, 2021, the Ministry of Municipal Affairs and Housing requested City of Markham comments on a November 2020 request by Flato for an MZO to permit residential development on 32 hectares of lands municipally known as 5474 and 5662 19th Avenue. The Flato MZO request is attached as Appendix 'A' and Ministry request for comments is attached as Appendix 'B'. The subject lands are shown in Figure 1.

Site and Area Context

The subject lands are generally located east of McCowan Road, and north of 19th Avenue, wholly within the City of Markham. The request is to permit 325 to 485 single-detached dwellings, 190 to 380 townhouses, and two 6-8 storey apartment buildings containing a total of 240 to 320 units.

The subject lands are to the south and west of two recent MZOs granted to Flato, also shown in Figure 1, one of which included approximately 3.5 ha in Markham near Highway 48. MZO O.Reg. 172/20 permits 353 dwelling units on 8.4 hectares in Whitchurch-Stouffville, and an additional 154 units on 3.5 hectares within the City of Markham. Markham Council supported that proposal on the basis that the MZO require a range of a minimum of 120 to a maximum of 500 purpose built rental seniors units and 34 market ownership townhouse units with accessible ground floor secondary suites; and that Flato be requested to work with the City of Markham to incorporate various housing types including but not limited to bungalow, duplexes, bungalow townhouses, etc.

A second MZO O.Reg. 610/12, was approved in November 2020 for approximately 60.14 hectares of lands owned by Flato in the Town of Whitchurch-Stouffville located to the north and west of the April 2020 MZO lands. The November 2020 MZO permits residential development (estimated at approximately 1,964 units) of various densities along with retail and service commercial uses. According to the August 25, 2020, Whitchurch-Stouffville Council staff report, the November MZO could yield approximately 151 to 238 single-detached dwelling units in the low-density residential areas, 373 to 995 units within the medium density residential area and 418 to 731 units within the high density residential and mixed use areas. A park, a school, mixed-use areas and a neighbourhood commercial block are proposed to provide for local retail, neighbourhood service commercial and employment opportunities for the community.

Both of these approved MZOs are within the study area of the Whitchurch-Stouffville Highway 48 Visioning Exercise, the purpose of which was to identify potential areas of

future urban boundary expansion in Whitchurch-Stouffville. Given the approval of the MZOs, the scope of the study has been recently changed to that of a land use planning study. Markham staff has been participating in the study and will be reporting back to Markham Development Services Committee with an update on the nature of the change of scope and direction for continued staff involvement.

Proposal

The MZO request is seeking development permissions in accordance with the Residential One (R1) Zone, Residential Two (R2) Zone, Residential Four (R4) Zone, and Open Space (OS1) Zone in By-law 177-96, with the exceptions to allow the following:

- minimum lot frontage of 11.5 metres and minimum lot area of 345 square metres in the R1 Zone;
- minimum lot frontage on a lot not accessed by a lane of 6 metres and maximum height of 12 metres in the R2 Zone; and
- minimum rear yard setback of 11 metres and number of apartment dwelling units of between 120 minimum and 500 maximum in the R4 Zone.

Figure 2 provides the proposed zoning within the subject lands.

Official Plan and ZoningYork Region Official Plan 2010

The lands within the Flato MZO request are designated Agricultural Area in the York Region Official Plan (YROP) and outside of the Urban Area. According to the YROP lands outside of the Urban Area can only be considered for urban development through a Municipal Comprehensive Review (MCR).

Markham Official Plan, 2014

The subject lands are designated 'Countryside' and 'Greenway' in the Markham Official Plan (see Figure 1). The lands are located outside of the City's urban boundary and are identified as prime agricultural lands to be used mainly for agricultural uses. Markham's Official Plan policies state that expansions to the urban area shall only be initiated in conformity with the Growth Plan and YROP.

In both the YROP and Markham Official Plan the lands are identified as lands outside the urban area and outside the Greenbelt Plan Area, which could potentially be identified for urban development through a future MCR.

Zoning

The subject lands are zoned A1 (Agriculture) and RR4 (Rural Residential) in zoning by-law 304-87, as amended.

DISCUSSION:**The MZO request is premature pending completion of York Region's MCR**

York Region is undertaking an Official Plan Review through an MCR to plan for population and employment growth to 2051 in conformity with Provincial Plans including the Growth Plan, Greenbelt Plan, and Oak Ridges Moraine Conservation Plan.

A component of the MCR is a lands needs assessment that considers how the Growth Plan population and employment forecast for York Region to 2051 should be allocated to the nine local municipalities. Taking into account the minimum intensification target identified in the Growth Plan, minimum targets for designated greenfield areas and employment areas, as well as infrastructure needs, the land needs assessment determines how much growth can be accommodated within the current urban boundary and how much, if any, additional land is needed through urban boundary expansions. Undertaking a land needs assessment at a Region-wide scale ensures a comprehensive approach to growth management in an effort to, among other things, ensure efficient use of existing and future infrastructure.

York Region is expected to release a draft land needs assessment for consultation in the coming months which will identify the need and appropriate location for any required urban boundary expansion in Markham or elsewhere in the Region to 2051. Once the draft land needs assessment and forecast for Markham is released, Markham Council will consider the implications of the forecast on a City-wide basis.

As the lands with the Flato MZO request are outside the urban boundary and Markham Council has not yet considered how growth to 2051 should be directed, Markham staff is of the opinion that the request is premature pending completion of York Region's MCR and recommends that Council not support the Minister issuing an MZO in this location.

Notwithstanding the consideration of whether the subject lands are needed, or in the appropriate location to accommodate future growth, any development approvals should be done within the context of a comprehensive study (e.g., a secondary plan) for the area to ensure that appropriate infrastructure and public amenities are available to future residents of these lands. This includes, among other things, the protection and enhancement of natural heritage features, availability of an appropriate transportation network and servicing, and adequate and appropriately located community facilities such as parks and open space, schools, community centres and libraries. City of Markham staff have not had the opportunity to sufficiently evaluate any of these requirements to date. As an example, preliminary municipal servicing concepts propose that municipal drinking water be supplied from Whitchurch-Stouffville. Staff will therefore need further discussions with Legal, the Town and the Region to discuss cross border servicing issues and to confirm compliance with current legislation including the *Municipal Act*.

Recommendation #1: That the City of Markham not support the Minister's Zoning Order (MZO) request by Flato Developments Inc., for the lands at 5474 and 5662 19th

Avenue and that the requested urban boundary expansion be considered instead through York Region's current Municipal Comprehensive Review.

Should the Minister determine it appropriate to issue an MZO, it is recommended that the Minister consider zoning standards in Appendix 'D' attached to this staff report

Although staff does not support the Flato MZO request for the reasons stated above, the draft MZO from Flato has been reviewed and revisions are recommended to address the following matters:

- That the townhouses be distributed throughout the R1 and R2 designations in the Flato draft MZO to facilitate on-street parking, street tree planting and more appropriate streetscape;
- That the R1 designation be replaced with R2 designations, with uses restricted to only single-detached dwellings, townhouse dwellings, accessory dwelling units, home child care, and home occupations. The proposed R1 designation is not appropriate as it is more typically applied to areas that transition from larger lot developments to urban area developments. The introduction of restricted uses under the R2 designation is in line with City's design principles of two car garages on 11.6 metre lots, and would give flexibility to include housing mix smaller than 9 metre wide single-detached dwellings with single car garages; and
- The Open Space zones be revised to reflect the Greenway designation in the Markham Official Plan, 2014.

For details of the above staff recommended revisions to the draft MZO, refer to Appendix 'D' of the staff report.

Recommendation #2: Should the Minister determine it appropriate to issue an MZO, it is recommended that the Minister consider the zoning standards in Appendix 'D' attached to this staff report.

NEXT STEPS:

Staff recommends that this report be forwarded to the Ministry of Municipal Affairs and Housing, to York Region, and to the Town of Whitchurch-Stouffville as the City of Markham's comments on the Minister's Zoning Order request by Flato Developments Inc. at 5662 and 5474 19th Avenue.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

FINANCIAL CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The MZO request is not consistent with the Markham Official Plan 2014 which is captured in Goal 3, "Safe, Sustainable and Complete Community", Building Markham's Future Together, 2020-2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning and Urban Design, Engineering and Legal Departments were consulted on this report.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location of Approved and Requested Minister's Zoning Orders by Flato Developments Inc.

Figure 2: Draft Minister's Zoning Order Zoning from Flato Developments Inc.

Appendix 'A': Minister's Zoning Order Request from Flato Developments Inc.

Appendix 'B': Comment Request Letter from Ministry of Municipal Affairs and Housing

Appendix 'C': Draft Minister's Zoning Order from Flato Developments Inc.

Appendix 'D': City of Markham Staff Recommended Edits to Draft Minister's Zoning Order from Flato Developments Inc.

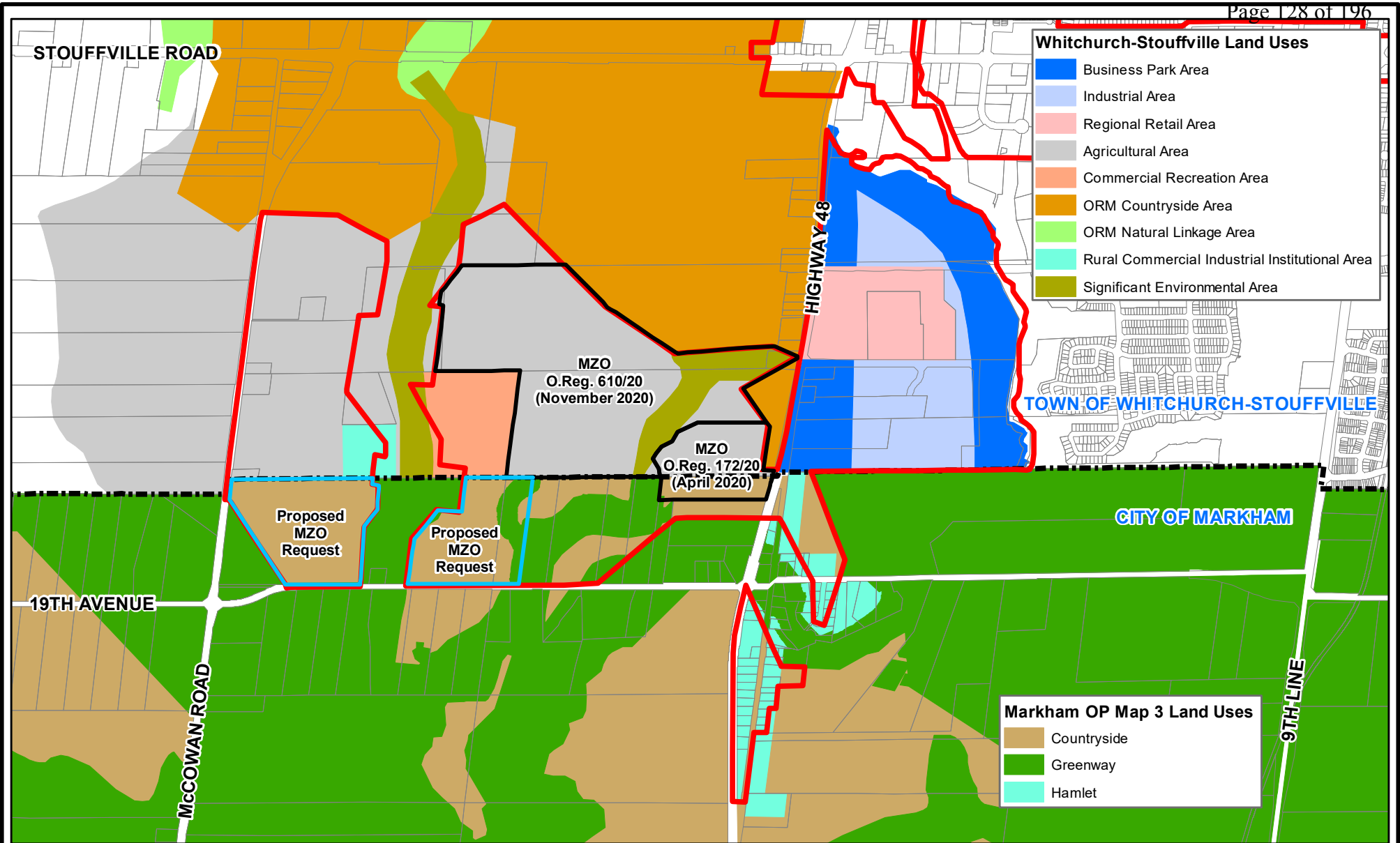


FIGURE 1

Location of Approved and Requested Minister's Zoning Orders by Flato Developments Inc.

- Whitchurch-Stouffville Highway 48 Land Use Planning Study
- Minister's Zoning Order Boundaries
- Proposed Minister's Zoning Order Request Boundary



Q:\Geomatics\Departments\Planning\Policy\Liliana Da Silva\Flato MZO Request\Report Figures.mxd



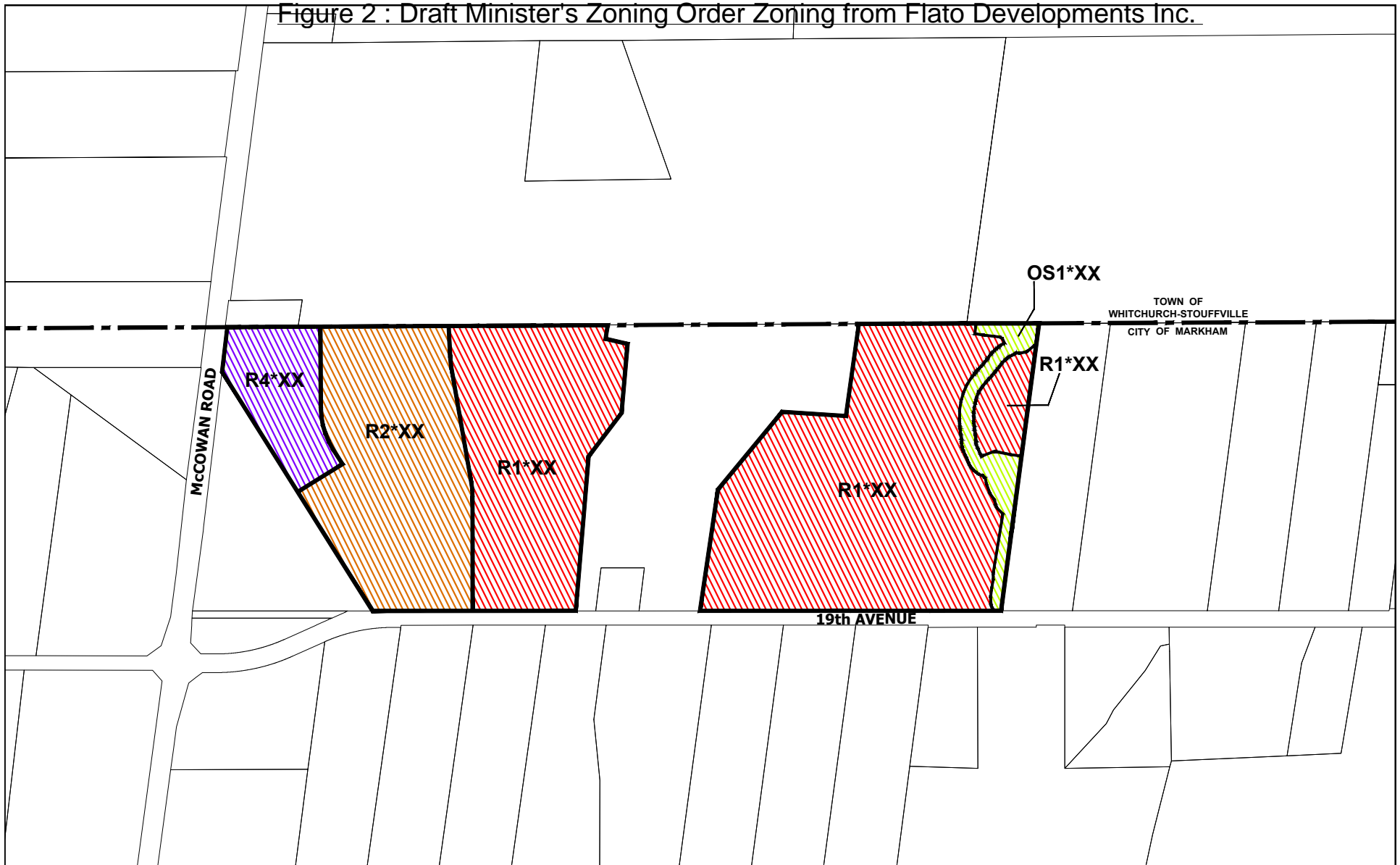
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: LD

DATE: 4/11/2020

Figure 2 : Draft Minister's Zoning Order Zoning from Flato Developments Inc.

**MAP NO. XXX**

Map Filed at the office of the Ontario Ministry
of Municipal Affairs and Housing
777 Bay Street, Toronto, Ontario

The Planning Act Ontario Regulation:

Date:





Original Signed By:

Registrar of Regulations Office

**A REGISTRAR OF
REGULATIONS ONTARIO**

DATE: _____

LEGEND

- Boundary of Zoning Area
-  R1*XX - Residential 1 (R1*XX) Zone
-  R2*XX - Residential 2 (R2*XX) Zone
-  R4*XX - Residential 4 (R4*XX) Zone
-  OS1*XX - Open Space 1 (OS1*XX) Zone

0 60 120 240 Meters

Kataryna Sliwa
Partner
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D +1 416 863 4628

Dentons Canada LLP
77 King Street West, Suite 400
Toronto-Dominion Centre
Toronto, ON, Canada M5K 0A1

dentons.com

November 19, 2020

File No.: 568098-13

Hand Delivered

Hon. Steve Clark
Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M5G 2E5

Dear Minister Clark:

**Re: Minister's Zoning Order ("MZO") Application Submission
Part of Lot 31, Concession 7
5474 19th Avenue and 5662 19th Avenue
City of Markham, Regional Municipality of York
Flato Developments Inc. ("Flato")**

We are counsel for Flato with respect to the above noted matter.

Flato is the owner of approximately 32 hectares in the City of Markham, north of 19th Avenue, east of McCowan, municipally known as 5474 19th Avenue and 5662 19th Avenue (the "Lands"). The Lands are within the boundary of the ongoing Highway 48 Visioning Study, which is being jointly undertaken by the Town of Whitchurch-Stouffville and the City of Markham, which identifies the Highway 48 Corridor as offering a significant opportunity for growth. The Lands are adjacent to the lands in the Town of Whitchurch-Stouffville that are subject to O. Reg 610/20, the MZO issued on October 30, 2020, and in proximity to the lands that are subject to O. Reg 172/20, the MZO issued on April 24, 2020 (together, the "Existing MZOs").

The purpose of this MZO is to further facilitate the development of the Highway 48 Corridor in a manner that aligns with the Highway 48 Visioning Study and builds upon the Existing MZOs to create a complete community that respects the surrounding Oak Ridges Moraine Conservation Plan and Greenbelt Plan areas. The proposed development, as shown on the attached Concept Plan, provides for approximately 325 to 485 single detached dwellings, 190 to 380 townhouses, and two six to eight-storey apartment buildings totalling approximately 240 to 320 units. The Concept Plan also provides the Existing MZOs with access to 19th Avenue.

The proposed development addresses several of the Province's priorities set out in the *More Homes, More Choice* action plan. It will increase housing supply and bring that supply to market quickly, while respecting and maintaining Ontario's strong environmental protections, and enabling the creation of a complete community within the Highway 48 Corridor.

Durham Jones & Pinegar ► LEAD Advogados ► Rattagan Macchiavello Arocena ► Jiménez de Aréchaga, Viana & Brause ► Lee International ► Kensington Swan ► Bingham Greenebaum ► Cohen & Grigsby ► Sayarh & Menjra ► Larrain Rencoret ► For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

In support of this MZO application, please find the following materials enclosed:

- Two (2) copies of the Concept Plan, prepared by Bousfields Inc., dated November 17, 2020 (a copy of which is attached hereto as Appendix 1);
- Two (2) copies of the Planning Letter, prepared by Bousfields Inc., dated November 18, 2020;
- Two (2) copies of the Draft Zoning Order, prepared by Bousfields Inc.;
- Two (2) copies of the Functional Servicing and Stormwater Management Brief, prepared by C.F. Crozier & Associates Consulting Engineers, dated November 18, 2020;
- Two (2) copies of the Traffic Opinion Letter, prepared by C.F. Crozier & Associates Consulting Engineers, dated November 18, 2020;
- Two (2) copies of the Natural Heritage Features Screening and Delineation, prepared by SLR Consulting (Canada) Ltd., dated November 18, 2020;
- Two (2) copies of the Economic Contribution Study, prepared by Deloitte, dated June 2020; and
- One (1) USB drive containing a digital copy of the above noted materials.

Please do not hesitate to contact the undersigned if you have any questions regarding the foregoing. We thank you for your consideration of this request.

Yours truly,
Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/ak

Enclosures

Copy: Client

Appendix 'B': Comment Request Letter from Ministry of Municipal Affairs and Housing

Ministry of Municipal
Affairs and Housing

Ministère des Affaires
Municipales et du Logement

Office of the Deputy Minister

Bureau du ministre

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7100

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7100



242-2021-1

January 5, 2021

Andy Taylor
Chief Administrative Officer
City of Markham
ataylor@markham.ca

Dear Andy Taylor:

The Ministry of Municipal Affairs and Housing has received a request from Flato Developments Inc. that the Minister make a Zoning Order under section 47 of the *Planning Act*. The proposal is for approximately 32 hectares of lands located north of 19th Avenue and east of McCowan Road, municipal addresses of 5474 19th Avenue and 5662 19th Avenue.

The request notes that the lands are adjacent to the lands subject to an existing Zoning Order, filed as Ontario Regulation 610/20; and the proposed concept plan sets out the development is for 325 to 485 single dwellings, 190 to 380 townhouses, and two 6 to 8-storey apartment buildings of 240 to 320 units.

Ministry staff are seeking your input on the proposed residential development.

Should you have any questions regarding this matter, please contact Maya Harris, Manager, Community Planning and Development, at 416-585-6063 or Maya.Harris@ontario.ca.

Yours truly,

A handwritten signature in black ink that reads "K. Manson-Smith".

Kate Manson-Smith
Deputy Minister

Appendix 'C': Draft Minister's Zoning Order from Flato Developments Inc.

DRAFT

ONTARIO REGULATION

Made under the

PLANNING ACT

ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Application

1. This Order applies to lands in the City of Markham in the Regional Municipality of York, in the Province of Ontario, being the lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted Uses

2. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands described in clause 1, except for the following:

1. The uses identified in the City of Markham Zoning By-law 177-96 for the Residential One Exception *XX (R1*XX) in the area shown as "R1*XX" on the map described in section 1;
2. The uses identified in the City of Markham Zoning By-law 177-96 for the Residential Two Exception *XX (R2*XX) in the area shown as "R2*XX" on the map described in section 1;
3. The uses identified in the City of Markham Zoning By-law 177-96 for the Residential Four Exception *XX (R4*XX) in the area shown as "R4*XX" on the map described in section 1; and
4. The uses identified in the City of Markham Zoning By-law 177-96 for the Open Space Exception *XX (OS1*XX) in the area shown as "OS1*XX" on the map described in section 1.

(2) Despite section 2 (1) (2), the following uses are not permitted in the area shown as "R2*XX" on the map described in section 1:

1. Semi-detached dwellings
2. Duplex dwellings
3. Triplex dwellings
4. Fourplex dwellings
5. Apartment dwellings

(3) Despite subsection (1), in all the Zone areas including Residential One (R1*XX), Residential Two (R2*XX), Residential Four (R4*XX) and Open Space (OS1*XX) zones, the following uses are permitted:

1. A stormwater management facility.
2. Flood and erosion control.

Zoning requirements

3. (1) The zoning requirements for the area shown as “R1*XX” on the map described in clause 1 are the requirements for the uses set out in Section 5 Table B1 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:
 1. The minimum lot frontage is 11.5 metres.
 2. The minimum lot area is 345 square metres.
- (2) The zoning requirements for the area shown as “R2*XX” on the map described in clause 1 are the requirements for the uses set out in Section 5 Table B2 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:
 1. The minimum lot frontage on a lot not accessed by a lane is 6.0 metres.
 2. The maximum height is 12.0 metres.
- (3) The zoning requirements for the area shown as “R4*XX” on the map described in clause 1 are the requirements for the uses set out in Section 5 Table B6 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:
 1. The minimum rear yard setback is 11 metres.
 2. The minimum number of apartment dwelling units is 120.
 3. The maximum number of apartment dwelling units is 500.
- (4) The zoning requirements for the area shown as “OS1*XX” on the map described in Section 1 are the requirements for the uses set out in Section 5 Table B9 of the City of Markham Zoning By-law 177-96.

Terms of use

4. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

5. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be

and to always have been a by-law passed by the Council of the City of Markham.

Commencement

6. This Regulation comes into force on the day it is filed.

Appendix 'D': City of Markham Staff Recommended Edits to Draft Minister's Zoning Order from Flato Developments Inc.

ONTARIO REGULATION XXXX ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Application

1. This Order applies to,

(a) Lands in the City of Markham in the Regional Municipality of York, in the Province of Ontario, being the lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Permitted uses — Markham

2. (1) Every use of land and every erection, location or use of any building or structure is prohibited on those lands described in clause 1 (b), except for the following:

1. In the area shown as “R2*647” on the map described in section 1,

- i) the uses identified in the City of Markham Zoning By-law 177-96 for the Residential Two (R2) Zone, and
- ii) one accessory dwelling unit located within a townhouse dwelling or single detached dwelling.

2. In the area shown as “R4*675” on the map described in section 1,

- i) the uses identified in the City of Markham Zoning By-law 177-96 for the Residential Four (R4) Zone

(2) Despite subparagraph 1 i of subsection (1), the following uses are not permitted in the area shown as “R2” on the map described in section 1:

- 1. Semi-detached dwellings.
- 2. Duplex dwellings.
- 3. Triplex dwellings.
- 4. Fourplex dwellings.

(3) Despite subparagraph 2 i of subsection (1), the following uses are not permitted in the area shown as “R4” on the map described in section 1:

- 1. Multiple dwellings.

Zoning requirements — Markham

3. (1) The zoning requirements for the area shown as “R2” on the map described in section 1 are the requirements for the uses set out in section 5 Table B2 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:

- 1. The minimum number of single detached dwelling units is 325.
- 2. The maximum number of single detached dwelling units is 485.
- 4. The minimum number of townhouse dwelling units is 240.
- 5. The maximum number of townhouse dwelling units is 320.

(2) The zoning requirements for the area shown as “R4” on the map described in section 1 are the requirements for the uses set out in section 5 Table B6 of the City of Markham Zoning By-law 177-96 and Parking Standards By-law 28-97, with the following exceptions:

1. The minimum rear yard setback is 11 metres.
2. The minimum number of apartment dwelling units is 120.
3. The maximum number of apartment dwellings units is 500.

Terms of use

4. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

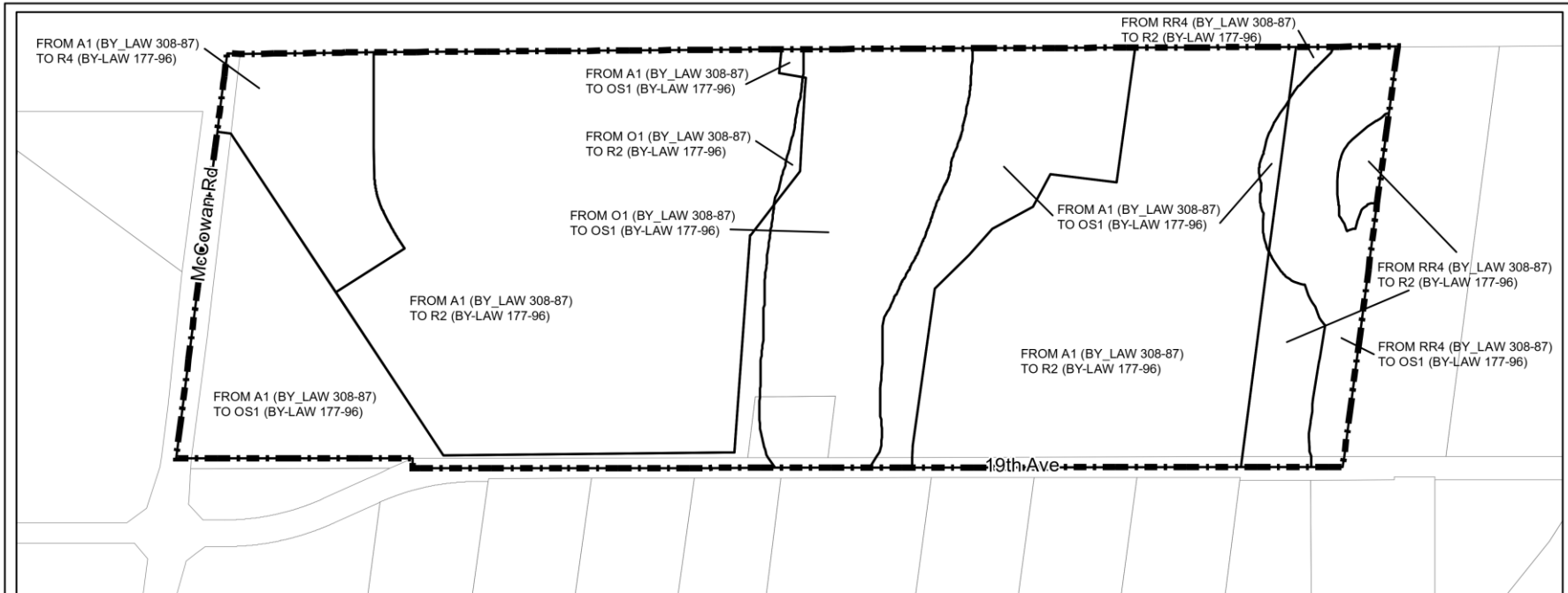
(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

(5) All other parts of By-Law 177-96, not inconsistent with this order shall apply to the lands

Deemed by-law

7. (1) The parts of this Order that pertain to the City of Markham are deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Markham.



SCHEDULE "A" TO BY-LAW AMENDING BY-LAWS 304-87 AND 177-96 DATED



BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM 304-87 AND ADDED TO 177-96

BOUNDARY OF ZONE DESIGNATION(S)

RR4 RURAL RESIDENTIAL FOUR R2 RESIDENTIAL TWO OS1 OPEN SPACE ONE
O1 OPEN SPACE ONE R4 RESIDENTIAL FOUR

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

MARKHAM DEVELOPMENT SERVICES COMMISSION

75 37.5 0 75 Meters

Drawn By: RT

Checked By: BR

DATE: 21/01/2021

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

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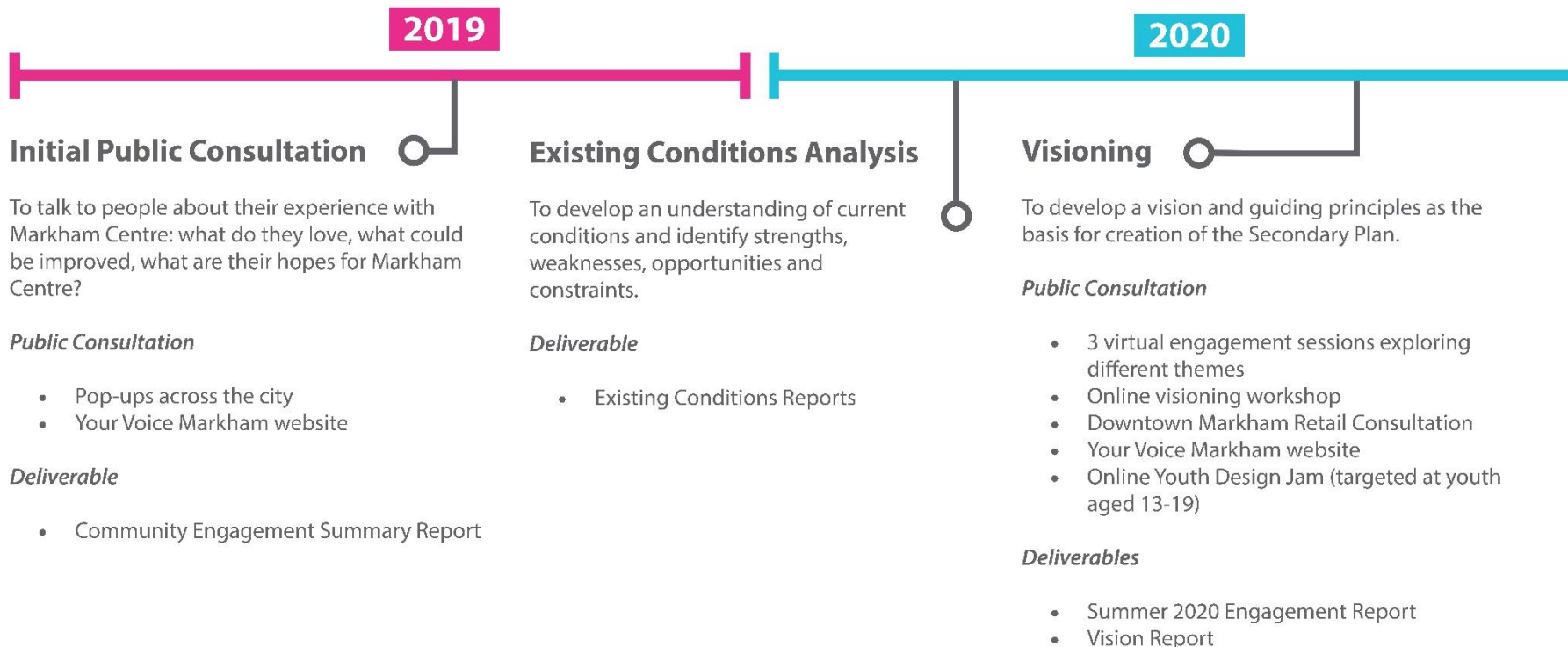
Markham Centre Secondary Plan Update

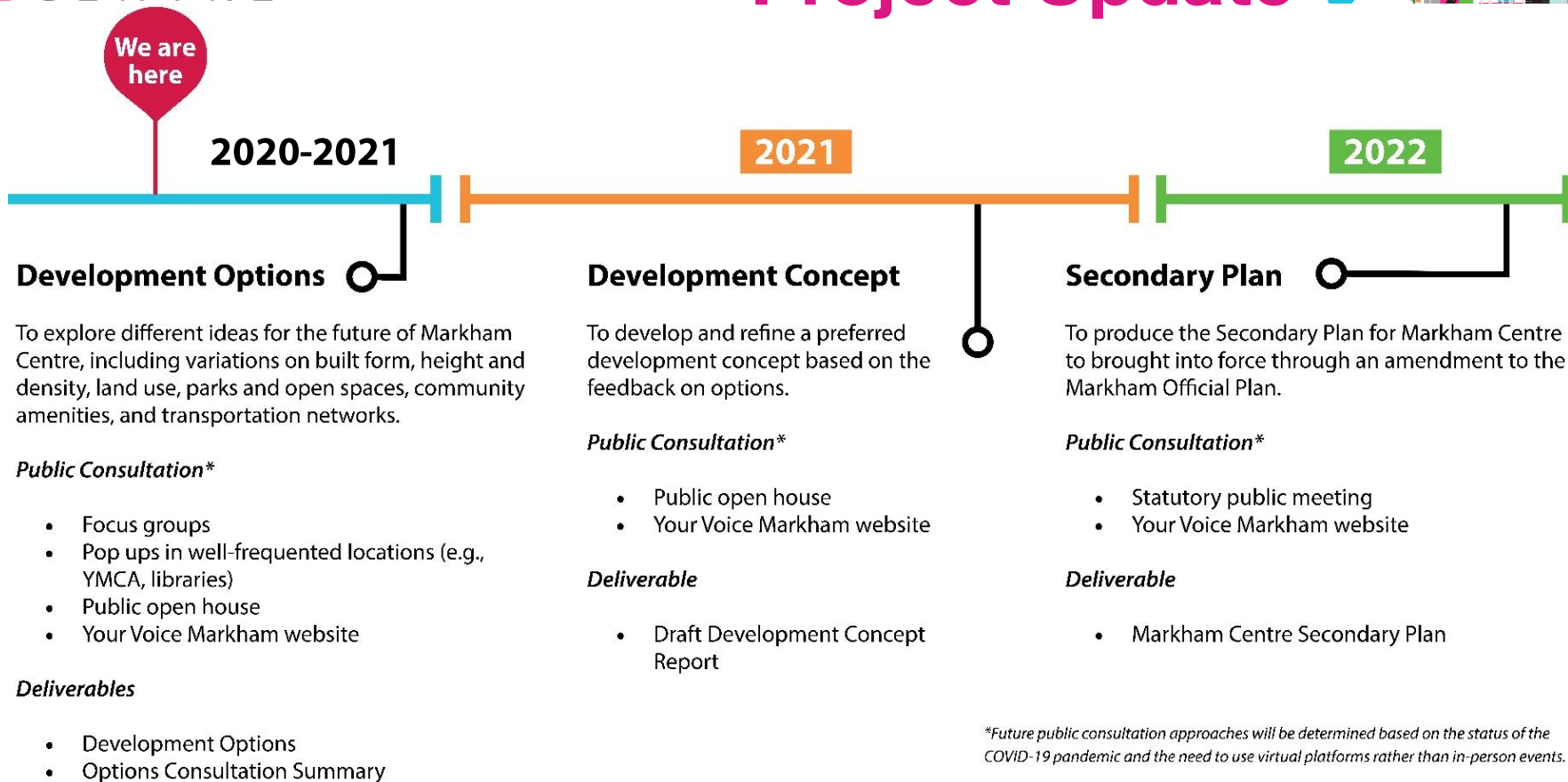
DSC Presentation:
February 8, 2021



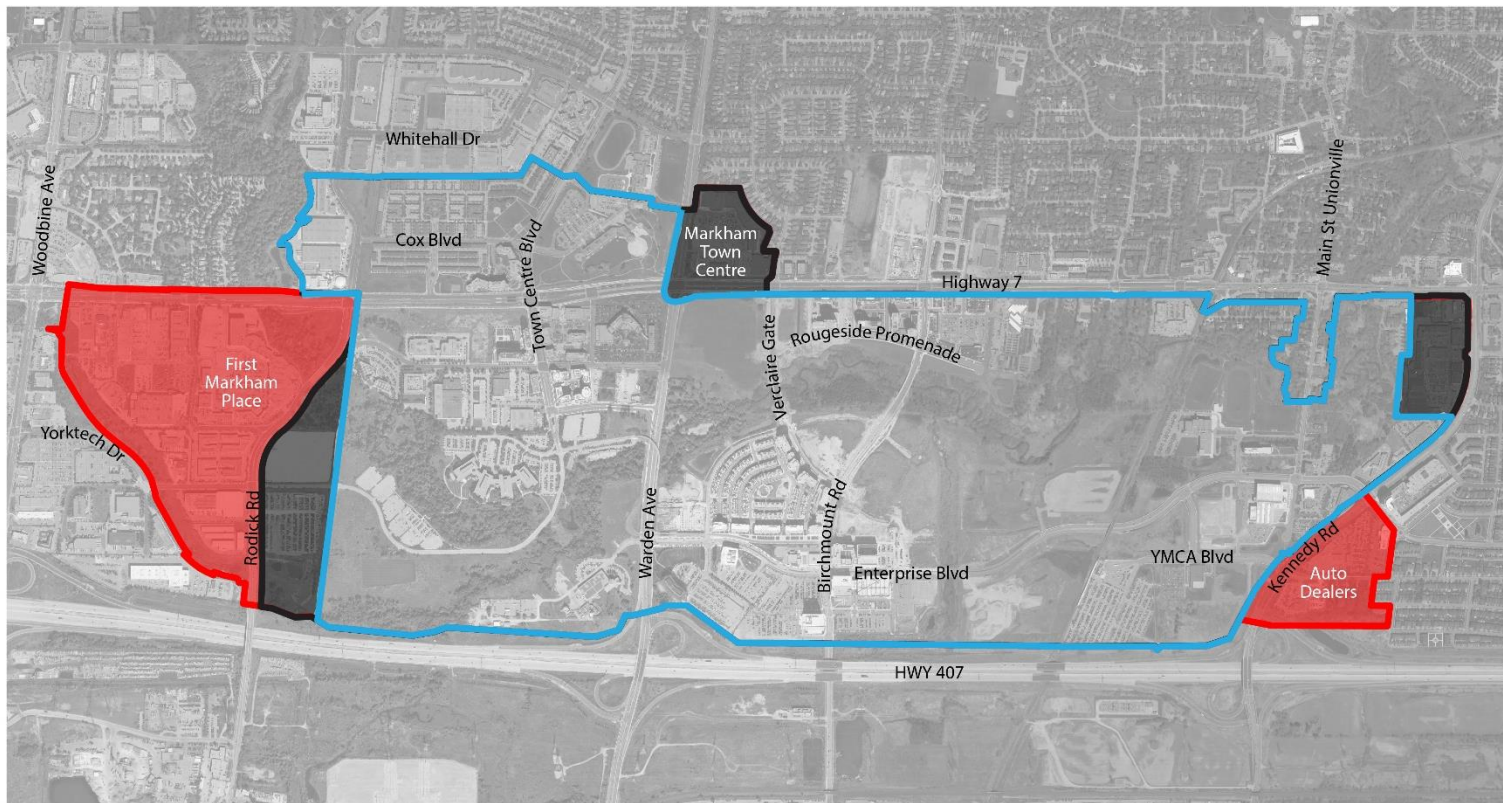
1. **Project Update**
2. **Vision & Guiding Principles**
3. **Approach to Options**
4. **Streets and Movement**
5. **Development and Structure**
6. **Parks and Open Spaces**
7. **Civic District**
8. **Overall Concept**
9. **Discussion Topics**
10. **Next Steps**

Project Update





Boundary Expansion



- MCSP Boundary Today
- Expanded MCSP Boundary
- Further Expanded MCSP Boundary



Scale of Markham Centre

Size comparison with other
GTA Centres



Markham Centre and Downtown Toronto



Vision and Guiding Principles

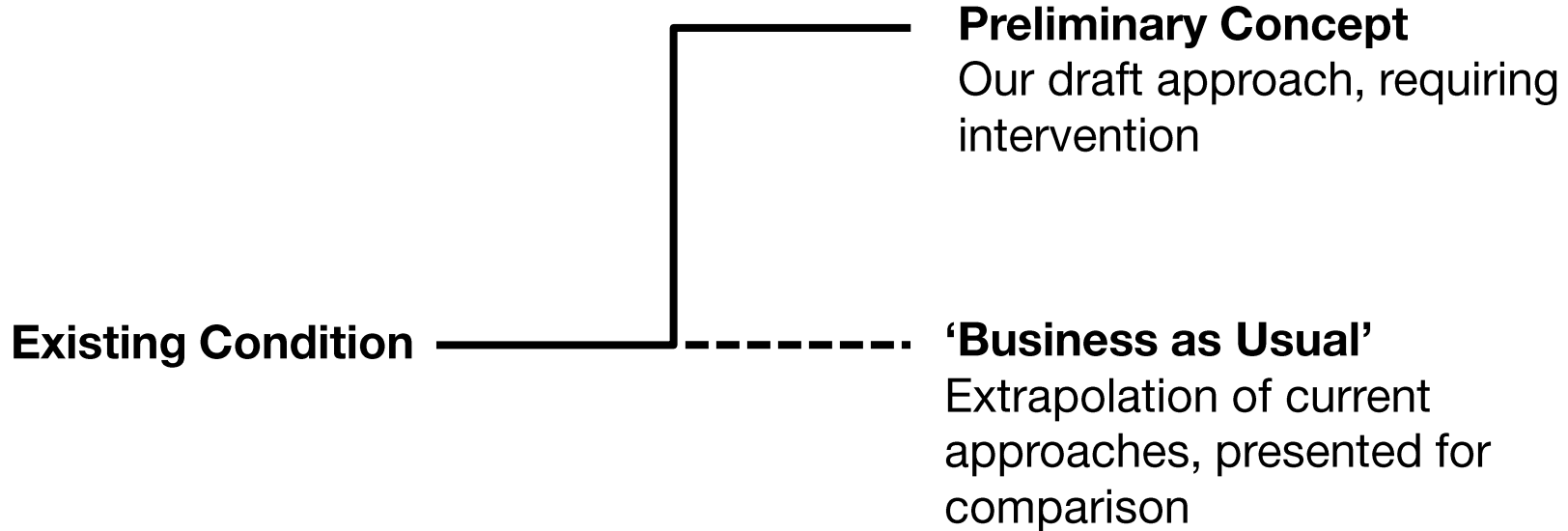


Markham Centre is Markham's downtown.

**It is the heart of the city
and a vibrant, intensive,
mixed use urban core.**

1. **Create a place that is the heart of Markham.**
2. **Support a diverse and prosperous economy.**
3. **Support arts, culture and recreation.**
4. **Create an efficient and safe transportation system.**
5. **Create a great public realm.**
6. **Foster diverse built form.**
7. **Build neighbourhoods with access to all the things needed for daily life.**
8. **Realize the full potential of the Rouge River Valley as an environmental and placemaking feature.**
9. **Champion sustainability and environmental performance.**
10. **Plan for inclusive and diverse neighbourhoods.**
11. **Transition from suburban to urban.**

Approach to Options



What is a business as usual approach?

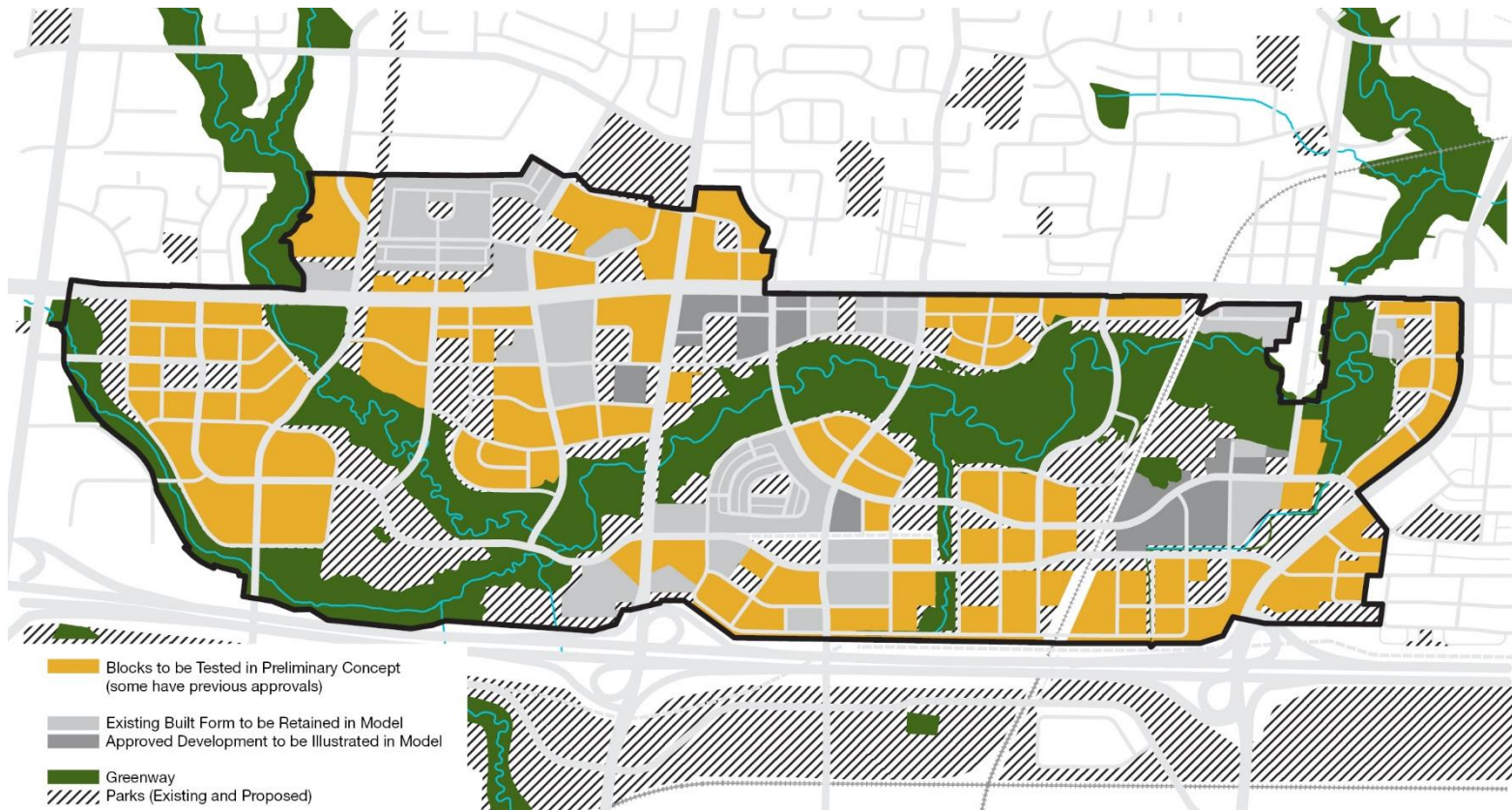
The continuity of present trajectories, including:

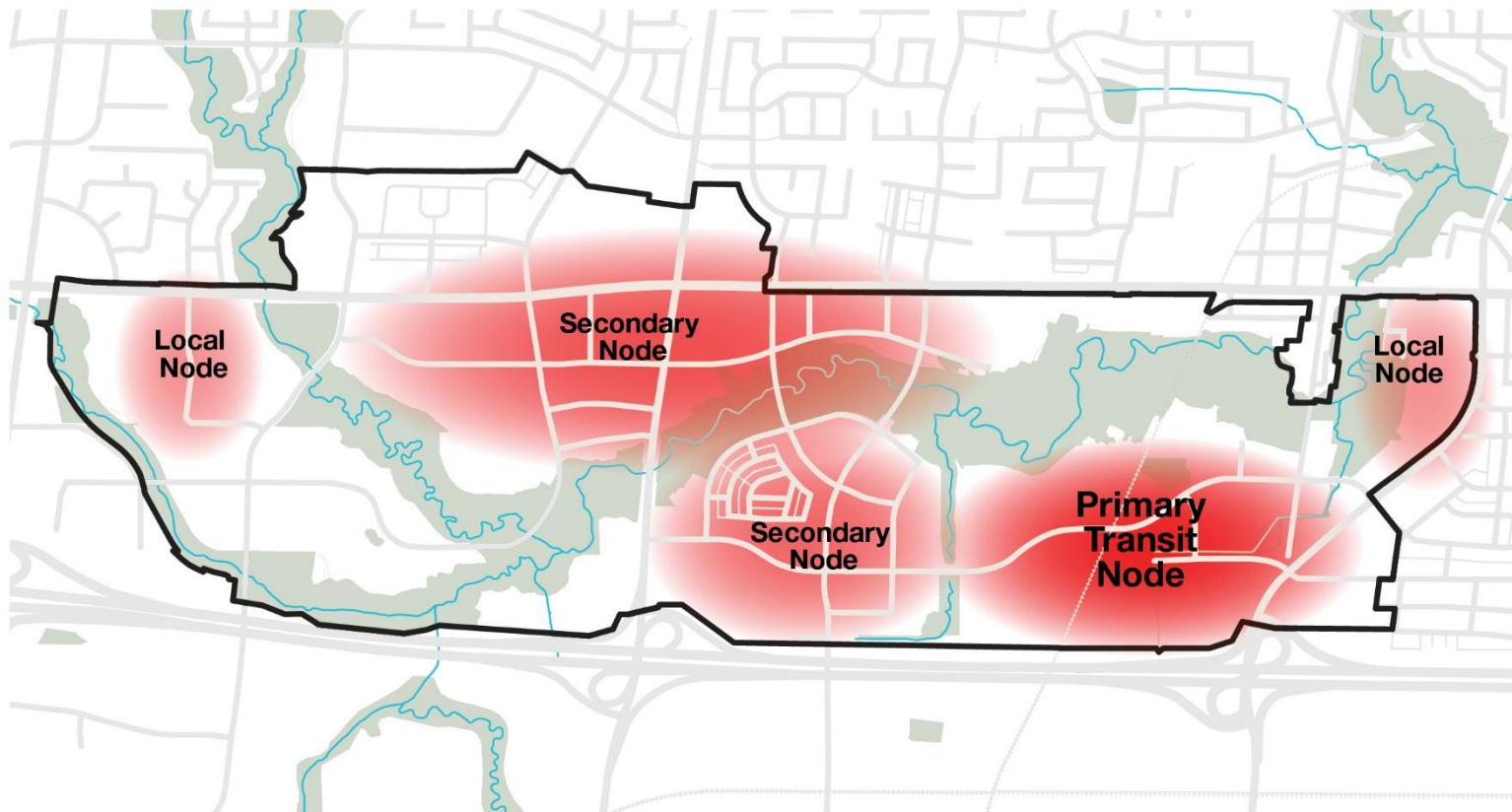
- All current proposals.
- Scale of proposed development to be extended to adjacent parcels, taking into consideration existing land use designations.
- Existing and presently planned parks only.
- Application of current plans and policies.
- Acceptance of EAs previously identified as ‘preferred’ or ‘approved.’

Why not continue with business as usual?

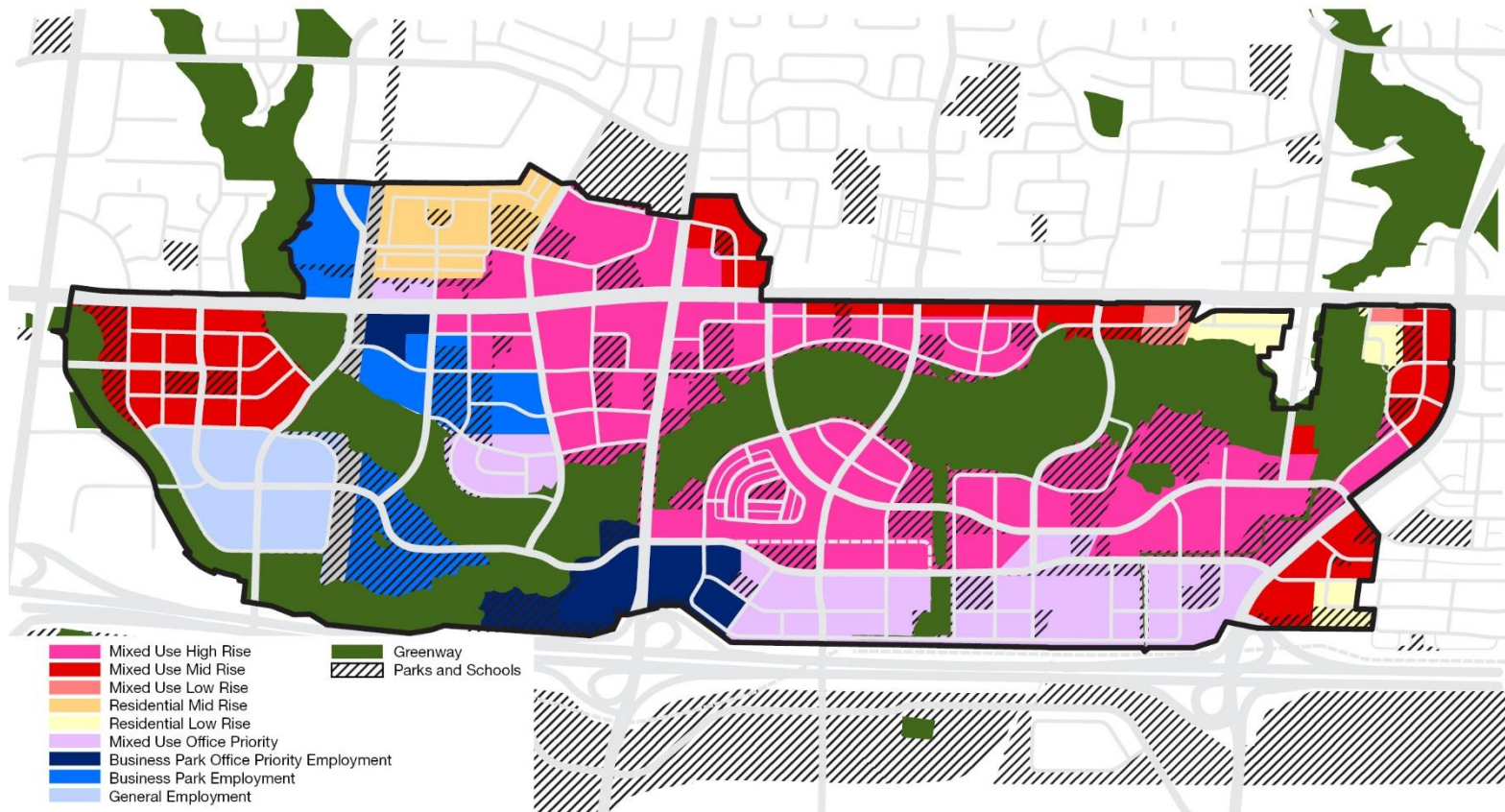
- Insufficient amenity and parks space to service population and jobs.
- Risk of overwhelming transportation system with scale of development.
- Unrelenting number of tall buildings (in part due to the removal of Buttonville airport), without the relief of mid-rise.
- Falls short of achieving the guiding principles.
- Does not include any of the big moves we hope to see.
- Ultimately, will not help Markham achieve a complete Downtown.

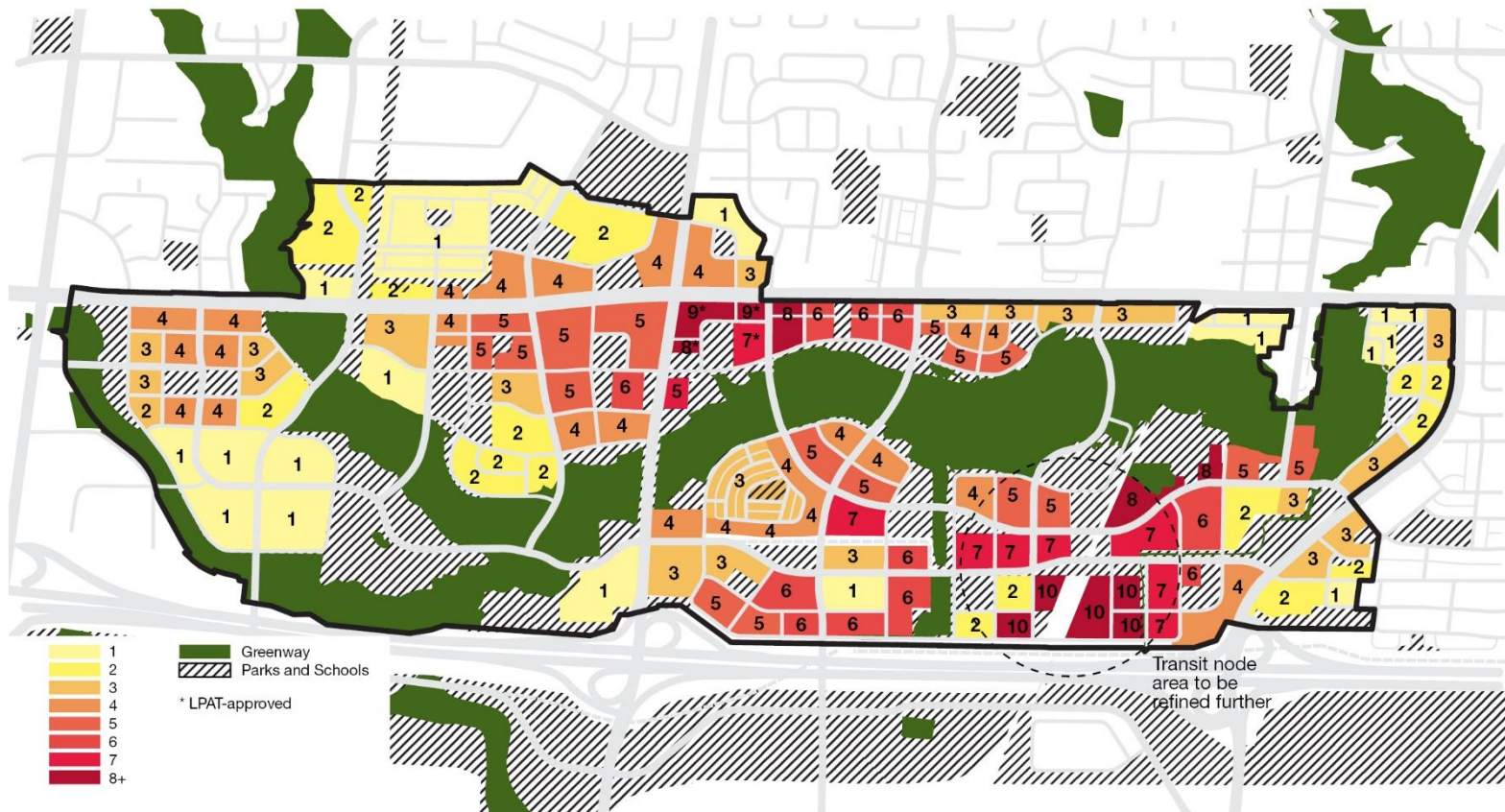
Structure of Preliminary Concept

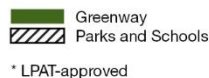


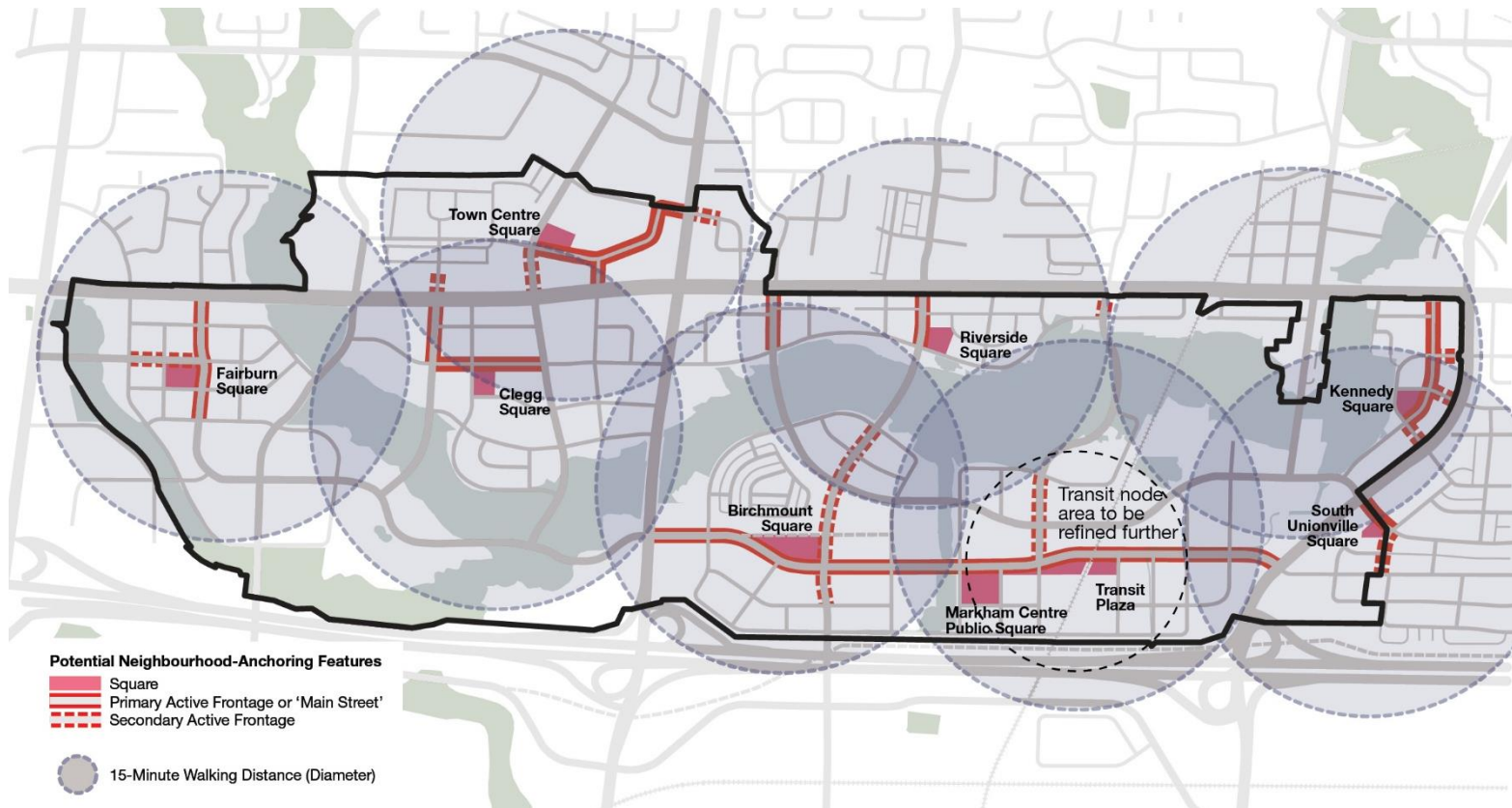


Designated Land Uses







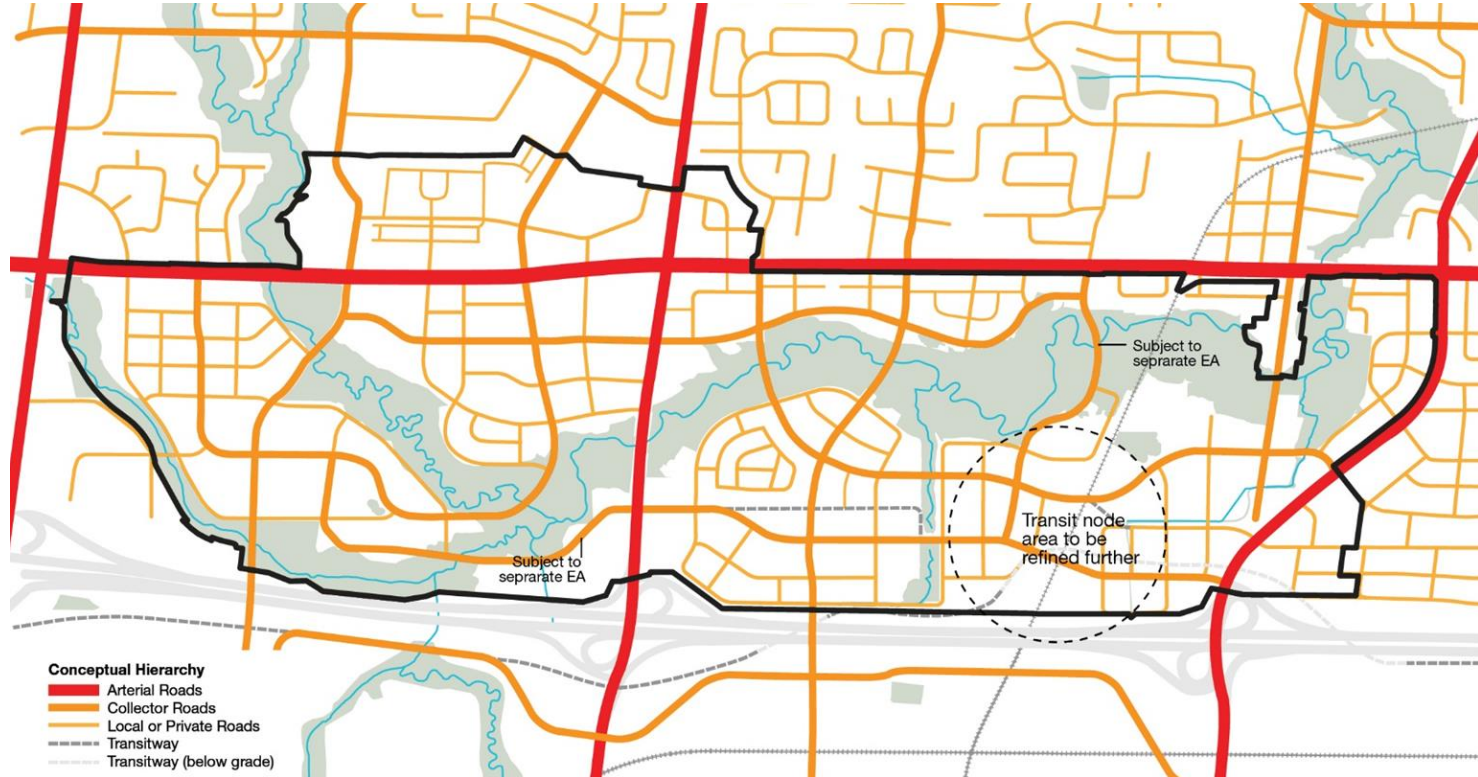


Streets and Movement



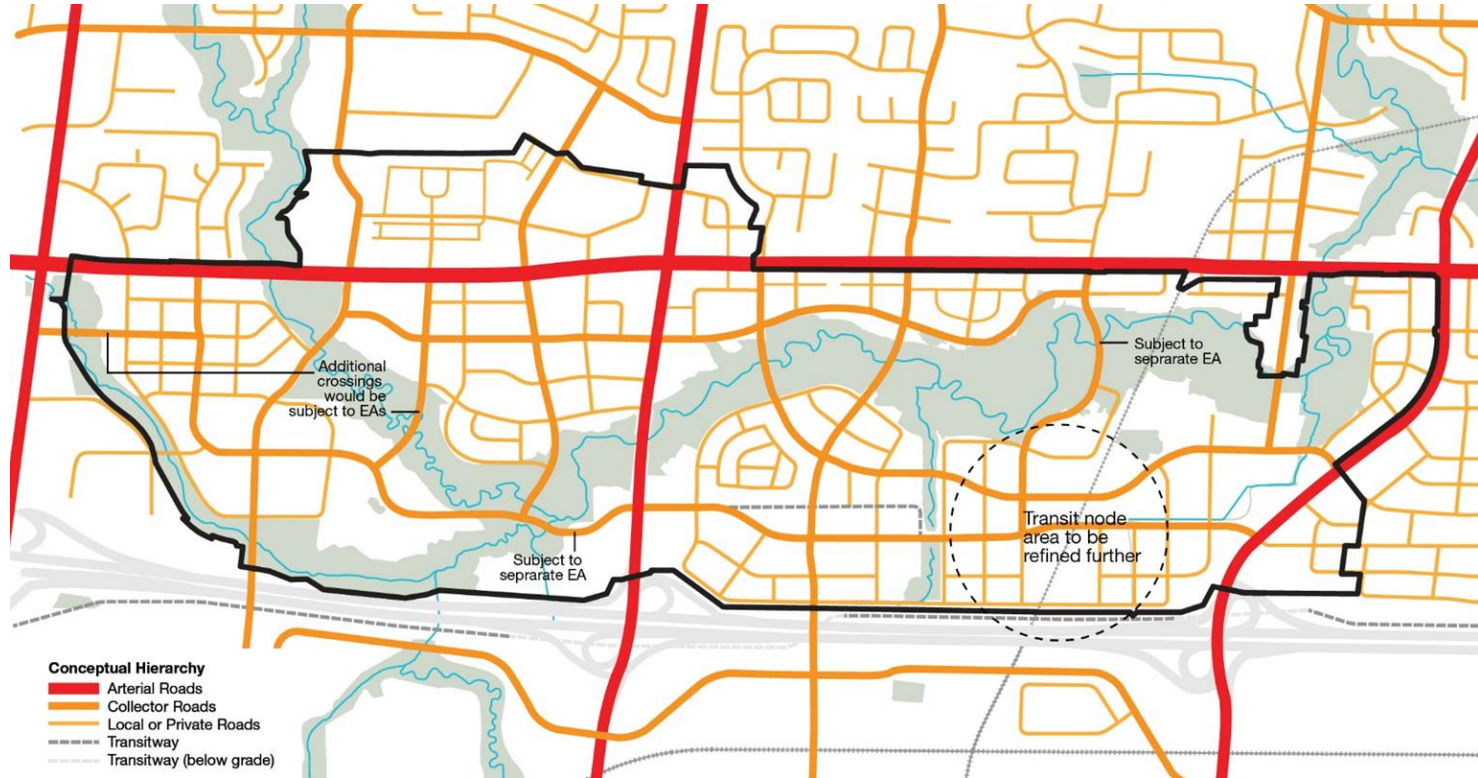
Street Network

- Indirect Yorktech-Enterprise connection (subject to EA study).
- Irregular streets in transit node area due to EA-approved 407 Transitway route.



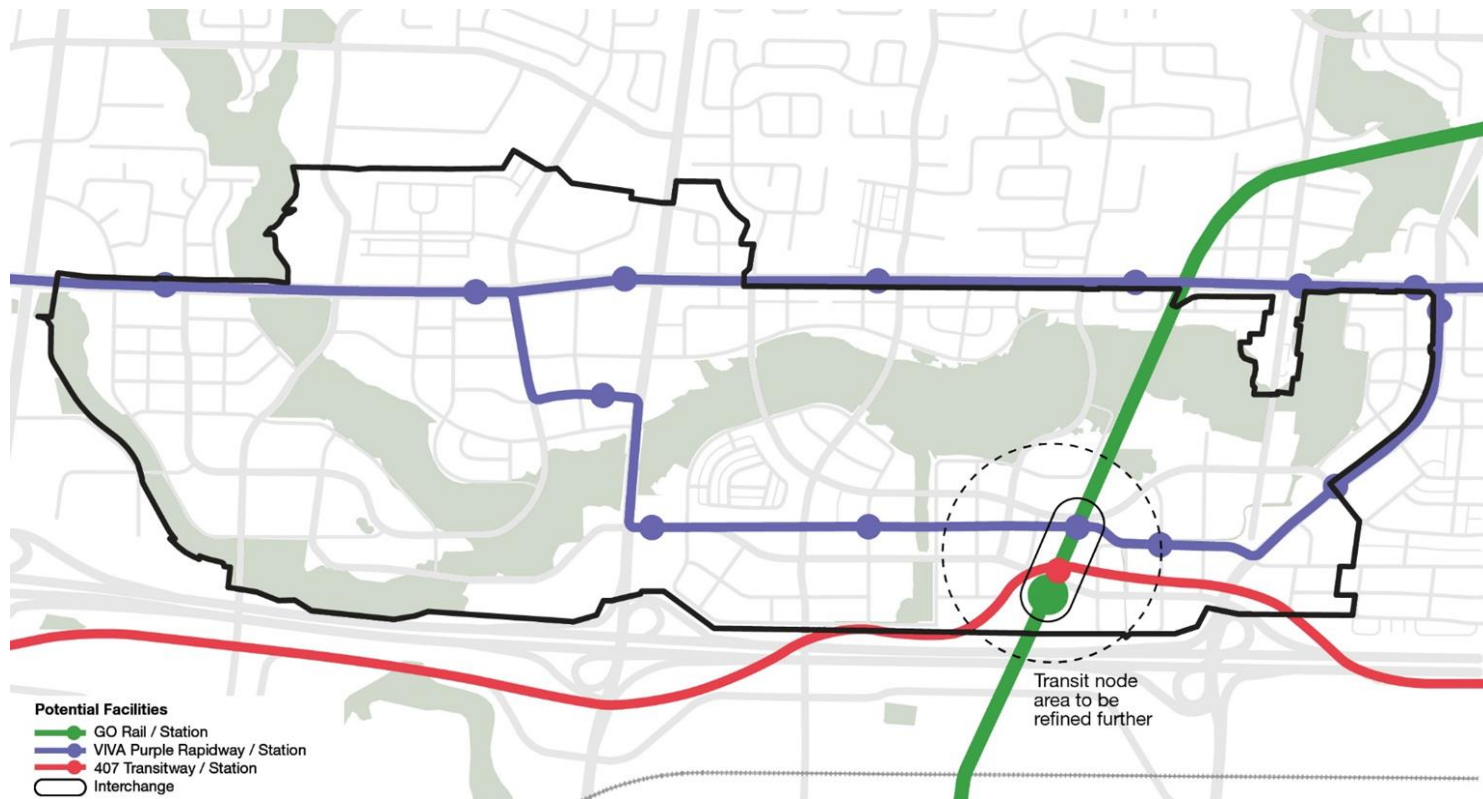
Street Network

- More direct Yorktech-Enterprise connection (subject to EA).
- Road crossings of Rouge River and Beaver Creek (subject to future EA studies).
- More regular grid of streets in transit node area, resulting from City-preferred 407 Transitway route.
- Smaller differences relating to responses to development proposals and open spaces.



Transit

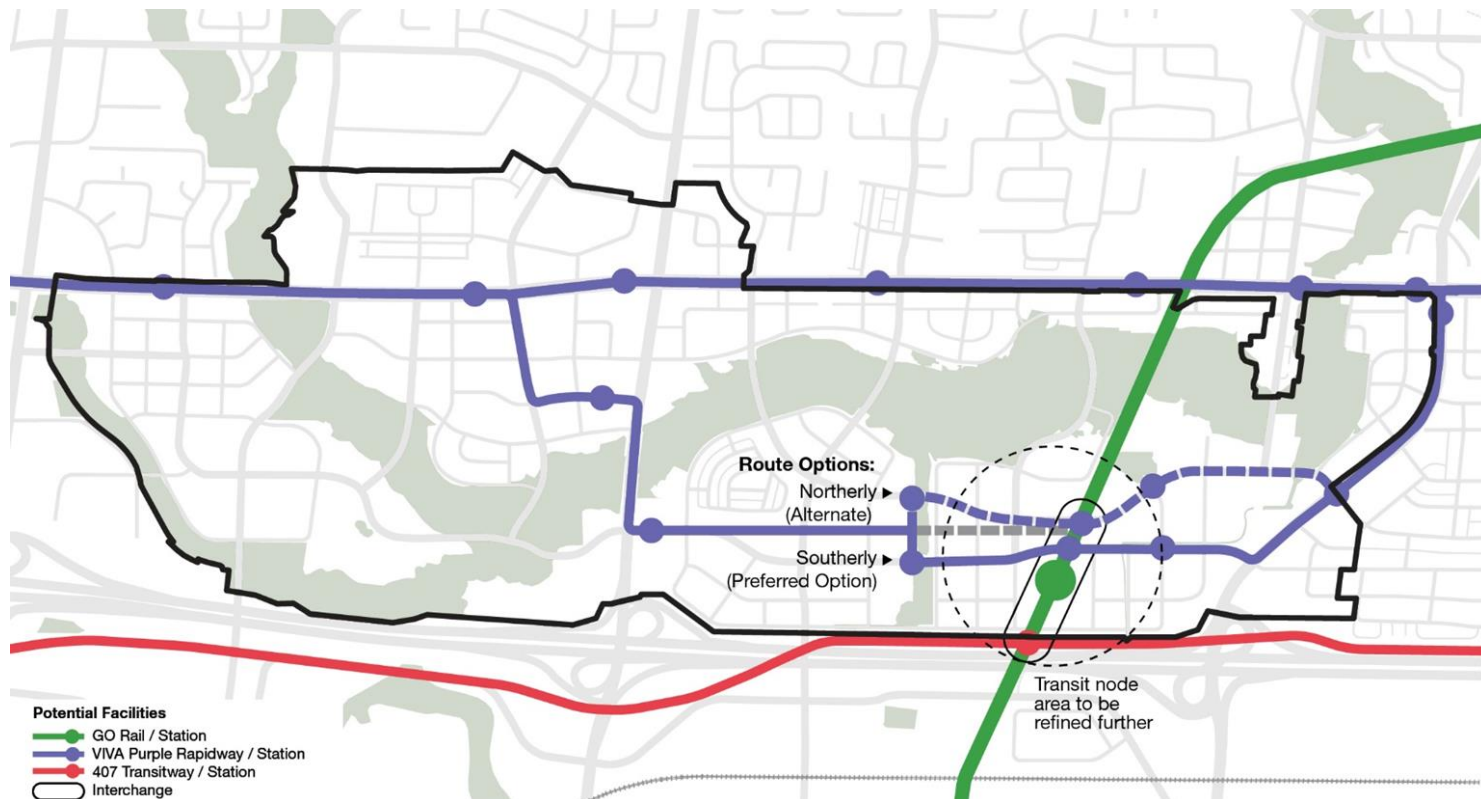
- EA-preferred 407 Transitway route.
- Viva Rapidway EA-approved route.





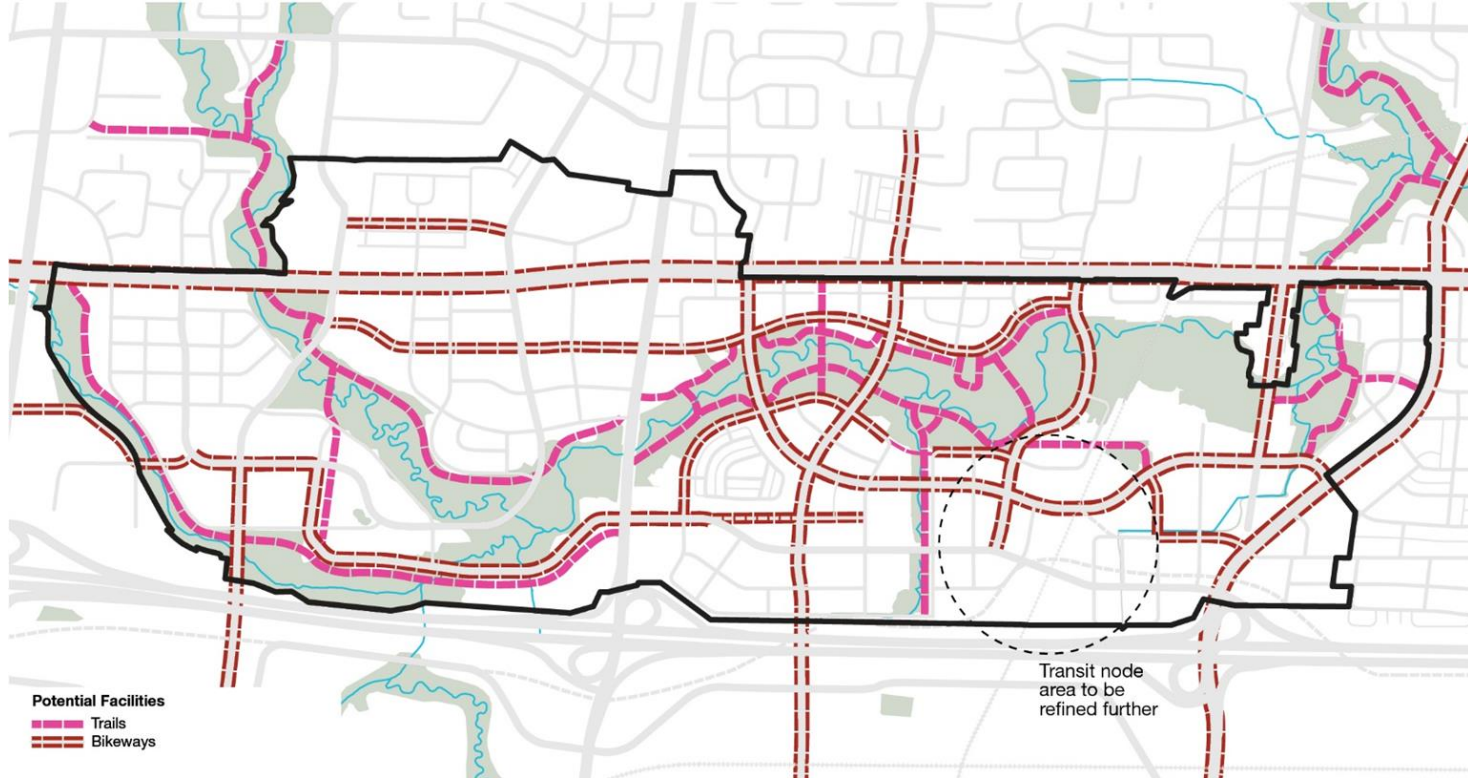
Transit

- City-preferred 407 Transitway route.
- Alternate approaches to Viva Rapidway.



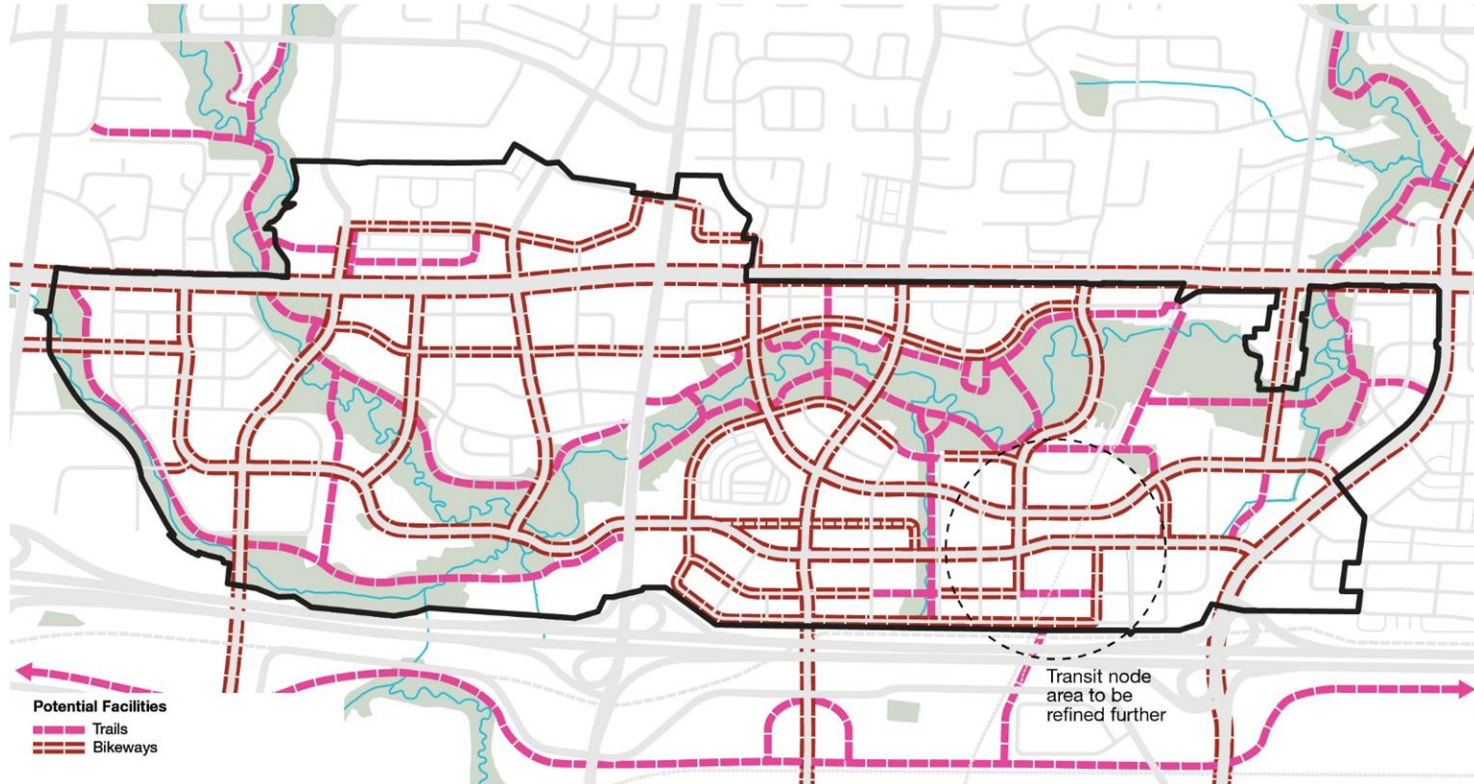
Trails and Bikeways

- Currently-planned cycling routes.
- Current direction from Trails study.



Trails and Bikeways

- More extensive network of cycling facilities.
- Current direction from Trails study, with some additional links.
- Major new trail in hydro corridor south of 407.

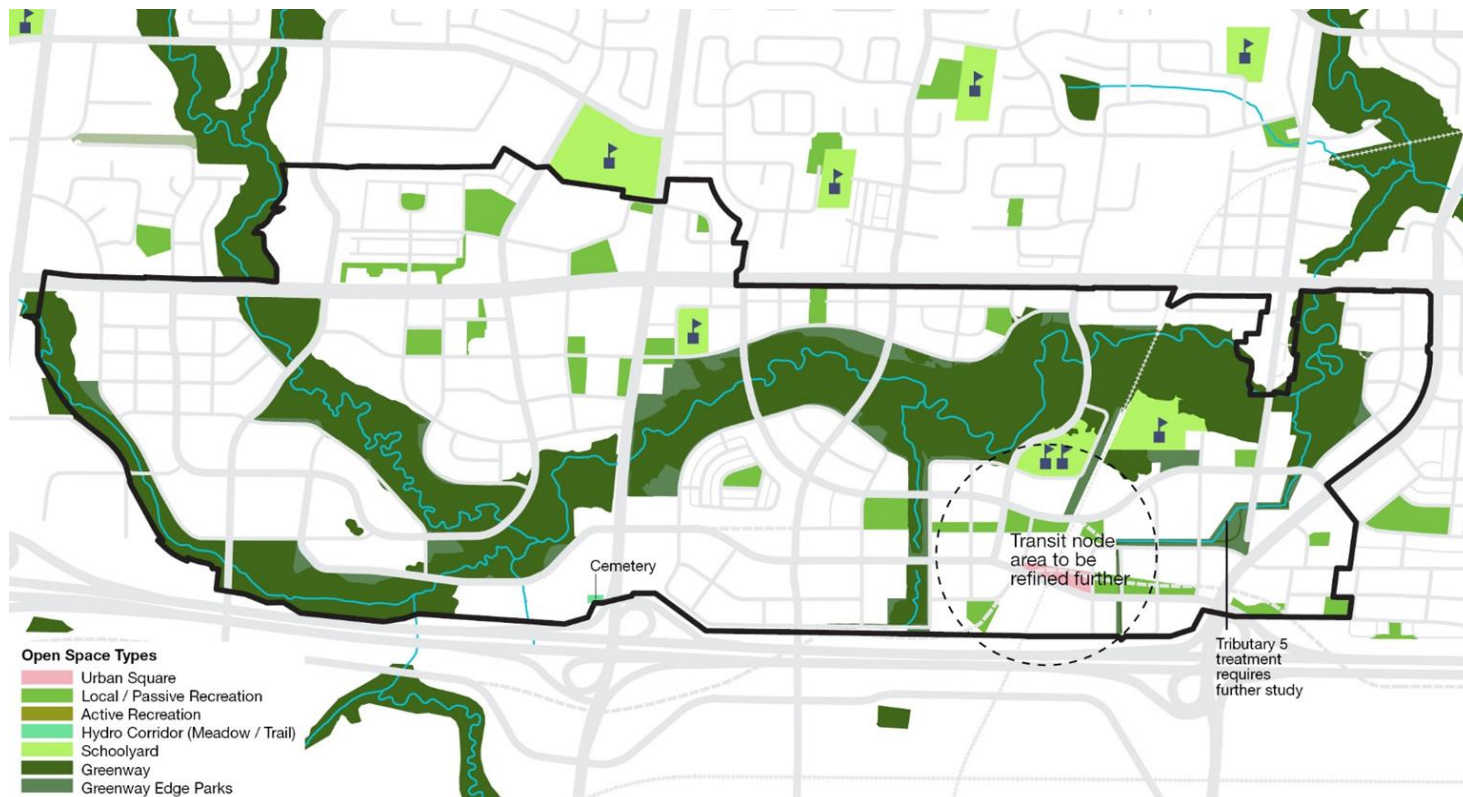


Parks and Open Spaces



Parks and Open Spaces

- Existing and currently planned parks only.
- Total of four schools.



Parks and Open Spaces

- Central role of Rouge Greenway within open space network and community.
- Network of urban squares, plus a central civic square.
- Network of local parks.
- Major active recreation park on Yorktech.
- Activation of hydro corridors for trails and other permitted activities.
- Total of five schools (number subject to confirmation, based on projected population).





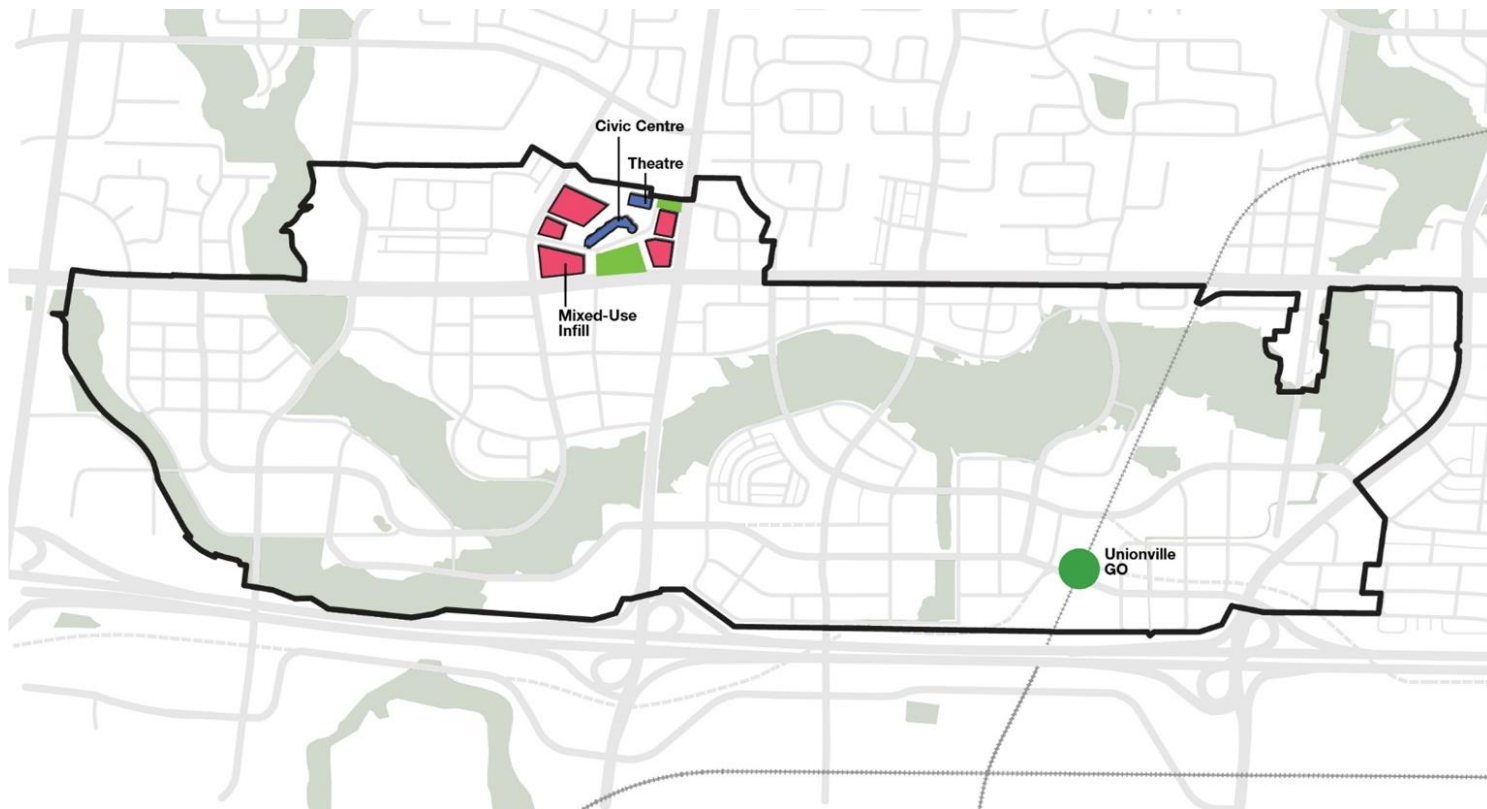
Rivers Plan, Quebec City



Civic District

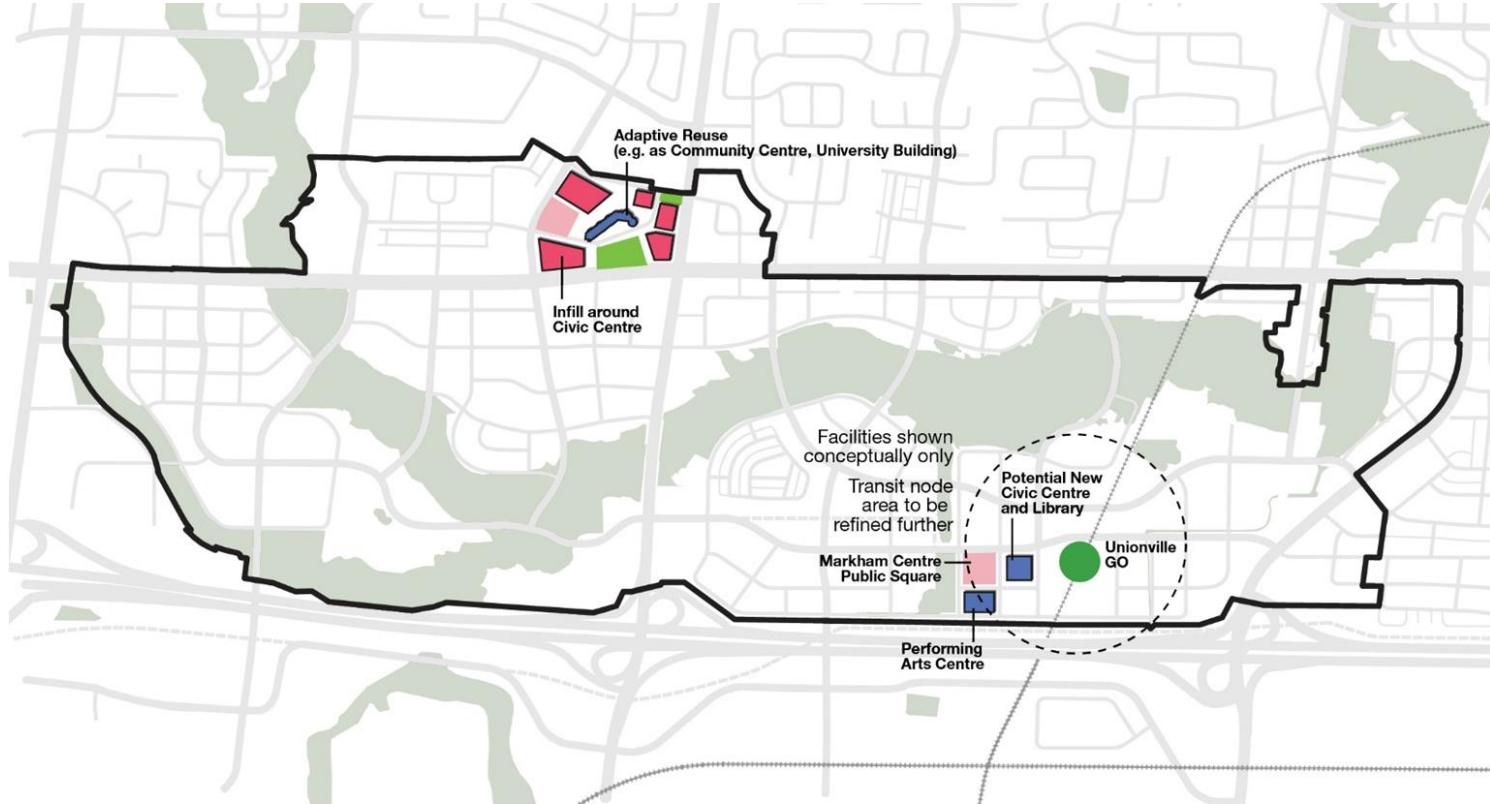
Civic Centre

- Existing condition, with the potential for infill around the Civic Centre.



Civic Centre

- Relocation of Civic Centre, as anchor of a new urban civic district adjacent to the transit node
- May also feature new civic square, central library, performing arts centre.
- Adaptive reuse of existing Civic Centre





Public Squares and Municipal Buildings

Including a major civic presence near the transit node would signify Markham's commitment to building a real urban centre.



Mississauga



Brampton



Kitchener



Toronto



Urban Train Stations

Ideally, a redesigned Unionville GO station should be urban and architecturally-inspiring in style.



Bern



Lisbon



Moynihan Hall (new Penn Station), New York



Melbourne



New Enterprise Crossing of Tracks

- Approaches include under/over passes or rail decks.
- Will require additional engineering and architectural study.
- Needs to overcome barrier of tracks, be urban in style.



Underpass, Chicago



Rail deck, Munich



Underpass, Tokyo



Spadina bridge crossing of rail, Toronto

Overall Concept



**Priorities:
Walking, Cycling,
+Transit**

**Network of
Neighbourhoods**

**Varied
Built Form +
Height**

**Transit
Node
Focus**

**Greenway As
Key Public
Space**

**Parks and
Open Spaces
Up Front**

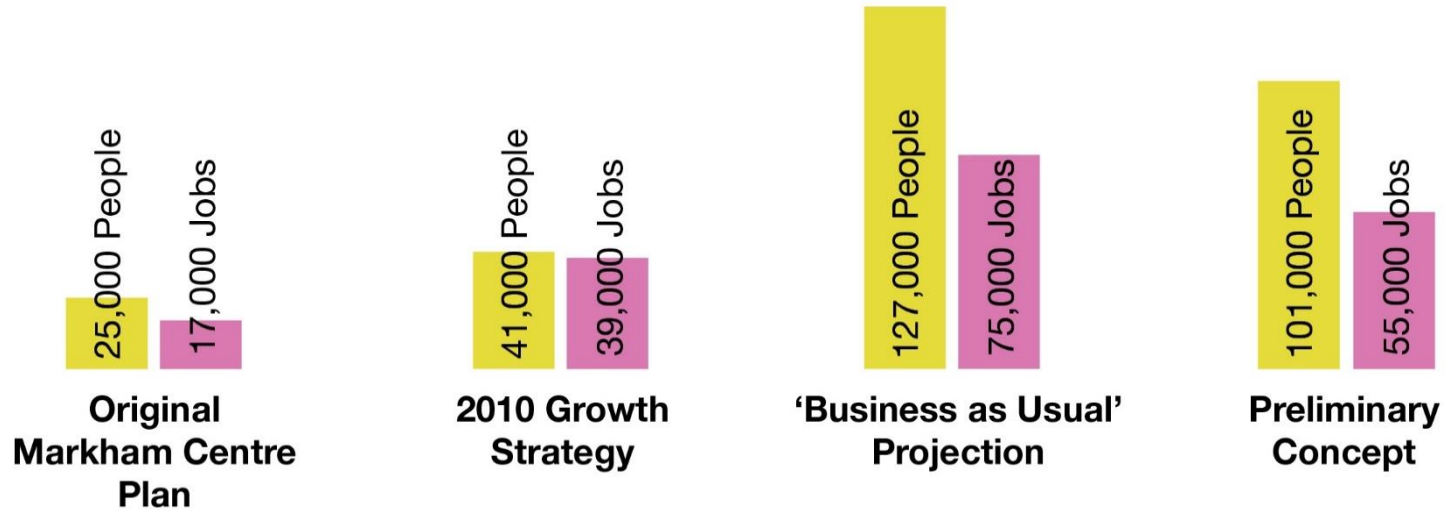
**Range
of High Quality
Public Spaces**

**Civic
District
Rethink**

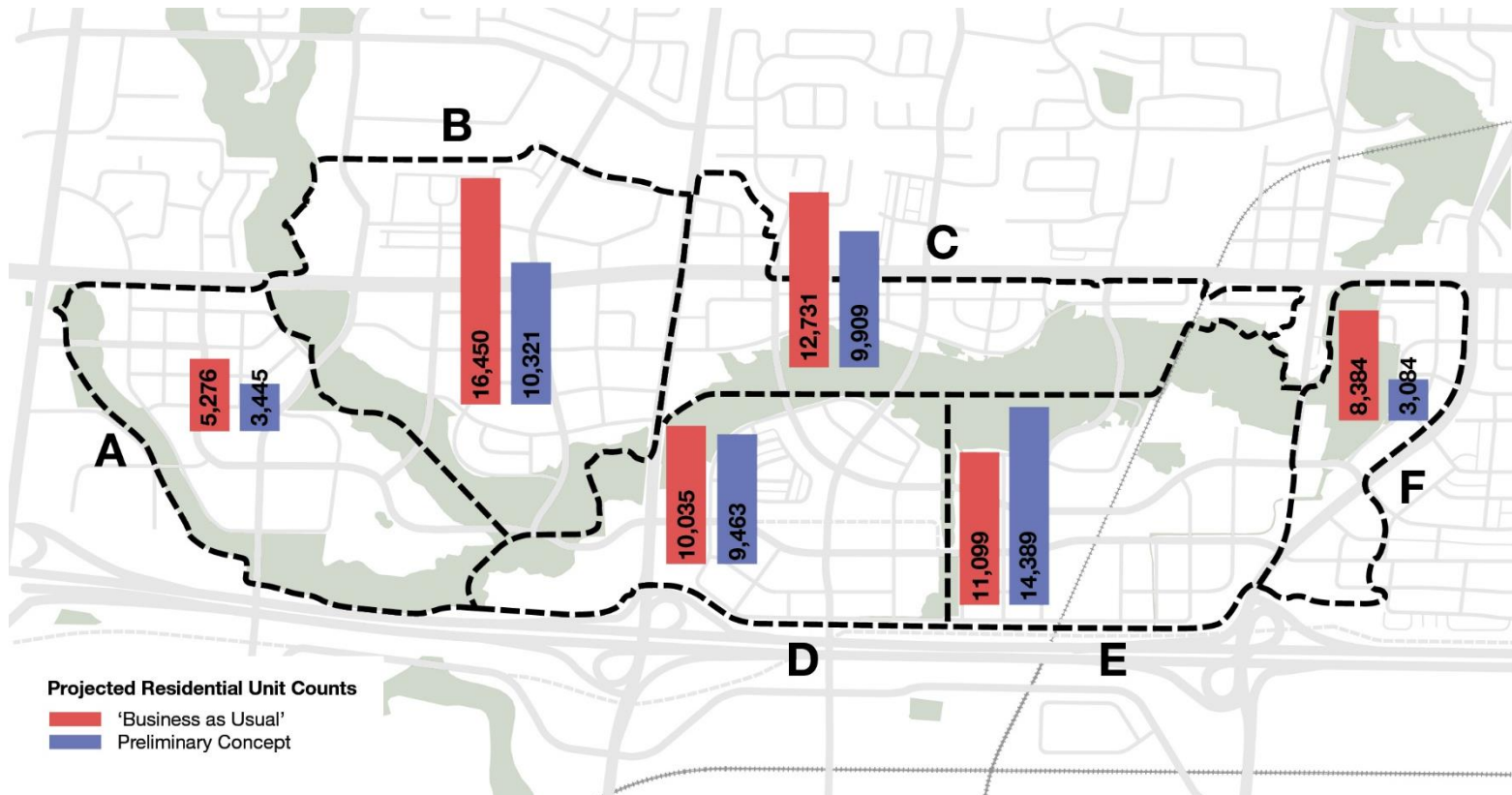
Approach Comparison

	‘Business as Usual’	Preliminary Concept
Development Intensity	More intensity, less hierarchy / structure	Less intensity, more hierarchy / structure
Streets	Product of various other decisions	More rational and comprehensive
Transit	Based on EA-preferred routes	Current City-preferred routes
Trails + Active Transportation	Incomplete network	Complete network
Parks and Open Spaces	Existing / planned only	Extensive network and variety
Civic District	No new district	New district, reuse of existing

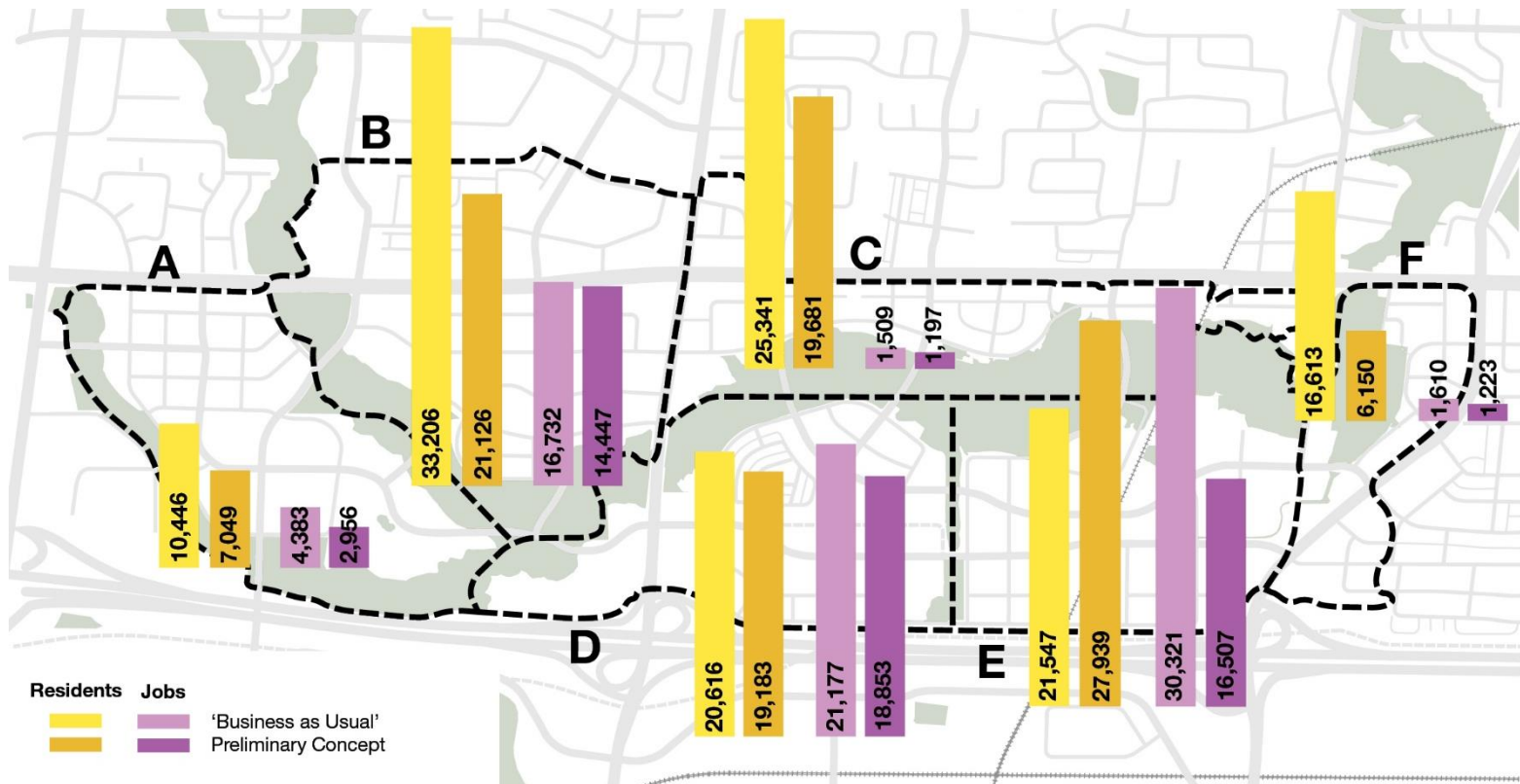
Total Projected Residential Units, Population and Jobs for Markham Centre



Distribution of Residential Units



Distribution of Population and Jobs



Distribution of Parkland Area (Excluding Greenway)















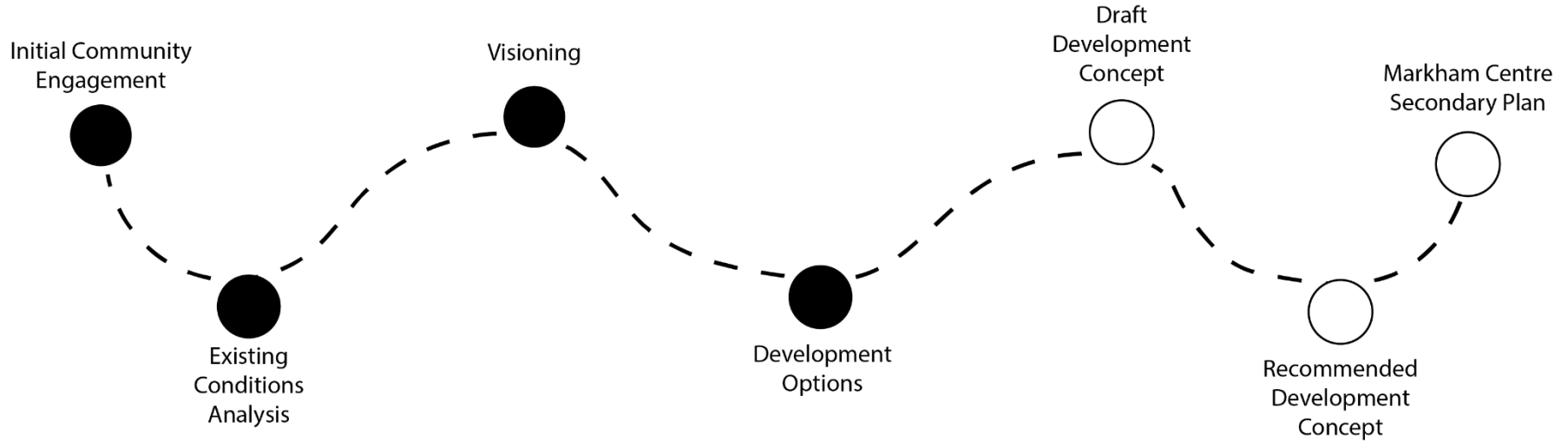


Discussion Topics

Items To Be Resolved

- Viva Rapidway route
- 407 Transitway route
- Transit hub area design and crossing of the rail line
- Potential relocation of Civic Centre
- A new master plan for the Greenway
- Greenway crossings
- Tributary 5 treatment
- Balancing amenities and population (families, seniors)
- Planning for a diverse community (amenities, housing)
- Implementation of built form variety (mid-rise and tall buildings)
- Details of walkability and active transportation

Next Steps





Thank you!

gladki planning associates