



Electronic Development Services Committee Meeting

Revised Agenda

Meeting No. 3
February 22, 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 3
February 22, 2021, 9:30 AM - 1:00 PM
Live streamed

Alternate formats for this document are available upon request.

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Please bring this Development Services Committee Agenda to the Council meeting on March 9, 2021.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

3.1. DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 8, 2021 (10.0)

7

1. That the minutes of the Development Services Committee meeting held February 8, 2021, be confirmed.

4. PRESENTATIONS

4.1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Fery Vaghei, Administrative Clerk, Fire & Emergency Services, 25 years
Veronica Siu, Senior Financial Analyst, Financial Services, 15 years
John Wong, Technology Support Specialist II, Information Technology Services, 15 years
Sheila Kerz, Supervisor, Plans Review, Building Standards, 10 years
Kimberley Dunsmoor, Supervisor, Waste Diversion Programs, Environmental Services, 10 years
Farid Morani, Lead, Network Infrastructure, Information Technology Services, 10 years

Derrick Doobay, Truck Driver, Operations, 10 years

5. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE ISSUES

5.1. HIGHWAY 7 BRT UPDATE: WARDEN AVE TO CORNELL BUS TERMINAL (5.14) 19

Note: Mary-Frances Turner, President, York Region Rapid Transit Corporation will be in attendance to provide a presentation on this matter.

1. That the presentation provided by Mary-Frances Turner, President, York Region Rapid Transit Corporation entitled "Highway 7 BRT Update: Warden Ave to Cornell Bus Terminal", be received.

6. DEPUTATIONS

7. COMMUNICATIONS

8. PETITIONS

9. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

9.1. HERITAGE MARKHAM COMMITTEE MINUTES – JANUARY 13, 2021 (16.11) 54

1. That the minutes of the Heritage Markham Committee meeting held January 13, 2021, be received for information purposes.

9.2. UNIONVILLE SUB-COMMITTEE MINUTES (MARKHAM CENTRE SECONDARY PLAN UPDATE) – DECEMBER 10, 2020, DECEMBER 14, 2020 & JANUARY 12, 2021 (10.0) 67

1. That the minutes of the Unionville Sub-Committee (Markham Centre Secondary Plan Update) meetings held December 10, 2020, December 14, 2020 and January 12, 2021, be received for information purposes.

9.3. MARKHAM SUB-COMMITTEE MINUTES (HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED AND ROUGE NATIONAL URBAN PARK) – JANUARY 11, 2021 (10.0) 81

1. That the minutes of the Markham Sub-Committee (Humboldt Greensborough Valley Holdings Limited and Rouge National Urban Park) meeting held January 11, 2021, be received for information purposes.

10. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

10.1. HERITAGE MARKHAM COMMITTEE TERMS OF REFERENCE AND BY-LAW (2021) (16.11) 107

R. Hutcheson, ext. 2080

1. That the staff report entitled “Heritage Markham Committee Terms of Reference and By-law (2021)”, dated February 22, 2021, be received;
2. That the By-law, attached as Appendix A, be enacted by Council;
3. That the Heritage Markham Committee Terms of Reference, attached as Appendix ‘B; be approved;
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10.2. PRELIMINARY REPORT, ROCKPORT (UNIONVILLE) INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A 32-STOREY STUDENT RESIDENCE LOCATED NORTH OF ENTERPRISE BOULEVARD AND ON THE WEST SIDE OF BILL CROTHERS DRIVE 136

MARKHAM CENTRE (WARD 3), FILE NO. PLAN 20 129430 (10.3, 10.5)

S. Bordone, ext. 8230

1. That the report titled “PRELIMINARY REPORT, Rockport (Unionville) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3), File No. PLAN 20 129430”, be received.

10.3. PRELIMINARY REPORT, APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY KENNEDY MM MARKHAM LTD. TO FACILITATE RESIDENTIAL AND MIXED USE DEVELOPMENT ON THE LANDS KNOWN MUNICIPALLY 147

AS 10537 KENNEDY ROAD (WARD 6), FILE # PLAN-20-129597 (10.7, 10.5)

A. Crompton, ext. 2621

1. That the report dated February 22, 2021 titled “PRELIMINARY REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6), File # PLAN-20-129597” be received.

10.4. PRELIMINARY REPORT, LIFETIME 8200 WARDEN AVENUE GP INC. (LIFETIME DEVELOPMENTS), APPLICATIONS FOR OFFICIAL PLAN 162

AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A HIGH RISE RESIDENTIAL MIXED-USE DEVELOPMENT LOCATED

AT THE SOUTHWEST CORNER OF CEDARLAND DRIVE AND WARDEN AVENUE, MARKHAM CENTRE (WARD 8), FILE NO. PLAN 20 123292 (10.3, 10.5, 10.7)

D. Pagratis, ext. 2960

1. That the report titled “PRELIMINARY REPORT, Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received.

10.5. RECOMMENDATION REPORT, 10-20 FINCHAM INC. PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO PERMIT SEVEN TOWNHOUSES AND TEN SEMI-DETACHED DWELLING UNITS AT 10 AND 20 FINCHAM AVENUE (SOUTHEAST CORNER OF 16TH AVENUE AND FINCHAM AVENUE) (WARD 4) FILE NO. 18 108216 ZA/OP (10.5, 10.3)

178

A. Malik, ext. 2230

1. That the report dated February 22, 2021 titled “RECOMMENDATION REPORT, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment applications to permit seven townhouses and ten semi-detached dwelling units at 10 and 20 Fincham Avenue (Southeast corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP”, be received; and,
2. That the Official Plan Amendment application (File No. 18 108216 OP) submitted by 10-20 Fincham Inc. be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
3. That the Zoning By-law Amendment application (File No. 18 108216 ZA) submitted by 10-20 Fincham Inc. to amend By-law 163-78, as amended and 61-92, be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix ‘B’, in accordance with Section 45 (1.4) of the Planning Act; and,

5. That Council grant servicing allocation for up to 17 residential units for the proposed development; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

11. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUES

11.1. *DESTINATION MARKHAM CORPORATION 2021 BUSINESS PLAN AND BUDGET (10.16)*

207

C. Kakaflikas, ext. 6590 & E. Lariviere, ext. 7546

Please note: Presentation is now attached.

David Miller, Chair of the Board, Destination Markham, Christina Kakaflikas, Acting Director, Economic Growth, Culture and Entrepreneurship and Eric Lariviere, General Manager, Flato Markham Theatre will be in attendance to provide a presentation on this matter.

1. That the report "Destination Markham Corporation 2021 Business Plan and Budget" be received; and,
2. That Council approve the "Destination Markham Corporation 2021 Business Plan": and,
3. That Council approve the Destination Markham Corporation 2021 Budget to a maximum of \$1,236,000 and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

12. MOTIONS

13. NOTICES OF MOTION

14. NEW/OTHER BUSINESS

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

15. ANNOUNCEMENTS

16. ADJOURNMENT

Information Page

Development Services Committee Members: All Members of Council

Development and Policy Issues

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Keith Irish

Transportation and Infrastructure Issues

Chair: Deputy Mayor Don Hamilton

Vice-Chair: Councillor Reid McAlpine

Culture and Economic Development Issues

Chair: Councillor Alan Ho

Vice-Chair: Councillor Khalid Usman

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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 2

February 8, 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 Sabrina Bordone, Senior Planner, Central District Loy Cheah, Senior Manager, Transportation Lilli Duoba, Manager, Natural Heritage Darryl Lyons, Manager, Policy	Stephen Lue, Manager, Central District Stacia Muradali, Manager, Development - East Marg Wouters, Senior Manager, Policy & Research Brad Roberts, Manager, Zoning and Special Projects Dimitri Pagratis, Senior Planner, Central District Parvathi Nampoothiri, Manager, Urban Design Grace Lombardi, Acting Election & Committee Coordinator Patrick Wong, Senior Planner, Natural Heritage Liliana Da Silva, Senior Planner Laura Gold, Council/Committee Coordinator Hersh Tencer, Senior Manager, Real Property

Alternate formats for this document are available upon request

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of 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.

The Development Services Committee recessed at 11:40 AM and reconvened at 11:51 PM.

The Development Services Committee recessed at 1:06 PM and reconvened at 2:02 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES**3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – JANUARY 25, 2021 (10.0)**

Councillor Karen Rea addressed the Committee and indicated that item # 9.1 Request for Demolition 12 Imperial College Lane (Formerly 9900 Markham Road), William Clarry House, Sunny Communities, Ward 6 include, that staff report back to the Development Services Committee within 90 days and that staff include enforcement in the update status report.

Moved by Councillor Khalid Usman
Seconded by Deputy Mayor Don Hamilton

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

Carried

4. DEPUTATIONS

Deputations were made for the following items:

7.2 - 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

Refer to the individual item for the deputation details.

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,

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)

Refer to Item # 7.2 for the staff report.

Moved by Councillor Isa Lee

Seconded by Councillor Alan Ho

That the communications submitted by Andrew McCammon, Executive Director, The Ontario Headwaters Institute, Michelle Hannikainen, Kelly Swartz, Samantha Bite, Hayley Young, Katie Koichopolos, Leslie Fan, Colleen Frankovich, Alannah Copetti, Amanda Bonomo, Emily Crocker, Alexandra Henriques, Marg Drudge, Cathy Hedderwick, Laura Tipton (1), Jacqueline Furfaro, Hannah Sunderani, Lauryne Hartman, Arti Jalan, Kristen Hosick, Ellen Reesor, Stephanie Ramautar, Project Manager – Municipal Planning at Trillium Health Partners, Mark Cooper, Matt Rock, Maddie Chambers, Rita Di Cesare, **Allison Rock, Alfred Chalk, Ralph Strutt, Jaykamath, Amy Fabbo, Iris Leung, Mrianda Minhas, Donald Strathroy, Miriam Reesor, Josh Griffin, Judith Livingston, Cookie Roscoe, Linda McIntosh, Trishna Kamath, Alexander Wolf, Joan Moore, Michael Robertson, Hitesh Parmar, Katrina Basso, Jean Rennie, Karen Grimshaw, Margaret Calver, Susan Reesor (1), Susan Reesor (2), Peeter Vanker, Patricia J. Rennie, Marilyn Ginsburg, Mary Jo Turner, Corie Bonnaffon, Reid Williamson, Valerie and Dave Burke, Laura Tipton (2), Carey Yeoman, Ajda El-Zabet, Kimberly Seymour and Michael Oberpichler, Leslie Girdharry, Judith Marshall, Diane Berwick, Kimberly Seymour on behalf of the Settler's Park Residence Association, Valerie Tate, Joan Honsberger, Rhonda Duma, Yared Lakew, The Executive of Ward One (South) Thornhill Residents Inc., Arlene Reesor and Denis Taylor,**

Tarun Dewan on behalf of Grandview Area Residents Association, Art Reesor, Carolyn Reesor, Carolyn Burke, Board of Directors, York Region Federation of Agriculture, Dr. Sue Carstairs, be received.

Carried

6. PETITIONS

There were no 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

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

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks with respect to the Minister's Zoning Order (MZO) request by Mon Sheong Foundation.

Stephen Lue, Manager, Development, Central District, delivered a presentation and provided a high-level overview on the City of Markham's comments to the province on a MZO request by Mon Sheong Foundation that included, policy context, proposed development, city recommendations, and the next steps. Mr. Lue provided clarification on the current zoning of the subject land. It was noted that the long-term care facility is not a permitted use within the subject area and an employment land conversion is required. It was also noted that York Region is conducting a Municipal Comprehensive Review (MCR) and the deadline for conversion requests submission was November 29, 2019.

Eldon Theodore, Tim Kwan, Frank Chau, Michael Nicholas-Schmidt, and Stephanie Wong, on behalf of Mon Sheong Foundation, delivered a presentation on the proposed mixed use and multi-purpose seniors living community at 36 Apple Creek Boulevard which included, problem context, policy context, site statistics, and the vision. It was noted that a decision for the purchase agreement between Mon Sheong Foundation and the landowner expires February 2021, and that the MZO is time sensitive.

The Committee discussed the following relative to the staff report:

- Concerns with the short time frame to provide feedback to the Ministry and concerns with not having public consultation;
- Importance of having long-term care homes assisting with the shortage of long-term care room availability within the City of Markham;
- Ensuring that a future Site Plan Application by Mon Sheong Foundation for the proposed location are required to be approved by the City of Markham;
- Ensuring the conditions in Appendix “E” of the staff report include that no residential units be located on the east side of the building fronting Apple Creek Boulevard; and,
- The need to consider additional sound proofing in the proposed Mon Sheong development to assist with future noise impact from the surrounding land uses.

It was suggested that the Ward Councillor and representatives from Mon Sheong Foundation hold a Community Information Meeting at a future date to receive public feedback.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Alan Ho

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 a future Site Plan Application by Mon Sheong Foundation be required for 36 Apple Creek Boulevard and be subject to approval by the City of Markham; and,**
3. That Appendix "E" include the following additional condition:

"5. That in Building 1, no residential units shall be located on the east side of the portion of the building fronting on Apple Creek Boulevard."; and,
4. 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,

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

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

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 staff be directed to hold a Community Information meeting and that the results of the Community Information meeting and the proposed staff recommendation be considered at a Special Council meeting to be held during the week of February 15, 2021; and,**
3. 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,
4. 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,
5. That staff be authorized and directed to all things necessary to give effect to this resolution.

Lost

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)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee and provided brief opening remarks.

Darryl Lyons, Manager, Policy, delivered a presentation and summarized the details outlined in the staff report, which included the Minister's Zoning Order (MZO) request by Flato Developments Inc., staff recommendations, and next steps. Mr. Lyons provided clarification on the designation of the subject area and the process of a Municipal Comprehensive Review (MCR) completed by York Region.

Katarzyna Sliwa, Dentons Canada LLP, and Shakir Rehmatullah, on behalf of Flato Developments Inc., addressed the Committee and provided an overview of the proposed development. Ms. Sliwa provided clarification on the preserved area for the greenbelt and the greenway system. Mr. Rehmatullah provided an explanation on the reasons for the decrease in the number of units.

Brian Lee, Director, Engineering, provided clarification on the cross boundary municipal servicing at the subject area and cited examples in other areas within the City of Markham. Mr. Lee also indicated that there is a stormwater management pond that is located in the City of Markham, owned and operated by the Town of Whitchurch-Stouffville, which services a Whitchurch-Stouffville residential subdivision, but there is no cross boundary municipal servicing because that stormwater management pond does not service any properties in Markham.

The following individuals spoke in opposition to the Minister's Zoning Order request by Flato Developments Inc.:

- Peter Miasek, on behalf, Unionville Residents Association
- Alexis Edghill Whalen
- Ellen Reesor
- Marilyn Ginsburg
- Matthew Rock
- Richard Reesor
- Jay Reesor
- Valerie Burke

The Committee discussed the following relative to the staff report:

- The size of the subject land and the number of acres preserved for the greenbelt and greenway system;
- Comparing the potential housing price range of the proposed development with other affordable housing price ranges within York Region;
- Ensuring an Environmental Impact Study and other studies required for a re-zoning application are completed;
- Clarification on the reason for the decrease in number of units;
- Confirming the responsibilities of the cross-boundary servicing;
- Incorporating a variety of housing within the proposed development to include semi-detached, duplex, triplex, fourplex, bungalow such as, bungalow and bungatown;
- Incorporating commercial units within the proposed development to provide amenities to the area;
- Concerns with the proposed development not having a transit service to assist with transportation for seniors;
- Incorporating additional four acres of parkland, above what is required under the *Planning Act*, and considering the capital cost for construction of the park;
- Incorporating an additional 100 affordable rental units as defined under the York Region Official Plan;
- Ensuring that the York Region and Toronto and Region Conversation Authority (TRCA) are communicated with as part of the conditions of approval; and,
- Ensuring that Site Plan Applications remain in the control of the City of Markham.

There was discussion that a Community Information meeting be held.

The Development Services Committee consented to place this item on the February 9, 2021 Council agenda for consideration.

Refer to Item # 5.1 for communications related to this matter.

Moved by Councillor Amanda Collucci

Seconded by Councillor Andrew Keyes

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 6)”, dated February 8, 2021, be received;
2. **That the deputations from Peter Miasek, Alexis Edghill Whalen, Ellen Reesor, Marilyn Ginsburg; Matthew Rock, Richard Reesor, Jay Reesor, Valerie Burke, be received; and,**
3. That the City of Markham supports the revised Minister’s Zoning Order request by Flato Developments Inc. as presented to Development Services Committee on February 8, 2021, for 5474 and 5662 19th Avenue, to permit 219 single-detached dwellings, 197 townhouses, 200 purpose built rental apartment units, and two parks each at 0.8 hectares, subject to the following conditions:
 - a. **That an additional four acres of parkland above and beyond the parkland dedication required under the *Planning Act* be provided for a serviced park, and that Flato Developments Inc. agrees to provide up to 50 percent or \$1 million, whichever is greater, of the capital cost for construction of the park;**
 - b. **That an additional 100 affordable units be provided as defined under the York Region Official Plan, 2010, and include accessibility features to the satisfaction of the City;**
 - c. **Ensure that all technical studies normally required as part of a re-zoning application, including but not limited to, an Environmental Impact Study be submitted to the satisfaction of the Commissioner of Development Services;**
 - d. **Ensure that the requirements and conditions of approvals of York Region and the Toronto and Region Conservation Authority are addressed;**
 - e. **That the applicant submit municipal servicing plans for approval by the City and York Region, and the Town of Whitchurch-Stouffville if applicable, and enter into any servicing agreements as necessary;**
 - f. **That public art be provided in this development to the satisfaction of the City;**
 - g. **That Flato Developments Inc. consider the provision of the following range of uses within the development: semi-detached, duplex, triplex, fourplex, bungalow (e.g. bungalow and bungatown);**

- h. **That Flato Developments Inc. be required to provide payment of all development application fees, including but not limited to, the Minister's Zoning Order application fee; and**
- i. **That site plan control applies to all blocks within this development and its approval authority remains with the City.**
- 4. **That the recommended zoning standards as revised and shown in Attachment 1 to this resolution be received, and that should the Minister consider it appropriate to issue an MZO, that these zoning standards be applied; and,**
- 5. **That this resolution, including Attachment 1, 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,**
- 6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Regional Councillor Jack Heath

Seconded by Councillor Reid McAlpine

- 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 6)", dated February 8, 2021, be received; and,
- 2. **That the deputations from Peter Miasek, Alexis Edghill Whalen, Ellen Reesor, Marilyn Ginsburg; Matthew Rock, Richard Reesor, Jay Reesor, Valerie Burke, be received; and,**
- 3. **That staff be directed to hold a Community Information meeting and that the results of the Community Information meeting and the proposed staff recommendation be considered at a future Council meeting; and,**
- 4. 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,

5. 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,
6. 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,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Lost

8. PRESENTATIONS - DEVELOPMENT AND POLICY ISSUES

8.1 MARKHAM CENTRE SECONDARY PLAN UPDATE (10.4)

That the Development Services Committee consented to postpone the item to a future Development Services Committee meeting.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Karen Rea

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.

Postponed

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

There were no new/other business.

12. ANNOUNCEMENTS

There were no announcements.

13. CONFIDENTIAL ITEMS

The Development Services Committee did not proceed into confidential session.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Amanda Collucci

That the confidential items listed below be referred directly to the February 9, 2021 Council meeting for consideration:

Carried

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

Moved by Councillor Khalid Usman

Seconded by Councillor Andrew Keyes

That the Development Services Committee meeting adjourn at 4:25 PM.

Carried



Highway 7 BRT Update: Warden Ave to Cornell Bus Terminal February 22, 2021 York Region Rapid Transit Corporation



overview

1. BRT in operation

- South Town Centre Blvd. to Birchmount Rd.

2. Future segments – Birchmount Rd. to Cornell Bus Terminal

- Birchmount Rd. to Andre De Grasse St.
- Andre De Grasse St. to Kennedy Rd.
- Kennedy Rd. – YMCA Blvd. to Highway 7
- Highway 7 – Kennedy Rd. to Cornell Bus Terminal

3. Cornell Bus Terminal Update



introductions

On July 14th and 16th the Council of the City of Markham adopted the following resolution:

6. *That Council request a detailed plan from York Region for the proposed extension of the Highway 7 Rapidway from Town Centre Boulevard BRT Station to Cornell Terminal;*

rapid transit network



1 Newmarket Centre



2 Vaughan Metropolitan Centre

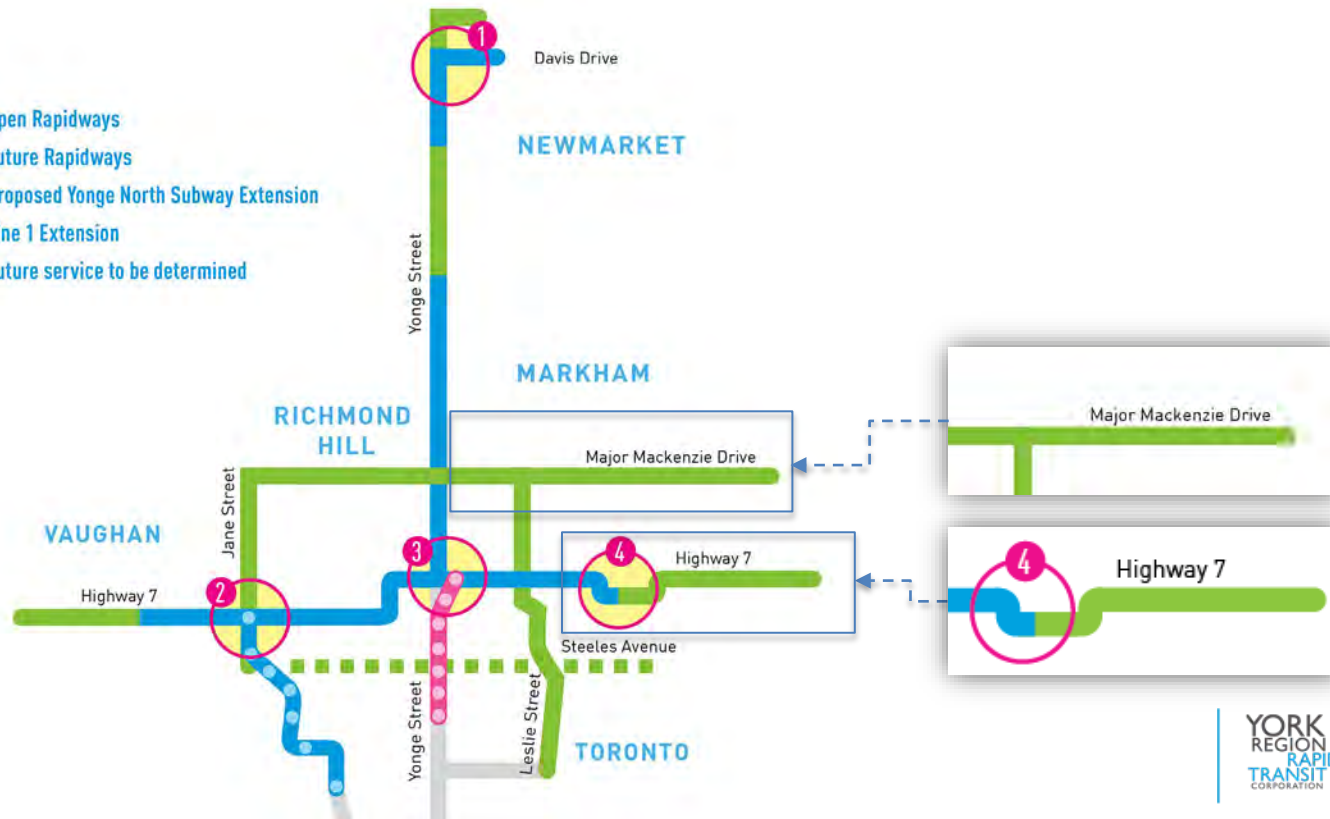


3 Richmond Hill Centre



4 Markham Centre

- Open Rapidways
- Future Rapidways
- Proposed Yonge North Subway Extension
- Line 1 Extension
- ■ ■ Future service to be determined



1. BRT in operation



South Town Centre Blvd. to Birchmount Rd.



2. future segments



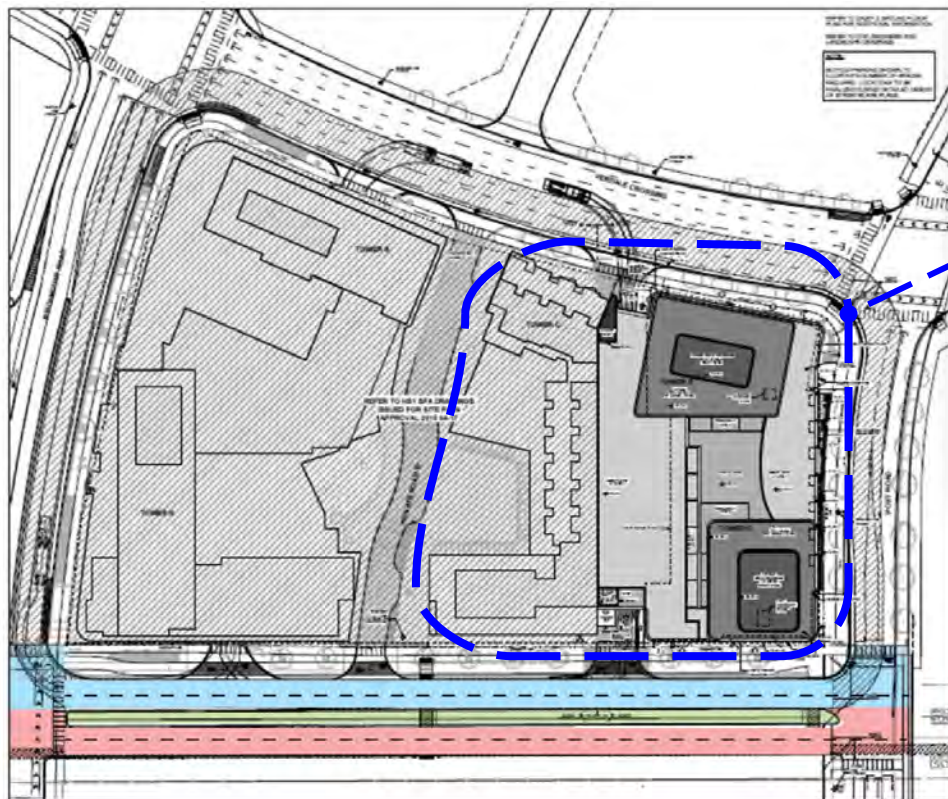
BRT in Markham Centre



- Viva BRT
- MTSA
- - - MCSP Boundary

- ▼ Vivastation
- ▼ Future Vivastation

Birchmount Rd. to Andre De Grasse St.



HS-2 Development, Remington Group
(Simcoe Promenade and Andre DeGrasse)



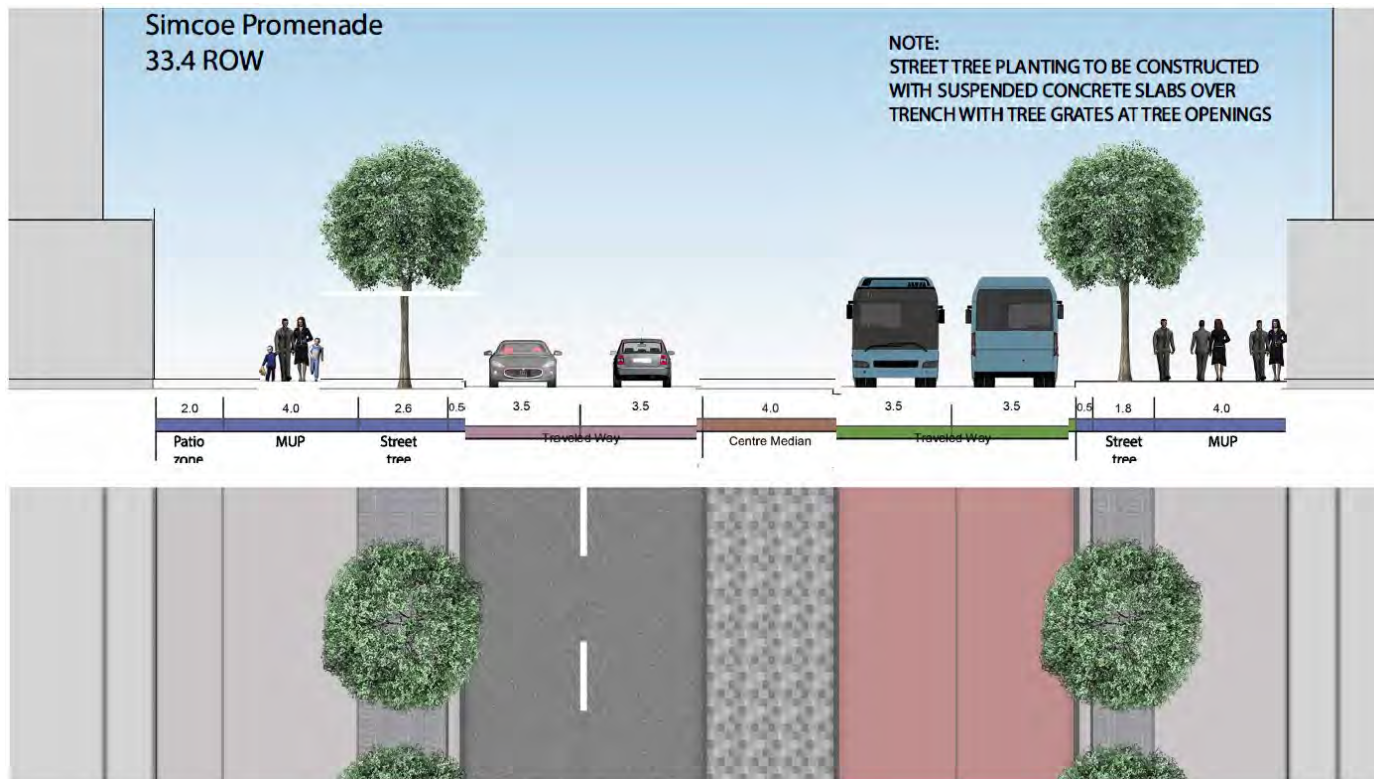
Roadway

[Spring 2022 – Remington]

Median/Rapidway

[Spring 2022 – Remington/YRRTC]

Birchmount Rd. to Andre De Grasse St.



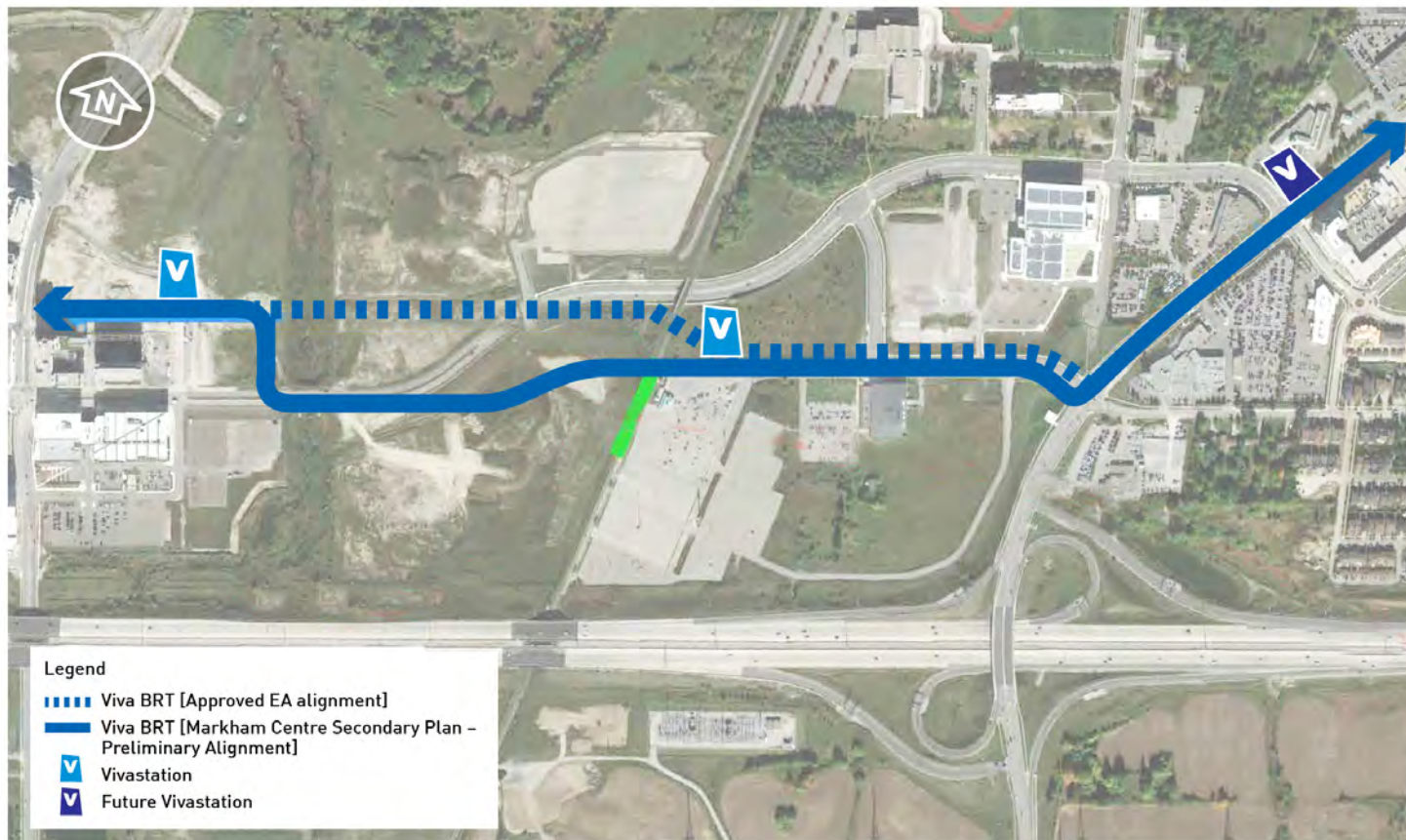
Andre De Grasse St. to Kennedy Rd.



- Viva BRT
- MTSA
- MCSP Boundary

- ▼ Vivastation
- ▼ Future Vivastation

Andre De Grasse St. to Kennedy Rd.



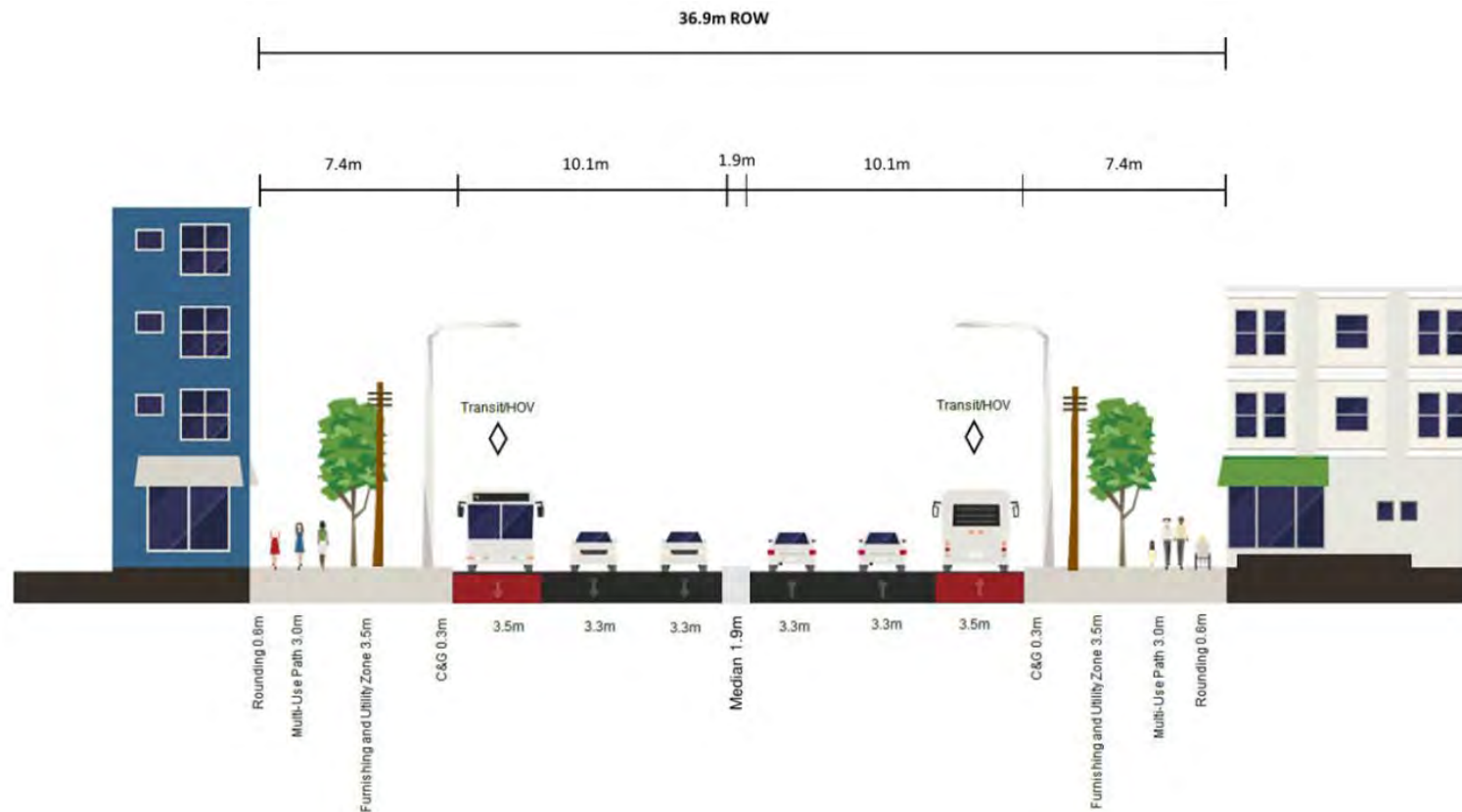
Kennedy Rd. – YMCA Blvd. to Highway 7



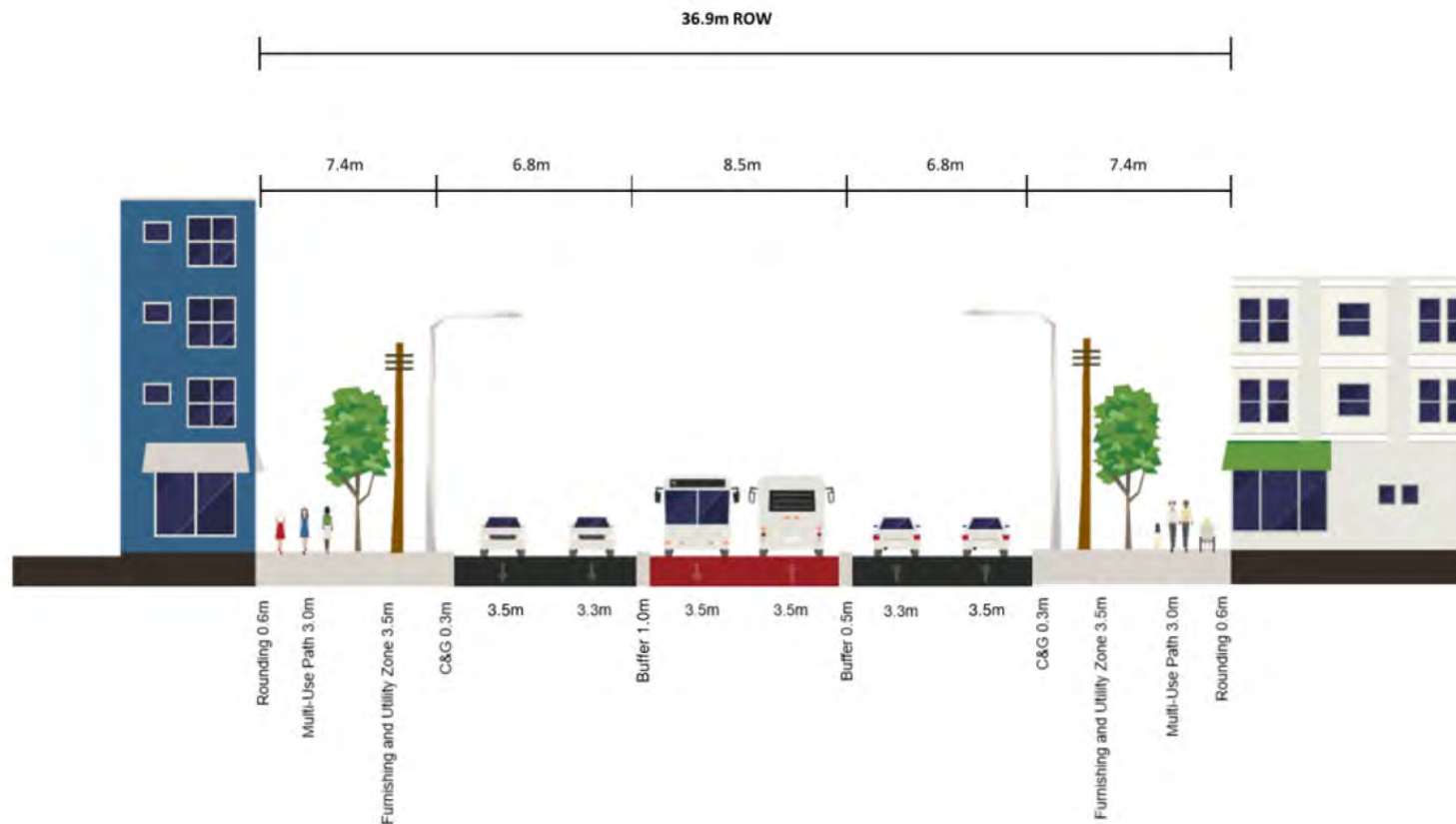
- Viva BRT
- MTSA
- - - MCSP Boundary

- V Vivastation
- V Future Vivastation

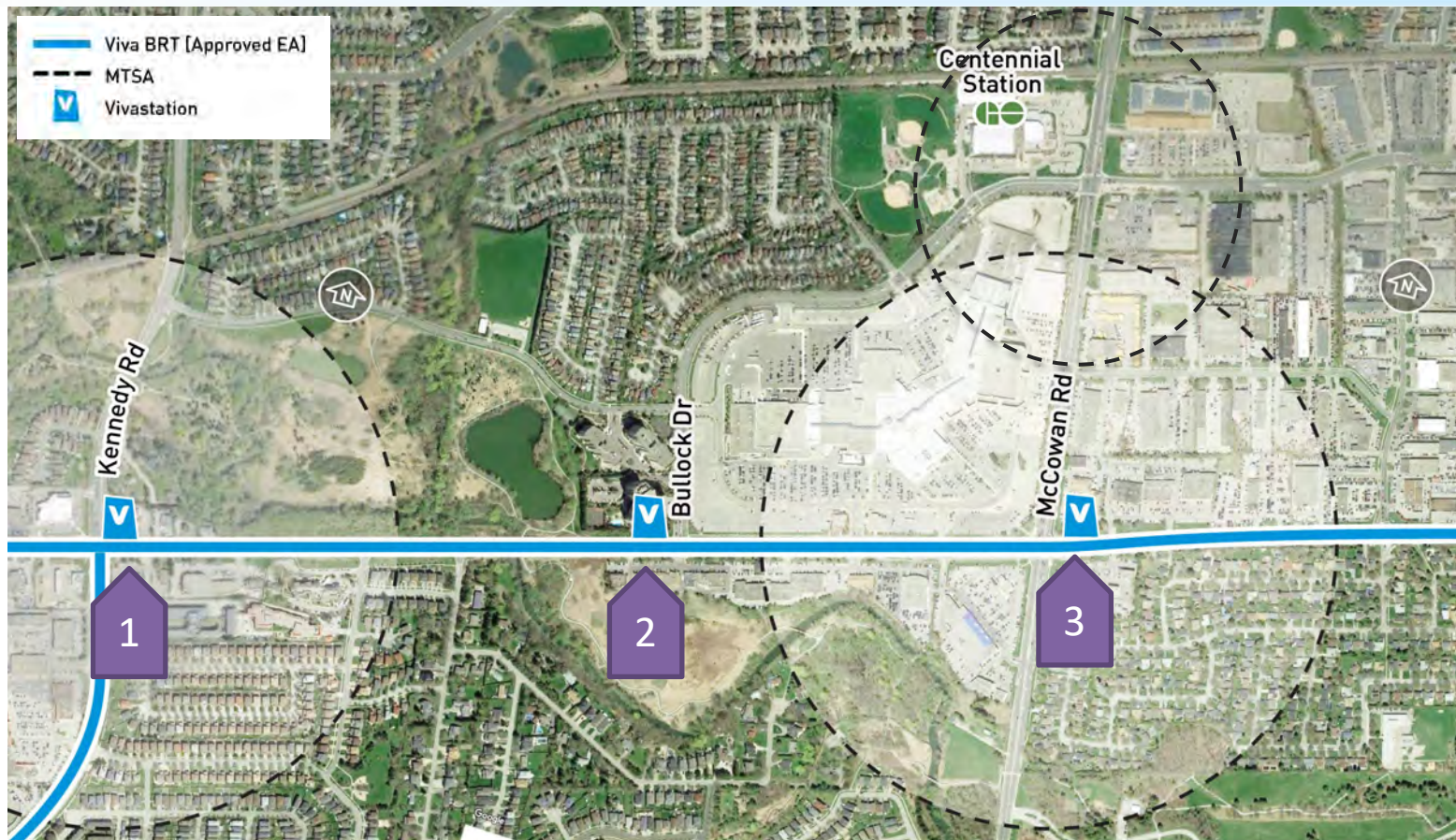
Kennedy Rd. – YMCA Blvd. to Highway 7



Kennedy Rd. – YMCA Blvd. to Highway 7



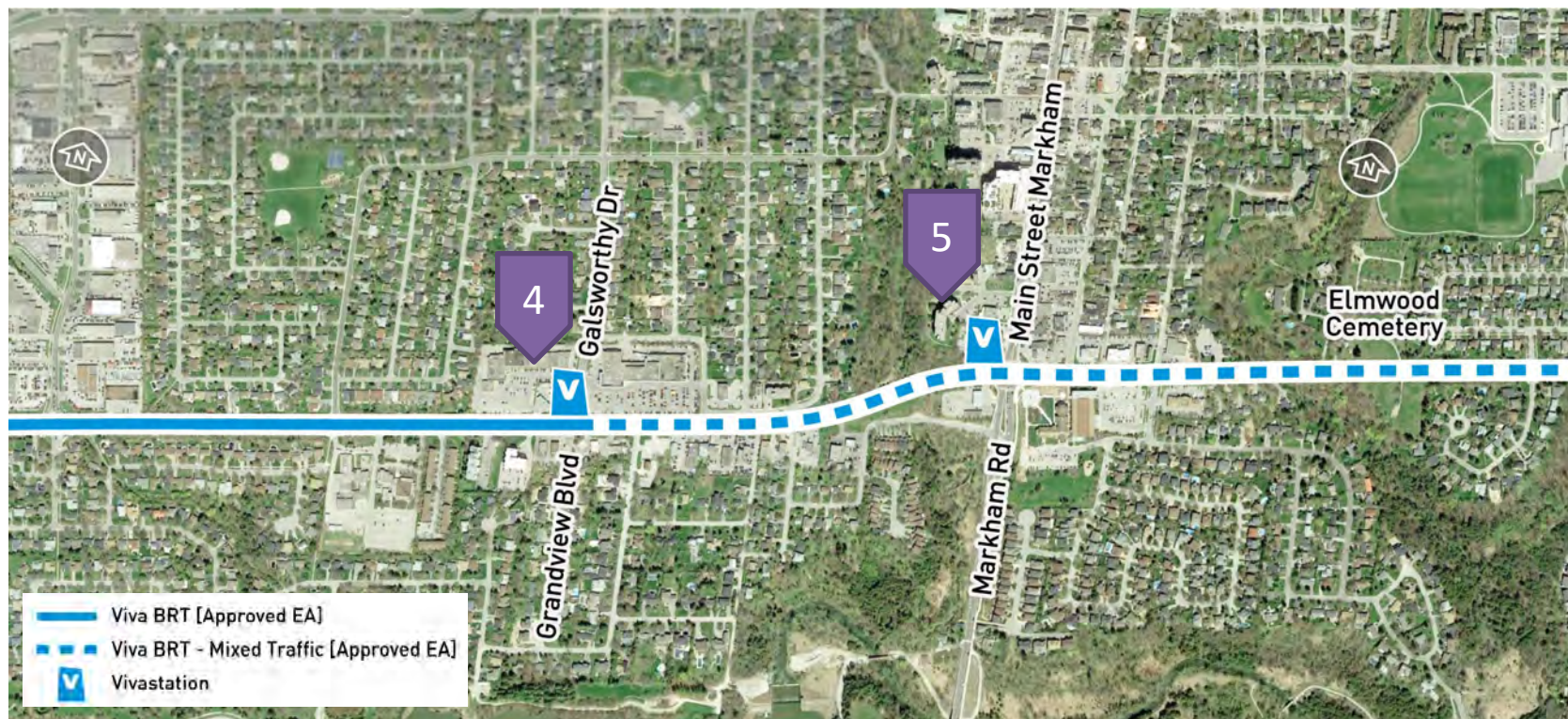
Highway 7 – Kennedy Rd. to McCowan Rd.



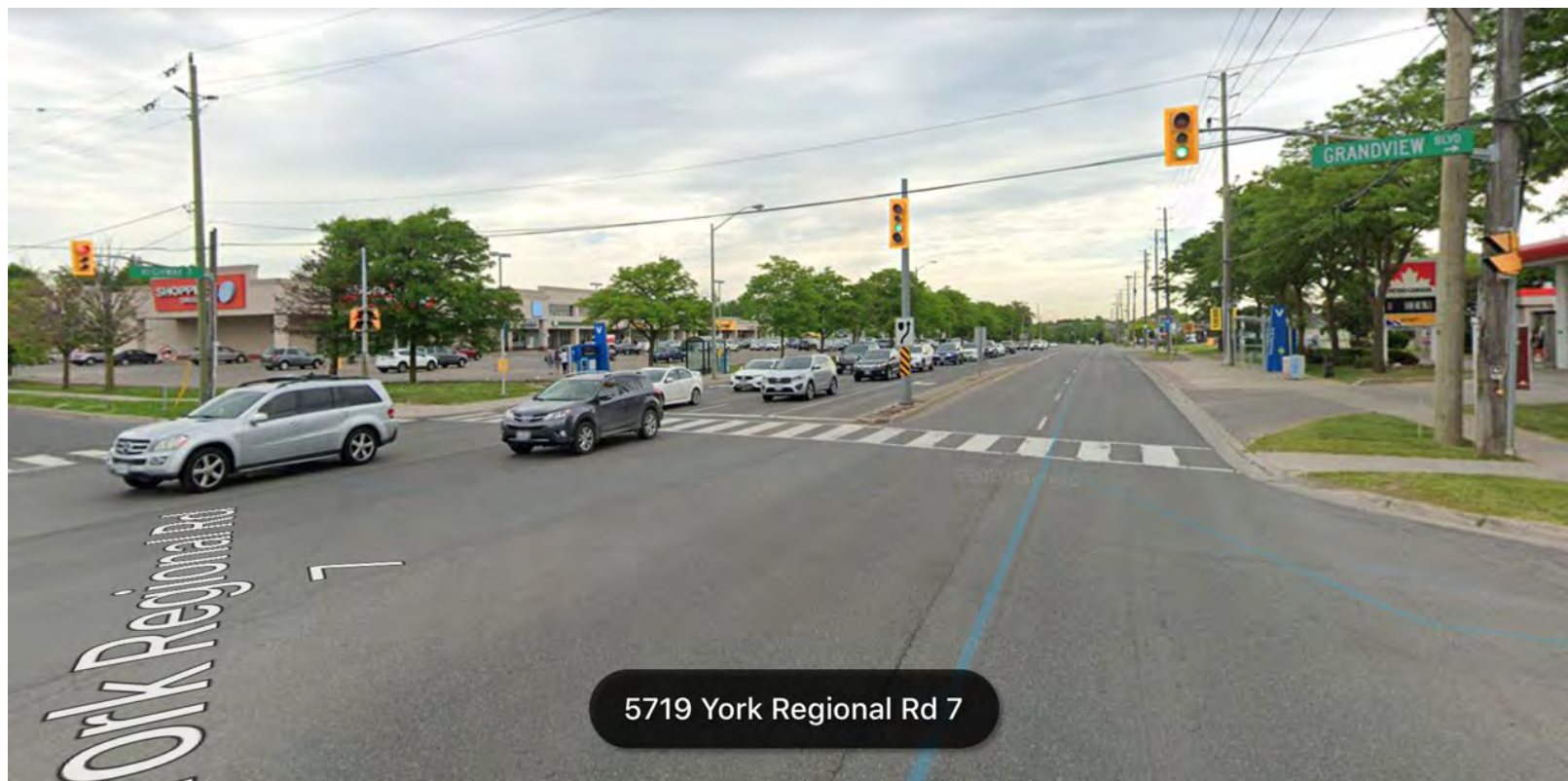
Highway 7 at McCowan Rd.



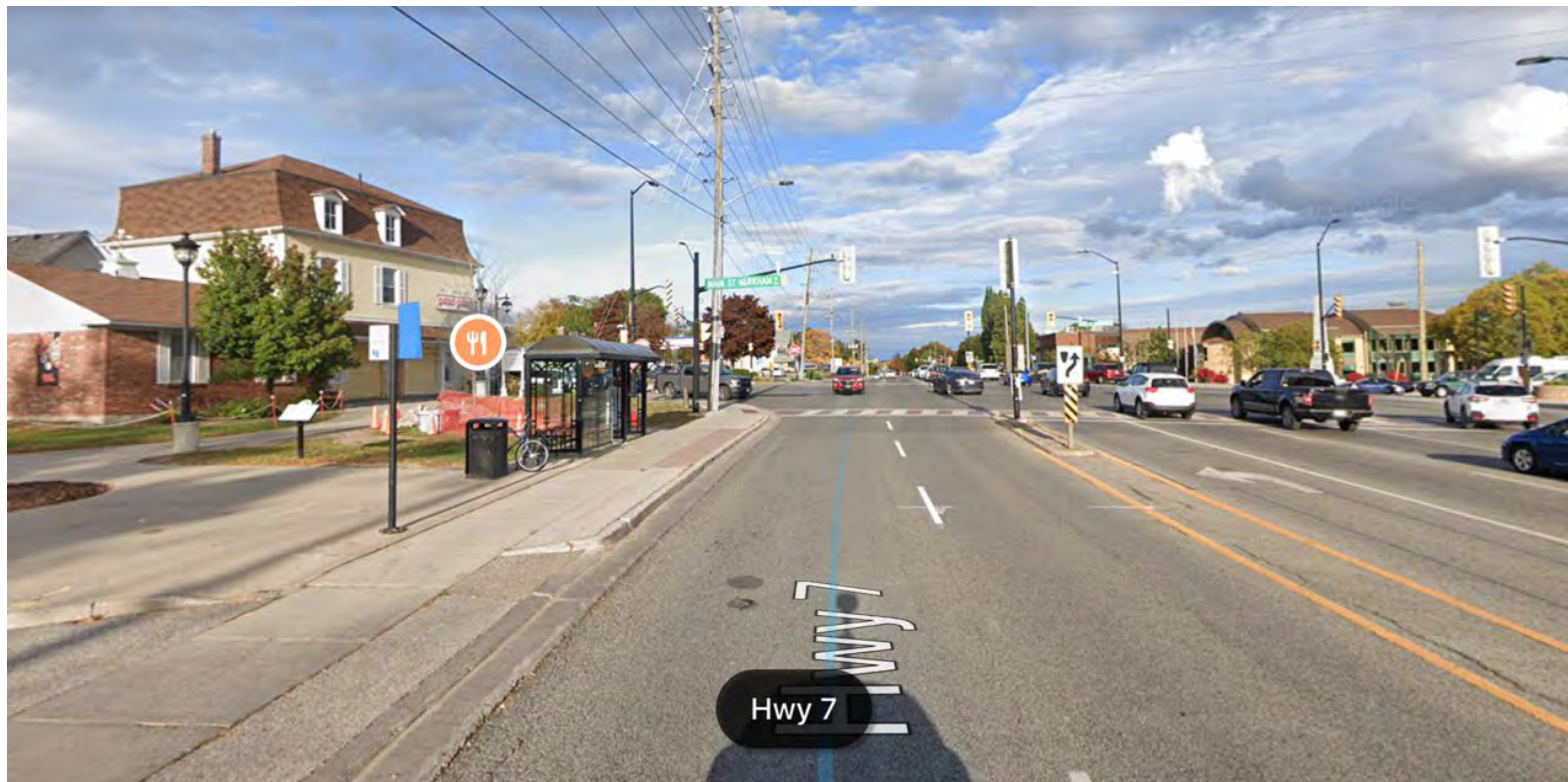
Highway 7 – east of McCowan Rd. to Elmwood Cemetery



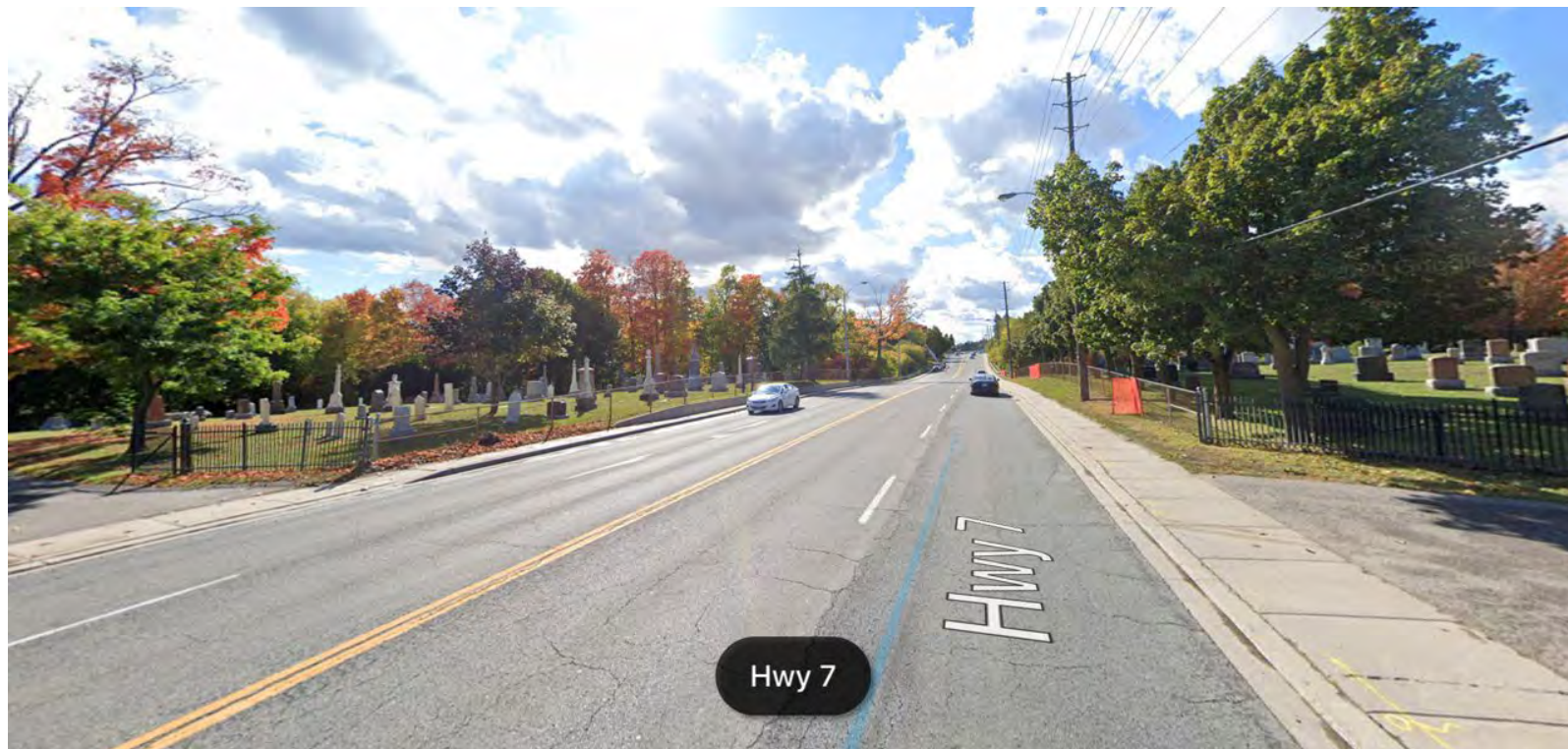
Highway 7 at Galsworthy Dr.



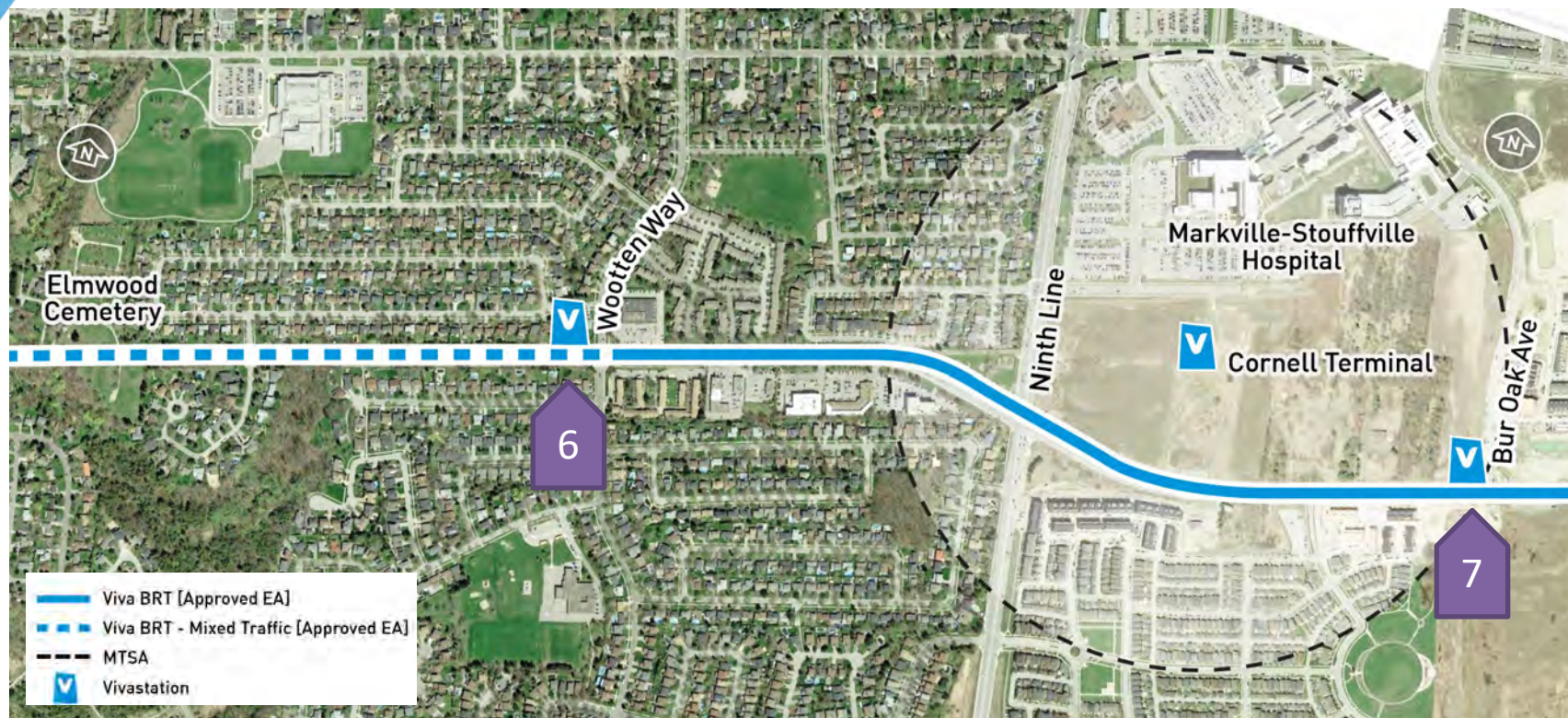
Highway 7 at Main St. - Markham Rd.



Highway 7 at Elmwood Cemetery



Highway 7 – Elmwood Cemetery to Cornell Bus Terminal



3. Cornell Bus Terminal update



Cornell Bus Terminal - context

- 11-bay, open-air building
- Allows for future Durham/GO Transit connections
- Off-street passenger pick-up/drop-off area
- Partnered with developers and MS Hospital to construct Diamondwood Road



Cornell Bus Terminal - features



- Attractive, modern design
- Colonnade screen wall planted with all-season vines wrap the facility
- Two plazas for pedestrians to gather
- Retail amenities, customer washrooms, weather protected waiting areas

Cornell Bus Terminal update



Cornell Bus Terminal update



Cornell Bus Terminal update



Cornell Bus Terminal update



Cornell Bus Terminal



Cornell Bus Terminal



Cornell Bus Terminal



Cornell Bus Terminal



Thank You!

.....
Mary-Frances Turner – mary-frances.turner@york.ca

Paul May – paul.may@york.ca

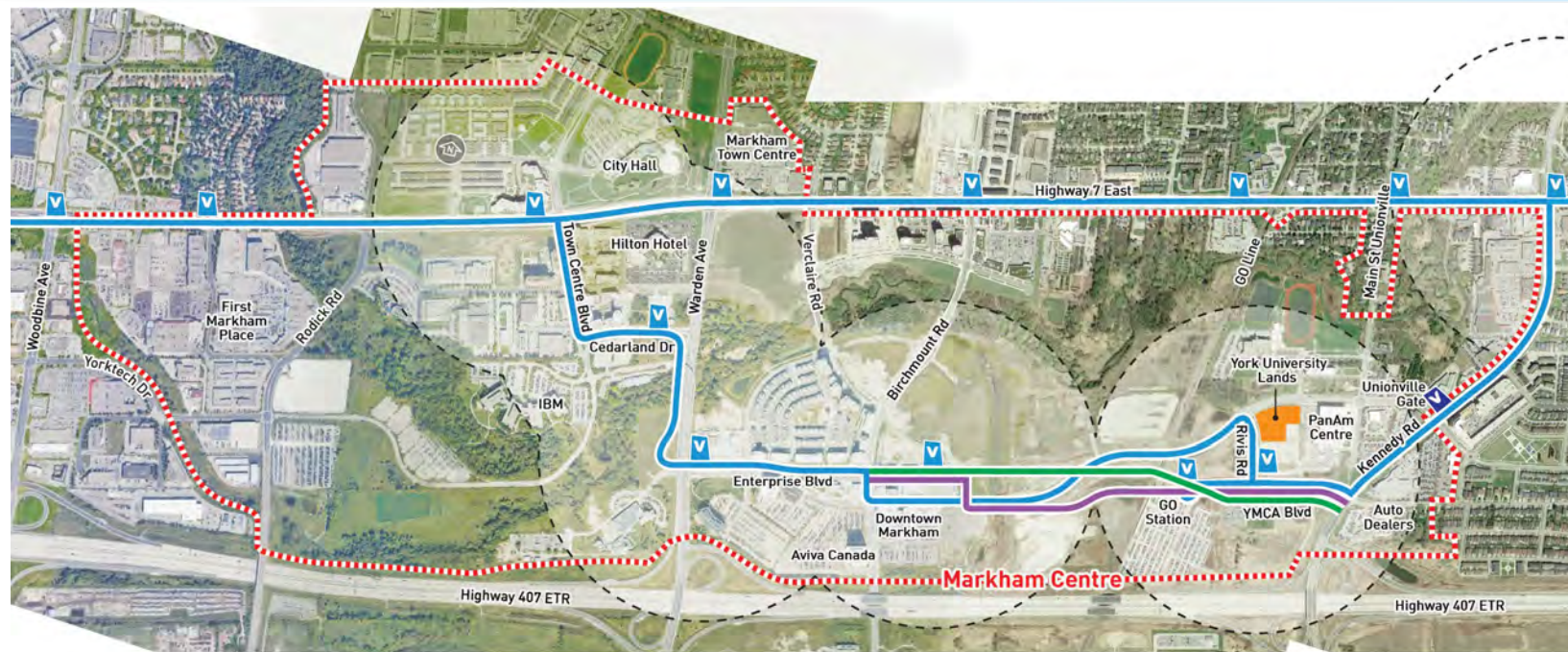
Stephen Hollinger – stephen.hollinger@york.ca

Liza Sheppard – liza.sheppard@york.ca
.....



.....
@ vivaNext

alternative alignments



- Viva BRT
- Viva BRT [EA Approved Alignment]
- Viva BRT [Markham Centre Secondary Plan – Preliminary Alignment]

- - MTSA
- - - MCSP Boundary
- V Vivastation
- V Future Vivastation



Heritage Markham Committee Minutes

Meeting Number: 1
January 13, 2021, 7:15 PM
Electronic Meeting

Members	Graham Dewar, Chair Ken Davis, Vice Chair Doug Denby Evelin Ellison Anthony Farr Shan Goel	Councillor Keith Irish Councillor Reid McAlpine Councillor Karen Rea Paul Tiefenbach Lake Trevelyan
Regrets	David Nesbitt	
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Laura Gold, Council/Committee Coordinator

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interests.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

B. New Business from Committee Members

An update on the motion being prepared to recommend that the City be more proactive rather than reactive in protecting cultural heritage resources was added to the agenda under new business.

Recommendation:

That the January 13, 2021 Heritage Markham Committee agenda be approved, as amended.

Carried

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

Barry Nelson, a member of the community, provided a deputation on items 4.1- Demolition Permit for the William Carry House -12 Imperial Lane, and 6.5 – Committee of Adjustment Consent and Variance Applications - 159 John Street of Minutes. He suggested that staff should have an opportunity to present their recommendations to Heritage Markham prior to Members providing their feedback, and that feedback should be provided in a civil manner, which he did not believe occurred during the discussion of these items at the December 9, 2020 Heritage Markham Committee Meeting.

Recommendation:

That the deputation by Barry Nelson regarding the December 9, 2020 Heritage Markham minutes be received; and,

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

Carried

3.3 TERM EXPIRATION DATES (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

L. Gold, Council/Committee Coordinator, Legislative Services & Communications

Regan Hutcheson, Manager of Heritage Planning spoke briefly about the staff memorandum on Members' term expiration dates.

Evelin Ellison advised that her term on the Heritage Markham Committee from 2004-2006 was for 2 years rather than 3 years, as she was appointed at the end of 2004.

Recommendation:

That the attached memorandum be received by Heritage Markham Committee as information.

Carried

3.4 HERITAGE MARKHAM ELECTION AND APPOINTMENTS (16.11)

1) ELECTION OF CHAIR AND VICE-CHAIR

2) SUB-COMMITTEES OF HERITAGE MARKHAM

3) HERITAGE MARKHAM REPRESENTATIVE- OTHER COMMITTEES

Extracts: R. Hutcheson, Manager, Heritage Planning

Recommendation:

That Councillor Keith Irish be appointed to the position of Chair effective January 14, 2021; and,

That Ken Davis be re- appointed to the position of Vice-Chair; and further,

That the appointments to the Architectural Review Sub-Committee, Heritage Building Evaluation Sub-Committee, Doors Open Committee, and the Historic Unionville Community Vision Committee be deferred to a future meeting.

Carried

4. PART TWO - DEPUTATIONS

4.1 ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS

10537 KENNEDY ROAD (FORMERLY 10539 KENNEDY ROAD) ARTHUR WEGG HOUSE (16.11)

FILE NUMBER:

20 129597

Kennedy MM. Markham Ltd.

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

A. Crompton, Planner II, Planning and Urban Design Department

James Koutsovitiss, Gatzios Planning + Development Consultants Inc.

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the Zoning By-Law Amendment and Draft Plan of Subdivision Applications for 10537 Kennedy Road (formerly 10539 Kennedy Road). The Applicant is now proposing to keep the heritage resource (the Arthur Wegg House) generally in its original location on a new foundation matching the proposed new grading for the subdivision. The lot for the heritage resource has also been substantially enlarged. Staff support the revised option proposed for the Arthur Wegg House.

Heritage Markham provided the following feedback on the revised option proposed for the Arthur Wegg House:

- Suggested that the preservation of the porch be planned carefully to ensure it is protected, as these types of porches can be easily damaged;
- Suggested there be more greenery around the house, and asked why there is no streetscape.

Staff and the Property Owner advised that the property's streetscape and landscaping will be looked at as part of the Site Plan approval process. The Site Plan for the property will come to the Heritage Markham Committee as a future application for review.

The Property owner noted that the type of greenery will need to be selected wisely, as some types of greenery can cause damage to the heritage resource, and a desire to retain views of the heritage resource.

Recommendation:

That Heritage Markham supports the revised option proposed for the Arthur Wegg House which includes retaining the heritage resource near its original site (corner of Kennedy Road and future Street F), but on a new foundation and at the proposed grade of the adjacent subdivision lands;

That the City's standard heritage requirements be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement;

And that the applicant secure and protect the building from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property, and erect a "No-trespassing" sign in a visible location on the property indicating that the Heritage Building is to be preserved onsite and should not be vandalized and/or scavenged.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVAL

HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

16 JOHN STREET, THCD

1 CHURCH LANE, THCD

33 DICKSON HILL ROAD, MVHCD (16.11)

FILE NUMBERS:

- HE 20 135175
- HE 20 134735
- HE 21 102639

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.2 BUILDING OR SIGN PERMIT APPLICATIONS

DELEGATED APPROVAL

PERMITS APPROVED BY HERITAGE SECTION STAFF

5990 16TH AVENUE, MARKHAM VILLAGE

10536 MCCOWAN ROAD

40 ALBERT STREET, MARKHAM VILLAGE (16.11)

FILE NUMBERS:

- AL 20 135157
- DP 20 110958
- HP 20 1141437

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.3 OFFICIAL PLAN AMENDMENT, ZONING AMENDMENT, PLAN OF SUBDIVISION, PLAN OF CONDOMINIUM AND SITE PLAN CONTROL APPLICATIONS

9064-9110 WOODBINE AVE.

BUTTONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBERS:

- OP 17 153653
- ZA 17 153653
- SU 17 153653
- CU 17 153653
- SC 17 153653

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

R. Cefaratti, Senior Planner, Planning & Urban Design

Recommendation:

That Heritage Markham has no objection to the Part IV designation By-law for

the Buttonville Mill House being removed from the 1.64m deep parcel of land that is to be conveyed to the Region of York for road widening purposes.

Carried

5.4 SITE PLAN CONTROL APPLICATION

4592 AND 4600 HWY 7 E. UNIONVILLE

THE BEWELL BUNGALOW (16.11)

FILE NUMBERS:

- SPC 20 107969
- A/143/20

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

D. Pragratis, Senior Planner, Planning & Urban Design

J. Leung, Secretary, Committee of Adjustment, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning advised that Heritage Markham can recommend that Committee of Adjustment fees be waived in support of achieving a heritage objective. In this case, the fees are being recommended to be waived due to the property owner's cooperation with the City to retain and restore the Bewell Bungalow, given its current heritage status.

Recommendation:

That Heritage Markham has no objection to the requested variances in application A/143/20 from a heritage perspective;

That Heritage Markham supports waiving the fee for the parking variance application as per the City's Fee By-law (Table 6, section 1.6) , because the scope of the variance for the number of parking spaces would be reduced if Heritage Markham had not recommended that the Bewell Bungalow be incorporated into the redevelopment of 4592 and 4600 Hwy. 7 E.;

And that Heritage Markham recommends that designation of the Bewell Bungalow under Part IV of the Ontario Heritage Act and entering into a Heritage Conservation Easement Agreement with the City be a condition of approval of the variance application should the Committee of Adjustment approve application A/143/20.

Carried

6. PART FOUR - REGULAR

6.1 SITE PLAN CONTROL APPLICATION

ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL APPLICATION

5560 14TH AVE.

THE MCCAULEY-COOPERTHWAITE HOUSE (16.11)

FILE NUMBERS:

- SPC 20 116893
- ZA 116893

Extracts:

R.Hutcheson, Manager, Heritage Planning

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the Zoning By-Law and Site Plan Control Application for 5560 14th Avenue. The property owner is seeking permission to construct a new two storey multi-unit building containing 23 warehouse units and to retain and convert the existing heritage resource (McCauley-Cooperthwaite House) into a warehouse unit connected to the main building by a one storey rear link. Staff do not have any objection to this proposal.

Committee provided the following feedback on the proposed zoning by-law and site plan control application for 5560 14th Avenue, the McCauley-Cooperthwaite House:

- Noted that it is difficult to visualize how the two storey multi-unit building will look connect to the heritage resource from the picture displayed to the Committee and that staff should obtain further details, but suggested this concept can work very well;
- Suggested the Site Plan for the property include the architectural details with respect to the restoration of the house;
- Inquired if the floors would be removed from the heritage resource;
- Asked if the property owner would consider using the heritage resource for transitional housing, as the heritage resource is located right on the bus route;
- Recommended more space be set aside around the heritage resource so that it could be used for alternate uses.

Staff provided the following responses to inquiries from the Committee. Based on feedback from the Committee, staff will ask the City's Urban Design Team to

look more closely at the integration of the two storey multi-unit building with the heritage resource. There has been no indication that the floors will be removed from the heritage resource when converting it into warehouse space.

Recommendation:

THAT Heritage Markham appreciates the applicant's proposal and efforts to incorporate the McCauley-Cooperthwaite House into the proposed redevelopment of the property on its' original foundation;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed new two storey warehouse building;

THAT Heritage Markham does not object to the planned conversion of the McCauley House to a warehouse use, provided that the exterior the building is restored to its original appearance including the street facing veranda as shown in the attached archival photograph;

THAT Heritage Markham suggests that more space be provided around the McCauley-Cooperthwaite House to permit for a future expansion or addition to the house to make it more versatile for any other future use and to introduce landscaping, including large species historic tree varieties to beautify the property and complement the heritage building;

THAT the applicant revise the site plan application elevations to reflect the restoration of the McCauley-Cooperthwaite House as shown in the attached archival photograph;

THAT the applicant enter into a Site Plan Agreement including standard conditions regarding materials, colours windows, verandas, etc. as well as the requirement to designate the McCauley-Cooperthwaite House under Part IV of the Ontario Heritage Act, to enter into a Heritage Conservation Easement Agreement with the City, and to install a Markham Remembered Plaque at their own cost in a prominent location which would be reviewed and approved by the City (Heritage Section);

AND THAT final review of the site plan and zoning amendment application be delegated to Heritage Section staff.

Carried

Recommendation:

That Staff be requested to work with the applicant to look at alternative uses of the house.

Carried

6.2 SITE PLAN CONTROL APPLICATION AND MINOR VARIANCE APPLICATION

RESIDENTIAL ADDITION

50 GEORGE STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBERS:

- SPC 20 134828
- A/130/20

Extracts:

R.Hutcheson, Manager, Heritage Planning

Francois Hemon-Morneau, Development Technician

Francois Hemon-Morneau, Development Technician presented the staff memorandum on the Site Plan Control Application and Minor Variance Application for 50 George Street. The applicant is seeking approval to remodel the existing dwelling, and add a two-storey frame addition.

Russ Gregory, Consultant described his plans, which included expanding the front porch, changing the roofline, and a full two storey addition. A drawing of the proposed addition was displayed to the Committee.

Committee had no objection to proposed Site Plan Control Application, and Minor Variance Application for 50 George Street, but asked if the parking pad will still be used.

Russ Gregory advised that he did not think the owner planned to use the parking pad for parking.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variances for a maximum building depth of 18.5 m and a maximum net floor area ratio of 45.3%;

THAT Heritage Markham has no objection from a heritage perspective to the design of the proposed addition and remodelling of the existing dwelling subject to minor architectural changes to be addressed by Heritage Section staff and the preservation of the Honey Locust identified as (Tree #3) and delegates final review of the Site Plan application to Heritage Section Staff;

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

Carried

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

In response to a question regarding Heritage Week 2021, Regan Hutcheson, Manager of Heritage Planning advised that staff will not be able to erect a heritage exhibit at Civic Centre this year for the event due to the pandemic. The Committee suggested promoting Heritage Week by putting information on the website about the self-guided heritage walking tours currently available. Staff agreed to follow up with Corporate Communications staff.

7.1 REQUEST FOR FEEDBACK

DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND BY-LAW (16.11)

Extracts:

R.Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning presented the revised draft to the Heritage Markham Terms of Reference, and explained where changes had occurred since the last version.

Committee reviewed and discussed the most recent revisions to the draft Heritage Markham Terms of Reference. Committee's comments included:

- changing the suggested number of representatives from each of the three largest heritage conservation districts from one to two citizen members as some members felt that local knowledge was important;
- supporting the ability of councillors to be chair (or vice chair) of the committee, but not limiting the chair position only to members of Council;
- accepting the revised policy on conflict of interest, but reiterating the desire to not discourage professionals in heritage related occupations from applying as members as they do provide useful and practical experience and knowledge.

Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-law (January 2021 draft), with the following amendments, with additions bolded and omissions strikethrough:

- 1.2 - If possible, the citizen members will should be selected on a geographic basis as follows:

- Thornhill Heritage Conservation District or Thornhill Community (**1 2** Members);
- Markham Village Heritage Conservation District or Markham Village Community (**1 2** Members);
- Unionville Heritage Conservation District or Unionville Community (**1 2** Members);
- Members at large (**7 4** Members).

Notwithstanding the above, Council may choose to deviate from this geographic approach, if necessary.

- 4.1 - The Heritage Markham Committee will elect a chair person (Chair) and a vice-chair person (Vice Chair) **from all the members**, annually at its first meeting of the year, or as soon as practicable. The Manager, Heritage Planning will conduct the elections of Chair and Vice Chair positions. Once the Chair and Vice Chair are elected, the Chair will preside over the remainder of the meeting.

- Clause 2.4.2 to be omitted from the Terms of Reference;

~~2.4.2 The Chair will be one of the members of Council appointed to the Heritage Markham Committee as elected by the entire Committee. The Vice Chair will be elected by all the members and may be any member of the Committee.~~

- 4.1 -The quorum for the Heritage Markham Committee will be **seven (7)** members being in attendance.
- 74 - A Heritage Markham Committee member who earns their living in a heritage-related occupation and/or who has been retained for a matter that is before the Committee is considered to have a conflict of interest and should have another representative appear before Committee if a presentation is required or to answer questions.
- **Citizen** members of Heritage Markham Committee will serve without compensation other than reimbursement of approved expenses incurred while performing duties on behalf of the Committee.

Carried

8. PART SIX - NEW BUSINESS**a) Action from Previous Minutes**

Councillor Karen Rea and Doug Denby advised that a motion discussed at the last meeting regarding the City being more proactive rather than reactive in protecting culture heritage resources, is still being drafted.

Councillor Karen Rea advised that matter could be brought up at the Development Services Committee instead.

Recommendation:

That Heritage Markham receive the update as information.

Carried

b) Appreciation**Recommendation:**

That Heritage Markham offers its sincere appreciation and thanks to Graham Dewar for his exceptional leadership as Chair of Heritage Markham for the last two years.

Carried

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:57 PM.



Unionville Sub-Committee Minutes

December 10, 2020, 6:00 PM - 8:00 PM
Electronic Meeting

Sub-Committee Members	<p>Mayor Frank Scarpitti (Ex-Officio)</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jim Jones (Ex-Officio)</p> <p>Councillor Keith Irish (Ex-Officio)</p>	<p>Councillor Alan Ho</p> <p>Councillor Reid McAlpine</p> <p>Councillor Amanda Collucci</p>
Council Members	<p>Regional Councillor Joe Li</p> <p>Councillor Karen Rea</p>	<p>Councillor Andrew Keyes</p> <p>Councillor Isa Lee</p>
Staff/Guests	<p>Arvin Prasad, Commissioner, Development Services</p> <p>Brian Lee, Director, Engineering</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Stephen Lue, Manager, Central District</p> <p>Sabrina Bordone, Senior Planner, Central District</p> <p>Luis Juarez, Planner II, Central District</p> <p>Dimitri Pagratis, Senior Planner, Central District</p> <p>Ronji Borooah, City Architect</p> <p>Parvathi Nampoothiri, Manager, Urban Design</p> <p>Abhinav Sukumar, Planner II</p> <p>Michelle Wong, Planner I</p> <p>Loy Cheah, Senior Manager, Transportation</p> <p>Alida Tari, Manager, Access & Privacy</p> <p>Hristina Giantsopoulos, Election & Committee Coordinator</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p>	

1. CALL TO ORDER

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

The Unionville Sub-Committee meeting convened at the hour of 6:04 PM with Deputy Mayor Don Hamilton presiding as Chair.

Councillor Alan Ho arrived at 6:49 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. MARKHAM CENTRE SECONDARY PLAN UPDATE - COMBINED CITY AND LANDOWNERS PRESENTATIONS

Arvin Prasad, Commissioner, Development Services, addressed the Subcommittee and provided brief opening remarks relative to staff's engagement with various landowners within the Markham Centre Secondary Plan.

Stephen Lue, Manager, Central District, delivered a presentation providing an update with respect to the City's status on the Markham Centre Secondary Plan. Mr. Lue advised that 8 landowners within the Markham Centre Secondary Plan were in attendance to present their development concept plans and proposals. They are as follows: Digram, 8111 Kennedy Road (BMW), Mercedes, York University, Rockport, Metropia North, YMCA and Kingdom, within the Markham Centre Secondary Plan.

Staff indicated that an additional 7 landowners will be presenting at the Unionville Subcommittee meeting on Monday December 14, 2020.

Digram

Mark Yarranton, on behalf of Digram Development, provided a brief overview of their proposed development.

The Subcommittee discussed the following relative Digram's presentation:

- The number of units and sizing
- The size of the site
- Number of underground parking levels and amount of ground level parking

- Ensuring concerns and issues relative to the high water table and existing soil are considered

8111 Kennedy Road (BMW)

David Charezenko, on behalf of 8111 Kennedy Road (BMW), provided a brief overview of their proposed development

The Subcommittee discussed the following relative 8111 Kennedy Road (BMW) presentation:

- Considering an automated waste collection system underground for this proposal;
- Parking for the proposed retail spaces at the corner of South Unionville Avenue and Kennedy Road and Helen Avenue and Kennedy Road
- Potentially relocating the BMW dealership within the development and ensure it remains in City of Markham
- Inquiry on the designation of the proposed development in the City's Official Plan
- Receiving further information on the Floor Space Index (FSI) for the proposed development

Mercedes

Dan Kunz, on behalf of Mercedes, provided a brief overview of their proposed development, which included the site plan concept, and elevation concepts.

Members of the Unionville Subcommittee discussed the following relative to Mercedes presentation:

- Potentially integrating adjacent properties which include Shell and Peach Tree plaza to the proposed development
- Inquiry on the designation of the proposed development in the City's Official Plan
- Receiving further information on the Floor Space Index (FSI) for the proposed development
- Potentially incorporating the Mercedes dealership in the proposal
- Percentage of employment for the proposed development
- Importance of pedestrian and vehicular connectivity between adjacent properties and Unionville GO Station
- Considering an automated waste collection system underground for this proposal

York University

Chris Wong, on behalf of York University, provided a brief overview of their proposed conceptual long-term campus plan.

There was discussion on potentially connecting Main Street Unionville to YMCA Boulevard.

Rockport (Student Housing for York University)

Jack Winberg and Kathryn Randle, on behalf of Rockport, provided a brief overview of their proposed purpose-built student housing development, which included the ground floor plan, section, east elevation, and massing.

There was discussion relative to the proposed parking, and it was noted that there will only be above ground parking and recognizing that the proposed development would be an iconic one.

Metropia

Maria Gatzios, on behalf of Metropia, provided a brief overview of their proposed development, which included the summary of the Official Plan Amendment and Zoning By-law Amendment applications.

There was no discussion on the Metropia presentation.

YMCA - Greater Toronto

Lauren Capilongo, on behalf of YMCA - Greater Toronto, provided a brief overview of their proposed development.

Members of the Unionville Subcommittee discussed the following relative to the YMCA - Greater Toronto presentation:

- Potentially increasing YMCA - Greater Toronto Floor Space Index (FSI)
- Integrating employment throughout the Markham Centre Secondary Plan specifically by the Unionville GO Station
- The status on the 407 Transitway alignment
- Clarification on who owns the land

Kingdom Development

Nick Pileggi, on behalf of Kingdom Development, provided a brief overview of their proposed development, which included the site plan Phase I, II, III, & IV.

There was brief discussion with respect to the underground and ground level parking; the proposed right-in/right-out access to the site and proposed park design.

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

1. That the presentation titled "Markham Centre Secondary Plan Update Landowners Engagement" be received.

Carried

4. ADJOURNMENT

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

That the Unionville Subcommittee meeting adjourn at 8:21 PM.

Carried



Unionville Sub-Committee Minutes

December 14, 2020, 9:30 AM - 1:00 PM
Electronic Meeting

Sub-Committee Members	<p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jim Jones (Ex-Officio)</p> <p>Councillor Keith Irish (Ex-Officio)</p> <p>Councillor Alan Ho</p> <p>Councillor Reid McAlpine</p> <p>Councillor Amanda Collucci</p>
Regrets	<p>Mayor Frank Scarpitti (Ex-Officio)</p>
Council Members	<p>Regional Councillor Joe Li</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff/Guests	<p>Arvin Prasad, Commissioner, Development Services</p> <p>Brian Lee, Director, Engineering</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p> <p>Ronji Borooah, City Architect</p> <p>Stephen Lue, Manager, Development, Central District</p> <p>Sabrina Bordone, Senior Planner, Central District</p> <p>Dimitri Pagratis, Senior Planner, Central District</p> <p>Luis Juarez, Planner II, Central District</p> <p>Parvathi Nampoothiri, Manager, Urban Design</p> <p>Abhinav Sukumar, Planner II</p> <p>Michelle Wong, Planner I</p> <p>Alida Tari, Manager, Access & Privacy</p> <p>Laura Gold, Council & Committee Coordinator</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p>

1. CALL TO ORDER

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

The Unionville Sub-Committee meeting convened at the hour of 9:31 AM with Deputy Mayor Don Hamilton presiding as Chair.

Councillor Amanda Collucci arrived at 9:48 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a conflict of interest on item 3.1 - Markham Centre Secondary Plan Update - Combined City and Landowners Presentations - Development Application for Smart Centres as his good friend works for Smart Centres and one of his brothers is a senior executive of a company providing consulting services to Smart Centres. Councillor McAlpine did not participate in the discussion.

3. MARKHAM CENTRE SECONDARY PLAN UPDATE - COMBINED CITY AND LANDOWNERS PRESENTATIONS

Arvin Prasad, Commissioner, Development Services, addressed the Subcommittee and provided brief opening remarks relative to staff's engagement with various landowners within the Markham Centre Secondary Plan.

Stephen Lue, Manager, Central District, delivered a presentation providing an update with respects to the City's status on the Markham Centre Secondary Plan. Mr. Lue noted that this is the second Unionville subcommittee meeting where 7 additional landowners within the Markham Centre Secondary Plan were in attendance to present their proposed development concept plans. The landowners presenting are as follows: Lifetime, Hilton Suites, Brivia/LeMay, New World Centre, Dorsay, SmartCentres, and Remington (Downtown Markham).

Staff indicated that the Ministry of Transportation (MTO), Metroxlinx, and Toronto and Region Conservation Authority (TRCA) will be presenting at a future Unionville Subcommittee meeting in January 2021.

Lifetime

Kate Cooper, on behalf of Lifetime, provided a brief overview of their proposed development.

There was discussion relative to the ownership of the IBM overpass and the importance of extending the Yorktech Drive.

Hilton Suites

David Charezenko, on behalf of Markham Suites Hotel Limited, provided an overview of their proposed development that included the site context, site organization plan, pedestrian and cycling routes, public realm plan, park and open spaces plan, development concept, and public realm concept.

Members of the Unionville subcommittee discussed the following relative to the Hilton Suites presentation:

- Number of units, square foot for offices and parking spaces
- Number of underground parking levels
- Floor Space Index (FSI)
- Size of the proposed conference centre
- Ensuring all corners at the intersection at Highway 7 and Warden Ave are considered comprehensively
- Ensuring that the City-owned land is properly incorporated into the development of this proposal
- Consider incorporating the iconic colour theme of the Hilton Suites Hotel within the new dwellings of this future development

Brivia/LeMay

Andrea Mac Elwee, Vincent Kou, Stephane Tremblay and Aking on behalf of Brivia/LeMay, provided a brief overview of their proposed development.

The Subcommittee discussed the following relative Brivia/LeMay presentation:

- Road connectivity to Town Centre Boulevard
- Road connectivity to Highway 7 being right in and right out
- Proposed heights of the towers and size of the podium
- The number of parking spaces and underground parking levels

New World Centre

Alfred Szeto, on behalf of New World Centre, provided a brief overview of their proposed development.

There was discussion relative to the size of the podium, total number residential units, office and retail space, and density.

Dorsay

Matthew Cory, on behalf of Dorsay, provided a brief overview of their proposed development.

Members of the Unionville subcommittee discussed the following relative to the Dorsay presentation:

- Possibility of burying the hydro lines in front of the proposed building
- The distance between the proposed building and existing townhouses
- The ownership of the proposed park space and the importance of the park space being publicly accessible

Smart Centres

Councillor Reid McAlpine declared a conflict of interest on Development Application for Smart Centres as his good friend works for Smart Centres and his brother is a senior executive of a company providing consulting services to Smart Centres. Councillor McAlpine did not participate in the discussion.

Chris Caverson and Kate Cooper, on behalf of Smart Centres, provided a brief overview of their proposed development and concept plan.

The Subcommittee discussed the following relative Smart Centre presentation:

- Tower heights for the proposed development at Markham Woodside
- The importance of staff communicating and engaging with First Markham on the proposed development at Markham Woodside
- The importance of reviewing road network at the intersection at Highway 7 and Warden Ave
- Consider a road connection between the Markham Civic Centre near the Flato Markham Theatre and the Markham Town Square entrance off of Warden Avenue
- Ensuring residents have access to adequate retail within a reasonable distance
- Importance of employment development being reintegrated into development concepts
- Potentially relocating the current grocery store, No Frills, within the proposed development

- Potential for an additional signalized intersection at the Highway 7 entrance to Markham Town Square between Warden Avenue and Verclaire Gate

The Subcommittee inquired about the lands of a former dump site off Rodick Road and requested that staff report back on the status of the contamination clean up.

Remington

Randy Peddigrew, on behalf of Remington, provided a brief overview of their proposed development.

Members of the Unionville subcommittee discussed the following relative to the Remington's presentation:

- The importance of continuing to work with Metrolinx on the 407 Transitway to ensure the proper alignments for this development are achieved
- Potentially look into an additional GO Stations on Highway 7 to provide more connectivity and increase ridership
- Conducting a study from the tributary to Kennedy Road, YMCA Boulevard, Enterprise Boulevard and the 407 Transitway
- The challenges with the sanitary sewer and the tributary

There was considerable discussion regarding whether the proposed mobility hub can be relocated south of Highway 407, and staff advised that is not an option.

Moved By Councillor Keith Irish

Seconded By Councillor Alan Ho

1. That the presentation titled "Markham Centre Secondary Plan Update Landowners Engagement" be received.

Carried

4. ADJOURNMENT

Moved By Councillor Reid McAlpine

Seconded By Councillor Alan Ho

That the Unionville Subcommittee meeting adjourn at 12:22 PM.

Carried



Unionville Sub-Committee Minutes

January 12, 2021, 9:30 AM - 12:30 PM

Electronic Meeting

Sub-Committee Members	<p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jim Jones (Ex-Officio)</p> <p>Councillor Keith Irish (Ex-Officio)</p> <p>Councillor Alan Ho</p> <p>Councillor Reid McAlpine</p>
Regrets	<p>Mayor Frank Scarpitti (Ex-Officio)</p> <p>Councillor Amanda Collucci</p>
Council Members	<p>Regional Councillor Joe Li</p> <p>Councillor Andrew Keyes</p> <p>Councillor Isa Lee</p>
Staff/Guests	<p>Arvin Prasad, Commissioner, Development Services</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Loy Cheah, Senior Manager, Transportation</p> <p>Soran Sito, Manager, Environmental</p> <p>Joseph Palmisano, Manager, Transportation Planning</p> <p>Fei Yang, Transportation Engineer</p> <p>Lilli Duoba, Manager, Natural Heritage</p> <p>Stephen Lue, Manager, Development, Central District</p> <p>Parvathi Nampoothiri, Manager, Urban Design</p> <p>Abhinav Sukumar, Planner II</p> <p>Michelle Wong, Planner I</p> <p>Ronji Borroah, City Architect</p> <p>Bryan Frois, Chief of Staff</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p> <p>Hristina Giantsopoulos, Election & Committee Coordinator</p>

1. CALL TO ORDER

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

The Unionville Sub-Committee meeting convened at the hour of 9:31 AM with Deputy Mayor Don Hamilton presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF THE PREVIOUS MINUTES**3.1 UNIONVILLE SUB-COMMITTEE MINUTES - DECEMBER 10, 2020**

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

1. That the minutes of the Unionville Sub-Committee meeting held on December 10, 2020 be confirmed.

Carried

3.2 UNIONVILLE SUB-COMMITTEE MINUTES - DECEMBER 14, 2020

Moved By Regional Councillor Jim Jones

Seconded By Councillor Keith Irish

1. That the minutes of the Unionville Sub-Committee meeting held on December 14, 2020 be confirmed.

Carried

4. MARKHAM CENTRE SECONDARY PLAN UPDATE - AGENCY PARTNERS ENGAGEMENT

Arvin Prasad, Commissioner, Development Services, addressed the subcommittee and provided brief opening remarks relative to staff's engagement with agency partners, which include Metrolinx, Toronto and Region Conservation Authority (TRCA), York Region Rapid Transit Corporation (YRRTC), Ministry of Transportation (MTO) 407 Transitway regarding various matters related to the Markham Centre Secondary Plan.

Stephen Lue, Manager, Central District, delivered a presentation providing an update with respect to the City's status on the Markham Centre Secondary Plan. Mr. Lue provided a high-level overview on the issues with the agency partners surrounding the Unionville GO Station, which included the existing tributary 5 alignment, potential tributary 5 re-alignment, Bus Rapid Transitway alignment, City-preferred 407 Transitway alignment, and existing street network.

Staff advised that development options would be presented to the February 8, 2021, Development Services Committee.

Quentin Hanchard, on behalf of TRCA, delivered a presentation and provided an overview of the Markham Centre context, tributary 5 of the Rouge River, tributary 4 of the Rouge River, and road extensions.

Members of the Unionville Subcommittee discussed the following with respect to the presentations:

- Reviewing the piping in tributary 4 between Enterprise Boulevard and the 407 Transitway;
- Concerns with piping in tributary 4 affecting the road network connections and possibly affecting the density vision;
- Concerns with issues on the Scriberras crossing over the Rouge River impacting the Markham Centre Secondary Plan and delaying the process;
- Ensuring the most economical way for transportation is achieved by conducting a cost comparison for transportation going either under or over the 407 Transitway;
- Potentially relocating the Unionville GO Station to the south side of the 407 Transitway;
- Distances between GO Stations;
- Ownership of the Metrolinx parking lot and potentially future development of affordable housing;
- The need for a future conceptual review of the area bound by Kennedy, Highway 407, Enterprise and tributary 4 that could maximum development potential;
- Concerns with noise and appearance of the train layover on the north side of Enterprise Boulevard, and west side of the existing tracks potentially impacting surrounding lands and future developments; and,
- Conducting a comprehensive review of all crossings within the Markham Centre Secondary Plan.

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

1. That the presentation titled "Markham Centre Secondary Plan Update - Agency Partners Engagement" be received.>

Carried

5. ADJOURNMENT

Moved By Councillor Keith Irish

Seconded By Councillor Reid McAlpine

That the Unionville Sub-Committee meeting adjourn at 11:12 AM.

Carried



Markham Sub-Committee Meeting Minutes

January 11, 2021, 9:00 AM - 12:00 PM

Electronic Meeting

Sub-Committee
Members

Regional Councillor Jack Heath

Councillor Karen Rea

Councillor Andrew Keyes

Deputy Mayor Don Hamilton (Ex-Officio)

Regional Councillor Jim Jones (Ex-Officio)

Councillor Keith Irish (Ex-Officio)

Regrets

Councillor Amanda Collucci

Mayor Frank Scarpitti (Ex-Officio)

Council Members

Regional Councillor Joe Li

Councillor Alan Ho

Staff

Andy Taylor, CAO
 Claudia Storto, City Solicitor
 Jacqueline Chan, Assistant City Solicitor
 Bryan Frois, Chief of Staff
 Arvin Prasad, Commissioner, Development Services
 Biju Karumanchery, Director, Planning & Urban Design
 Brian Lee, Director, Engineering
 Marg Wouters, Senior Manager, Policy & Research
 Ron Blake, Senior Development Manager,
 Stacia Muradali, Acting Manager, Development, East District
 Lilli Duoba, Manager, Natural Heritage
 Regan Hutcheson, Manager, Heritage
 Kevin Ross, Manager, Development Finance & Payroll
 Mark Visser, Senior Manager Strategy Innovation & Investments
 Trinela Cane, Commissioner, Corporate Services
 Graham Seaman, Director, Sustainability & Asset Management
 Grace Lombardi, Acting Election & Committee Coordinator
 Alida Tari, Manager, Access & Privacy
 Laura Gold, Council & Committee Coordinator
 Amanda Samara, Administrative Assistant Building Standards
 Department
 Billy Tung, KLM Planning
 Julianna Boldt, Humboldt Properties
 Latif Fazel, Liberty
 Michael Uster, Liberty
 Christian Lamanna, Cornell Rouge
 Robert Singer

1. CALL TO ORDER

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

The Markham Sub-Committee meeting convened at the hour of 9:06 AM with Regional Councillor Heath presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED PRESENTATION

Biju Karumanchery, Director, Planning & Urban Design, addressed the subcommittee and provided brief opening remarks relative to the Humboldt Greensborough Valley Holdings Limited application.

Stacia Muradali, Acting Manager, Development, East District, delivered a presentation providing an update with respects to the Humboldt Greensborough Valley Holdings Limited applications for official plan, and zoning by-law amendment, draft plan of subdivision and site plan approval. The presentation included background information, area context, and the proposed development. It was noted that the site plan application was referred to the Markham subcommittee by Development Services Committee to consider enhancement to the fencing along the storm water management pond.

Billy Tung, KLM Planning, on behalf of Humboldt Greensborough Valley Holdings Limited, delivered a presentation and provided a high level overview on the background information, context map, context of the greater Rouge National Urban Park, proposed site plan, proposed private parkette design, proposed landscape plan, and proposed decorative fencing. It was noted that an existing chain link fence around the storm water management pond was installed by Humboldt Greensborough Valley Holdings Limited and that the proposed enhancement fencing will be maintained by the future condominium corporation. Mr. Tung noted that the applicant is requesting compensation to assist with the request to install the enhanced fencing.

Members of the Markham Sub-Committee discussed the following with respect to the staff and applicant presentations:

- Potentially upgrading the chain link fence to wrought iron or like fencing to increase the interface between the proposed application and the potential Rouge National Urban Park expansion;
- Maintenance responsibilities of the decorative fencing surrounding the stormwater management pond;
- Fencing height;
- Retain the current chain link fence and consider installing cedar hedges along the chain link fencing as a substitute for enhancing the fence; and,
- Potential funding source for the requested compensation to assist with the installation of an enhanced fencing.

Staff noted that the funding source for the compensation would be tax dollars as the enhancement of the fence does not meet the requirements to use Development Charge (DC) funding. Staff also noted that a “parks fund” for these type of uses does not exist.

It was requested that staff report back to a future Development Services Committee meeting with a memo and include the minutes of today’s meeting. It was suggested that staff outline: the cost of cedar hedges and provide other alternatives for the area around stormwater management pond.

Moved By Regional Councillor Jim Jones

Seconded By Councillor Andrew Keyes

1. That the presentations by staff, Billy Tung, KLM Planning, and Julianna Boldt, Humboldt Properties, titled "Humboldt Greensborough Valley Holdings Limited" be received.
2. **That staff be directed to report back to a future Development Services Committee meeting with a memo and include the minutes of today’s meeting and outline the cost of cedar hedges and provide other alternatives for the fencing, if any, along the stormwater management pond.**

Carried

4. CHAIR HEATH TO SPEAK ON PROPOSED GATEWAY

Regional Councillor Jack Heath, delivered a presentation and provided his vision on creating a successful gateway of the Rouge National Urban Park within the City of Markham which included the components that make up the central node.

The subcommittee expressed their support for Regional Councillor Jack Heath’s vision of the gateway. There was discussion with respect to potentially considering incorporation of a convention centre, automated waste management system, sports fields, and golf courses near the gateway.

Moved By Councillor Andrew Keyes

Seconded By Regional Councillor Jim Jones

1. That the presentation titled "Rouge National Urban Park in the City of Markham" be received.

Carried

5. ADJOURNMENT

Moved By Councillor Andrew Keyes

Seconded By Regional Councillor Jim Jones

That the Markham Sub-Committee meeting adjourn at 11:02 AM.

Carried



ROUGE NATIONAL URBAN PARK IN THE CITY OF MARKHAM

Presented to Markham Subcommittee
(with minor revisions after meeting)

Monday, January 11, 2021

Regional Councillor Jack Heath



Lake Louise in the winter.

HAVE YOU EVER BEEN TO BANFF NATIONAL PARK?



Downtown Banff Village looking towards Mount Rundle.

**THEN YOU MUST HAVE VISITED
BANFF VILLAGE!**

DOWNTOWN OF BANFF VILLAGE



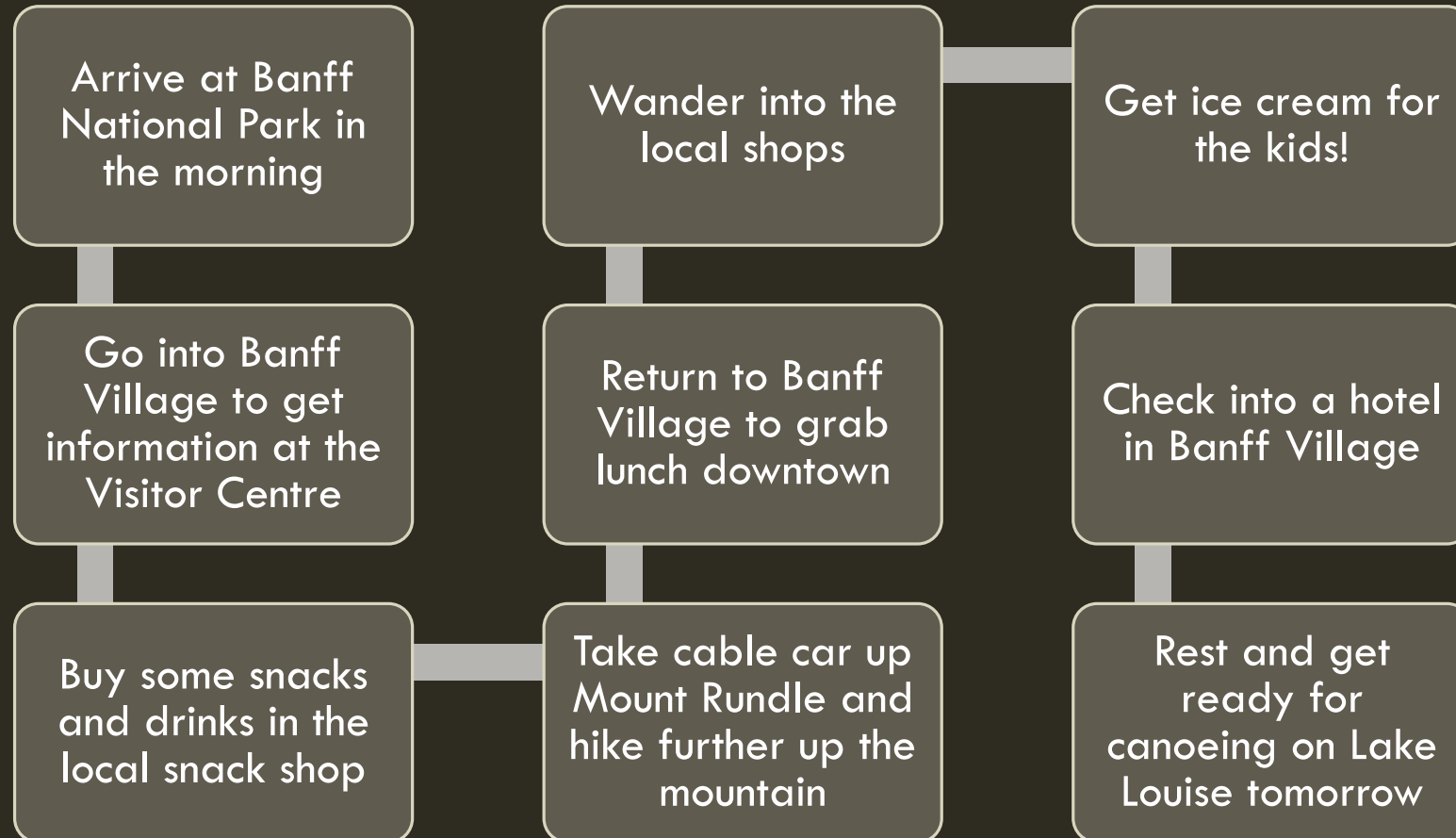
- Banff Village, specifically its downtown, is frequented by most tourists who visit Banff National Park
- It is an easily accessible, central area for tourists who want a starting point to explore the Park or a place to stay, dine, and shop after a nice hike
- Banff Village is the gateway to Banff National Park, Canada's most popular National Park

- Ice cream
- Shopping
- Lodging



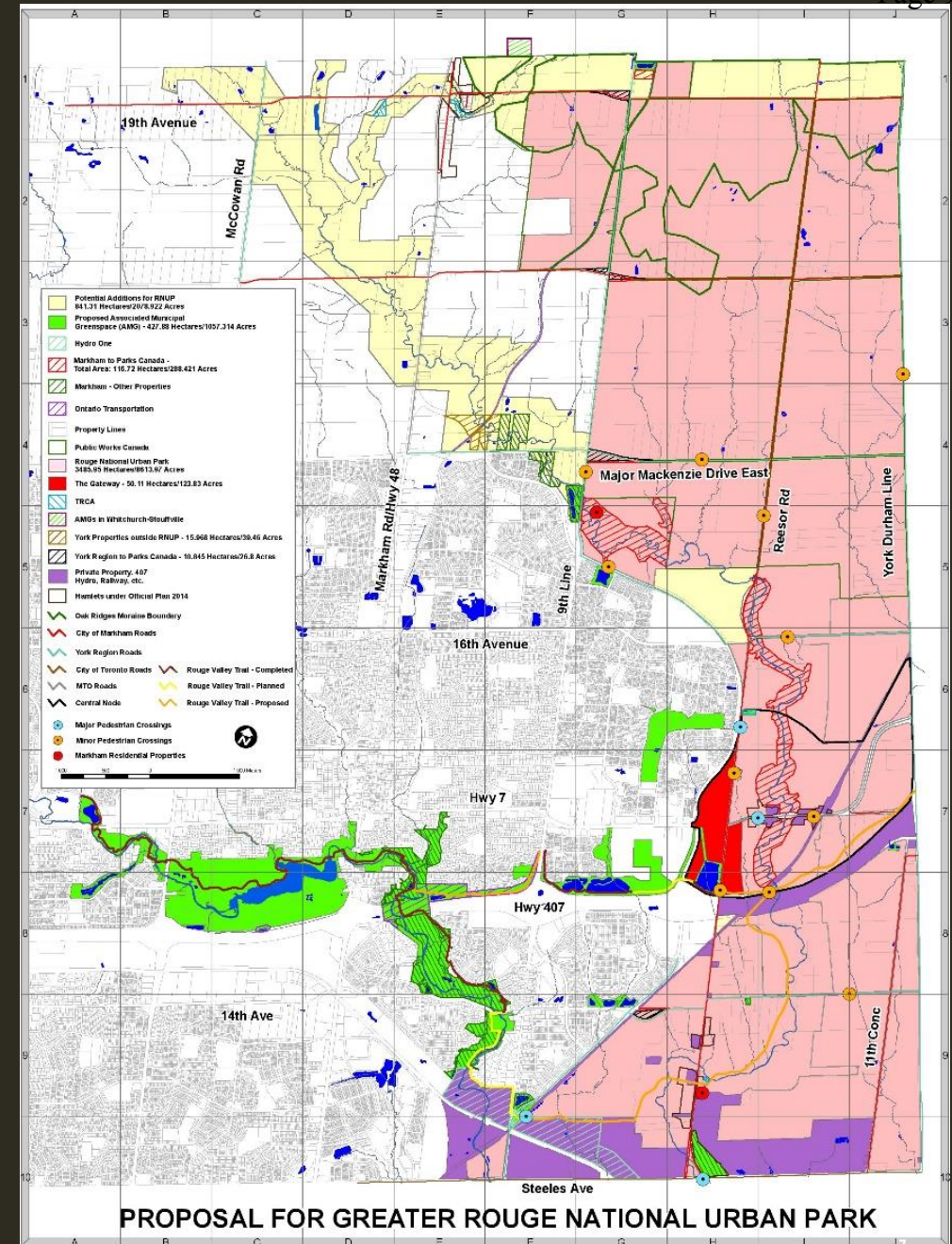
- Dining
- Sightseeing
- Tourist information

A DAY IN BANFF NATIONAL PARK

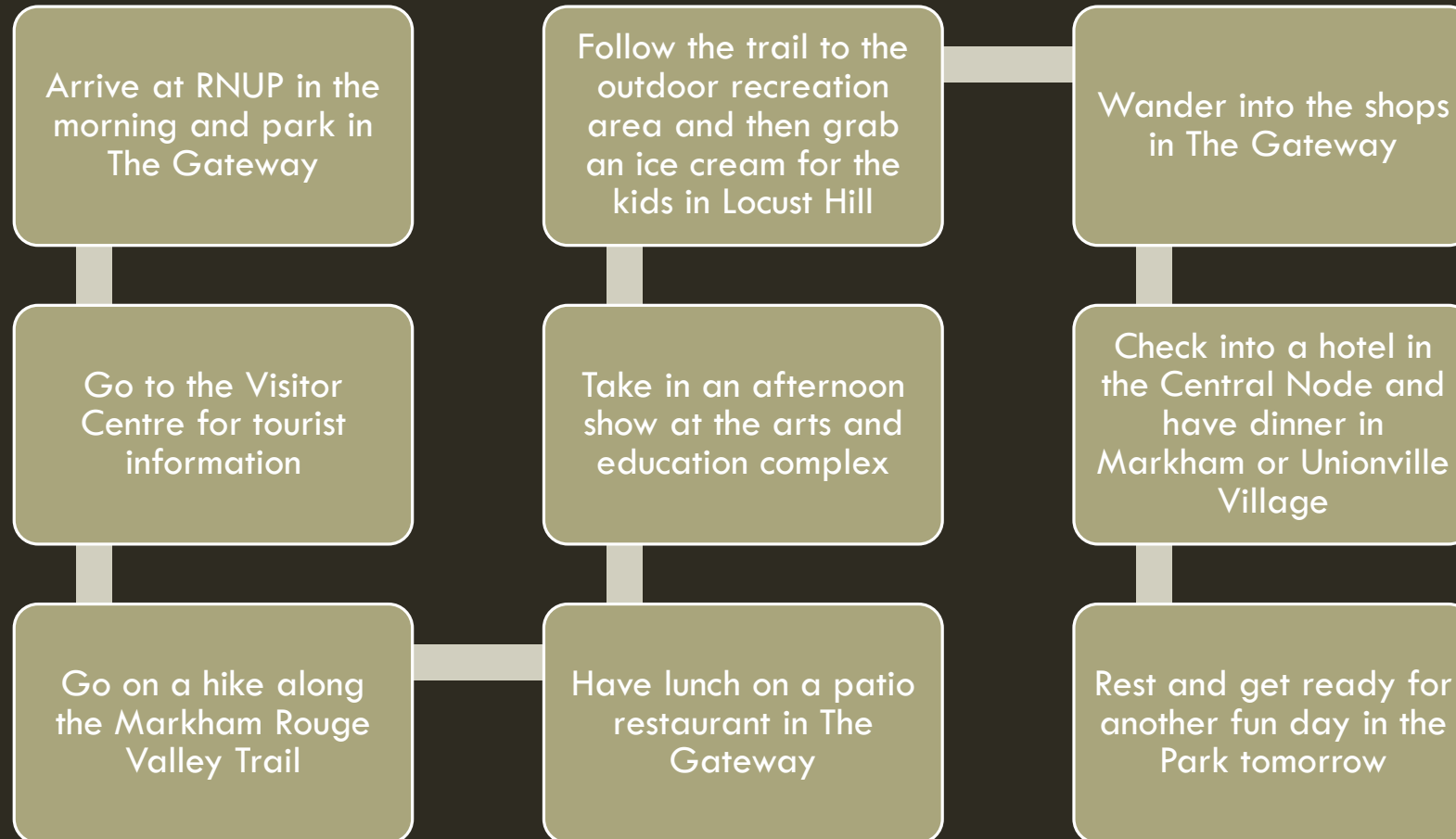


ROUGE NATIONAL URBAN PARK IN MARKHAM

- Rouge National Urban Park could eventually encompass 1/5th of Markham
- It is expected that, at its maturity, Rouge National Urban Park could draw a million visitors annually
- Our presentation today is all about the visitor experience
- The time is now for the City of Markham, together with Parks Canada, the landowners, and the local community to create a successful gateway in the City of Markham



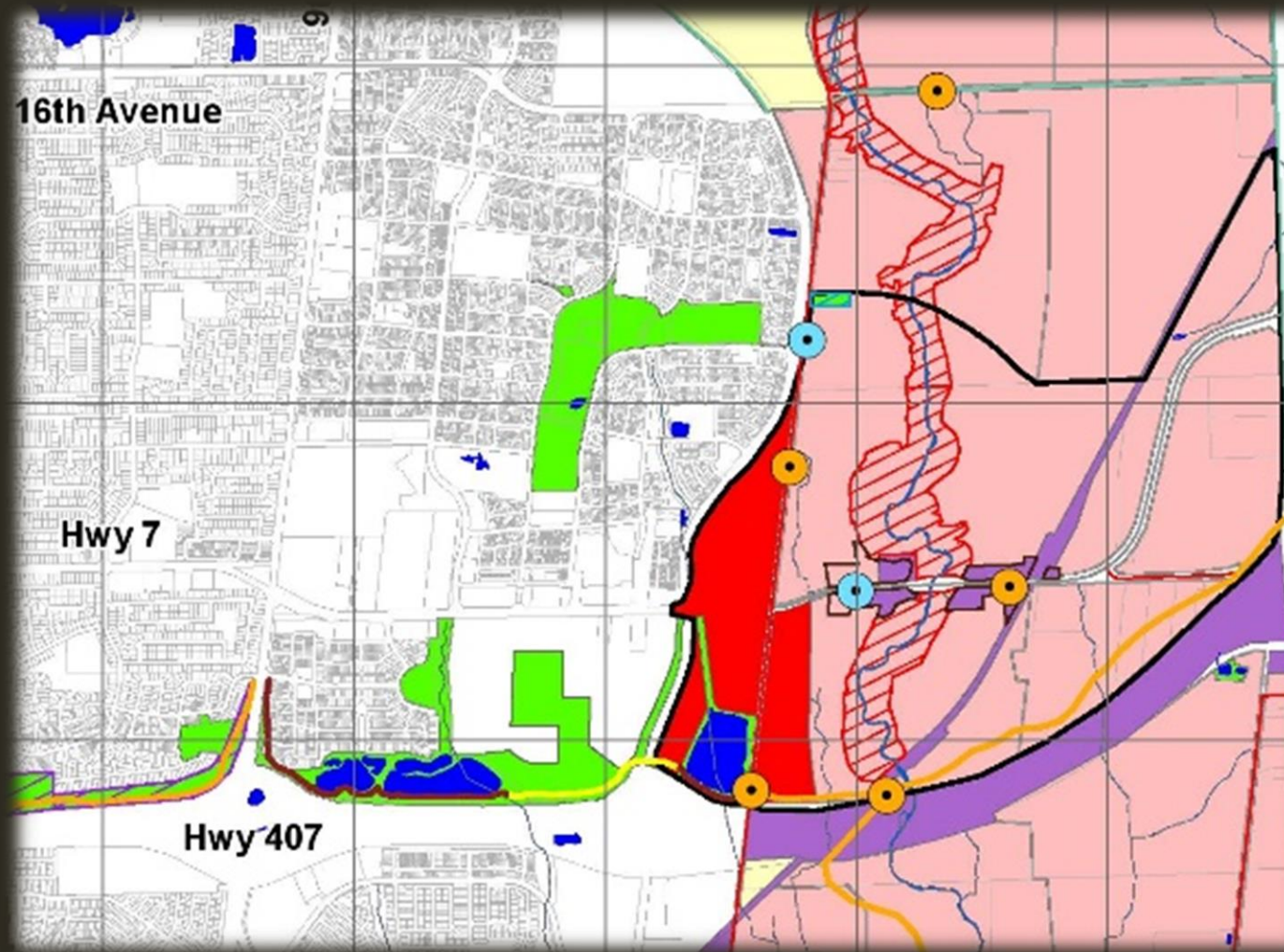
IMAGINE A DAY IN ROUGE NATIONAL URBAN PARK IN MARKHAM



IS THIS A VISION WORTH STRIVING FOR?

Let's see what is needed to
make it happen!

THE CENTRAL NODE AND RNUP



Key Legend:

- **PINK** = Rouge National Urban Park (RNUP)
- **BLACK LINE** = The Central Node
- **RED** = The Gateway

The Central Node is the location that provides visitors, with a limited amount of time, all they need for an enjoyable experience at the Park.

COMPONENTS THAT MAKE UP THE CENTRAL NODE

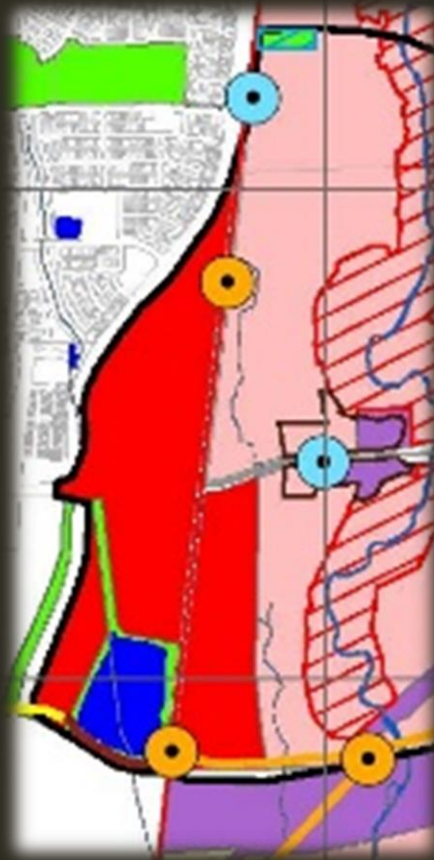
THE GATEWAY

Location:

- In RED, just to the west of RNUP
- North of the 407, east and west of Reesor Rd
- The entire Gateway is located **OUTSIDE** of RNUP

Ownership:

- Landowners
- City of Markham
- Province of Ontario



Opportunities to be Realized:

- Can help bring the word “Urban” to life - in and around RNUP
- Significant economic development for Markham and York Region
- Should be a special area distinct from the rest of Cornell, with a different architecture and feel
- Ought to be designed to face into the Park and the Visitor Centre
- Needs adequate parking for visitors to the Park, the arts and education complex, stores, restaurants, patios, and recreation. Structured? An integrated parking system with the Park?
- Will bring significant employment
- Should include two major intersections (Donald Cousens and Hwy 7, & Reesor Road and Hwy 7)
- Requires significant residential to make it viable all year round. How much?
- Would have retail, restaurants, patios, hotels, local shops, and Park services
- Needs nearby recreation areas (e.g. trails, canoeing, bird-watching, picnics, camping, etc.), and numerous connections to the rest of the Park

Rebranding is Needed:

- For tourism and economic development marketing, a name change is recommended: “The Markham Gateway”

Question:

- How much conversion from employment to mixed-use is needed to realize the opportunities?

THE REESOR ROAD EMPLOYMENT LANDS

Location:

- East of Reesor Rd, South of Highway 7 down to the 407 (see oval on map)

Current situation:

- Owned by the Province of Ontario
- Part of York's and Markham's employment land inventory

Opportunities:

- Employment (office locations)
- Residential
- Retail, restaurants, patios, hotels facing into the Park; RREL shares a larger boundary with RNUP than other parts of The Gateway
- Plan as an integral part of The Gateway, not separate
- Recreation
 - Connectivity via trails and pathways going east to join RNUP trails and west to join Markham's Rouge Valley Trail
 - Could host a mini sports field or two

Question:

- How much conversion from employment to mixed-use is needed to realize the opportunities?



THE VISITOR CENTRE

Location:

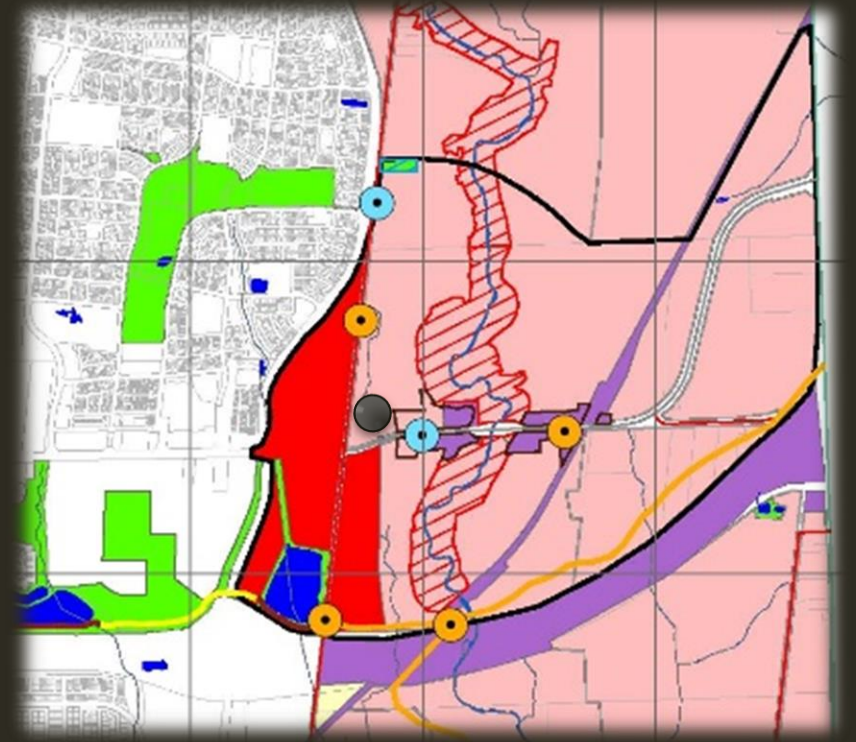
- Northeast corner of Reesor Road and Highway 7 (see black dot on map)

Purpose:

- Inform and educate visitors about the geographical history of the area, and the Indigenous peoples and settlers of this land over the years
- Provide visitors information on where to go, things to do, and other recommendations for their visit to RNUP and Markham

Integral:

- The Visitor Centre will be essential for The Gateway and the Central Node. It will be the hub of The Gateway – convenient and accessible.
- We propose to link it with the Markham Museum



RECREATION: TRAILS

Proposal:

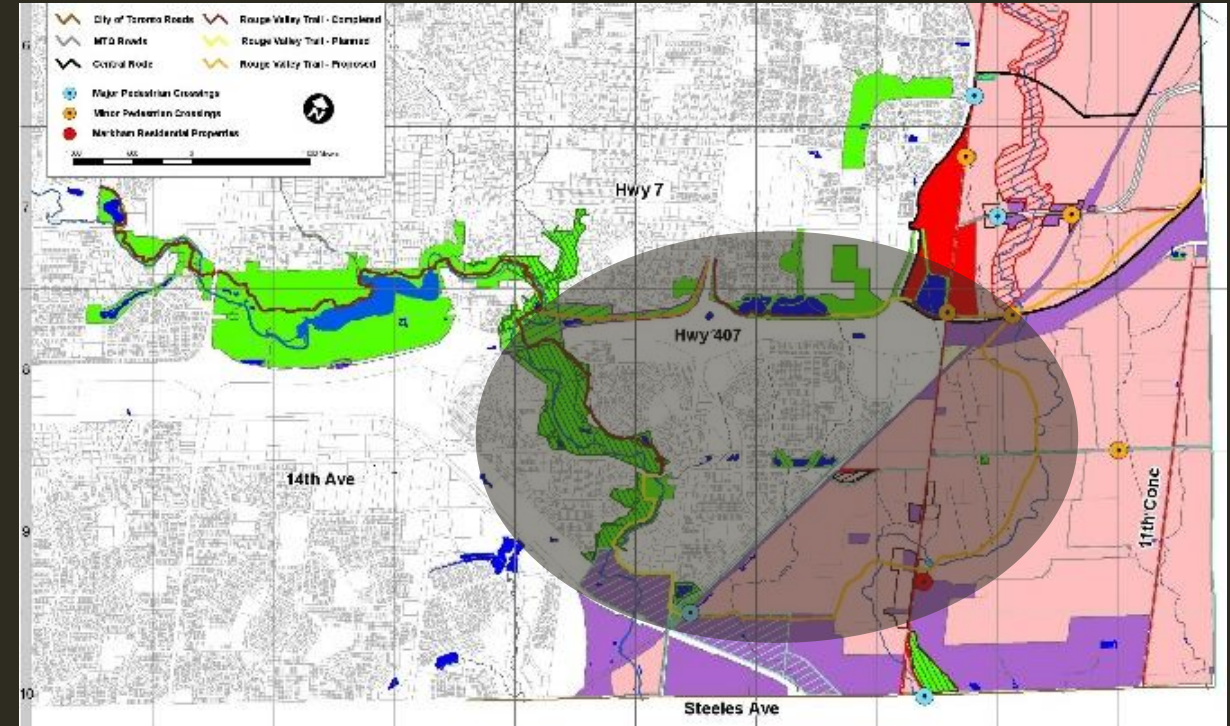
- That the existing Markham Rouge Valley Trail connect to RNUP trails near Steeles and Reesor
- That a branch of the Markham Rouge Valley Trail be constructed just north of the 407 from the Rouge River east to The Gateway and RNUP

This Means:

- In conjunction with RNUP's main north-south trail, there would be a loop opportunity. Extremely popular!
- It would be a major attraction for The Gateway. These trails would be on its southern edge where the stormwater management ponds and all the birds are located!
- It would be multi-use. One day, it might be a route for cycling and cross country races!
- Residents in The Gateway would value these trails highly
- Markham will likely have the best trail network in the GTA

Rebranding is Needed:

- For tourism and economic development marketing, a name change is recommended: "Markham Rouge Valley Trail"



RECREATION: MILNE #2

Background:

- Milne Park has been a tremendous success in Markham
- With the City's growth, a second location is needed for community events, recreational activities and picnics, and trails for people of all ages and backgrounds to enjoy

Proposal:

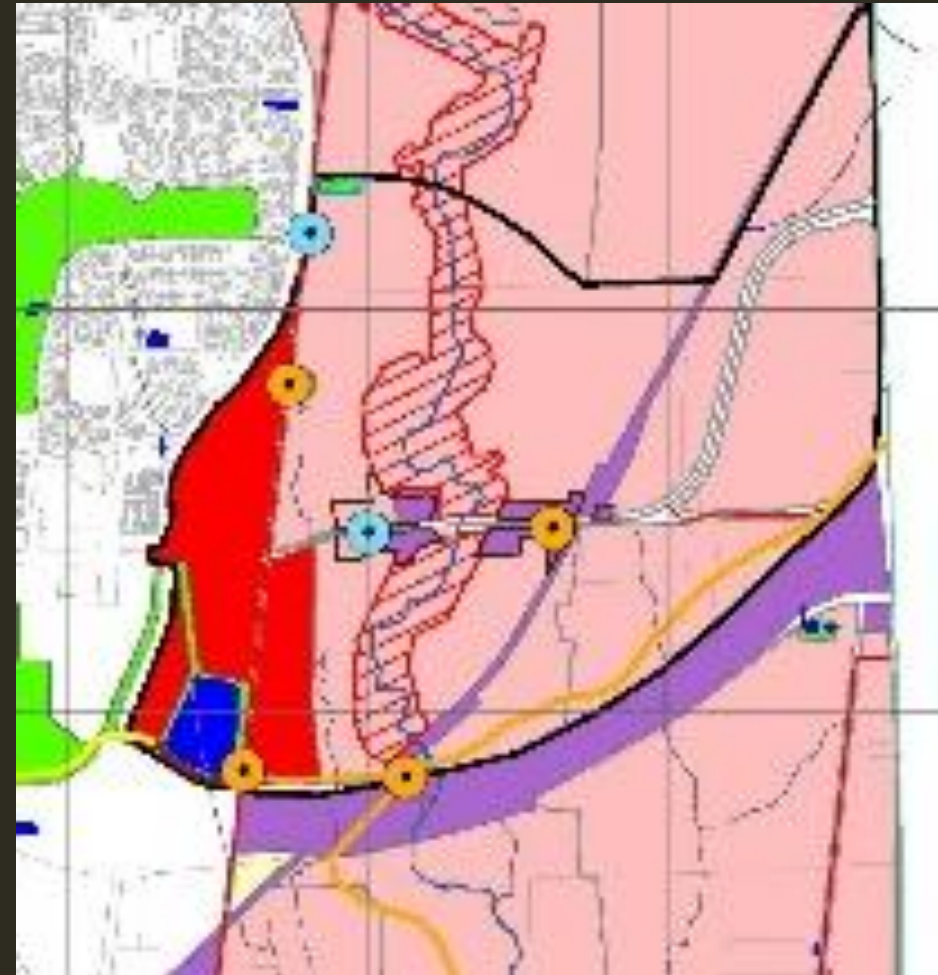
- Milne #2 (name TBD) would serve this purpose

Location:

- TBD
- Proximity to The Gateway is important

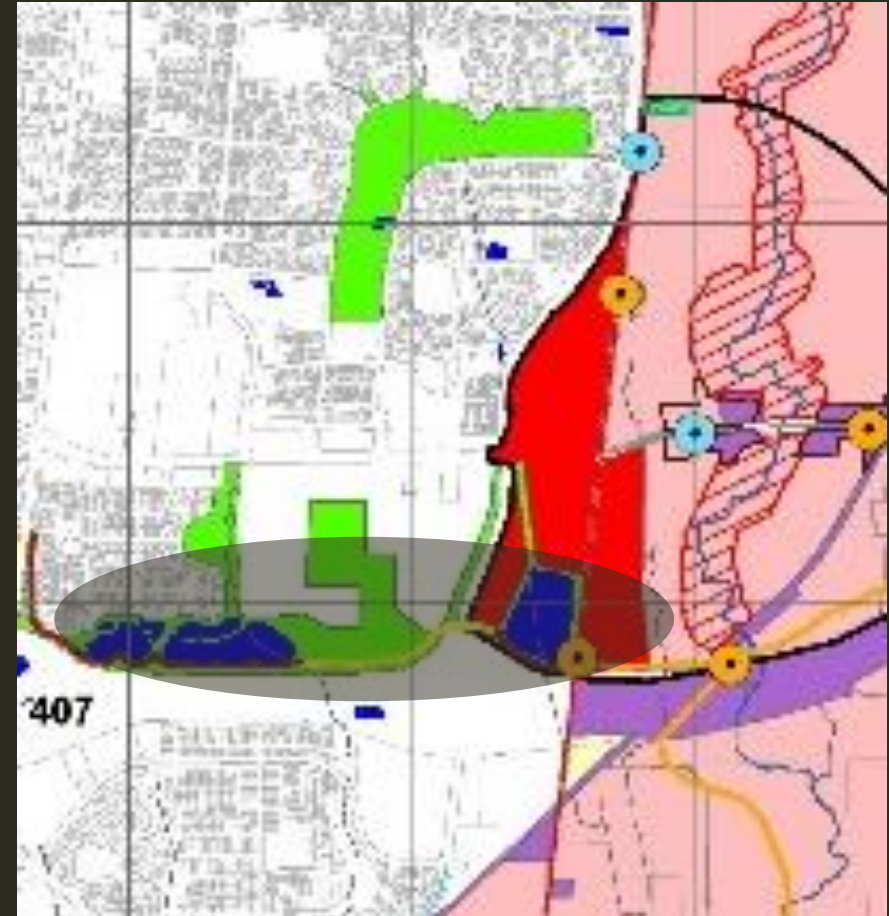
Types of Recreation:

- Trail connections, picnic areas, outdoor stage, education and learning, environmental enhancement opportunities, farmers' market, skating on natural ice in the winter, non-organized sports, dog off-leash park, etc.



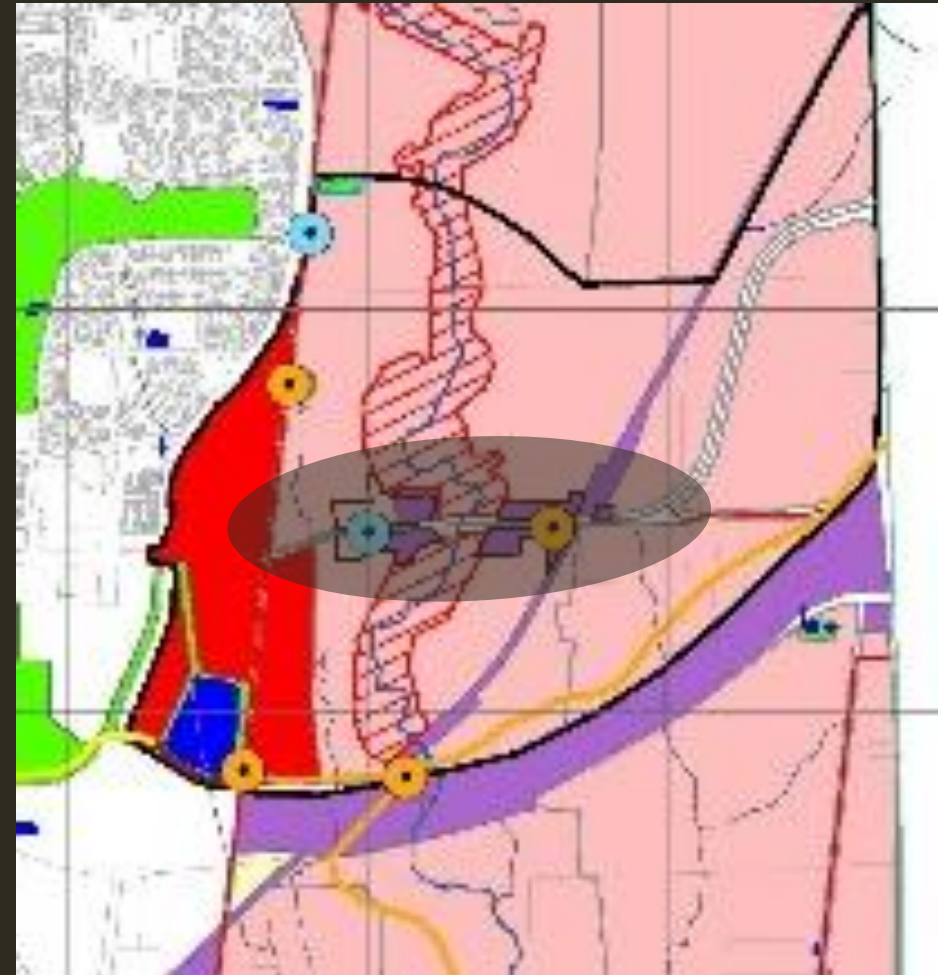
RECREATION: CYCLING, CAMPING, BIRDWATCHING, ETC.

- The possibilities are endless for activities in and near The Central Node
- Birdwatching is already something that people do by the large storm water management ponds in or near the Gateway (see dark oval highlight on map)
- Camping is also a potential. There's a possibility for families to grab their camping gear in The Gateway and enjoy RNUP overnight.
- Cycling opportunities in and around the Park will be plentiful. Visitors can rent a bike for 3-hours at a bike-rental store in The Gateway, and explore RNUP.
- Winter skating at Cedarena - Reesor Rd south of 14th which potentially could have artificial ice
- Heritage exploration. RNUP and its vicinity have the greatest number of heritage assets in Markham and the Park
- Arts and education opportunities are being explored



A HIGHWAY 7 BYPASS OF LOCUST HILL

- Highway 7 runs through the heart of The Central Node. Two lanes at present.
- With coming development of Seaton in Durham, there will eventually be a need to widen Highway 7 into a 4-lane road
- From a tourism perspective, the widening would have detrimental effects. Families visiting the Park would not feel safe and comfortable walking beside or crossing a fast-moving, busy 4-lane road in the Locust Hill area.
- The best way to solve this problem is with a bypass for Highway 7 so traffic can go around Locust Hill and recreation areas



QUESTIONS ON THE HORIZON

1. There are lots designated for heritage homes in Locust Hill in the Markham Official Plan. How will this work?

2. Will GO train service return to the Havelock Line? Will there be a station in Locust Hill?

3. Will the Locust Hill Train Station return to the hamlet? Located where?

4. Will RNUP have its own transit system?

5. Where will hotels be located?

6. Will the new mixed-use Gateway need parking systems immediately?

7. Can the Nighswander Hotel be restored? It was located in the east end of Locust Hill on the south side of Hwy 7.

8. Where will tour buses park?

9. The “iconic bridge” at Reesor and Hwy 7 - does this mean that the main trail going east is on the south side of Hwy 7?

10. Will there be another iconic bridge at the Locust Hill School House crossing over Donald Cousens Parkway?

11. Could The Gateway host a convention centre?

A SUCCESSFUL CENTRAL NODE WILL NEED THE FOLLOWING CHARACTERISTICS. IT WILL:

- ✓ Be viable year-round,
- ✓ Be the go-to location for Park visitors,
- ✓ Be family friendly,
- ✓ Have a variety of uses,
- ✓ Have significant residential component,
- ✓ Be a thriving hospitality site,
- ✓ Contribute to economic development,
- ✓ Start construction and essentially complete in a reasonable timeframe,
- ✓ Understand that a Highway 7 bypass of Locust Hill will eventually be needed,

- ✓ Include:
 - The Gateway in its entirety,
 - The RNUP Visitor Centre,
 - And, have access to a variety of recreation (trails, cycling, camping, Milne #2, Heritage Estates, arts and education complex, etc.)

The involvement of The Gateway landowners in all aspects of the Central Node is crucial.

Moving around in the Central Node should be a seamless experience for all visitors to enjoy.

THANK YOU!

Questions?



Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT: Heritage Markham Committee Terms of Reference and By-law (2021)
PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080
REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2600

RECOMMENDATION:

- 1) That the staff report entitled “Heritage Markham Committee Terms of Reference and By-law (2021)”, dated February 22, 2021, be received;
- 2) That the By-law, attached as Appendix A, be enacted by Council;
- 3) That the Heritage Markham Committee Terms of Reference, attached as Appendix ‘B; be approved;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To approve a new terms of reference and by-law for the Heritage Markham Committee.

BACKGROUND:

The municipal heritage committee was created in 1975.

The Heritage Markham Committee was established by by-law in 1975 making it one of the oldest advisory committees in the City (By-law 173-75). A procedural by-law in respect to the operation of the Heritage Markham Committee was approved in 1991 (By-law 54-91). This by-law is now quite dated and does not adequately reflect the current procedures or operations of the Committee. The new Markham Official Plan (2014) also provides additional guidance on the roles and responsibilities of the municipal heritage committee.

Direction was provided to draft an updated terms of reference for the Committee

In 2017, Development Services Committee received a staff report on the Heritage Markham Committee focused on the issue of conflict of interest and directed staff to undertake a number of tasks including the preparation of a new terms of reference for the Committee. Staff was directed to ensure that the document better identify the characteristics or attributes desired for committee members so the Appointment Committee would fully understand the desired qualifications when considering candidates, and to address the issue of members who may be employed in a heritage related occupation from a conflict of interest perspective.

OPTIONS/ DISCUSSION:**A new comprehensive terms of reference and by-law have been prepared**

Heritage Section staff, in consultation with Legal and Clerks staff, has drafted a new Heritage Markham Terms of Reference and By-law. The new version would replace Heritage Markham Procedural By-law 54-91.

The new terms of reference document addresses: the committee's mandate, its statutory and non-statutory roles, organizational issues, meeting protocol, annual budget, role of committee members, role of City staff, reporting method and a glossary of terms.

Section 28 (1) of the *Ontario Heritage Act* indicates that the council of a municipality may by by-law establish a municipal heritage committee to advise and assist the council on matters relating to Part IV (individual designation), matters relating to Part V (heritage conservation district designation) and such other heritage matters as the council may specify by by-law. Markham established Heritage Markham Committee through By-law 173-75 to assist and provide advice on matters related to Part IV and V of the Heritage Act, but not any other non-statutory roles. Council did adopt a Heritage Markham procedural by-law in 1991 that does specify other heritage matters and roles, but as previously noted, this by-law is out of date and needs to be replaced.

The new Terms of Reference are not proposed to be part of a new by-law. The new by-law (attached to this report as appendix A) identifies the general function and mandate of the municipal heritage committee. The terms of reference further refine the committee's mandate and purpose, and addresses its operation, roles and responsibilities. Staff suggest keeping the terms of reference as a separate document which would allow it to be amended in the future by Council resolution without the need for a formal by-law amendment.

Sources used to help prepare these documents included the Ministry of Heritage's "*Guide to Establishing and Sustaining an Effective Municipal Heritage Committee*", our current Heritage Markham procedural by-law; information from Legal Services, and other information provided over the years related to Heritage Markham operations; our Official Plan heritage policies; and Terms of Reference documents from other municipal heritage committees such as Ottawa, Kingston and Oakville.

Heritage Markham has reviewed the documents and provided comments

Heritage Markham Committee offered comments on the draft documents on June 10, 2020 and January 13, 2021. See Appendix 'C' for the June 2020 and January 2021 Extracts. Most of the changes were minor edits. The committee did provide feedback on the eligibility of members to chair the meeting and heritage conservation district representation as well as the conflict of interest section. Heritage Markham Committee supports the proposed terms of reference and by-law, as revised.

Key changes proposed for the Heritage Markham Committee

The following are the main changes reflected in the terms of reference:

-
- a) Non Statutory Role – the non-statutory matters upon which the advice of Heritage Markham will be sought are clearly identified (section 1.3).
- b) Composition of Committee – the Committee will still consist of 10 citizen members and three members of Council. The desired number of citizen members from each major heritage conservation district (or the associated community around those districts) has been reduced from 3 to 2 (for a total of 6 members from these heritage areas). This will allow for 4 citizen members from anywhere inside or outside the municipality in order to attract the best candidates no matter where they may reside. Notwithstanding the above, Council may choose to deviate from the geographic approach, if necessary (section 2.1)
- c) Qualifications – as requested by Council, the characteristics, qualities or skills which are desirable for Heritage Markham Committee members are clearly identified. This information should also assist the Appointment Committee when considering candidates for the Committee. This section also notes that candidates who are employed in a heritage or heritage-related occupation, and who from time to time may have to declare a conflict of interest due to their projects being reviewed by the Committee, will not be disqualified as potential members. (section 2.2)
- d) Chair of Heritage Markham – the document clarifies that any member of Heritage Markham may be elected Chair or Vice Chair, including a member of council appointed to the Committee. (section 2.4)
- e) Meetings – In accordance with legislation, if circumstances warrant and legislation permits, a Heritage Markham meeting may be held in a manner using technology that would not require members to meet in person. (section 3.1)
- f) Consideration of Agenda Items and Deputations – the process is documented to enhance clarity and understanding. (sections 3.5 and 3.6)
- g) Conflict of Interest – the former process allowed members who earn their living in a heritage related profession (and may be required to represent their client at Heritage Markham) to declare a conflict of interest but present the application or matter to Committee and answer any technical questions prior to removing themselves from the meeting. This process has been removed in the new Terms of Reference. After careful consideration of Ontario's current conflict of interest legislation, City staff has concluded that any form of presentation could be construed as an "attempt to influence", which would be contrary to the intent of the legislation. A member who has been retained for a matter before the committee is considered to have a conflict of interest and should have another representative appear before the committee if a presentation is required or to answer questions. (section 3.7)
- h) Safety and Disruptions – disruptive behaviours are defined and appropriate protocols to ensure a safe meeting are documented. (section 3.10)
- i) Roles – the roles and responsibilities of both committee members and staff are clearly defined. (Sections 5 and 6)

j) Reporting Methods – to ensure the recommendations of the Heritage Markham Committee are duly considered and addressed, the reporting methods have been documented.

Recommendation

It is recommended that the By-law, attached as Appendix 'A', be enacted and that the Heritage Markham Terms of Reference, attached as Appendix 'B' be approved.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Clerks and Legal staff were consulted. Heritage Markham Committee was consulted.

RECOMMENDED BY:

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

Arvin Prasad, RPP, MCIP
Commissioner, Development
Services

ATTACHMENTS:

Appendix 'A' – Draft By-law

Appendix 'B' – Heritage Markham Terms of Reference

Appendix 'C' – Heritage Markham Extracts – January 13, 2021 & June 10, 2020

Appendix 'A' – Draft By-law

THE CORPORATION OF THE CITY OF MARKHAM
BY-LAW NUMBER

A By-law in respect to the mandate and operation
of the City's municipal heritage committee
(Heritage Markham)

WHEREAS the Council of the City of Markham is desirous of fostering an interest in and awareness of the City's cultural heritage resources, as well as providing for the protection, conservation, celebration and commemoration of these resources;

AND WHEREAS Council desires to be advised and assisted in this regard by members of the community with an interest, expertise and knowledge in this area;

AND WHEREAS Council of the Town of Markham did enact By-law 173-75 pursuant to Section 28 of the *Ontario Heritage Act* to establish a Local Architectural Conservation Advisory Committee on October 28, 1975, hereinafter referred to as the Heritage Markham Committee;

AND WHEREAS Council did enact By-law 54-91 on February 26, 1991 to adopt a procedural by-law in respect to the operation of the Heritage Markham Committee;

AND WHEREAS the Province of Ontario amended the *Ontario Heritage Act* in 2002 specifying that every local architectural conservation advisory committee established by the council of a municipality before the day subsection 2 (7) of Schedule F to the *Government Efficiency Act, 2002* comes into force is continued as the municipal heritage committee of the municipality;

AND WHEREAS Council deems it appropriate to adopt a new by-law in respect to the mandate and operation of the City's municipal heritage committee;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM ENACTS AS FOLLOWS:

1. That By-law 54-91 – A By-law in respect to the operation of the Town of Markham Local Architectural Conservation Advisory Committee (Heritage Markham) be repealed;
2. That the function of the Heritage Markham Committee is to advise and assist Council in matters relating to the identification, protection, conservation, use and/or management, celebration and commemoration of cultural heritage resources within the City in such a way that their heritage values, attributes and integrity are retained.
3. That subject to the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended from time to time, and to such limitations and restrictions as Council may herein and hereafter impose either by by-law or resolution, the Heritage Markham Committee shall provide advice to Council on:

-
- statutory matters pursuant to the *Ontario Heritage Act* that require the input of a municipal heritage committee, (unless those matters have been delegated to staff through a delegation by-law), and
 - non-statutory matters as identified by Council which involve or affect cultural heritage resources, including but not limited to, review of development and building permit applications and public works; maintaining a heritage register; research, evaluation and classification of properties; protection mechanisms; policy development and review; financial assistance opportunities; and education, promotion and commemoration; and
4. That Terms of Reference for the Heritage Markham Committee shall be adopted to address the mandate and operation of the committee, including but not limited to, the identification of statutory and non-statutory responsibilities, the organization of the committee (such as composition, qualifications, terms of service, officers), the organization of meetings (such as scheduling, sub-committees, agendas, quorum, delegations, conflicts), annual budget, role of committee members, role of City staff and reporting methods.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF _____, 2021

KIMBERLEY KITTINGHAM, CITY CLERK

FRANK SCARPITTI, MAYOR

Appendix 'B' – Terms of Reference**Heritage Markham Committee
Terms of Reference****Table of Contents**

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Appendix A – Glossary of Terms

Note

The provisions in this terms of reference shall be interpreted in accordance with the Glossary of Terms, attached as Appendix 'A'.

Approved By Council:

Revisions:

1. Mandate of Heritage Markham Committee

1.1 Municipal Heritage Committee

- 1.1.1 As authorized under the *Ontario Heritage Act*, in 1975 Markham Council established, through By-law 173-75, a municipal heritage committee.
- 1.1.2 The name of Markham's municipal heritage committee is 'Heritage Markham'.
- 1.1.3 The Heritage Markham Committee is appointed by and is responsible and accountable to Council for the City of Markham ("Markham Council").
- 1.1.4 Markham Council will consult with the Heritage Markham Committee on matters as required by the *Ontario Heritage Act*, the Markham Official Plan, as specified through the passing of a by-law or resolution, and as set out in this Terms of Reference.
- 1.1.5 The Heritage Markham Committee will be guided by the policies and regulations of the *Ontario Heritage Act*, heritage conservation guidelines endorsed by the Province of Ontario, policies in the Markham Official Plan, individual heritage conservation district plans, and heritage policies adopted by Markham Council.
- 1.1.6 The Heritage Markham Committee is an advisory committee. The role of the Committee is to advise and make recommendations on the identification, protection, conservation, use and/or management, celebration and commemoration of cultural heritage resources. All final decisions rest with Markham Council (or a Standing Committee of Council) except where Council has delegated approval authority to municipal staff or to Heritage Markham.

1.2 Statutory Role

- 1.2.1 Markham Council and City staff will seek the advice of the Heritage Markham Committee on the statutory provisions requiring consultation as provided for in the *Ontario Heritage Act*, as amended, including the following:

Under Part IV of the *Act*, to consult with the Heritage Markham Committee:

- before including a property in the Markham Register of Property of Cultural Heritage Value or Interest or removing the reference to such a property from the register;
- before Council passes an intention to designate a property;
- on an application to alter a designated property;
- on an application to amend or repeal a designation by-law;
- on an application to demolish or remove any of a property's heritage attributes as set out in a by-law or any building or structure on the property;

- before passing a by-law regarding an easement or covenant for the purpose of conservation of property of cultural heritage value or interest;
- before delegating by by-law Council's power to consent to alterations to property to an employee or official of the municipality.

Under Part V of the *Act*, to consult with the Heritage Markham Committee:

- before undertaking a study of any area of the municipality for the purpose of designating one or more heritage conservation districts;
- on an application to erect a building or structure, demolish or remove a building or structure, or demolish or remove any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan; (the 'erect' reference is from the new changes in 2020 that are to come into force in 2021)
- before delegating by by-law Council's power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality.

1.3 Non-Statutory Role

1.3.1 Markham Council and City staff will seek the advice of the Heritage Markham Committee on non-statutory activities and responsibilities including the following, subject to such limitations and restrictions as Council may herein or hereafter impose either by by-law or resolution. Heritage Markham may:

a) Land Use Planning Applications

- Provide advice to the land use planning process where cultural heritage resources are located on or adjacent to properties that are the subject of development applications including, but not limited to, amendments to the official plan and zoning by-laws, plans of subdivision, site plan control review, consent applications, minor variance applications, and heritage permits.
- Provide advice on natural heritage resources/landscapes if they are considered attributes in support of or associated with a cultural heritage resource.

b) Building Permits

- Provide advice through review and comment on building permits, signage permits and demolition permits affecting cultural heritage resources.

c) Public Works

- Render advice and information related to public works affecting cultural heritage resources.

d) Markham Register of Property of Cultural Heritage Value or Interest

- Identify and recommend properties to be added or deleted from the Register.

- Ensure the Register is maintained, accurate, updated as required and available to the public.

e) Evaluation of Cultural Heritage Resources

- Assist in the research, evaluation and classification of properties as to their cultural heritage significance.

f) Research

- Ensure research and inventory projects are undertaken, as required

g) Protection of Cultural Heritage Resources

- Identify and provide advice on properties that warrant designation and/or further protection, under the *Ontario Heritage Act*.
- Offer advice on proposals affecting or impacting cultural heritage resources on properties in Markham owned or under the control of the municipality, other municipalities, the provincial government and the federal government, including the Rouge National Urban Park.
- Offer advice on heritage conservation plans, heritage impact assessments and other similar documents affecting cultural heritage resources.

h) Policy Development

- Provide advice related to the development, implementation and/or review of policy respecting:
 - the Markham Official Plan; and any Secondary Plans, which include cultural heritage resources;
 - Council's strategic and corporate documents which may impact cultural heritage resources;
 - The development of municipal heritage conservation guidelines, policies, plans and programs.
 - Zoning by-laws which may impact cultural heritage resources.
- Recommend strategies, policies and initiatives in support of heritage conservation in Markham.

i) Funding Assistance

- Advise on the need for or availability of fiscal tools, funding, incentives and financial assistance, such as grants, loans or tax reduction programs, to facilitate the maintenance and conservation of protected properties of cultural heritage significance.
- Advise on the allocation of financial assistance related to existing heritage funding assistance programs.

j) Budget

- Assist in the development of an annual Committee budget for submission to Council through the Planning and Urban Design Department's operational budget.

k) Education, Promotion and Commemoration

- Promote public awareness of heritage conservation initiatives and programs, and engage the local community, as appropriate.
- Assist owners of cultural heritage properties in understanding and undertaking appropriate conservation and maintenance practices.
- Advise and/or inform on new legislation or funding initiatives that affect cultural heritage resources.
- Promote the commemoration of existing cultural heritage resources through means such as interpretive signage programs and designated property plaque programs, and the commemoration of significant cultural heritage resources which have been lost or negatively impacted through forms of interpretation, where appropriate.
- Support and advocate for the implementation of communication and educational programs to foster awareness, appreciation and enjoyment of cultural heritage resources such as in the form of newsletters, publications, website information, walking tours, exhibits, heritage awards programs, workshops and heritage celebrations.
- Support and encourage participation in promotional and educational programs offered by other levels of government or other groups related to cultural heritage resources.
- Cooperate with other public agencies and civic organizations and groups interested in the protection and promotion of cultural heritage resources.
- Encourage salvage, re-use or repurposing material that cannot be incorporated into the cultural heritage resource

l) Other

- Undertake such other duties and responsibilities relating to the City's heritage conservation program as may be assigned to it by Council.
- Keep Council informed of Committee plans and activities through Committee minutes, recommendations and an annual report, as necessary.
- Evaluate the effectiveness of the Committee examining accomplishments, both quantitative and qualitative, as well as areas requiring improvement.

2. Organization of the Committee

2.1 Composition

- 2.1.1 The Heritage Markham Committee will be comprised of ten (10) citizen members appointed by Council and three (3) members of Council. The Mayor and Deputy Mayor are ex-officio members of the Committee.
- 2.1.2 If possible, the citizen members should be selected on a geographic basis as follows:
- Thornhill Heritage Conservation District or Thornhill community (2 members)
 - Markham Village Heritage Conservation District or Markham Village community (2 members)
 - Unionville Heritage Conservation District or Unionville community (2 members)
 - Members at Large (4 members)

Notwithstanding the above, Council may choose to deviate from this geographic approach, at its discretion.

- 2.1.3 If possible, the Council members on the Heritage Markham Committee should be the Ward Councillors who represent the three largest heritage conservation districts.

2.2 Qualifications

- 2.2.1 A member of the Heritage Markham Committee should possess a demonstrated interest, expertise and/or knowledge of heritage matters based on their profession, education or life experiences. A member should express a dedication and commitment to Markham's heritage conservation program.
- 2.2.2 Qualities or skills which are desirable for Heritage Markham Committee members include those with an interest or experience in:
- Local community history
 - Heritage legislation, matters and programs
 - Heritage related research
 - Historical architecture, design or trades
 - Restoration, conservation and construction approaches
 - Interpreting heritage guidelines and plans
 - Understanding of municipal procedures and legislation
- 2.2.3 The City will consider other approaches to find potential candidates for Heritage Markham Committee, such as contacting professional/heritage organizations,

recommended candidates, etc. in addition to traditional notices in the newspaper in order to address the specialized skill set desired for committee members.

- 2.2.4 Those responsible for recommending candidates for the Heritage Markham Committee through the appointment process will be guided by the identified qualifications, characteristics and attributes desired for Committee members.
- 2.2.5 Those responsible for recommending candidates for the Heritage Markham Committee will not disqualify those candidates who are employed in a heritage or heritage-related occupation (i.e heritage architect, contractor, lawyer, real estate agent) and from time to time may have a conflict of interest, but may enquire as to the extent to which a candidate expects to be undertaking local work involving heritage properties and whether there are others in their employment who could represent clients at the Committee if the candidate was to be appointed to the Committee.
- 2.2.6 Heritage Markham Committee members act in the capacity of volunteers to the municipality.

2.3 Term

- 2.3.1 Members of the Heritage Markham Committee will typically be appointed by Council for a three (3) year term.
- 2.3.2 Appointments will be staggered to prevent representatives from a specific area of the City from leaving the Committee at the same time. This will also ensure continuity of experience and succession planning.
- 2.3.3 If a member of the Heritage Markham Committee ceases to be a member, then any appointment of a replacement member will be only for the balance of such term, if practical.
- 2.3.4 Members of the Heritage Markham Committee will continue in their role until a successor is appointed by Council. If the member chooses to leave at the end of their identified term, the position will be declared vacant until Council appoints a new member.
- 2.3.5 Members are eligible for re-appointment upon expiry of their term provided that no member is appointed for more than two (2) consecutive terms (total of six years). The member must take a leave from the committee for a minimum of one year prior to re-applying. Council may, at its discretion, waive this requirement.

2.4 Chair/Vice Chair

- 2.4.1 The Heritage Markham Committee will elect a chairperson (Chair) and a vice-chairperson (Vice Chair) from all members, annually at its first meeting of the year, or as soon as practicable. The Manager, Heritage Planning will conduct the elections of Chair and Vice Chair positions. Once the Chair and Vice Chair are elected, the Chair will preside over the remainder of the meeting.

- 2.4.2 The Chair and Vice Chair will retain the position until a successor for each position is elected.
- 2.4.3 The Chair (or Vice Chair) is responsible for the effective and respectful operation of the Heritage Markham Committee. They will ensure that the Committee's discussions and recommendations are within the scope of the Committee's mandate and that the focus of dialogue and debate is from a heritage perspective.
- 2.4.4 Additional responsibilities and duties of the Chair, including meeting protocols (i.e. voting and motions) is provided for in the City's Procedural By-law and any City guidelines for advisory committees, boards and committees. Where the document is silent on a matter, Robert's Rules of Order would apply.
- 2.4.5 If both the Chair and Vice Chair are not present within fifteen minutes after the time for the meeting to begin, the Manager, Heritage Planning will call the meeting to order and will preside for the election of an Acting Chair. While presiding, the Acting Chair will have all the Chair's rights, duties and responsibilities.
- 2.4.6 The Chair (or designate) is the official spokesperson for the Heritage Markham Committee and will represent the Committee at official events, functions and other meetings, when required. See section 3.12 regarding media requests.

3. Meetings

3.1 Schedule

- 3.1.1 The Heritage Markham Committee will generally meet a minimum of twelve (12) times per year, usually once a month. Additional meetings may be held as required with proper notification.
- 3.1.2 The date and time of the regular meetings will be held on a consistent day, time and location throughout the year (i.e. the second Wednesday of each month beginning at 7:15 pm at the Markham Civic Centre). Established meeting dates will not be changed unless circumstances warrant special consideration.
- 3.1.3 If circumstances warrant and in accordance with applicable legislation, a Heritage Markham Committee meeting may be held in a manner using technology that would not require members to meet in-person.

3.2 Sub-Committees

- 3.2.1 The Heritage Markham Committee may appoint a sub-committee from its members to investigate, organize and report on any matter related to the Committee's mandate.
- 3.2.2 In addition to any other sub-committees, on an annual basis, the Heritage Markham Committee will form the following sub-committees to meet as required:
 - an Architectural Review Sub-Committee comprised of a minimum of three (3) members to address issues and applications requiring detailed analysis, review and consultation with an applicant or proponent. Depending on the issues

under discussion, other members of the main Committee are welcome to attend and participate.

- A Building Evaluation Sub-Committee comprised of two (2) members and two (2) members of Heritage Section staff to evaluate and classify cultural heritage resources.

3.2.3 Decisions of sub-committees can be made by voting or by consensus.

3.3 Agendas

3.3.1 Meetings of the Heritage Markham Committee will have a formal agenda prepared by the Clerks Department.

3.3.2 The Heritage Markham Committee agenda package will include the minutes from the previous meeting and memorandum from staff on each agenda item. The agenda package will be sent to Committee members at least five (5) days prior to the next Committee meeting.

3.3.3 Members of the Heritage Markham Committee may submit agenda items for inclusion on the agenda.

3.3.4 The Heritage Markham Committee agenda will be posted on the City website.

3.2.4 If required, a Heritage Markham Committee Addendum Agenda comprised of time-sensitive additional items for the Committee's consideration may be prepared. The Committee will determine at its meeting if the Addendum Agenda will be considered.

3.4 Quorum and Attendance

3.4.1 The quorum for the Heritage Markham Committee will seven (7) members being in attendance.

3.4.2 As soon as there is a quorum present, the Chair will call the meeting to order. Where a quorum is not present within fifteen minutes after the hour fixed for a meeting, the Clerk will record the names of the members present. In the absence of a quorum, the meeting may continue, however no motion or recommendation may be made or passed.

3.4.3 Absenteeism and late arrivals by members will be will be subject to the City's Procedural By-law and any City guidelines for advisory committees, boards and committees.

3.5 Consideration of Agenda Items

3.5.1 The Chair will introduce the item on the agenda and ask Heritage Section staff to provide a brief overview, including the suggested staff recommendation for the Committee's consideration.

3.5.2 The Chair will invite those who have asked to provide a deputations to speak (See 3.6). The Chair will ask the applicant or their representative if they wish to provide any

commentary on the item. Members will be afforded the opportunity to ask questions to those providing commentary on the application or matter. The merits of the application or matter will not be discussed at this time.

- 3.5.3 Discussion of the merits of an application or matter is confined to the members with the support of staff. The Chair will moderate and facilitate discussion and, as a courtesy, will wait until all members have made their comments before adding their own. The Chair will maintain a list of members who have signaled that they wish to speak or ask questions, and the Chair will recognize members in the order in which they signaled their request.
- 3.5.4 The Chair will seek a motion from the members to address the item under consideration. No member will discuss the merits of a motion before it is on the table (moved and seconded). Once discussion has concluded, the Chair will put to a vote the motion and announce the result.
- 3.5.5 Recorded votes are not permitted. Members are required to vote by a show of hands and if a member abstains from voting, the member's vote is considered in the negative. The Chair will vote with other members upon all motions.
- 3.5.6 A tie vote is deemed to be negative and the motion is lost.

3.6 Deputations

- 3.6.1 Applicants and others may make deputations to the Heritage Markham Committee. Applicants may choose not to make a deputation, but instead make themselves available to answer any questions from the Committee when the item is being considered.
- 3.6.2 Deputations should be pre-arranged with staff and will be reflected in the agenda. A request for a deputation once the agenda has been published will only be permitted at the discretion of the Heritage Markham Committee members.
- 3.6.3 The priority in which deputations are heard by the Heritage Markham Committee and the amount of time allocated to the presentation will be as outlined in the City's Procedural By-law and any City guidelines for advisory committees, boards and committees.
- 3.6.4 After a deputation is made to the Heritage Markham Committee and all questions from members are addressed, the individual making the deputation will return to the public gallery and is to remain silent being cognizant that it is now time for the Committee to discuss the issue and make their recommendation. Necessary decorum dictates that all opinions must be respected and speaking from the audience is inappropriate.

3.7 Conflict of Interest

- 3.7.1 Heritage Markham Committee members are subject to will abide by the *Municipal Conflict of Interest Act*.
- 3.7.2 Heritage Markham Committee members will be responsible to seek their own legal advice as to whether they have a conflict of interest with any matter before the

Committee. The Act refers to both direct and indirect "pecuniary interests". City staff will not provide advice on this matter.

- 3.7.3 The conflict and the nature of the conflict will be declared at the beginning of the meeting and prior to any consideration of the matter on the agenda. Prior to the matter being considered by the Committee, the member with the identified conflict will leave the meeting table and sit in the public gallery area until consideration of the matter is completed. The declaration of a conflict of interest does not affect quorum at the meeting.
- 3.7.4 A Heritage Markham Committee member who has been retained for a matter that is before the Committee is considered to have a conflict of interest and should have another representative appear before the Committee if a presentation is required or to answer questions.
- 3.7.5 Heritage Markham Committee members will not use their status on the Committee for personal, economic or political gain.

3.8 Compensation

- 3.8.1 Citizen members of the Heritage Markham Committee will serve without compensation other than reimbursement of approved expenses incurred while performing duties on behalf of the Committee.

3.9 Other Meetings

- 3.9.1 Heritage Markham Committee members may through a Committee resolution be appointed to represent the Heritage Markham Committee on other committees or working groups created by the municipality or others.
- 3.9.2 Heritage Markham Committee members may wish to attend an information session offered by Heritage Section staff immediately prior to a Heritage Markham Committee meeting. Attendance is voluntary and members can seek further clarification from staff on any agenda issues or applicable policies. The merits of an application or matter will not be discussed and no decisions will be made.

3.10 Safety/Disruptions

- 3.10.1 If at any time prior to, during or after the meeting, the safety of members of the Heritage Markham Committee or others in attendance is at risk, building security personnel (or local police) can be summoned by the Chair or City staff to address the situation and may involve removal of the person from the premises.
- 3.10.2 If a member of the Heritage Markham Committee or others in attendance at the meeting are being disruptive to the operations of the committee, that person will be warned by the Chair to cease the disruptive behavior, and failing to do so, will be asked to leave the meeting room. If they fail to leave, they may be removed from the meeting premises by building security personnel.

Disruptive behaviours may include:

-
- The use of un-parliamentary or offensive language, including any expressions or statements in debate or in questions that attribute false or undeclared motives to another person, charge another person with being dishonest, be abusive or insulting, or cause disorder;
 - Making a noise or disturbance that prevents others from being able to participate in the meeting;
 - Interruption of a person who is speaking, except if a Member wishes to raise a matter of privilege or a point of order; or
 - Ignoring or disobeying the Chair's decision on questions of order or rules of procedure or interpretation of the Committee's by-law(s) or terms of reference.

3.11 Adjournment of Meetings

3.11.1 Unless otherwise determined by a resolution of the Heritage Markham Committee, the meeting will adjourn no later than 11:00 p.m.

3.11.2 If there is unfinished business on the agenda at the time of adjournment, the Committee shall reconvene at an hour, date and place identified in a resolution detailing where the unfinished business will be considered which may include a special meeting or the next regularly scheduled Heritage Markham meeting.

3.12 Media Requests

3.12.1 All media requests will be coordinated through the City's Corporate Communications Department.

3.13 Procedural Matters

3.13.1 Procedural matters for the Heritage Markham Committee will be subject to the City's Procedural By-law and any City guidelines for advisory committees, boards and committees, unless otherwise specified in this terms of reference.

4. Annual Budget

4.1 The Heritage Markham Committee will develop and recommend an annual budget in a form satisfactory to the Director of Planning and Urban Design.

4.2 The annual budget will identify expenses associated with the operation of the Heritage Markham Committee, and may include among others matters, public education, special events, memberships, meeting refreshments, resource materials and training for members.

4.3 The annual budget allocation will be included as part of the Planning and Urban Design Department's operational budget, and will be administered by the Manager, Heritage Planning, or designate.

5. Role of Committee Members

-
- 5.1 Heritage Markham Committee members will attend all scheduled meetings and will notify the Chair or the designated municipal staff liaison if they are unable to attend a meeting.
 - 5.2 Heritage Markham Committee members will read and possess a good understanding of all information supplied to them. If clarification is required on any material provided, the member will consult with staff from the Heritage Section. Members should be familiar with municipal, provincial and federal legislation, policies and programs that apply to cultural heritage resources.
 - 5.3 Heritage Markham Committee members will disclose any conflicts of interest at the beginning of meetings, and adhere to any municipal code of conduct, the City's Procedural By-law and any City guidelines for advisory committees, boards and committees.
 - 5.4 Heritage Markham Committee members will actively participate in and contribute to committee discussion and debate, in a respectful manner and focus their comments on heritage matters currently before the committee.
 - 5.5 Heritage Markham Committee members will endeavor to participate in staff organized site visits to properties identified on the committee agenda, if possible, and as required. When attending site visits, members will conduct themselves in a respectful manner as representatives of the City of Markham, and focus their comments on heritage related matters. Members will not visit private property without the owner's consent. Viewing properties from the public right-of-way is permissible.
 - 5.6 Heritage Markham Committee members will undertake training, as required, to perform and enhance their role as a committee member with expenses to be covered through the Committee's budget.
 - 5.7 Newly appointed Heritage Markham Committee members will undertake an orientation session with Heritage Section staff preferably prior to the member's first Heritage Markham meeting.
 - 5.8 Heritage Markham Committee members will promote and support the protection and conservation of cultural heritage resources and the mandate of the municipal heritage committee.
 - 5.9 Heritage Markham Committee members may assist in the identification and/or recruitment of future candidates for appointment consideration by the City.
 - 5.10 Heritage Markham Committee members as individual appointees do not possess any authority or responsibilities, and the exercise of power is only through the recommendations and/or resolutions of the municipal heritage committee. Any observations or remarks related to Committee business or interpretation of Committee decisions (past or present) from a member (or a former member) are personal comments and should be qualified as such when speaking with others. Members (or former members) are cautioned not to represent themselves as possessing special knowledge or insight as to how the Committee will address a matter.

6. Role of City Staff

6.1 Clerks Department

- 6.1.1 The Clerks Department will be responsible for agenda production and delivery, the recording of Committee minutes, the preparation and distribution of Heritage Markham Committee extracts for each agenda item (for both internal and external recipients) and the forwarding of the Heritage Markham Committee minutes to Council to be received for information purposes.
- 6.1.2 The Heritage Markham Committee recording clerk possesses no voting privileges.
- 6.1.3 The Clerks Department will be responsible for maintaining a permanent record of the previous minutes of Heritage Markham Committee meetings.
- 6.1.4 The Clerks Department will be responsible for the administration of notices of intention to designate properties, appeals related to the notices and the registration of designation by-laws.

6.2 Planning and Urban Design Department – Heritage Section

- 6.2.1 Staff from the Heritage Section of the Planning and Urban Design Department will attend Heritage Markham Committee meetings and provide the Committee with professional planning and heritage advice, technical and procedural assistance, research, and administrative support. Staff will prepare information memos, including suggested recommendations, for Heritage Markham's consideration as part of the agenda package. At the meeting, staff will provide an introduction and overview of agenda items, unless the Committee determines the presentation is not required. Staff will also assist the Committee in educational and outreach projects, if possible.
- 6.2.2 Heritage Section staff will attend sub-committee meetings of the Heritage Markham Committee (i.e. Architectural Review Sub-Committee, Building Evaluation Sub-Committee), as required, and prepare notes from these meetings.
- 6.2.3 Heritage Section staff possesses no voting privileges.
- 6.2.4 Heritage Section staff will ensure that other staff and departments of the municipality, whose responsibilities and actions may impact cultural heritage resources, are aware of the status of these resources, the review and approval process related to alterations, and the role of the Heritage Markham Committee.
- 6.2.5 Heritage Section staff from the Heritage Section of the Planning and Urban Design Department will ensure that Heritage Markham Committee recommendations are forwarded to the appropriate staff at the City, or others as necessary, for consideration and/or action. This will include facilitating the recommendations of the Committee through the preparation of staff reports (see 7.2.2 and 7.3.1).

-
- 6.2.6 Heritage Section staff will prepare a Heritage Markham annual budget for consideration by the Heritage Markham Committee. Staff will administer the budget once approved by Council.
 - 6.2.7 Heritage Section staff will maintain correspondence, files and records related to the operations and activities of the Heritage Markham Committee.
 - 6.2.8 Heritage Section staff will conduct the elections of Heritage Markham Committee officers on an annual basis.
 - 6.2.9 Heritage Section staff will conduct an orientation session with new members of the Heritage Markham Committee, as required.

7. Reporting Method

7.1 Heritage Markham Recommendations

- 7.1.1 A recommendation on an application or issue approved by the Heritage Markham Committee, will be forwarded to the appropriate municipal department (or to the **Committee of Adjustment**) for attention. If, there are outstanding heritage issues to be addressed, the applicant or proponent will be given the opportunity to modify the application or project. If the issue is satisfactorily addressed, Council approval of the heritage recommendation may not be necessary due to staff's delegated approval authority (see 7.3).
- 7.1.2 If unresolved issues continue to exist (i.e. conflict between what the Heritage Markham Committee has recommended and what the applicant or proponent wishes to undertake), the matter can be forwarded to the Development Services Committee and Council in the form of a staff report for a decision. There, the applicant or proponent may present their case for consideration.

7.2 Development Services Committee/Council

- 7.2.1 The minutes of the Heritage Markham Committee will be forwarded to Council through the Development Services Committee. The minutes are received as information.
- 7.2.2 Development applications (or other matters) that involve a cultural heritage resource and require Development Services Committee/Council approval will include the Heritage Markham Committee's recommendation and advice as part of the staff report. If the Heritage Markham recommendation is contrary to the staff recommendation on the matter, the Heritage Markham Committee's position/recommendation will be noted in the Recommendation section of the staff report and 'received as information' so that Council is aware of the advice from its municipal heritage committee, in addition to the staff recommendation.
- 7.2.3 The Council representatives on the Heritage Markham Committee may also assist in conveying the Committee's issues and recommendations to other members of Council.

7.3 Committee of Adjustment

- 7.3.1 Committee of Adjustment applications such as minor variance or consent (land division) that involve a cultural heritage resource will include the Heritage Markham Committee's recommendation and advice as part of the staff report.

7.4 Delegated Approvals

- 7.4.1 As per By-law 2007-67, the Manager, Heritage Planning, or designate, is delegated Council's approval authority respecting the granting of consents and approvals for alterations to individually designated properties and properties in heritage conservation districts, including the authority to attach terms and conditions. If the Manager, Heritage Planning has any concerns regarding an application, it will be forwarded to the Heritage Markham Committee for review and if necessary, Development Services Committee/Council for resolution.
- 7.4.2 The requirement for consultation and review with the Heritage Markham Committee for alterations of individually designated properties and properties located within heritage conservation districts that are compliant with accepted policies and guidelines is delegated to the Manager, Heritage Planning, or designate.
- 7.4.3 The Heritage Markham Committee will be informed of any staff approvals for information purposes on the next available Committee agenda.
- 7.4.4 Delegation authority to the Manager, Heritage Planning to approve on behalf of Council does not include the authority to refuse an application to alter a designated property, or the authority to consider applications for demolition or removals of individually designated properties or properties in heritage conservation districts.

Appendix 'A' – Glossary of Terms

"Act" refers to the *Ontario Heritage Act*

"Agenda" refers to a list of items to be considered at a meeting arranged in the order in which they are intended to be addressed.

"Adjourn" refers to officially ending the meeting.

"Chair" refers to the person who presides at the meeting. The Vice-Chair assumes this responsibility in the absence of the Chair.

"Committee" refers to the Heritage Markham Committee.

"Committee of Adjustment" refers to an appointed committee which is authorized by Council to grant minor variances from the zoning by-law and grant consents for land severances.

"Council" refers to The Council of the City of Markham.

"Cultural Heritage Resources" refers to built heritage resources (which include significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history noted as being important to our community, and may be identified through designation, heritage easement or listing) and cultural heritage landscapes (defined geographical areas of heritage significance that have been modified by human activities and are valued by the a community, examples include heritage conservation districts, villages, parks, main streets, and cemeteries).

"Designated Property" refers to property that is protected pursuant to the Ontario Heritage Act either individually or as part of a heritage conservation district.

"Deputation" refers to a presentation by one or more individuals regarding a specific agenda item.

"Development Services Committee" refers to a standing committee of Council at which Heritage Markham matters are usually addressed.

"Heritage Conservation Plan" refers to a document that details how a specific cultural heritage resource can be conserved.

"Heritage Easement Agreement" refers to a legal document offering additional protections for a cultural heritage resource. It conveys to its holder the legal right to be involved in decisions concerning the future of a property.

"Heritage Impact Assessment" refers to a study to determine if any cultural heritage resources are impacted by a specific proposed development or site alteration, and how the resource can be conserved or the impacts mitigated.

"Heritage Markham" refers to Markham's municipal heritage committee pursuant to the *Ontario Heritage Act*

"Member" refers to a member of the Heritage Markham Committee.

"Minutes" refers to the official record of the Heritage Markham meeting.

"Motion" refers to a formal proposal or recommendation placed before the Committee by one Member (the mover of the motion) for debate and decision.

"Move" refers to formally proposing a motion or an amendment. The person who proposes the motion or amendment is called the "mover". To discuss a specific motion, it must be "moved" and "seconded".

"Order" refers to the behavior in a meeting which allows Members to conduct business without disruption.

"Order, call the meeting to" refers to an announcement by the Chair to indicate that the meeting is about to start. Also, can be a way for the Chair to enforce discipline at the meeting if rules have been broken.

"Quorum" refers to the minimum number of Members who must be present at a meeting to make the proceedings valid.

"Register of Property of Cultural Heritage Value or Interest" or **"Register"** refers to the Markham Register of Property of Cultural Heritage Value or Interest maintained pursuant to the *Ontario Heritage Act* as an inventory of individually designated properties, properties in heritage conservation districts and listed properties.

"Second" refers to formally endorsing a motion or amendment after it has been "moved". The person who formally endorsed the motion or amendment is referred to as the "seconder". To discuss a specific motion, it must be "moved" and "seconded".

"Show of Hands" refers to the usual manner in which votes are cast. Those for and those against the motion are asked to raise their hands. The hands are counted, the result announced by the Chair, and the motion is declared either carried or lost.

"Vote, tie" refers to an equal number of votes for and against a motion.

Appendix 'C' – Heritage Markham Extracts**HERITAGE MARKHAM****EXTRACT**

DATE: January 26, 2021

TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM # 7.1 OF THE FIRST HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JANUARY 13, 2021

7.1 REQUEST FOR FEEDBACK**DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND
BY-LAW (16.11)**

Regan Hutcheson, Manager of Heritage Planning presented the revised draft to the Heritage Markham Terms of Reference, and explained where changes had occurred since the last version.

Committee reviewed and discussed the most recent revisions to the draft Heritage Markham Terms of Reference. Committee's comments included:

- changing the suggested number of representatives from each of the three largest heritage conservation districts from one to two citizen members as some members felt that local knowledge was important;
- supporting the ability of councillors to be chair (or vice chair) of the committee, but not limiting the chair position only to members of Council;
- accepting the revised policy on conflict of interest, but reiterating the desire to not discourage professionals in heritage related occupations from applying as members as they do provide useful and practical experience and knowledge.

Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-law (January 2021 draft), with the following amendments, with additions bolded and omissions strikethrough:

- 1) 2.1.2 - If possible, the citizen members ~~will~~ **should** be selected on a geographic basis as follows:

-
- Thornhill Heritage Conservation District or Thornhill Community (4 2 Members);
 - Markham Village Heritage Conservation District or Markham Village Community (4 2 Members);
 - Unionville Heritage Conservation District or Unionville Community (4 2 Members);
 - Members at large (7 4 Members).

Notwithstanding the above, Council may choose to deviate from this geographic approach, if necessary.

- 2) 2.4.1 - The Heritage Markham Committee will elect a chair person (Chair) and a vice-chair person (Vice Chair) **from all the members**, annually at its first meeting of the year, or as soon as practicable. The Manager, Heritage Planning will conduct the elections of Chair and Vice Chair positions. Once the Chair and Vice Chair are elected, the Chair will preside over the remainder of the meeting.
- 3) Clause 2.4.2 to be omitted from the Terms of Reference;
~~2.4.2 The Chair will be one of the members of Council appointed to the Heritage Markham Committee as elected by the entire Committee. The Vice Chair will be elected by all the members and may be any member of the Committee.~~
- 4) 3.4.1 -The quorum for the Heritage Markham Committee will be **seven (7)** members being in attendance.
- 5) 3.74 - A Heritage Markham Committee member ~~who earns their living in a heritage-related occupation and/or~~ who has been retained for a matter that is before the Committee is considered to have a conflict of interest and should have another representative appear before Committee if a presentation is required or to answer questions.
- 6) **Citizen** members of Heritage Markham Committee will serve without compensation other than reimbursement of approved expenses incurred while performing duties on behalf of the Committee.

Carried

June 10, 2020 Heritage Markham Extract**7.3 REQUEST FOR FEEDBACK****DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND BY-LAW (16.11)**Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, presented the draft Heritage Markham Terms of Reference which staff had been directed by Council to develop.

Committee provided the following feedback on the draft Terms of Reference:

1. Mandate of Heritage Markham

- Suggested that natural landscaping be included under the mandate;
- Noted that natural landscaping is covered under the Heritage Conservation Guidelines, which is referenced under 1.1.5;
- Staff agreed to consider including natural landscaping in the Terms of Reference;

1.3 Non-Statutory Role

- Add a bullet under k) Education, Promotion and Commemoration, as follows:
 - Encourage salvage, reuse, or repurposing material that cannot be incorporated into the cultural heritage resource.

2.4 Chair/Vice-Chair

- Correct the spelling of Vice-Chair in 2.4.5 (the “e” in Vice is missing);
- Correct the numbering – the last bullet should read 2.4.6 instead of 2.4.5.
- Add after the Chair “or his designate” in 2.4.6.

3.1 Meetings

- Add the word “generally” before the word meet in 3.1.1.

3.2 Sub-Committee

- Add a clause to this section on how Sub-Committees make decisions, suggesting that decisions can be made by voting on the item or by consensus;

3.7 Conflict of Interest

- The Committee discussed the reasons for and against allowing Committee Members to represent their clients at Heritage Markham Committee meetings;
- The Committee requested that the approval of this section be deferred to a future meeting;
- Staff were asked to obtain advice from the City Solicitor on whether a Committee Member could be prohibited from representing their client at Heritage Markham Committee meetings without being challenged under any other legislation.

A Committee Member suggested that this item is not urgent in nature and should not be discussed until the Committee starts to meet in person again at Civic Centre. Staff will seek advice from the Clerk's Office on this matter.

Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-Law (June 20, 2020 draft) as amended, and excluding section 3.7 Conflict of Interest (which is deferred for further consultation).

Carried

Recommendation:

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

Carried

Recommendation:

That the Heritage Markham Committee recommends that the discussion on the draft Heritage Markham Committee Terms of Reference -Section 3.7 Conflict of Interest be deferred to a suitable time.

Carried



Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT: PRELIMINARY REPORT Rockport (Unionville) Inc.
Applications for Official Plan and Zoning By-law
Amendments to permit a 32-storey student residence located
north of Enterprise Boulevard and on the west side of Bill
Crothers Drive, Markham Centre (Ward 3) File No. PLAN 20
129430

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

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

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Rockport (Unionville) Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 32-storey student residence located north of Enterprise Boulevard and on the west side of Bill Crothers Drive, Markham Centre (Ward 3), File No. PLAN 20 129430”, be received.

PURPOSE:

This report provides preliminary information on applications for Official Plan Amendment and Zoning By-law Amendment (the “Applications”) submitted by Rockport (Unionville) Inc. (the “Owner”). This report contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:

Location and Area Context

The 0.26 ha. (0.6 ac.) subject lands are located north of Enterprise Boulevard on the west side of Bill Crothers Drive (the “Subject Lands”), as shown on Figure 1. The Subject Lands represent Phase 3 of a three-phased development by the Owner, with Phases 1 and 2 located on the east side of Bill Crothers Drive, as shown on Figure 3. Phase 1 consists of a nine-storey retirement residence that was constructed in 2013. Phase 2, which fronts onto Main Street Unionville South, also consists of a nine-storey retirement residence that is currently under construction. Phase 3, the Subject Lands, are currently occupied by a surface parking lot that serves the Phase 1 lands to the east and construction activities associated with Phase 2. Mature trees line the north and west property lines. Figure 3 shows the surrounding uses.

The Applications respond to a Request for Proposal (“RFP”) by York University for a student residence and associated university-related uses. In the event that York University does not award the student housing project to the Owner, the Owner intends to proceed with a residential development on the Subject Lands, which would require revisions to the Applications and supporting materials.

Process to date

Staff deemed the Applications complete on November 13, 2020.

The next steps in the Planning process include the following:

- Holding the statutory Public Meeting at a future date, when appropriate
- Consideration of a Recommendation Report by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and approval of the site-specific Zoning By-law Amendment by Council
- Submission of a future site plan application

Proposed Development

The Applicant proposes a student residence (the “Proposed Development”) shown conceptually in Figures 4 and 5 that comprises the following:

- a) 32-storey building height comprised of a seven-storey podium and a 25-storey tower above
- b) 264 student suites consisting of one, two, three, and four bedroom unit mixes
- c) gross floor area (“GFA”) of approximately 24,460 m² (263,294 ft²), which includes 7,012 m² (75,479 ft²) of university programming space (including but not limited to business offices, medical offices and food services) and 17,450 m² of student residence uses
- d) 50 vehicular parking spaces in two levels of above-ground parking accommodated on Floors 2 and 3
- e) vehicular access to the above-grade parking levels provided via a series of internal ramps accessed from Bill Crothers Drive
- f) 520 bicycle parking spaces located below grade and on the ground floor

Figure 4 shows the loading and servicing for the Proposed Development accessed from Bill Crothers Drive with the ultimate access arrangement accommodated by a shared driveway with the lands to the south (28 Main Street), as shown on Figure 5.

The details of the Proposed Development will be refined further through a separate future Site Plan Approval application, should Council approve the current Applications. Figure 6 shows a conceptual rendering of the Proposed Development.

Provincial Policies

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement (“PPS”), conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), and conformity with the York Region 2010 Official Plan (the “Regional OP”).

2014 Markham Official Plan (the “2014 Official Plan”)

The 2014 Official Plan designates the Subject Lands “Mixed Use High Rise.” This designation represents priority locations with the greatest level of development intensification. Unless specified in a secondary plan or site-specific policy, the “Mixed

Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of three times the area of the Subject Lands (Floor Space Index – “FSI”).

However, the policies of the 2014 Official Plan also provide that until an updated secondary plan is approved for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan (the “1987 Official Plan”), as amended, and the Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

The 1987 Official Plan

The Subject Lands are designated “Commercial – Community Amenity Area” in the 1987 Official Plan. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, service, community, intuitional, and recreational uses.

OPA 21

The Subject Lands are designated “Community Amenity – General” in OPA 21. This designation accommodates a mix of residential, commercial, employment, and community uses. Lands designated “Community Amenity Area – General” may be used predominantly for medium and high-density residential uses.

The draft Official Plan Amendment (“draft OPA”) submitted by the Owner in support of the Applications proposes to permit a maximum building height of 32-storeys, a density of 9.6 FSI, and 264 student suites. The draft OPA also incorporates flexibility to permit 264 residential units in the event York University does not award the student housing project to the Owner.

Zoning

The Subject Lands are zoned “Markham Centre Downtown Two *9(Hold)” [MC-D2*9(H9)] by site-specific Zoning By-law 2010-48 (“By-law 2010-48”), which amended Parent By-law 2004-196 (see Figure 2). By-law 2010-48 restricts the permitted uses on the Subject Lands to a retirement home and accessory uses.

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Applications proposes to amend the site-specific use permissions and development standards contained in By-law 2010-48 including, but not limited to, building height, density, and special parking provisions. Similar to the draft OPA, the draft ZBLA also provides flexibility to permit a 264 unit high-density residential development in the event York University does not award the project to the Owner.

OPTIONS/ DISCUSSION:

The following summarizes the issues raised to date. These matters, including other matters identified through the circulation and detailed review of the Applications for the Proposed Development will be addressed in a final recommendation report to DSC:

- 1) Staff are reviewing the submitted Planning Justification Report, draft OPA, and draft ZBLA, prepared by Bousfields Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.

-
- 2) Staff are reviewing the Proposed Development in the context of the existing policy framework and with regard to the Markham Centre Secondary Plan (MCSP) Update Study process. A Recommendation Report will not be brought forward until the draft development concept for the MSCP Update process is endorsed by Council in Q2 or Q3 2021.
 - 3) Review of the appropriateness of the Proposed Development having regard for the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed building height and density
 - c) built form and massing, building location/orientation, and transitions
 - d) preliminary sun and shadow analysis and wind analysis
 - e) traffic impacts, driveway access, parking and transportation demand management
 - f) municipal servicing
 - g) amenity space areas
 - h) Water table and ground water impacts
 - 4) The Owner proposes 50 parking spaces to support the Proposed Development, with 25 parking spaces allocated for the student residents based on a proposed parking rate of 0.09 spaces per unit. The remaining 25 parking spaces are allocated for non-residential uses (the proposed university programming space) based on a proposed parking rate of 0.35 spaces per 100 m². Further confirmation on the bedroom mixes and the types of uses comprising the proposed university programming space is required. The Owner submitted a Transportation Impact Study that includes a parking justification, which is currently under review by the City's Transportation Planning Staff.
 - 5) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) Stormwater Management and Servicing Compliance Brief
 - b) Traffic Impact Study, including Parking Study
 - c) Urban Design Brief
 - d) Shadow Impact Study
 - e) Wind Study
 - f) Arborist Report and Tree Preservation Plan
 - 6) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, Metrolinx, Ministry of Transportation (MTO) and York Region.
 - 7) Confirmation of any outstanding financial obligations including, but not limited to, cash-in-lieu of parkland dedication; tree replacement/compensation; public art as well as consideration of community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development will be reviewed in the context of the City's strategic priorities, including safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Site Plan/Ground Floor Plan (Interim)

Figure 5: Site Plan/Ground Floor Plan (Ultimate)

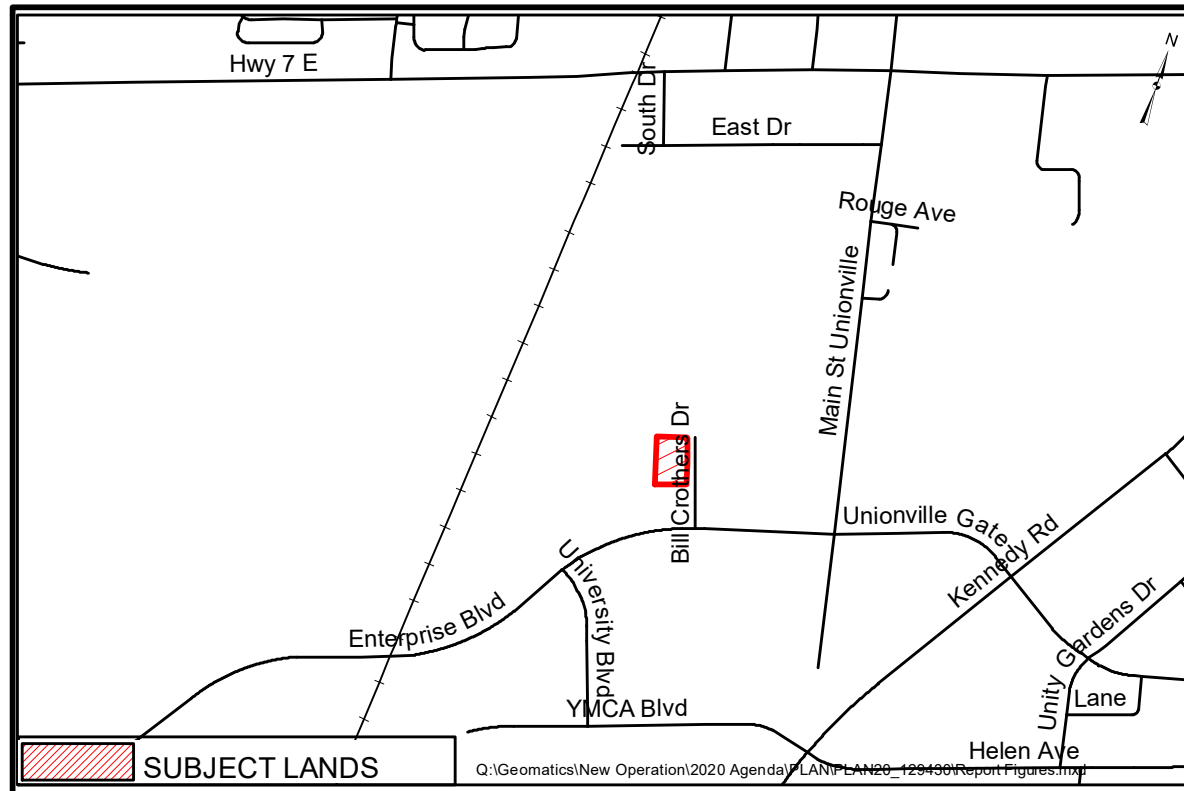
Figure 6: Conceptual Rendering (South-East View)

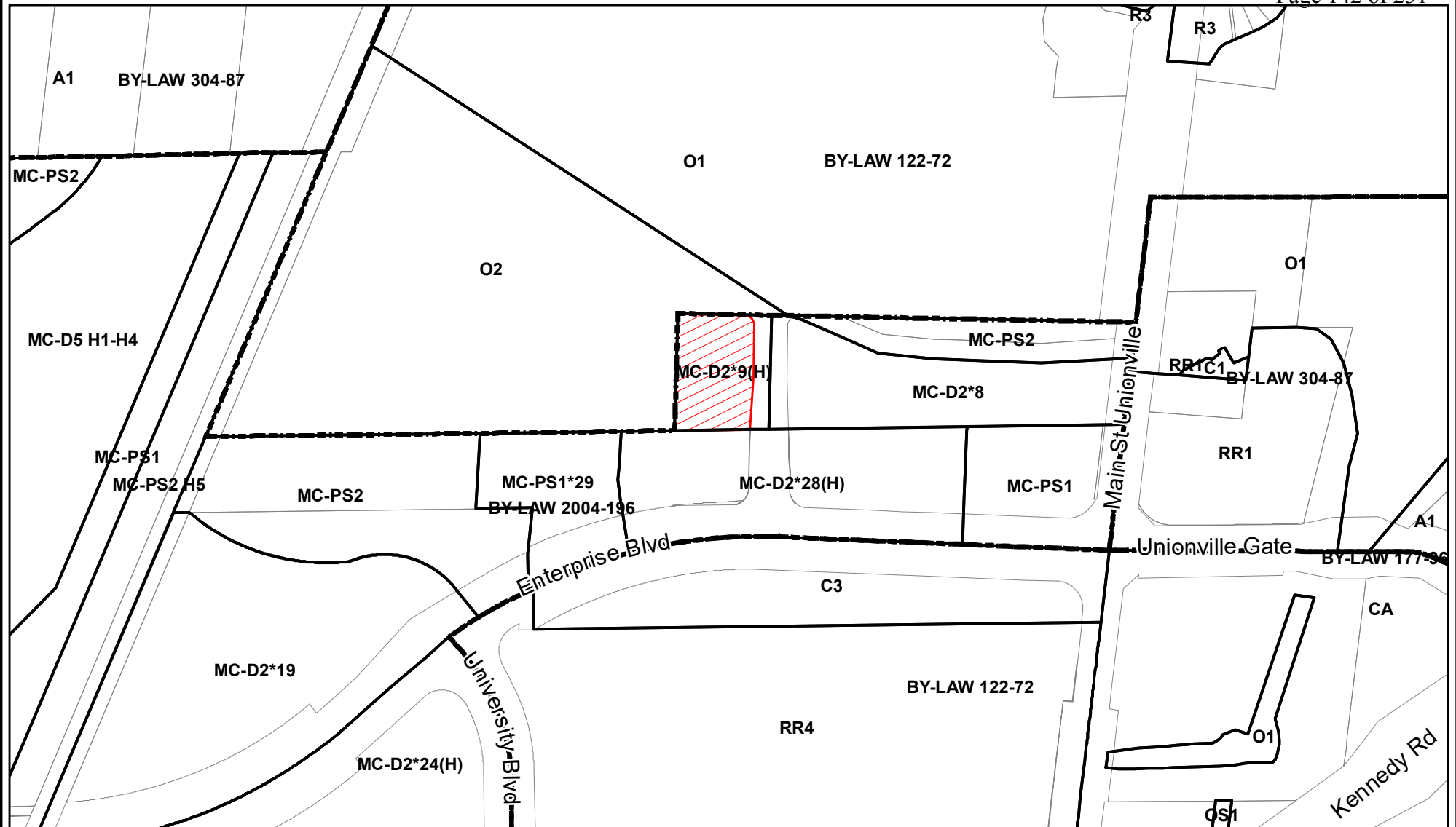
AGENT:

Kate Cooper
Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON, Canada
M5E 1M2

Tel: (416) 947-9744, ext. 234

Email: kcooper@bousfields.ca





AREA CONTEXT / ZONING

APPLICANT: Rockport (Unionville) Inc.
North of Enterprise Boulevard on the west side of Bill Crothers Drive

FILE No. PLAN 20 129430

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

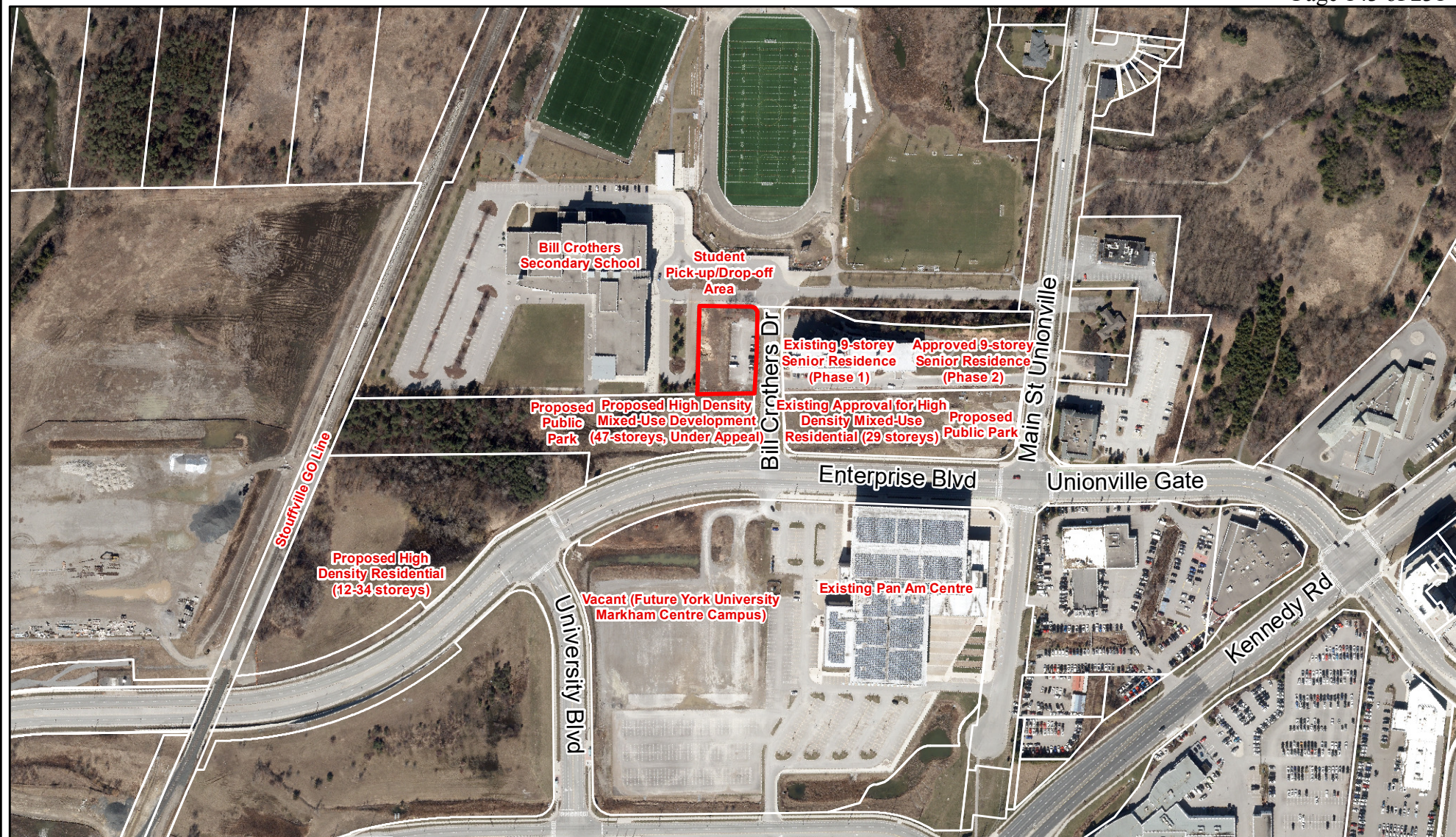
Checked By: SB

DATE: 18/01/2021

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2020)

APPLICANT: Rockport (Unionville) Inc.
North of Enterprise Boulevard on the west side of Bill Crothers Drive

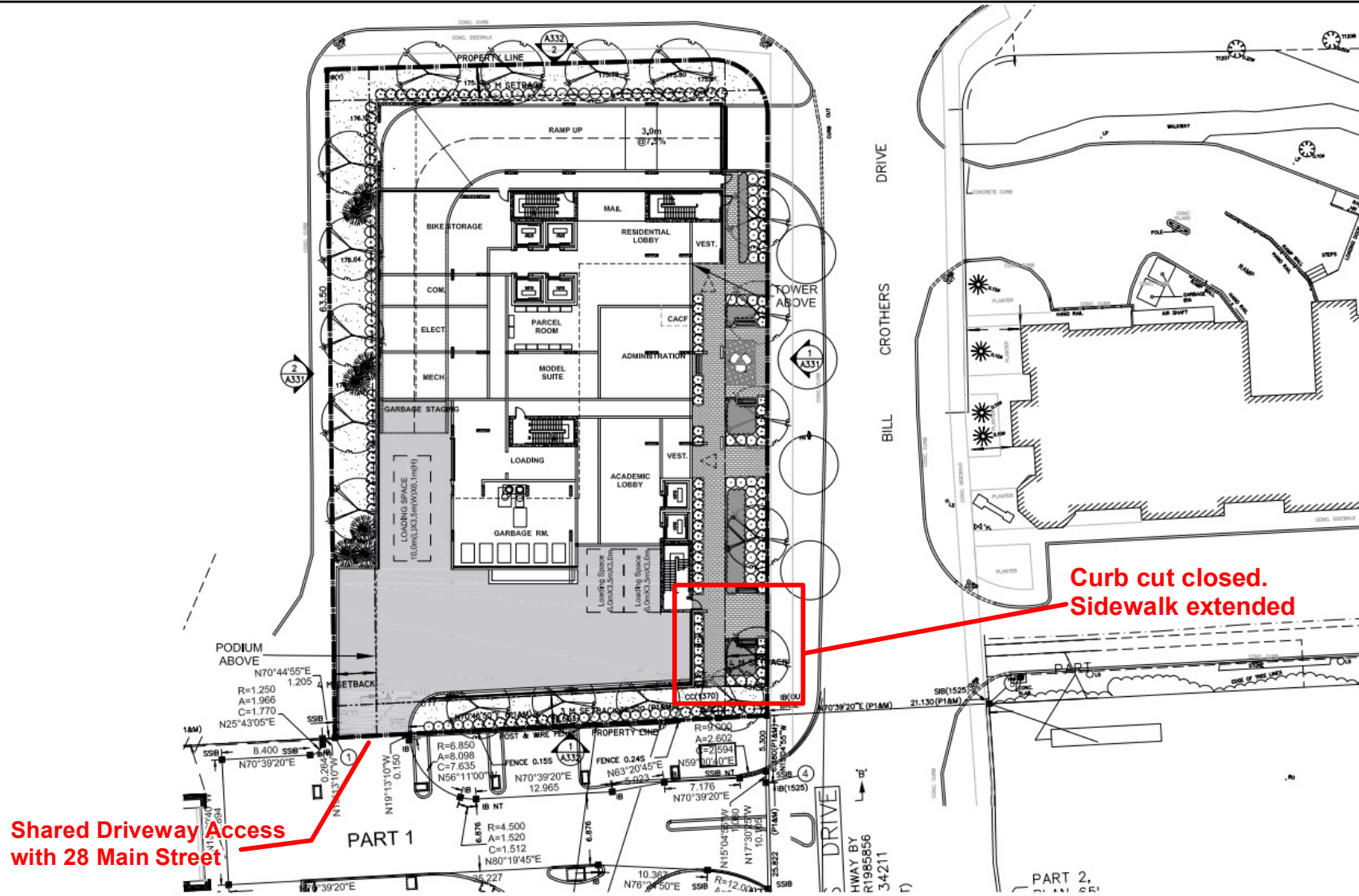
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 SUBJECT LANDS

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SITE PLAN/GROUND FLOOR PLAN (ULTIMATE)

APPLICANT: Rockport (Unionville) Inc.
North of Enterprise Boulevard on the west side of Bill Crothers Drive

FILE No. PLAN 20 129430

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

DATE: 18/01/2021

FIGURE No. 5





CONCEPTUAL RENDERING (SOUTH-EAST VIEW)

APPLICANT: Rockport (Unionville) Inc.
North of Enterprise Boulevard on the west side of Bill Crothers Drive

FILE No. PLAN 20 129430

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Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT: PRELIMINARY REPORT

Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6) File # PLAN-20-129597

PREPARED BY: Amanda Crompton, MCIP RPP
Planner II, North District, ext. 2621

REVIEWED BY: Stephen Kitagawa, MCIP, RPP
Acting Manager, North District, ext. 2531

RECOMMENDATION:

THAT the report dated February 22, 2021 titled “PRELIMINARY REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6), File # PLAN-20-129597” be received.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by Kennedy MM Markham Ltd. (the “Owner”) to facilitate residential and mixed use development on the lands known municipality as 10537 Kennedy Road. This report contains general information regarding Official Plan policies and Zoning By-law permissions, as well as other issues and should not be taken as Staff’s opinion or recommendation on the Applications.

BACKGROUND:**Subject property and area context**

The approximately 26 hectare (64 acre) subject lands are located east of Kennedy Road, south of Elgin Mills Road (see Figure 1 – Location Map). The subject lands are currently used for agricultural purposes and contain the Arthur Wegg House, which is designated under Part IV of the *Ontario Heritage Act*.

The subject lands are located within the Robinson Glen Secondary Plan Area, which is bounded by Elgin Mills Road to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east.

Surrounding land uses include (see Figure 2 – Aerial Photo):

- Agricultural lands and rural residential properties are located immediately north of the subject lands. Draft Plan of Subdivision and Zoning By-law Amendment applications have been submitted to the City for the lands to the immediate north

(4551 Elgin Mills Road East) and are currently being reviewed (File No. PLAN 20 113780).

- Natural environmental lands and agricultural lands with frontage on McCowan Road are located directly east of the subject lands
- Agricultural lands are located to the immediate south of the subject lands. Draft Plan of Subdivision and Zoning By-law Amendment applications have been submitted to the City for the lands to the south and are currently being reviewed:
 - 10379 and 10411 Kennedy Road (File No. PLAN 20 133038); and
 - 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (File No. PLAN 20 113780).
- Agricultural lands are located to the west of the subject lands across Kennedy Road. The Angus Glen Golf Club is located across Kennedy Road to the south-west of the subject lands.

Process to date

- The Applications were deemed complete on November 12, 2020.

Next steps

- Holding a Statutory Public Meeting at a future date, when appropriate.
- Recommendation Report for DSC's consideration at a future date.
- Future site plan applications for the mid-rise blocks

PROPOSAL:

The applicant is seeking Draft Plan approval for a Plan of Subdivision and is proposing to amend the Zoning By-law to facilitate 301- 401 dwelling units, including two future development blocks for residential mid-rise and mixed use mid-rise, as well as blocks for a park, a school, a stormwater management facility, open space, and greenway protection (see Figure 3 – Proposed Draft Plan). Table 1 below summarizes the proposed housing types, lot frontages units and land areas.

Table 1: Proposed Built Form

Dwelling Type	Minimum Lot Frontage (m)	Units	Hectares (acres)
Single Detached	11.6	39	1.431 (3.54)
	9.05*	12	0.385 (0.95)
Townhouse	6.1	60	1.256 (3.10)
	4.5*	50	0.828 (2.05)
Residential Mid Rise (Block 2)	-	87-153	2.195 (5.42)
Mixed Use Mid Rise (Block 3)	-	53-87	1.089 (2.69)
Total	-	301-401	7.184

* Lane based units

The variation in total unit count (301 units to 401 units) is a result of the two future development blocks, shown as Block 2 and Block 3 in Figure 3 with actual unit counts being undetermined at this time. A conceptual site plan for Block 2 proposes primarily 3-

storey condominium townhouses (see Figure 3A – Block 2 Conceptual Site Plan). A conceptual site plan for Block 3 proposes 4-storey townhouses and a mid-rise building that steps down from 5-storeys to 2-storeys (see Figure 3B – Block 3 Conceptual Site Plan Option A). A second conceptual site plan for Block 3 proposes all 4-storey townhouses (see Figure 3C – Block 3 Conceptual Site Plan Option B). The proposed built form in Blocks 2 and 3 will be determined through a future Site Plan application.

Table 2 below provides a complete statistical summary of the Proposal.

TABLE 2: Draft Plan of Subdivision Statistics		
Land Use (Residential)	Units	Hectares (Acres)
Single Detached Dwellings	51	1.816 (4.49)
Street townhouses	60	1.256 (3.10)
Laneway townhouses	50	0.828 (2.05)
Residential Mid-rise	87-153	2.195 (5.42)
Mixed Use Mid-rise	53-87	1.089 (2.69)
Total (Residential)	301-401	7.184
Land Use (Other)	Blocks	Hectares (Acres)
Elementary School	4	2.369 (5.85)
Neighbourhood Park	5	2.00 (4.94)
Stormwater Management Pond	6	1.747 (4.32)
Open Space	7	2.033 (5.02)
Future Development	8-10	0.022 (0.05)
Road widening	1	0.076 (0.19)
Collector/Local Roads/Laneways		2.802 (6.92)
Total (Other)		11.049 (27.30)
Total (All)		18.233 (45.05)

To facilitate the implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to rezone the subject lands from ‘Agricultural One (A1)’ under Zoning By-law 304-87, as amended, to the appropriate zone categories under Zoning By-law 177-96, as amended, including any special provisions.

The 2014 Markham Official Plan, (the “2014 Official Plan”)

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

Map 3 - Land Use designates the Subject Lands 'Residential Low Rise', 'Residential Mid Rise', 'Mixed Use Mid Rise' and 'Greenway' (See Figure 4: Official Plan Land Use Excerpt).

The Official Plan provides direction for the development of a Conceptual Master Plan for the Future Urban Area (FUA) as the basis for the development of Secondary Plans, including the Robinson Glen Secondary Plan. The Conceptual Master plan for the FUA was completed and endorsed by Council in November 2017. Staff will evaluate the Proposal to determine if it conforms to the City's Official Plan.

Robinson Glen Secondary Plan (the "Secondary Plan")

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

Map SP1 – Detailed Land Use designates the Subject Lands 'Residential Low Rise', 'Residential Mid Rise I', 'Mixed Use Mid Rise' and 'Greenway'. Site specific policy 8.3.1.6 (Neighbourhood Service Node) applies to the 'Mixed Use Mid Rise' block. The following symbols are also shown on Map SP1 within the boundary of the Subject Lands: one public elementary school symbol, one neighbourhood park symbol and one stormwater management facility symbol (see Figure 5 – Robinson Glen Secondary Plan – Land Use Map).

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

Robinson Glen Community Design Plan (the "Design Guidelines")

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

Zoning

The Subject Lands are zoned 'Agricultural One (A1)' by By-law 304-87, as amended (See Figure 6: Area Context/Zoning). A zoning by-law amendment is required to permit urban residential development on the Subject Lands.

OPTIONS/ DISCUSSION:

The following is a brief summary of the key matters raised to date. These matters, and others identified at a future Public Meeting and through the circulation and detailed review of the applications, will be addressed in a future Recommendation Report to Committee:

Cultural Heritage Resource

The subject lands were designated under Part IV of the *Ontario Heritage Act* in 2014. The designation applies to the Arthur Wegg House, which is located in the southwest corner of the subject lands with an existing driveway onto Kennedy Road.

Parkland

Staff are reviewing the location, size and configuration of proposed parks as well as co-located parks and school sites, based on Secondary Plan policies, Design Guidelines and the *Planning Act* requirements. The proposal includes a Neighbourhood Park that is 2 hectares (4.9 acres) in size, as per the Secondary Plan.

Affordable housing, purpose-built secondary suites and seniors housing

The Secondary Plan has progressive policies for affordable housing including the promotion of secondary suites. Staff have asked the Owner to consider purpose-built secondary suites and options that will allow homeowners to easily implement secondary suites. The owner has also been asked to design units and amenities that facilitate aging in place. The Proposal remains under review as it relates to these topics.

Community Energy Plan and Sustainability Initiatives

A Community Energy Plan (the “CEP”) for the FUA has been completed. The CEP identifies and promotes strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. In addition, the applicant has submitted a sustainability checklist. The Proposal remains under review in the context of the CEP and the sustainability checklist.

Review the appropriateness of the proposed built form and zoning by-law amendment

Staff are reviewing the proposed site-specific development standards (i.e. minimum lot frontages, setbacks, maximum building heights, amenity space, etc.).

Public Art contributions to be determined and implemented in the amending zoning by-law

Section 37 contributions for the provision of public art requires finalization for implementation through the amending zoning by-law.

Outstanding Secondary Plan Studies

Robinson Glen Secondary Plan Master Environmental Servicing Plan (MESP) requires final review and acceptance by City Staff. The Proposal is subject to the findings of the MESP and as such, changes to the Draft Plan may be necessary to be consistent with the accepted conclusions.

Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports: Environmental Impact Study, Heritage Impact Assessment, Tree Assessment and Protection Plan, Functional Servicing and Stormwater Management Report, Traffic Impact and Transportation Demand Management Study, Sustainability Checklist Report, Phase One Environmental Site Assessments, Environmental Noise Feasibility Study, Hydrogeological Assessment,

Archaeological Assessments and Geotechnical Report. Comments from internal departments and external agencies with respect to these studies may result in changes to the Proposal.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being evaluated in the context of the City's strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

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, Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Proposed Draft Plan

Figure 3A: Block 2 Conceptual Site Plan

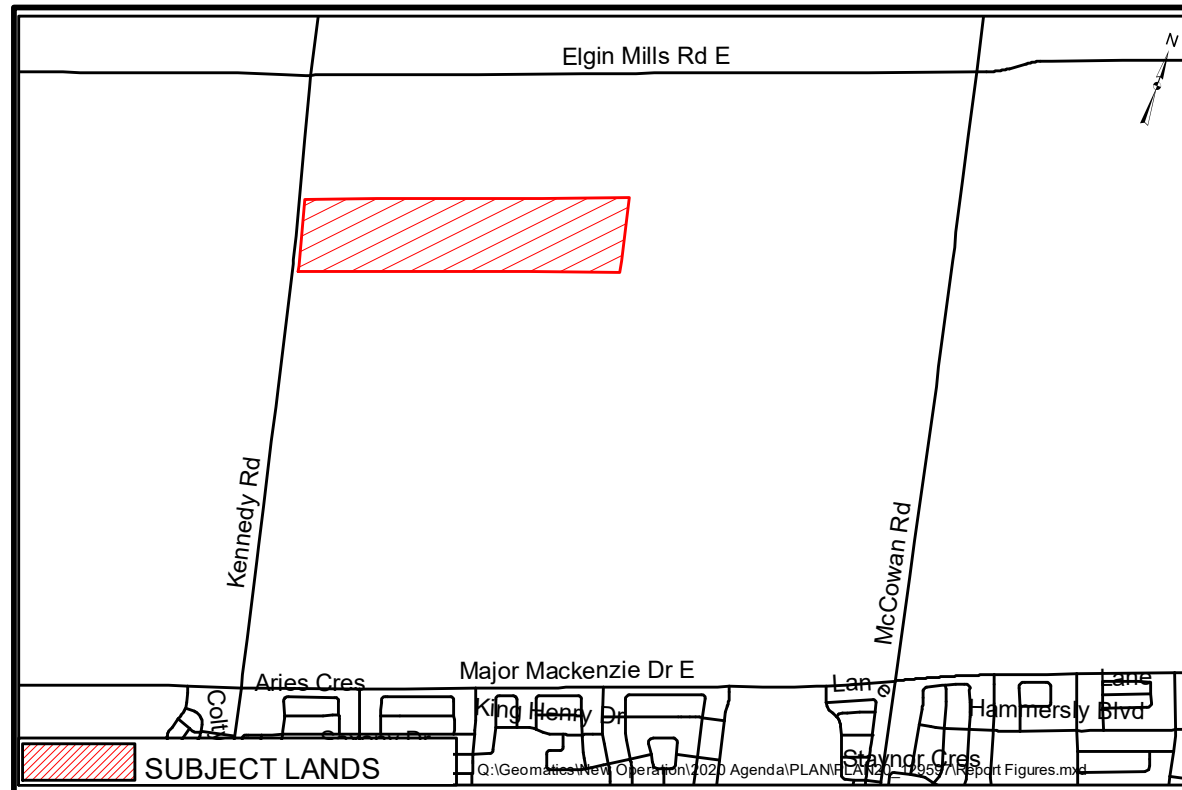
Figure 3B: Block 3 Conceptual Site Plan Option A

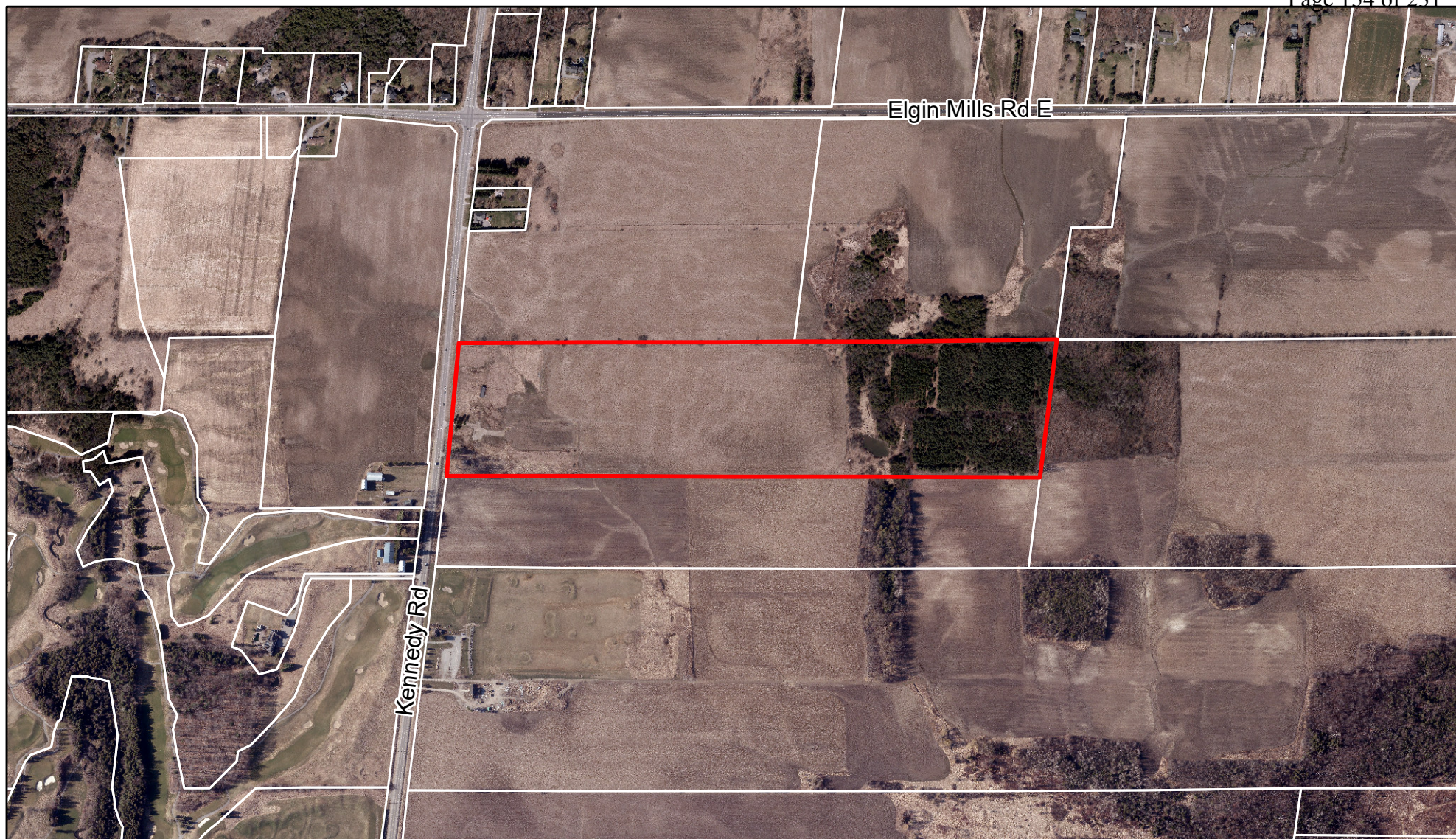
Figure 3C: Block 3 Conceptual Site Plan Option B

Figure 4: Official Plan Land Use Excerpt

Figure 5: Robinson Glen Secondary Plan – Land Use Map

Figure 6: Area Context/Zoning





AERIAL PHOTO (2020)

APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

FILE No. PLAN 20 129597

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 SUBJECT LANDS



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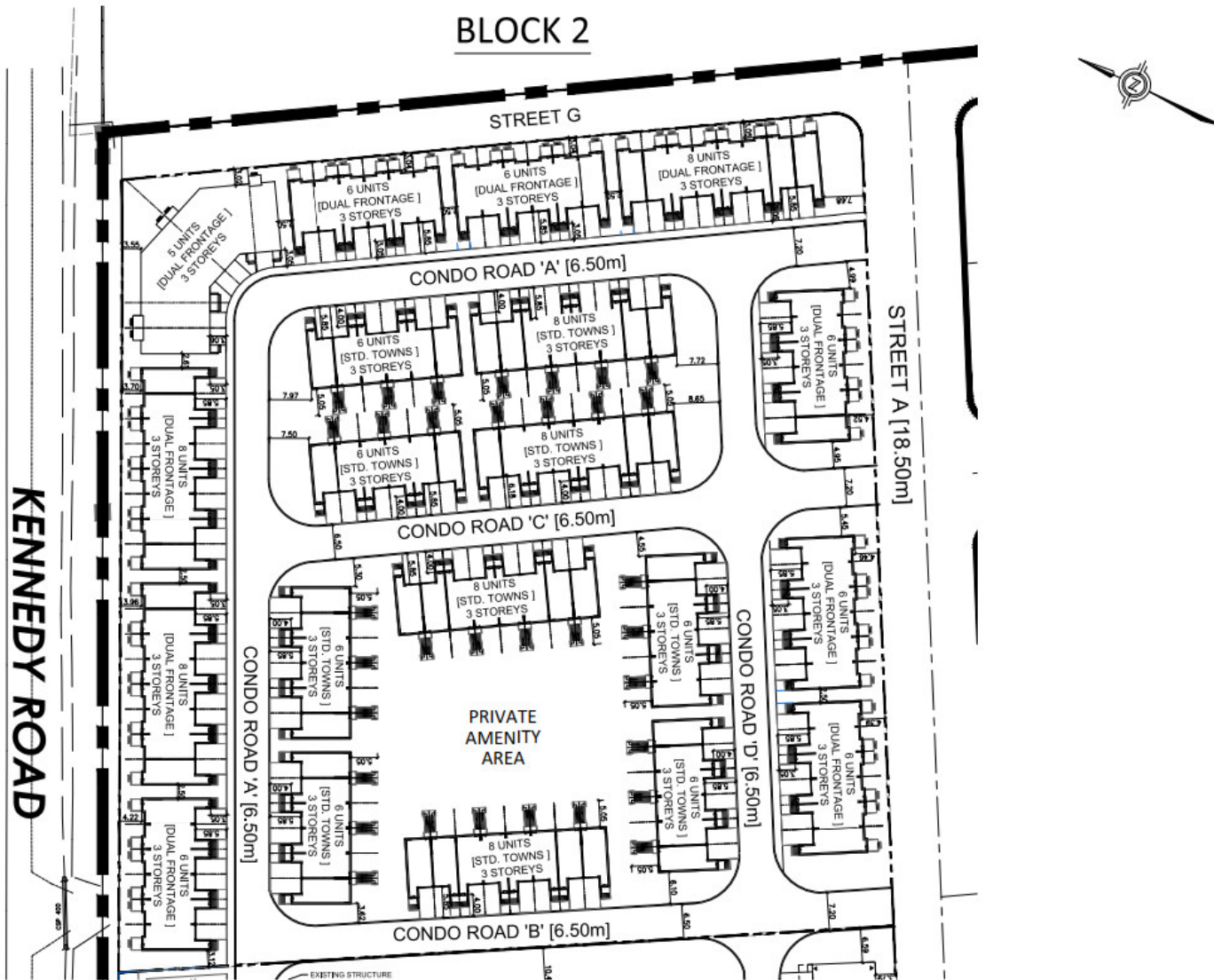
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AC

DATE: 14/12/2020

FIGURE No. 3



BLOCK 2 CONCEPTUAL SITE PLAN

APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

FILE No. PLAN 20 129597

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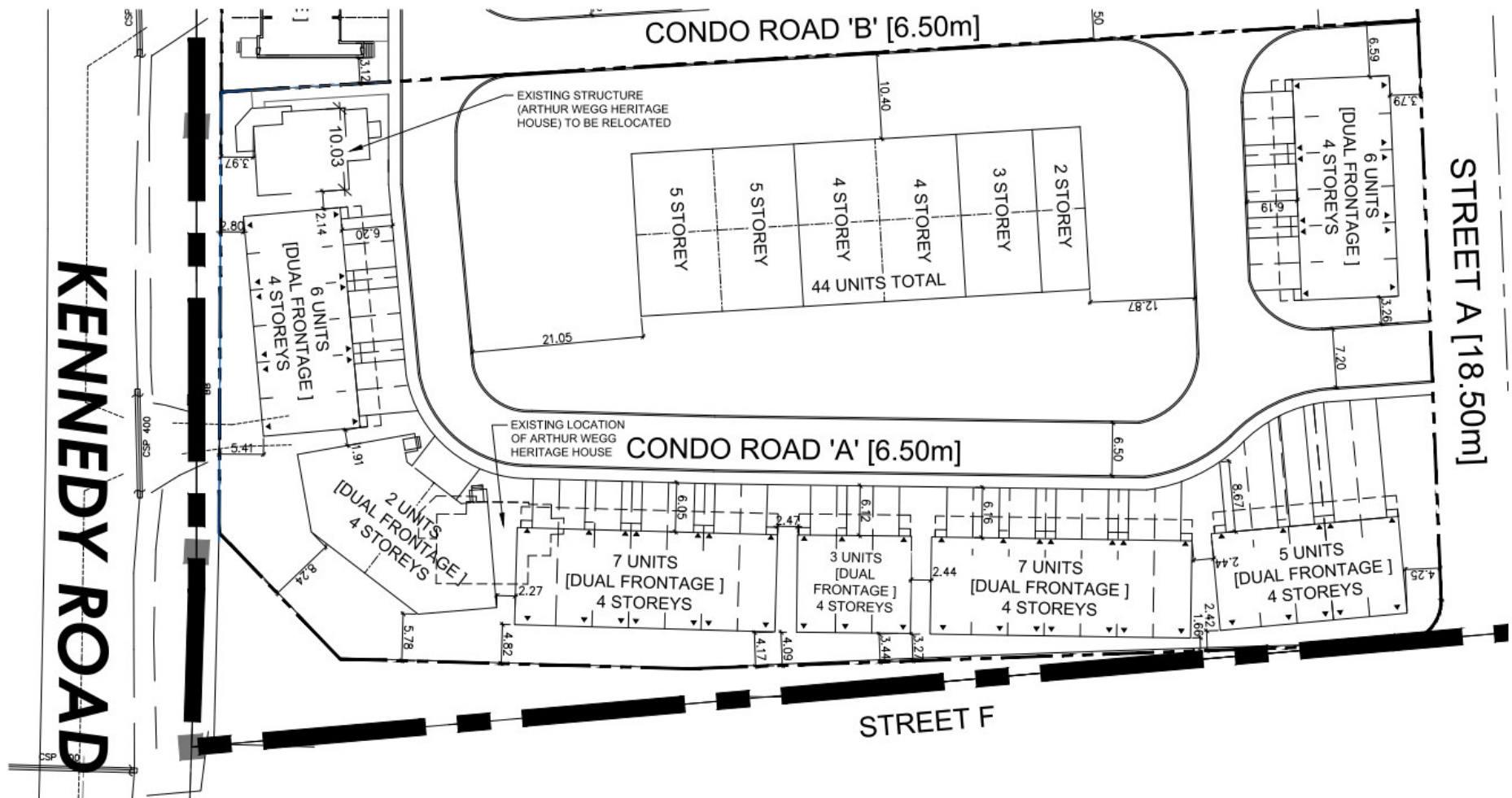
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DATE: 14/12/2020

FIGURE No. 3A

BLOCK 3



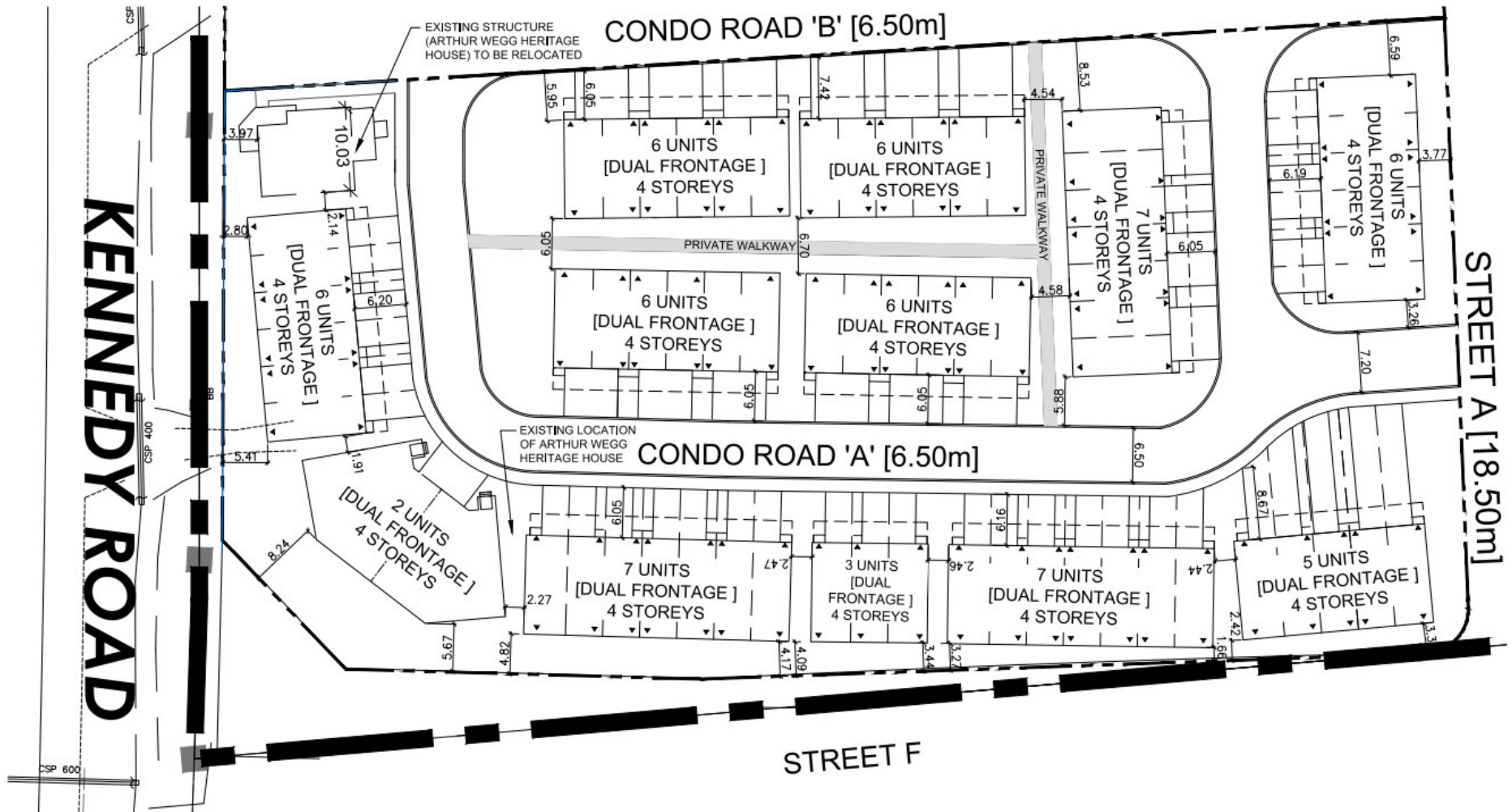
BLOCK 3 CONCEPTUAL SITE PLAN (OPTION A)

APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

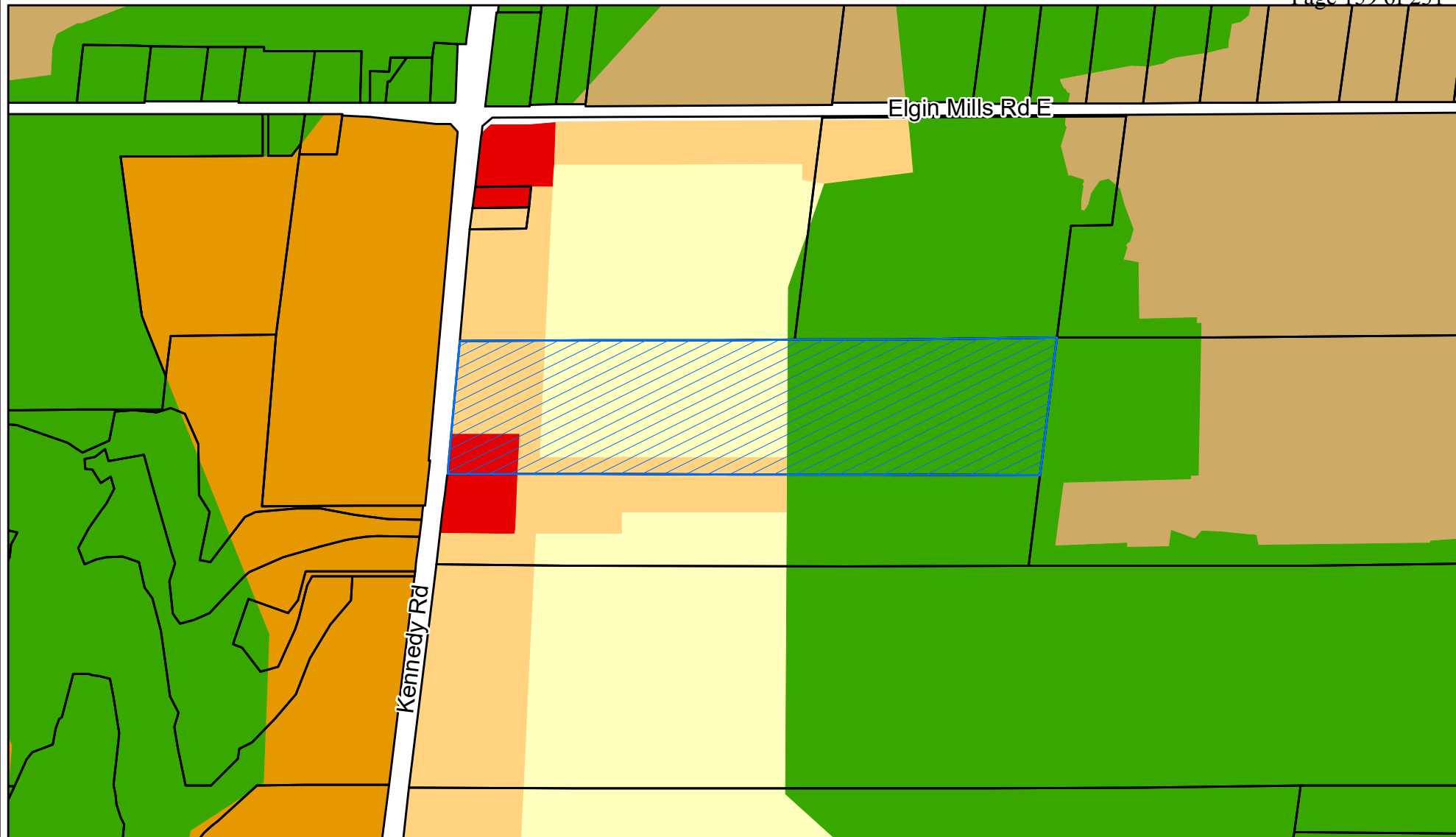
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KENNEDY ROAD



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OFFICIAL PLAN LAND USE EXCERPT





 SUBJECT LANDS



APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

FILE No. PLAN 20 129597

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 DEVELOPMENT SERVICES COMMISSION

-  Countryside
-  Future Neighbourhood Area
-  Greenway
-  Mixed Use Mid Rise

-  Residential Low Rise
-  Residential Mid Rise

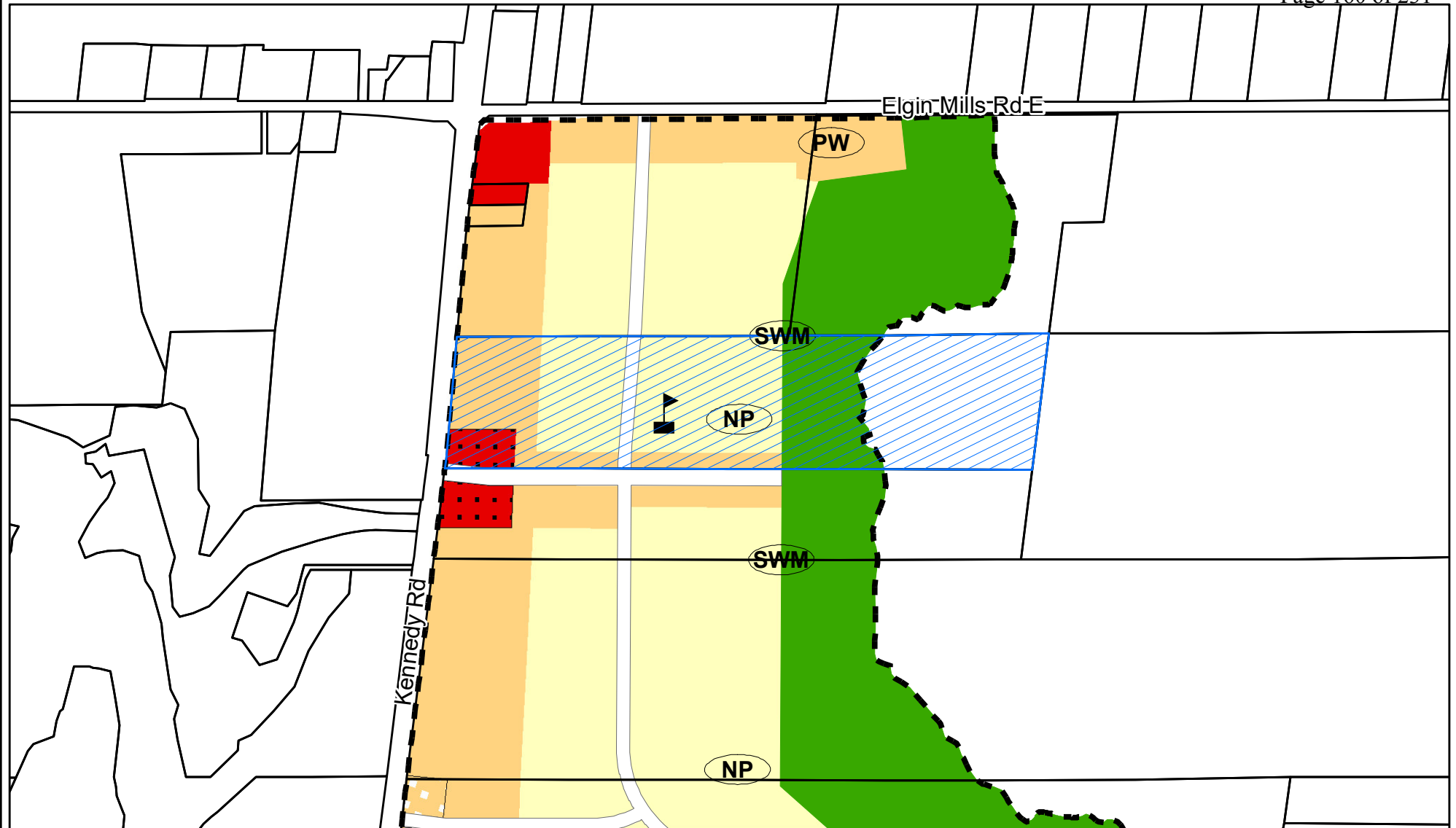
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Checked By: AC

DATE: 14/12/2020

FIGURE No. 4





ROBINSON GLEN SECONDARY PLAN - LAND USE MAP

APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

FILE No. PLAN 20 129597

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DEVELOPMENT SERVICES COMMISSION

- Residential Low Rise
- Residential Mid Rise I
- Residential Mid Rise II
- Mixed Use Mid Rise
- See Section 8.3.1.6

- Greenway
- Public Elementary School
- PW Place of Worship
- SWM Stormwater Management Facility
- CP/NP Community Park / Neighbourhood Park

SUBJECT LANDS

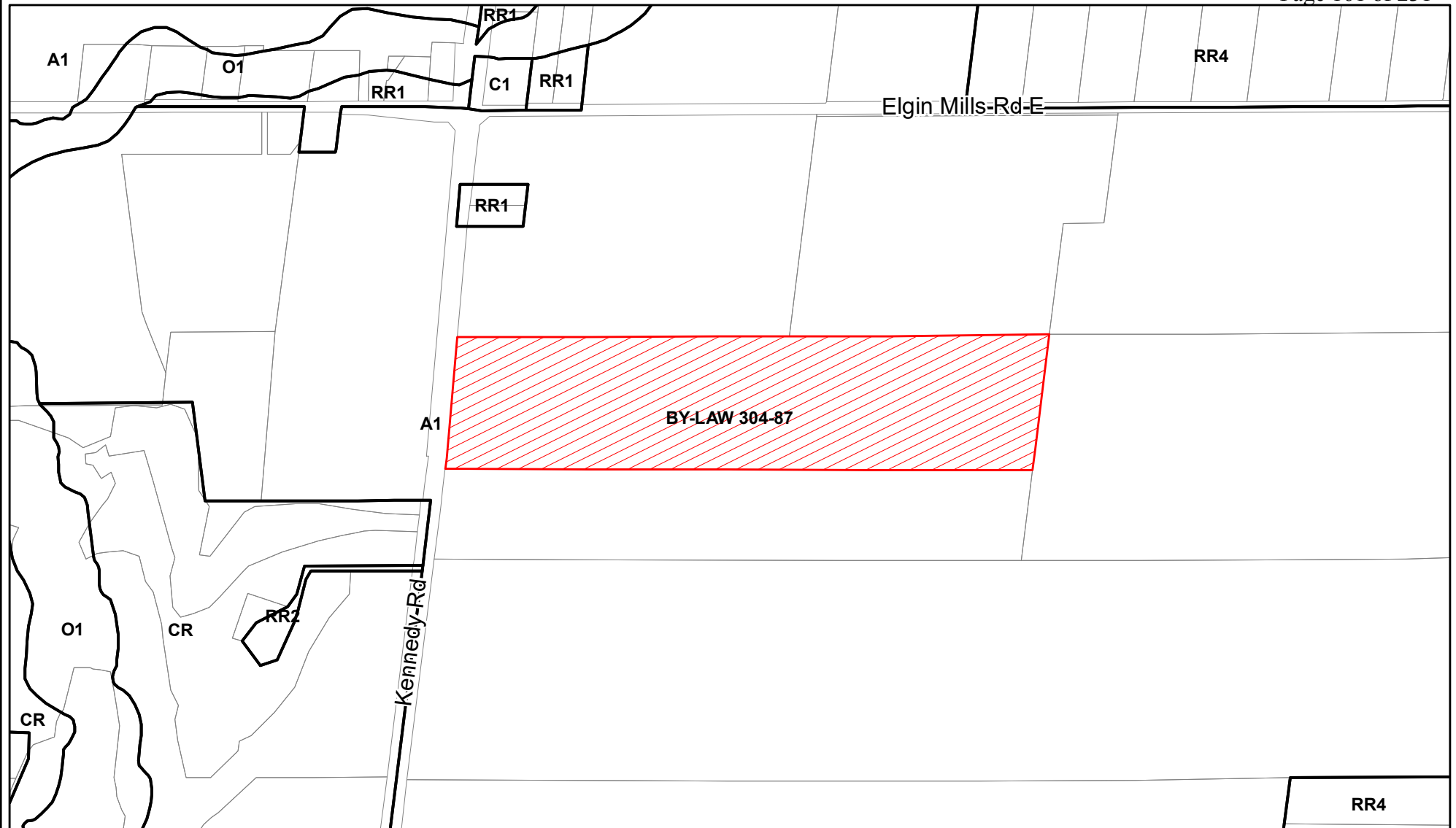


Drawn By: RT

Checked By: AC

DATE: 14/12/2020

FIGURE No. 5



AREA CONTEXT / ZONING

APPLICANT: Kennedy MM Markham Ltd.
10537 Kennedy Road

FILE No. PLAN 20 129597

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AC

DATE: 14/12/2020

FIGURE No. 6

 SUBJECT LANDS





Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT: PRELIMINARY REPORT
 Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments) Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8)

File No. PLAN 20 123292
(Previously File No. ZA 18 108856)

PREPARED BY: Dimitri Pagratis, M.C.I.P., R.P.P. ext., 2960
 Senior Planner, Central District

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

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, Lifetime 8200 Warden Avenue GP Inc. (Lifetime Developments), Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit a high rise residential mixed-use development located at the Southwest Corner of Cedarland Drive and Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 123292”, be received.

PURPOSE:

The purpose of this report is to provide preliminary information on the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications submitted by Lifetime Developments (the “Owner”). This report contains general information regarding applicable Official Plan and/or other policies, as well as related issues and should not be taken as Staff’s opinion or recommendation on the applications.

BACKGROUND:

Subject Lands and Area Context

The approximately 2.35 ha (5.82 ac) subject lands are located south of Cedarland Drive, between Warden Avenue and South Town Centre Boulevard (the “Subject Lands”), as shown on Figures 1 and 3. The east portion of the Subject Lands are vacant, but contain trees and other vegetation, while the west portion consists of an existing surface parking lot and surrounding trees and other vegetation. The Subject Lands have no municipal address.

Figure 3 shows the surrounding land uses that include the following:

North: VIVA Next Bus Rapid Transit right-of-way, Cedarland Drive, Residential Uses and Songbird Park

East: VIVA Next Bus Rapid Transit right-of-way, Warden Ave., and Rouge River Valleylands

South: IBM flyover, IBM Road, Child Care/Early Education building, and Rouge River Valleylands

West: South Town Centre Blvd., IBM Software Lab, Markham District Energy building, and Business Park Employment Uses

Process to date

The original Zoning By-law Amendment application (File No. ZA 18 108856) was deemed complete on July 13, 2018, and was brought forward to the December 11, 2018, Development Services Committee in a Preliminary Report (the “Original Application”). The Ward 8 Councillor, Isa Lee, facilitated a Community Information Meeting on March 13, 2019, at the Milliken Mills Community Centre. A formal statutory Public Meeting was not held with the Original Application.

The Owner submitted a revised Zoning By-law Amendment application along with a new Official Plan Amendment and Draft Plan of Subdivision application (the “Applications”) under a new file number (File No. PLAN 20 123292). Staff deemed the new Official Plan Amendment and Draft Plan of Subdivision applications complete on November 20, 2020. Further details are provided in this report regarding: the past submission of the original Zoning By-law Amendment Application; the revised submission of the Zoning By-Law Amendment; and the new submission of an Official Plan Amendment and Draft Plan of Subdivision applications.

The next steps in the planning process include:

- Holding a statutory Public Meeting at a future date when appropriate
- Consideration of a recommendation report by the Development Services Committee (“DSC”)

In the event of an approval, adoption of the site-specific Official Plan and Zoning By-law Amendments by Council, and draft approval of the Plan of Subdivision will occur. Future Site Plan Approval and Draft Plan of Condominium applications will follow.

Proposal has been revised since its original submission in 2018

The Original Application proposed a high density, residential mixed-use development within two development blocks consisting of five buildings (28 to 48 storey heights), separated by a private road, with 2,206 residential units, and a density of 939 units per hectare or 11.45 times the Subject Lands (Floor Space Index – “FSI”), as shown on Figure 7.

In their September 4, 2020, Addendum to the Planning Rational Report, the Owner identified that they revised their Original Application to address a number of matters raised by City of Markham, York Region, and external commenting agencies to improve the development of the Subject Lands, including:

-
- a) reduction in building heights (from 48 to 37 storeys) to comply with the height restrictions imposed by the nearby Buttonville Airport;
 - b) reduction of the proposed number of buildings (from five to four buildings), location, orientation and separation distances between buildings to minimize shadow impacts within the site and on the surrounding area;
 - c) integration of a greater mix of non-residential ground floor uses;
 - d) reconsideration of the proposed private road as a public road for a seamless extension of Courtyard Lane from Cedarland Drive to the IBM Road, in support of a consistent public road network.

These revisions also resulted in a reduction of residential units from 2,206 units to 1,950 units and a reduction in density from 11.45 FSI (939 units per hectare) to 9.87 FSI (830 units per hectare). A more detailed accounting of the differences between the original zoning application and the current applications are noted in Table 1 below.

As part of this submission and after further discussion and review by staff, the Owner provided additional applications (i.e. an Official Plan Amendment and Draft Plan of Subdivision applications) in support their proposed development. A Precinct Plan accompanied the Original Application, as required by the in-effect Markham Centre Secondary Plan (“OPA 21”). Previously, applicants used Precinct Plans to facilitate proposed height and density increases beyond the permissions in OPA 21, and other parameters including detailed land use, the physical character and development form.

City staff requested that the Owner not submit a revised Precinct Plan as the City has determined that a Precinct Plan, being a non-statutory policy document, is not a suitable instrument for height and density increases. Furthermore, in light of the ongoing Markham Centre Secondary Plan update, this proposal will have regard for the overall evaluation of development concepts for the Secondary Plan review update. Therefore, the Owner submitted an Official Plan Amendment application to permit the proposed building height and density along with other technical amendments identified through Applications review. The Official Plan Amendment will assist in informing the Markham Center Secondary Plan update.

The land holdings that were originally owned by IBM Canada Ltd (“IBM”) included the Subject Lands. When the 2014 Official Plan was adopted, IBM submitted a site-specific appeal (case no. PL140743) to the Ontario Municipal Board (the “OMB”) now the Local Planning Appeal Tribunal (the “LPAT”). The basis of the appeal (Appeal No. 20) involved the 2014 Official Plan land use designations and the impacts on the entire IBM land holdings relative to what OPA 21 permitted. In 2016, the Owner purchased the Subject Lands from IBM that included Appeal No. 20, which was subject to a separate consent application and will be discussed later in this report. Staff expects that the Appeal No. 20, as it applies to the Subject Lands, will be resolved through the processing of the current applications.

A new Draft Plan of Subdivision application was also submitted to facilitate the southerly extension of Courtyard Lane as a public road (Proposed Street A), shown on Figure 6.

The Draft Plan of Subdivision application will also support any potential future phasing of the proposed development.

The Proposed Development

The Applications would facilitate a mixed-use development, as shown on Figures 4 and 5, which consists of the following, as compared to the Original Application from 2018:

TABLE 1: Original Application vs. Current Proposal		
Proposed Standards	Original Application (2018)	Current Proposal (the “Proposed Development”)
Gross floor area (“GFA”)	269,627 m ² (2,902,241 ft ²)	209,879 m ² (2,259,119 ft ²)
Residential GFA	264,362 m ² (2,845,569 ft ²)	205,413 m ² (2,211,047 ft ²)
Retail GFA	860 m ² (9,257 ft ²)	2,005 m ² (21,582 ft ²)
Indoor amenity space	4,403 m ² (47,393 ft ²)	2,462 m ² (26,501 ft ²)
Outdoor amenity space	2.0 m ² (22 ft ²)	3,843.06 m ² (41,366 ft ²)
Total Residential units	2,206 Units	1,950 Units
Maximum density	11.45 FSI (939 units per hectare)	9.87 FSI (830 units per hectare)
Number of buildings	5	4
Maximum building heights	48 storeys	37 storeys
Total Vehicle Parking spaces (within two levels of underground parking with the addition of above-ground podium parking)	1,851 Parking Spaces	1,702 Parking Spaces
Bicycle Parking Spaces	1,545 Parking Spaces	1,490 Parking Spaces
Loading Spaces	5 loading spaces (4 x 13 metres)	2 Type B loading spaces 2 Type G loading spaces

Draft Plan of Subdivision facilitates the proposed development blocks and a public road

The proposed Draft Plan of Subdivision, shown on Figure 6, proposes a new public road (Proposed Street A) that bisects the Subject Lands to create two development blocks: Block 1 (the “West Block”) and Block 2 (the “East Block”) that includes the following:

1. The West Block
 - a) a C-shaped terraced mixed-use residential building
 - b) two 34-storey buildings that transition in height to nine and five-storeys on a shared four-storey podium

-
- c) GFA of 96,707 m² (1,040,945 ft²)
 - d) 956 units
 - e) 22 ground level townhouse units integrated into the building podium
2. The East Block
- a) a C-shaped terraced mixed-use residential building
 - b) two buildings (36 and 37-storeys) that transition in height to nine, eight, and five-storeys on a shared four-storey podium
 - c) GFA of 113,172 m² (1,218,173 ft²)
 - d) 994 units
 - e) 27 ground level townhouse units integrated into the building podium

Regarding internal circulation, the Owner proposes vehicular access along South Town Centre Boulevard and from the Proposed Street A (the future extension of Courtyard Lane).

IBM Land Holdings

As noted above, the Subject Lands were subject to a separate consent application that facilitated the severance of the Subject Lands from the IBM land holdings, which Committee of Adjustment approved on November 23, 2016. As a condition of approval, IBM was required to enter into an agreement with the City to convey lands that would accommodate the southerly extension of South Town Centre Boulevard and the future east-west road (the current Private IBM Road) between South Town Centre Boulevard and Warden Avenue. These lands currently abut the southern limits of the Subject Lands.

The surrounding planned roads are required to provide appropriate public vehicular and pedestrian accesses to the Proposed Development. Arrangements to secure the construction of these roads still needs to be coordinated. The conveyance of these lands is tied to the current Markham Centre Secondary Plan Update study. The City of Markham will continue work with the Owner and IBM regarding these matters through the review of the Proposed Development.

Provincial and Regional Policy Conformity

In considering the Applications, Staff will assess consistency with the 2020 Provincial Policy Statement (the “PPS”), the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”), and the York Region Official Plan.

2014 Markham Official Plan (the “2014 Official Plan”)

The Subject Lands are designated “Mixed-Use High Rise” in the 2014 Official Plan. Lands designated Mixed-Use High Rise are priority locations for development with the greatest level of intensification that support residential intensification with a mix of commercial and other uses. Unless specified in a secondary plan or site-specific policy, the “Mixed-Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of 3 FSI.

The policies of the 2014 Official Plan indicate that until an updated Secondary Plan is approved for the Regional Centre-Markham Center lands, the provisions of the 1987

Town of Markham Official Plan, as amended, and the 1997 Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

As previously indicated, Appeal No. 20 to the 2014 Official Plan by IBM also applies to the Subject Lands and is expected to be resolved through the processing of the Applications.

1987 Town of Markham Official Plan (the “1987 Official Plan”)

The Subject Lands are designated “Commercial - Community Amenity Area” in the 1987 Official Plan. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, services, community, institutional and recreational uses. Office development and medium and high-density housing are provided for at appropriate locations. Secondary Plans further detail the provisions related to this designation, including the establishment of additional development requirements and restrictions on land use.

1997 Markham Centre Secondary Plan (“OPA 21”)

The Subject Lands are further designated “Community Amenity Area – Major Urban Place” in OPA 21. Lands designated “Community Amenity Area – Major Urban Place” shall develop with a high concentration and intensity of residential, commercial, employment and supporting uses with a general maximum building height of eight storeys. The maximum permitted density is 148 units per hectare. Table 1 above summarizes the Proposed Development.

Zoning

By-law 165-80, as amended, (the “Zoning By-law”) zones the Subject Lands “Select Industrial with Limited Commercial Zone - M.C (60%)”, as shown on Figure 2. The Zoning By-law Amendment application proposes to remove the Subject Lands from By-law 165-80 and incorporate it into the Markham Centre Zoning By-law 2004-196, as amended, and rezone the Subject Lands “Markham Centre Downtown Two (MC-D2) Zone”, with site-specific development standards to implement the Proposed Development.

OPTIONS/ DISCUSSION:

The following briefly summarizes the matters raised to date for consideration. These matters, and others identified through the circulation and detailed review of the Proposed Development, will be addressed, if necessary, in a final report to the DSC:

1. The Proposed Development shall be reviewed with regard to the context of the Markham Centre Secondary Plan Update and the recommended development concept, which the City is currently undertaking. In accordance with other development applications that are being considered concurrently with the Markham Centre Secondary Plan Update, a statutory Public Meeting will be scheduled once the development concept for the new Secondary Plan has been endorsed by the DSC.

-
2. The appropriateness of the Proposed Development will be reviewed in the context of the following:
- a) compatibility with the existing and planned surrounding land uses
 - b) the appropriateness of the proposed density and building height
 - c) impacts of proposed building heights on Buttonville Airport. Building heights in excess of the maximum height permitted by the airport zoning order would require Transport Canada to lift the current height restrictions. Should Council approve heights above the Airport Height Restrictions, the site specific zoning amendment will include an H - Holding Provision limiting building heights to the current Airport Height restrictions until these restrictions have been lifted by Transport Canada
 - d) appropriate open space and parkland to service future residents, visitors, and users including parkland dedication and the payment of “cash-in-lieu” of parkland
 - e) built form and massing, building orientation, transitions, and angular planes
 - f) shadow impacts and wind effects
 - g) traffic impacts, parking, and transportation demand management
 - h) pedestrian connections and vehicular accesses and impacts on the servicing of the private IBM Road and the York Region Transit (the “YRT”) and VIVA Next Bus Rapid Transit (“BRT”) right-of-way (“ROW”)
 - i) consideration of the design, delivery and conveyance to the City of the extension of South Town Centre Boulevard and the future east-west public road between South Town Centre Boulevard and Warden Avenue
 - j) municipal servicing
 - k) the quantity and potential need to incorporate additional non-residential land uses including, but not limited to, commercial, retail, and other community amenity uses, such as daycares
 - l) affordable housing, purpose-built rental, senior-focused housing, and family friendly units
 - m) sustainability measures, bird-friendly guidelines, and accessibility, in the context of the future Site Plan Approval applications
 - n) Public art and public benefits (Section 37 of the *Planning Act*)
3. The Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
- a) Planning Rational Addendum
 - b) Transportation Mobility Plan (which includes a Parking Study)
 - c) Geotechnical Assessment
 - d) Environmental Site Assessment
 - e) Hydrological Investigation
 - f) Functional Servicing Report/Stormwater Management Report
 - g) Noise Study
 - h) Pedestrian Wind Level Study

-
- i) Shadow Study
4. The Owner shall resolve any issues relating to floodplain, development limit, and/or other matters on the Subject Lands, to the satisfaction of the City and the Toronto and Region Conservation Authority (the “TRCA”).
 5. York Region maintains jurisdiction over Warden Avenue and the YRT/VIVA Next BRT ROW. The Owner must satisfactorily address York Region’s requirements.
 6. Through the review of this development proposal, the City of Markham will continue work with the Owner and IBM regarding the conveyance of land related to the extension of South Town Centre Boulevard, and the future east-west public road between South Town Centre Boulevard and Warden Avenue. The conveyance of these lands are tied to the current Markham Centre Secondary Plan Update study.
 7. Review and confirm any outstanding financial obligation including, but not limited to, cash-in-lieu of parkland dedication, tree replacement/compensation, and consideration of density bonusing and community benefit contributions under Section 37 of the *Planning Act*.

FINANCIAL CONSIDERATIONS AND TEMPLATE

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development is to be evaluated in the context of growth management, environmental, and strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED

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

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

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 5: Aerial Perspectives

Figure 6: Draft Plan of Subdivision

Figure 7: Previous Site Plan

AGENT:

Ms. Kate Cooper

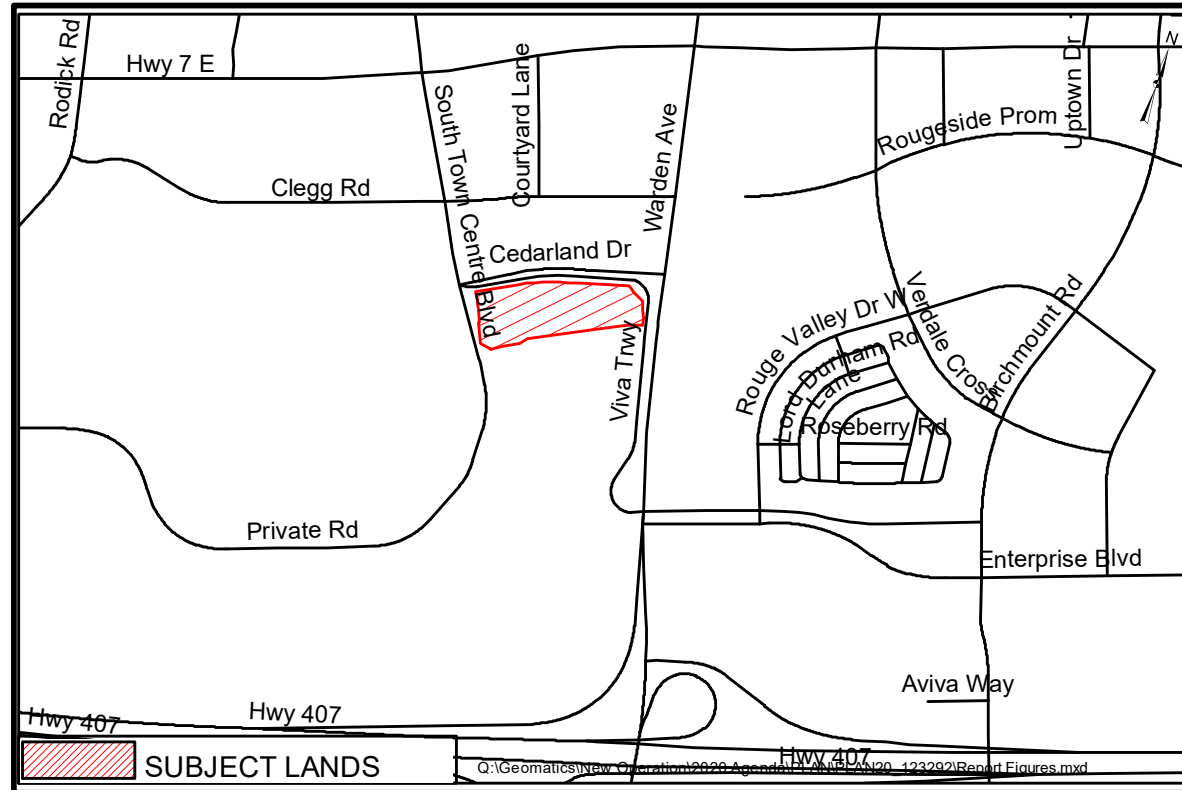
Bousfields Inc.

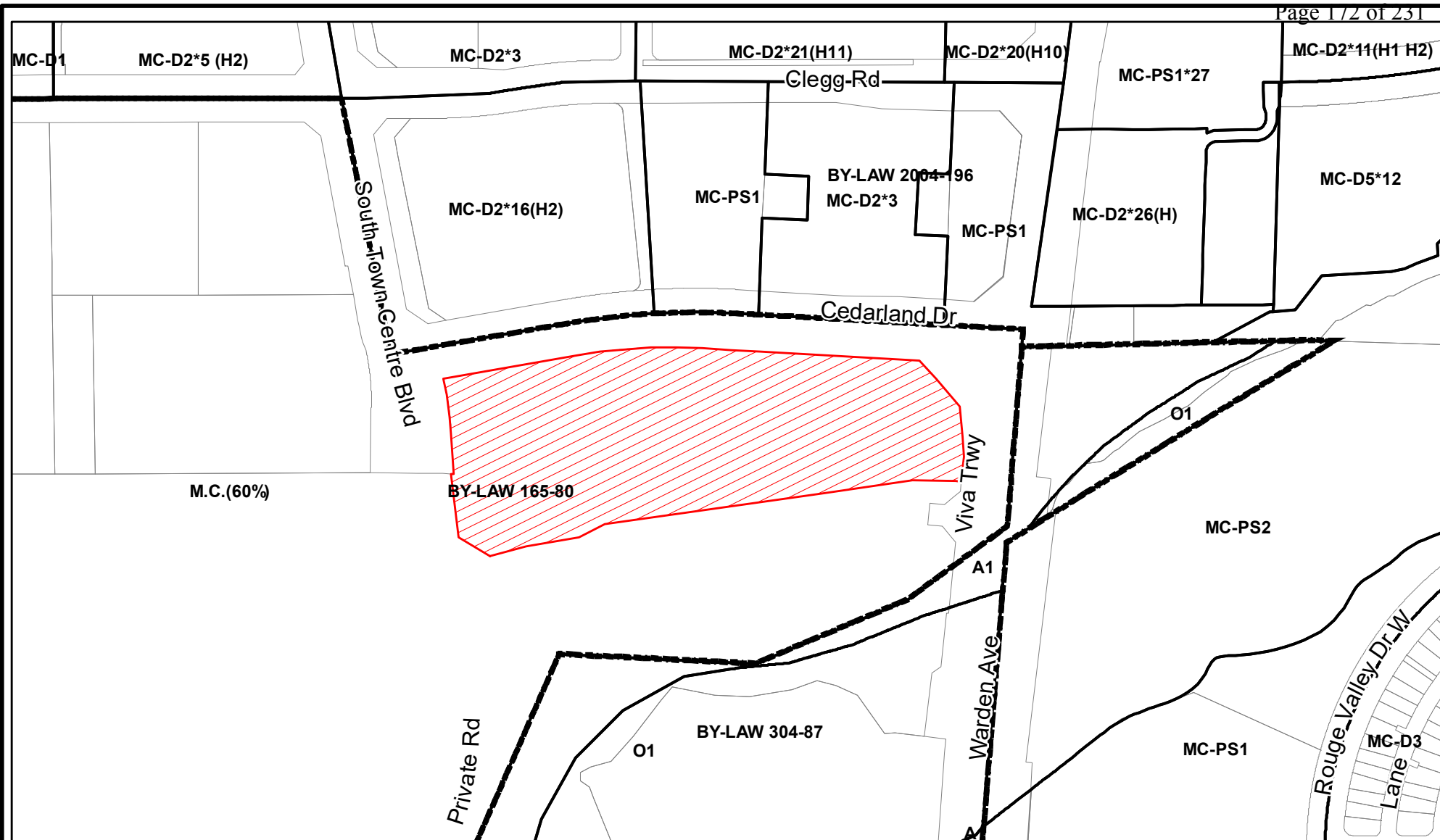
3 Church Street Suite 200

Toronto, Ontario, M5E1M2

(416) 947-9744 EXT. 234

kcooper@bousfields.ca





AREA CONTEXT / ZONING

APPLICANT: Lifetime 8200 Warden Avenue GP Inc.
S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

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 SUBJECT LANDS





AERIAL PHOTO (2020)

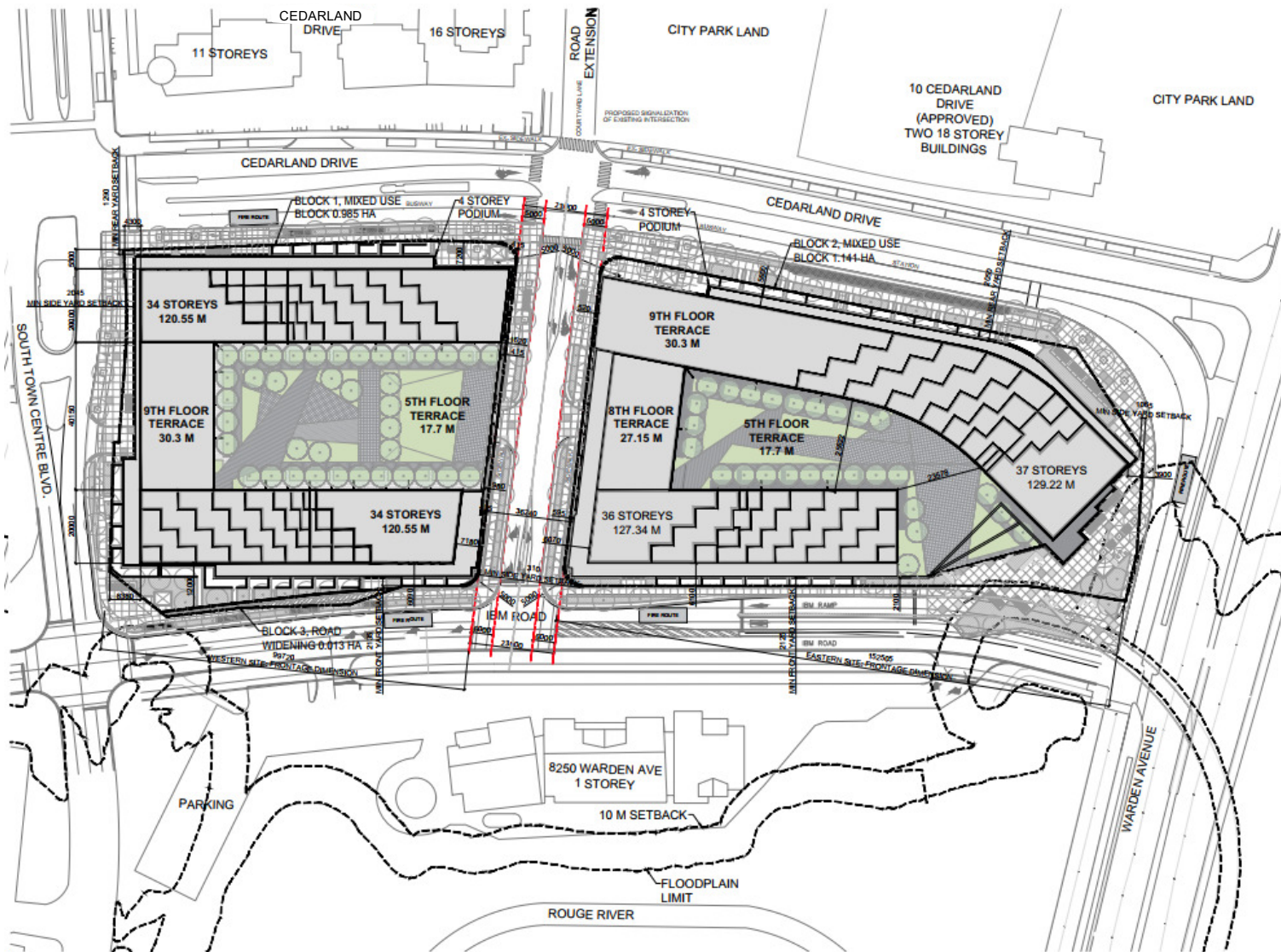
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S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

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 SUBJECT LANDS



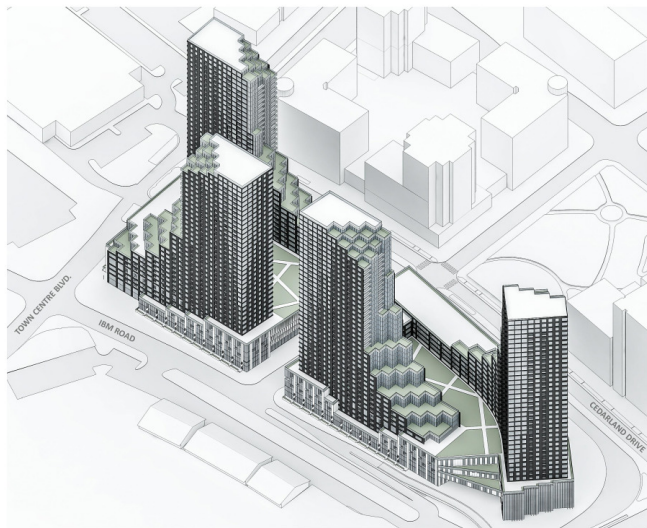


SITE PLAN

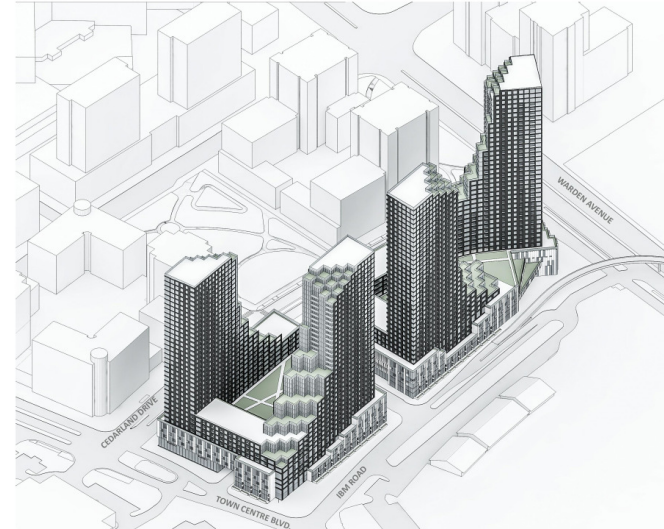
APPLICANT: Lifetime 8200 Warden Avenue GP Inc.
S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

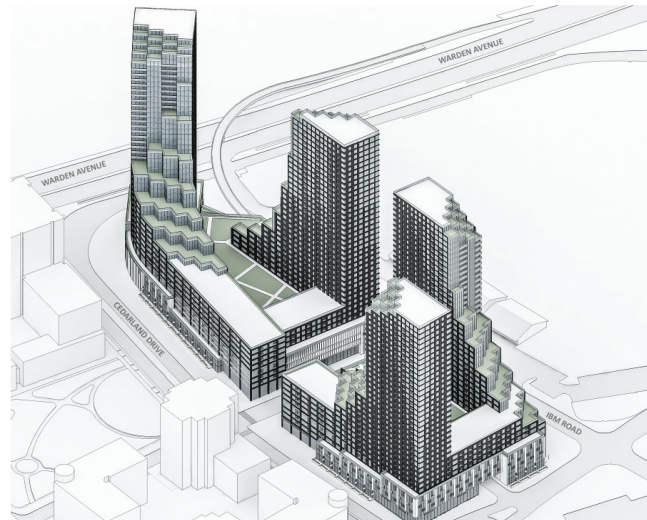
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4 AERIAL VIEW LOOKING NORTHWEST
A001 PERSPECTIVE



3 AERIAL VIEW LOOKING NORTHEAST
A001 PERSPECTIVE



2 AERIAL VIEW LOOKING SOUTHEAST
A001 PERSPECTIVE



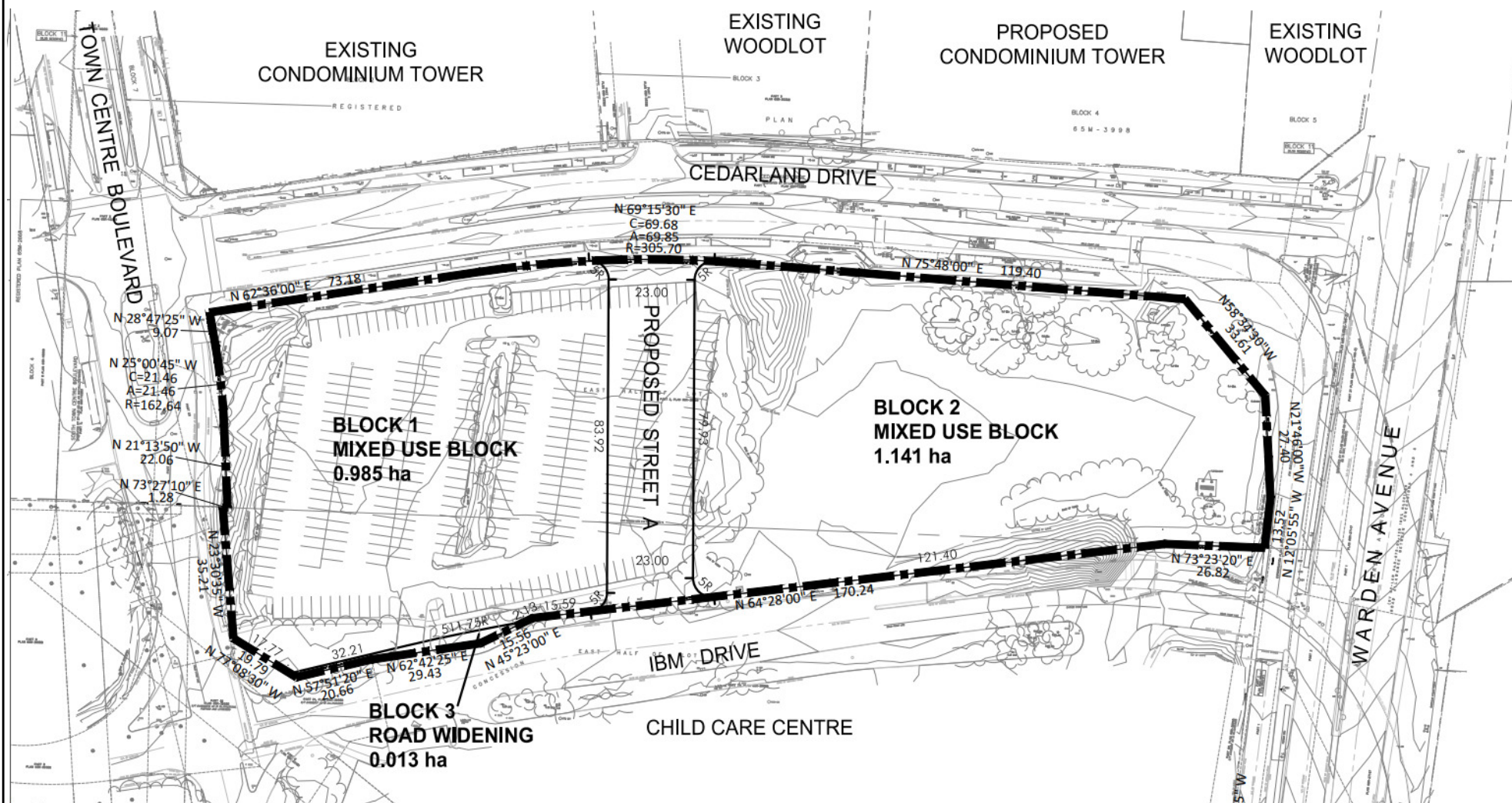
1 AERIAL VIEW LOOKING SOUTHWEST
A001 PERSPECTIVE

AERIAL PERSPECTIVES

APPLICANT: Lifetime 8200 Warden Avenue GP Inc.
S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

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DRAFT PLAN OF SUBDIVISION

APPLICANT: Lifetime 8200 Warden Avenue GP Inc.
S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

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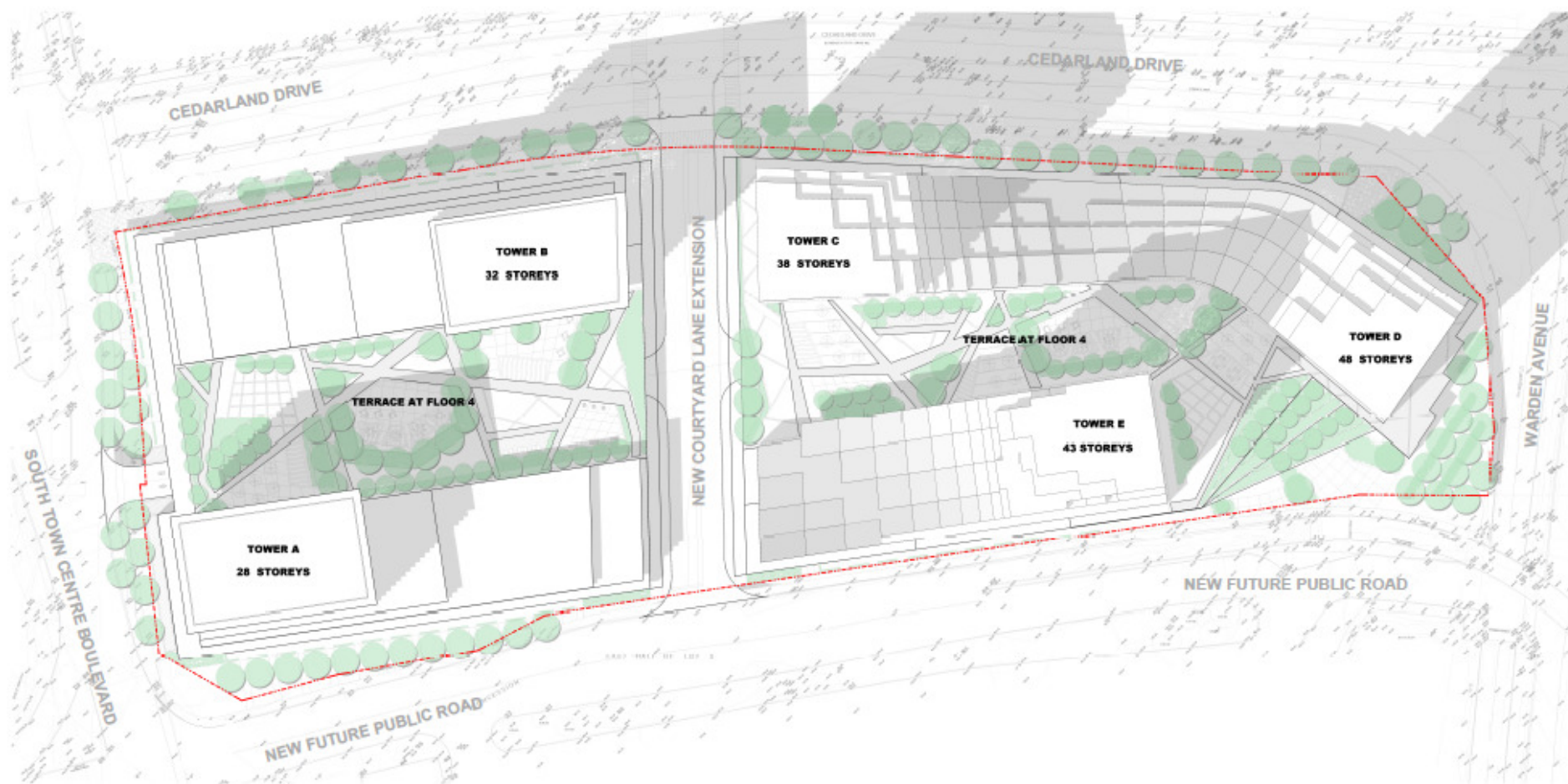
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

DATE: 18/1/2021

FIGURE No. 6



PREVIOUS SITE PLAN

APPLICANT: Lifetime 8200 Warden Avenue GP Inc.
S/W corner of Warden Avenue & Cedarland Drive

FILE No. PLAN 20 123292

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

DATE: 18/1/2021

FIGURE No. 7





Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT:

RECOMMENDATION REPORT

10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment applications to permit seven townhouses and ten semi-detached dwelling units at 10 and 20 Fincham Avenue (Southeast corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP

PREPARED BY:

Aqsa Malik, Planner I, East District Ext. 2230

REVIEWED BY:

Stacia Muradali , R.P.P., Manager, East District, ext. 2008

RECOMMENDATION:

- 1) THAT the report dated February 22, 2021 titled “RECOMMENDATION REPORT, 10-20 Fincham Inc. Proposed Official Plan and Zoning By-law Amendment applications to permit seven townhouses and ten semi-detached dwelling units at 10 and 20 Fincham Avenue (Southeast corner of 16th Avenue and Fincham Avenue) (Ward 4) File No. 18 108216 ZA/OP”, be received;
- 2) THAT the Official Plan Amendment application (File No. 18 108216 OP) submitted by 10-20 Fincham Inc. be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice;
- 3) THAT the Zoning By-law Amendment application (File No. 18 108216 ZA) submitted by 10-20 Fincham Inc. to amend By-law 163-78, as amended and 61-92, be approved and the draft Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought forward to a future Council meeting to be enacted without further notice;
- 4) That Council permit applications for minor variances within two (2) years of the proposed amending by-law coming into force, attached as Appendix ‘B’, in accordance with Section 45 (1.4) of the Planning Act;
- 5) THAT Council grant servicing allocation for up to 17 residential units for the proposed development;
- 6) THAT the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner; and
- 7) THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY

This report recommends approval of the Official Plan Amendment and Zoning By-law amendment applications submitted by 10-20 Fincham Inc (the ‘Applicant’) to facilitate the development of 7 townhouse dwelling units and 10 semi-detached dwelling units at the southeast corner of 16th Avenue and Fincham Avenue municipally known as 10 and 20 Fincham Avenue (See Figures 1, 2 and 3). The conceptual site plan and elevations are shown in Figures 4 and 5.

The Official Plan Amendment seeks to re-designate the subject site from ‘Mixed Use Low Rise’ to ‘Residential Low Rise’ to provide for exclusively residential development, which is not provided for in the ‘Mixed Use Low Rise’ designation in the City’s 2014 Official Plan (partially approved on November 24, 2017 and further updated on April 9, 2018). The Zoning By-law amendment seeks to rezone the subject site from ‘Local Commercial’ (LC) to ‘Residential Two’ (R2) under By-law 1229, as amended, and includes site-specific development standards to facilitate the proposed development. The proposal contemplates removal of the two (2) existing multi-unit commercial buildings

Staff consider the proposal to be an appropriate development that is compatible with the surrounding area context. Staff are of the opinion that the removal of the existing commercial development will not have adverse impacts on the surrounding neighbourhood and that the exclusively residential development is compatible with existing residential developments. The Official Plan Amendment and implementing Zoning By-law amendment is consistent with City policy, Regional and Provincial Policy and therefore Staff recommend approval of the applications.

PURPOSE:

To recommend approval of the Official Plan Amendment and Zoning By-law Amendment applications submitted by 10-20 Fincham Inc. to permit seven (7) townhouse dwelling units and ten (10) semi-detached dwelling units at the southeast corner of Fincham Avenue and 16th Avenue.

BACKGROUND:

Subject site and area context

The 0.4 ha (1.0 ac) subject site (10 and 20 Fincham Avenue) is located at the southeast corner of Fincham Avenue and 16th Avenue, east of Markham Road (see Figures 1 and 3). The subject property contains two one-story multi-tenant commercial buildings. Vehicular access is via driveways onto 16th Avenue and Fincham Avenue. Access to 16th Avenue is limited to right-in and right-out movements. Redevelopment of the site will result in the removal of the existing multi-unit commercial buildings on the property. There is a pedestrian connection at the southeast corner of the site, which connects to Bryant Road. There is an existing landscape strip of approximately 3 m (9.84 ft) abutting the existing residential properties to the south and east and a minimum setback of 15 m (50 ft) from the east property line for the building fronting 16th Avenue within the commercial plaza.

The south side of 16th Avenue consists of a stable established low-density residential development comprised primarily of single detached dwellings. Brother Andre Catholic High School is on the north side of 16th Avenue across from the subject land. There is also a stormwater management pond and recently approved townhouse development fronting onto 16th Avenue to the east of

Brother Andre Catholic High School. Mount Joy Community Centre and Mount Joy Lake are located to the west of the high school as well as commercial development along Markham Road.

Process To Date:

October 23, 2018: Staff deemed the applications for Official Plan Amendment and Zoning By-law Amendment complete

February 25, 2019: DSC received the Preliminary Report

February 28, 2019: the Local Ward Council held the Community Information Meeting

March 5, 2019: the City held the statutory Public Meeting

If Committee choses to support the Applications, the planning process will include the following next steps:

- Site-specific Official Plan Amendment adoption and Zoning By-Law Amendment enactment by Council;
- Applications for Draft Plan of Subdivision, Part Lot Control, and Site Plan Control; and
- Application for Condominium to establish the common element condominium.

Proposal:

10-20 Fincham Inc. is proposing a residential development consisting of 15 units comprised of seven (7) townhouse dwelling units that will front onto 16th Avenue and eight (8) semi-detached dwellings that will abut the existing residential dwellings to the south (Figure 4). The proposed development will be served by a private driveway with access on Fincham Avenue and 16th Avenue. In addition to the 15 units, the applicant is also proposing two (2) freehold semi-detached dwelling units, which will front onto Fincham Avenue with independent driveways on Fincham Avenue.

The interior of the development is proposed to be accessed by a private driveway. Townhouse dwellings are proposed to be developed with gross floor areas ranging from approximately 200.30 m² (2,156.01 ft²) to 214.70 m² (2,311 ft²), heights of approximately 10.72 m (35.17 ft) and unit widths of approximately 5.5 m (18.04 ft) (Figure 5). The semi-detached dwellings fronting on the private driveway are proposed with gross floor areas ranging from 203.64 m² (2,192 ft²) to 207.36 m² (2,232 ft²), heights of approximately 10.51 m (34.46 ft), and unit widths of approximately 5.38 m (17.65 ft) (Figure 5). The proposed semi-detached dwellings fronting Fincham Avenue will be developed with a gross floor area of 207.36 m² (2,232 ft²), and a height of 10.33 m (33.9 ft). Generally, the townhouse and semi-detached dwelling units will be three storeys with outdoor amenity space provided by rear yards and balconies for semi-detached dwelling units and balconies for townhouses. The proposed dwelling units will each have one parking space on the driveway and one in the garage. The common-element condominium will provide four (4) visitor parking spaces, designated space for snow storage along the east property line and, will maintain the boulevard space along 16th Avenue and Fincham in front of this development.

Proposal complies with Provincial and Regional Planning Policies

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development, and promotes growth in settlement areas away from significant or sensitive resources. The Provincial Growth Plan for the Greater Golden

Horseshoe, 2019 (the “Growth Plan”) outlines Provincial policies for managing and directing where and how growth should occur within the Greater Golden Horseshoe to the year 2041.

Staff are of the opinion that the Proposed Development conforms to the PPS and the Growth Plan as it is a compact urban form located in the City of Markham built boundary, provides for intensification and diversity to the overall housing stock.

The subject lands are designated ‘Urban Area’ in the Region of York Official Plan, 2010 which permits residential, commercial, industrial and institutional uses. The proposed lands uses conform to the Region of York Official Plan 2010.

The City’s 2014 Official Plan

The subject lands are designated ‘Mixed Use Low Rise’ in the 2014 Official Plan (partially approved on November 24, 2017 and further updated on April 9, 2018) (the “City’s 2014 Official Plan”). This designation provides for a range of commercial and residential uses, within small scale non-residential or mixed use buildings not exceeding 3-storeys in height. The Official Plan does not provide for exclusively residential uses as proposed on the subject land. The proposed Official Plan Amendment (the “OPA”) attached as Appendix ‘A’ will redesignate the subject land from “Mixed Use Low Rise” to “Residential Low Rise” to allow the proposed residential development.

Residential development within established neighbourhoods are to comply with the Infill Development Criteria policies of the 2014 Official Plan, to ensure that new development is compatible with existing development. This matter is addressed later in this report.

Zoning

The subject lands are zoned Local Commercial (LC) in By-Law 163-78, as amended and 6-9 which permits a range of commercial, retail and service uses. The current Zoning By-Law does not permit the proposed residential development. A Zoning By-Law Amendment is required to rezone the subject lands to Residential Two (R2) zone in By-Law 177-96, as amended, to permit exclusively residential uses. The site-specific by-law amendment attached as Appendix ‘B’ will also include site-specific development standards to implement the proposed residential uses and built form. The proposed development complies with the maximum permitted height and minimum parking requirements of By-law 28-97.

Community Information and Statutory Public Meetings

A Community Information Meeting arranged through the local Ward Councillor’s office was held on February 28, 2019 and approximately 60 residents attended. The statutory Public Meeting was held on March 5, 2019. Four (4) written submissions were received regarding the proposal and eight (8) members of the public made deputations about the proposed development. Comments made by residents at both meetings are summarized below. The Options/Discussion subsection of this report addresses how these comments have been addressed or considered.

Community Information and Statutory Public Meeting Comments

- Concerns with the compatibility of the proposed development as it relates to the proposed three-storey height and the proposed townhouses and semi-detached dwellings;
- Concerns with the number of units and density of proposed development;
- Concerns with traffic congestion and safety on Fincham and 16th Avenue;
- Concerns with the availability of sufficient visitor parking;
- Concerns with the loss of commercial development ; and
- Concerns about the walkway from 16th Avenue to Bryant Road.

OPTIONS/DISCUSSION:

The proposal complies with the Official Plan's infill compatibility requirements

The proposed Official Plan amendment will redesignate the subject land from "Mixed Use Low Rise" to "Residential Low Rise" to allow exclusively residential development on the subject land. Under the "Residential Low Rise" designation, the City's 2014 Official Plan provides for building types including detached dwellings, semi-detached dwellings and townhouse dwellings with a building height of up to a maximum of three (3) storeys. Residential development within established neighbourhoods are to comply with the Infill Development Criteria policies of the 2014 Official Plan.

The proposed development is compatible with the surrounding area and provides for rear yard setbacks of 7 m (23 ft) to the existing homes to the south, which is acceptable. Staff will ensure through a future site plan application for the proposed development that additional on-site landscaping and tree planting is provided to enhance the buffering between the proposed homes with surrounding development. The proposed townhouses and semi-detached dwellings are provided for in the Official Plan as well as the three (3) storey maximum heights. The proposed development provides for reduced setbacks, which are appropriate for the subject site. The proposed development conforms to policies, which limit the heights of townhouses and semi-detached dwellings to three (3) stories. The proposed development is respectful of existing development and does not impact the street network within the established neighbourhood. The proposed semi-detached dwellings on Fincham Avenue provide an appropriate transition between the proposed townhouses fronting 16th Avenue and the established neighbourhood to the south of the proposed development.

Density and number of units

Some members of Council and neighbouring residents expressed concerns with the number of units and density of the proposed development. While Staff are of the opinion that the proposed development is compatible with the existing neighbourhood, opportunities to reduce the number of units have been explored with the applicant and the applicant has proposed no reduction to the number of units.

Loss of Commercial Development is not significant

The removal of the commercial/retail uses currently on the subject property will not have an adverse impact upon the ability of the local residents to access commercial/retail opportunities. The local neighbourhood is in close proximity to a range of commercial developments along Markham Road that serve the needs of the local community. The applicant submitted a

Commercial/Retail Assessment Study, which evaluated the current and potential future retail market conditions and concluded no major impact is anticipated from the removal of the commercial space from a community amenity perspective.

Traffic impacts will be minimal

The applicant submitted a Transportation Study, which concluded that the traffic generated by the proposed development would have minimal impacts on the existing road network. The study has been reviewed by both Region of York and the City's Transportation staff who have expressed no objections to the consultant's conclusion. To facilitate traffic flows in the area, Transportation staff have collaborated with the Region to establish a signal-timing plan at the Fincham Avenue and 16th Avenue intersection for the morning and afternoon school peak period. The plan provides additional time for traffic moving north bound to complete the left and/or right turns at the 16th Avenue and Fincham Avenue intersection. This plan has been in effect since April 4, 2019. No requirements for additional measures have been identified by Transportation staff.

Resident and visitor parking supply meets By-law requirements

Sufficient parking is provided in accordance with the City's Parking Standards By-law 28-97. The proposed dwellings provide for two parking spaces per unit (one internal and one external). While the proposal provides the required number of parking spaces including visitor parking spaces (4) the applicant has requested a reduction in the width of visitor parking spaces from 2.75 m (9.02 ft) to 2.60 m (8.53 ft). The visitor spaces are located as layby spaces along the side of the internal driveway. The reduced visitor parking space widths would still allow vehicles to safely move in and out of the site. Transportation staff has no concerns with the proposed reduction of parking space widths.

Walkway between 16th Avenue to Bryant Road

The 2014 Official Plan encourages enhancement of the pedestrian experience and access to transit services. There is an existing pedestrian connection at the southeast corner of the plaza, which provides access from Bryant Road to the existing plaza. Staff will explore the opportunity to secure a full conveyance of a pedestrian connection from Bryant Road to 16th Avenue through a future subdivision or site plan approval process. As future minor variances may be needed to accommodate a walkway block Staff have included a resolution permitting minor variances within two (2) years of the approval of the Zoning By-law. If the pedestrian walkway is not conveyed, then Staff will work with the applicant to increase the widths of the semi-detached dwellings or to enhance the relationship between the proposed semi-detached dwellings and the adjacent existing homes.

The proposed Zoning By-law amendment is appropriate

The proposed development and development standards are appropriate and compatible with existing development.

Height

The proposed 3-storey townhouses on 16th Avenue will have a maximum height of 11 m (36 ft) which is consistent with other recently developed townhouse development fronting onto 16th Avenue on the north side of 16th Avenue. An amendment to the Zoning By-law is required to permit the additional height.

The proposed semi-detached dwellings will have a maximum height of 10.7 m (35.1 ft) which is consistent with the maximum permitted height of 10.7 m (35.1 ft) in zoning by-law 163-78, as amended, which applies to the abutting houses.

Setbacks to the existing homes

The semi-detached dwellings internal to the proposed development will have 7 m (23 ft) rear yards which will provide adequate setbacks and buffers to the existing homes to the south. The 2.5 m (8.2 ft) setback to the existing home to the east also provides sufficient buffering. There will be a 1.2 m (4 ft) side yard setback from the proposed semi-detached dwellings fronting onto Fincham Avenue and the existing home to the south, which is consistent with the 1.2 m (4 ft) side yard setbacks on the street.

Built form on Fincham Avenue

Two (2) free hold semi-detached dwellings units will have a combined width of approximately 10.76 m (35.3 ft) which is similar to the widths of the adjacent homes on Fincham Ave which have dwelling widths of approximately 9.5 m (31.16 ft) to 11.41 m (37.43 ft). The proposed semi-detached dwellings on Fincham Avenue will also visually appear to be similar to the single detached dwellings on Fincham Avenue with similar massing.

Holding Provision

The existing plaza is located on two existing plans of subdivision (M-1908 & Plan 65M-2436). The registration of a new plan of subdivision is required to allow the two properties to merge into a single plan of subdivision. A Hold (H) provision is included in the draft Zoning By-law Amendment requiring registration of a new plan of subdivision before the Hold provision can be lifted to ensure that the properties merge and that zoning standards regarding building setbacks can be satisfied.

Snow storage is sufficient

Snow removal will be the responsibility of a future condominium corporation. The conceptual site plan shows adequate areas for the temporary storage of snow onsite, including an approximately 3 m (9.84 ft) wide landscaped area on the east side of the private driveway and on both sides of the private driveways on each lot.

CONCLUSION:

Based on the discussion above, Planning staff recommend approval of the Official Plan and Zoning By-law amendments attached as Appendix 'A' and Appendix 'B' to permit the proposed residential development comprised of townhouses and semi-detached dwellings.

FINANCIAL CONSIDERATIONS

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposal has been reviewed in the context of the City's strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

This application was circulated to various departments within the City and applicable agencies and their comments have been taken into consideration in 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

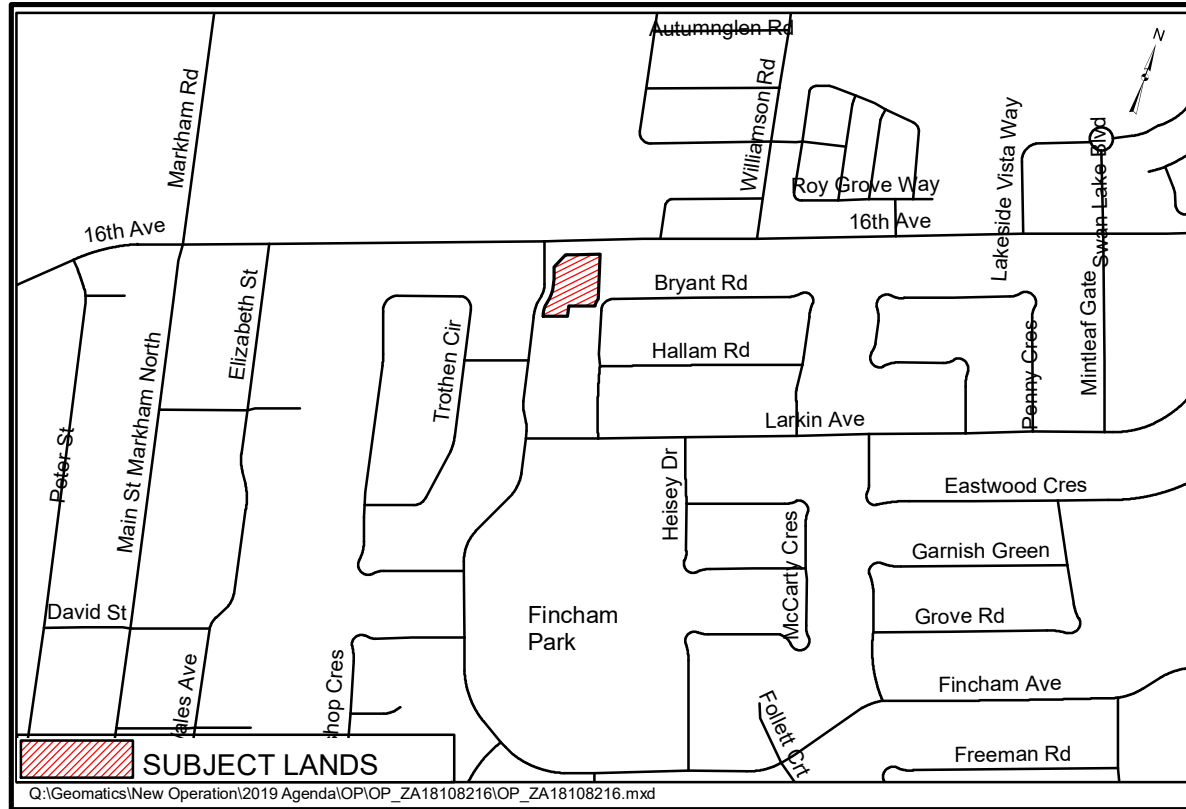
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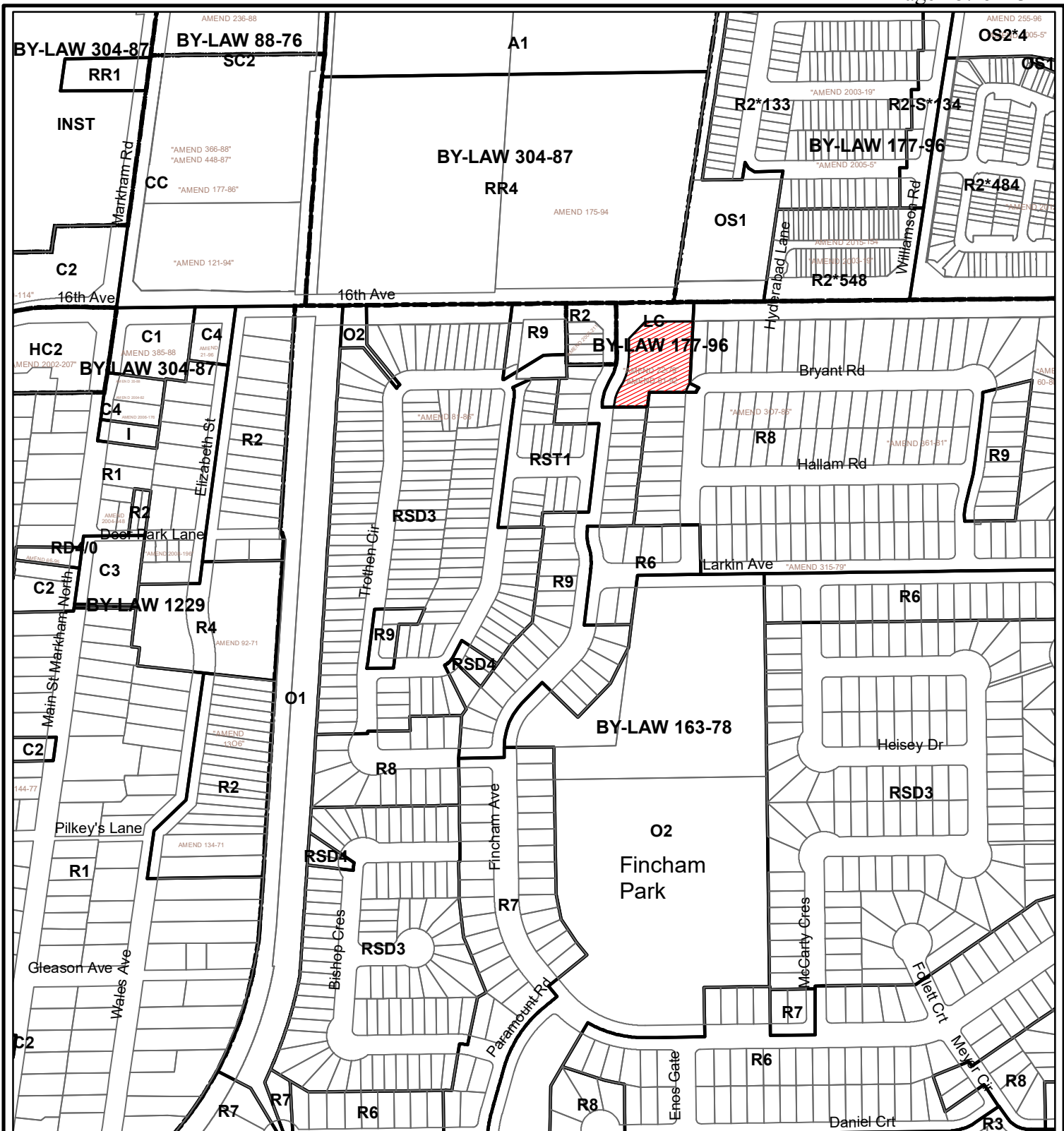
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo
Figure 4 – Conceptual Site Plan
Figure 5 – Conceptual Elevations Blocks 1-3

Appendix A – Proposed Official Plan Amendment
Appendix B – Proposed Zoning By-law Amendment

AGENT CONTACT INFORMATION:

Adam Layton
Evans Planning Inc.
8481 Keele Street, Unit 12
Vaughan, Ontario L4K 1Z7
Tel: (905) 558-6992 ext. 106
Email: evansplanning@sympatico.ca






AREA CONTEXT / ZONING

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18108216 (SC)

 Subject Lands

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DATE: 06/02/2019

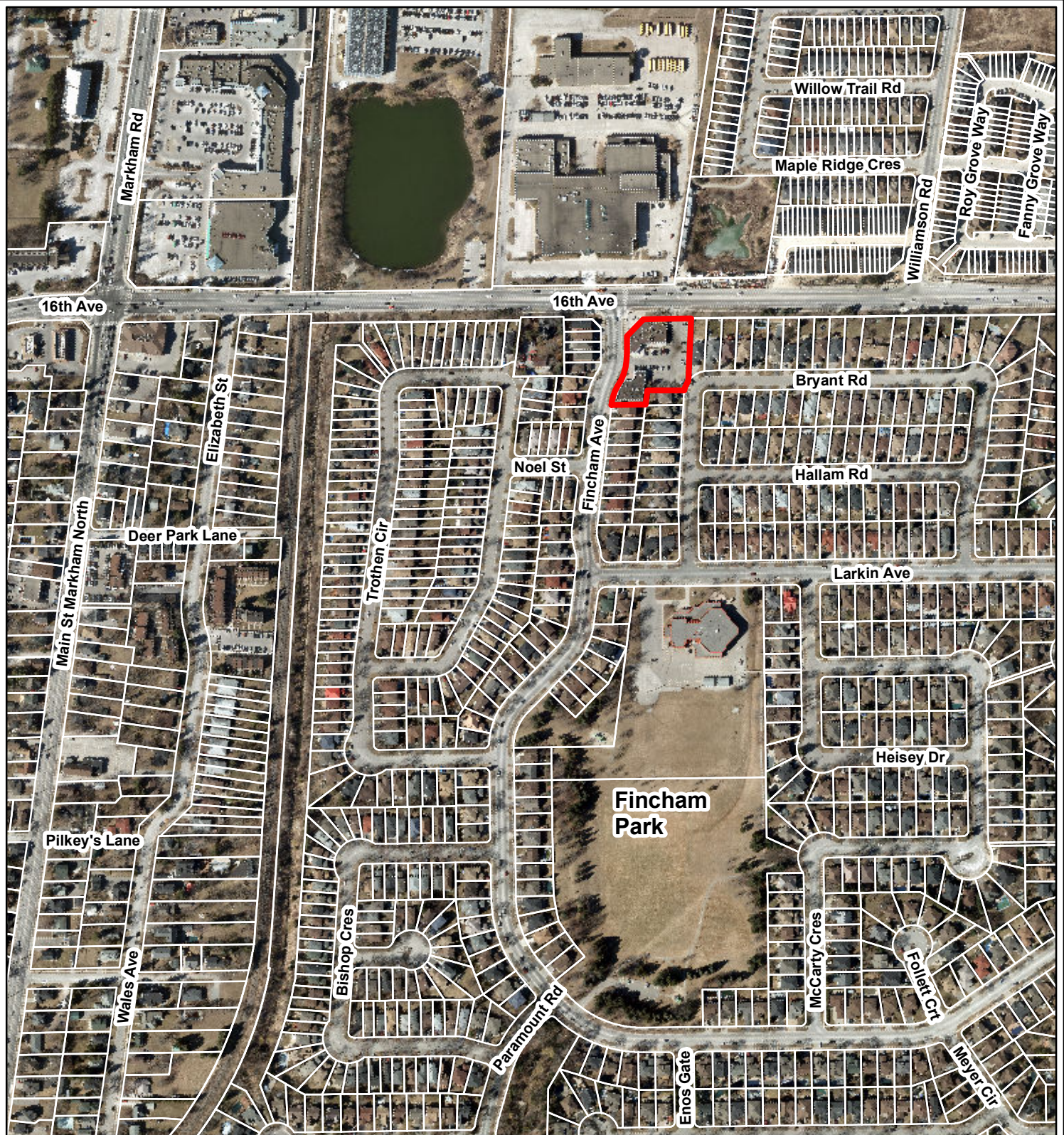


DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC


FIGURE No.2



AERIAL PHOTO (2018)

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18108216 (SC)

 Subject Lands

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DATE: 06/02/2019



CONCEPTUAL SITE PLAN

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18108216 (SC)

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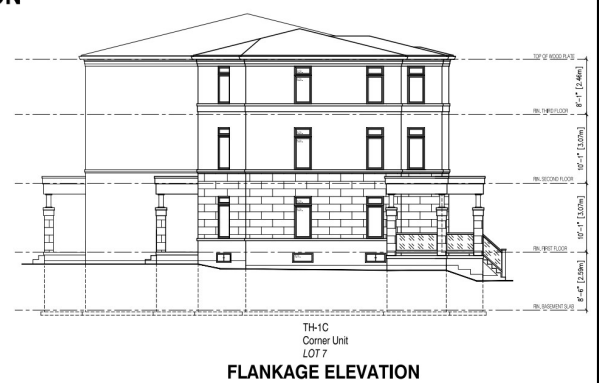
MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

DATE: 22/10/2018

FIGURE No.4



CONCEPTUAL ELEVATIONS BLOCK 1

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18 108216

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DATE: 1/12/2020



DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

FIGURE No.5



CONCEPTUAL ELEVATIONS BLOCK 2

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18 108216

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DATE: 22/10/2018



DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

FIGURE No.6



BLOCK 3
FRONT ELEVATION



BLOCK 3
REAR ELEVATION

CONCEPTUAL ELEVATIONS BLOCK 3

APPLICANT: 10-20 Fincham Inc.
10 & 20 Fincham Ave.

FILE No. OP_ZA 18 108216

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DATE: 1/12/2020



DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

FIGURE No.7

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

| *(~~10-20 Fincham Inc.~~ Appendix A - Proposed Official Plan Amendment.docx)*

(January 2021)

CITY OF MARKHAM
OFFICIAL PLAN AMENDMENT NO. XXX

To amend the City of Markham Official Plan 2014, as amended.

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. ----20xx-xx---- in accordance with the Planning Act, R.S.O., 1990 c.P.13, as amended, on the 25th day of January, 2021.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



By-law 2021-----

Being a by-law to adopt Amendment No. XXX
to the City of Markham Official Plan 2014, as amended

THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM,
IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT,
R.S.O., 1990 HEREBY ENACTS AS FOLLOWS:

- 1. THAT Amendment No. XXX to the City of Markham Official Plan 2014, as amended, attached hereto, is hereby adopted.
- 2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 25th
DAY OF JANUARY, 2021.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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2. IMPLEMENTATION AND INTERPRETATION.....8

SCHEDULE “A”

PART I - INTRODUCTION

(This is not an operative part of Official Plan Amendment No. XXX)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I - INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.
- 1.2** PART II - THE OFFICIAL PLAN AMENDMENT, including Schedule “A”, attached thereto, constitutes Official Plan Amendment No. XXX to the City of Markham Official Plan 2014, as amended. Part II is an operative part of this Official Plan Amendment

2.0 LOCATION

This Amendment applies to approximately 0.481 hectares (1.18 acres) of land municipally known as 10-20 Fincham Avenue within the Markham Village district. The subject site is located on the south side of 16th Avenue, east of Fincham Avenue.

3.0 PURPOSE

The purpose of this Official Plan Amendment is to re-designate the subject lands from ‘Mixed Use Low Rise’ to ‘Residential Low Rise’ to provide for a residential development comprised of condominium townhouses and semi-detached dwellings, as well as freehold semi-detached dwellings.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The subject site is currently designated ‘Mixed Use Low Rise’ in the 2014 Official Plan, as amended, and occupied by an existing one-storey commercial plaza. The redevelopment of the subject site with solely residential uses (townhouses and semi-detached dwellings) will efficiently utilize existing municipal infrastructure and services, including the re-use of several existing service connections. The subject lands are in proximity to existing community facilities, including parks, a community centre and trails. The removal of the existing commercial plaza will not have an adverse impact on the ability of local residents to access commercial/retail opportunities. There are a range of commercial uses at the intersection of Markham Road and 16th Avenue that also support the commercial and retail needs of the surrounding community. The proposed development is also compatible with existing developments east, south and west (across Fincham Avenue) of the subject site.

PART II - THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. XXX)

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Map 3 – Land Use of the Official Plan 2014, as amended is hereby amended by re-designating the subject lands from ‘Mixed Use Low Rise’ to ‘Residential Low Rise’, as shown on Schedule “A” attached hereto.

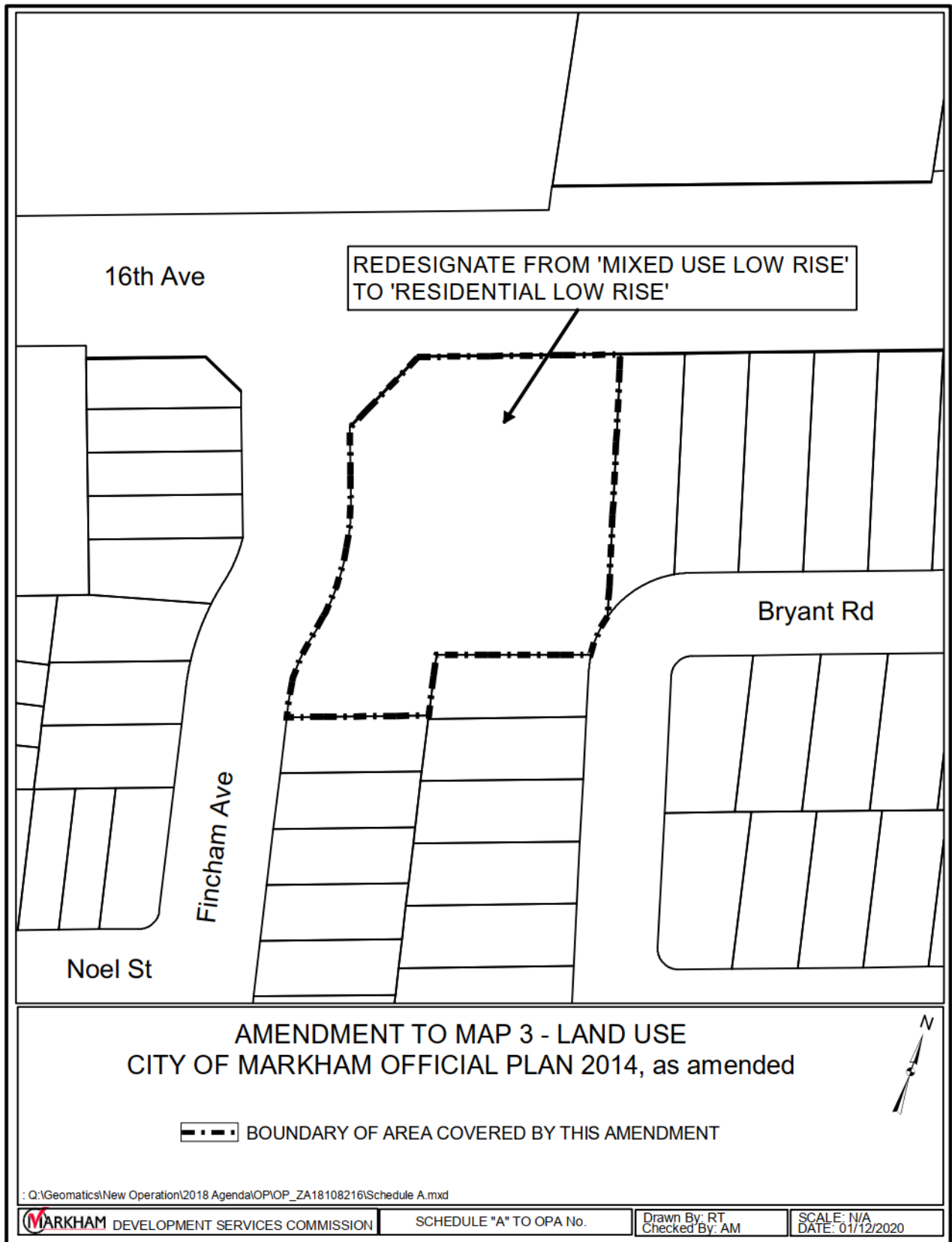
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval and other Planning Act approvals, in conformity with the provisions of this Amendment.

This Amendment to the City of Markham Official Plan 2014, as amended, is exempt from approval by the Region of York. Following adoption of the Amendment, notice of Council’s decision will be given in accordance with the Planning Act, and the decision of Council is final, if a notice of appeal is not received before or on the last day for filing an appeal.

Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and associated figure(s) and schedule(s). Technical amendments are those minor changes that do not affect the policy or intent of the Amendment. The notice provisions of Section 10.7.5 of the 2014 Markham Official Plan, as amended, shall apply.





BY-LAW 2020 - ____

A By-law to amend By-law 163-78, as amended, and By-law 61-92
(To delete lands from the designated area of By-law 163-78 and By-law 61-92)
and to amend By-law 177-96, as amended
(To incorporate lands into the designated area of By-law 177-96, and to provide site specific development standards)

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

- 1. THAT By-law 163-78, as amended, and By-law 61-92, are hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated area of By-law 163-78, as amended, and from By-law 61-92.

- 2. THAT By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include the lands shown on Schedule “A” attached hereto.

 - 2.2 By zoning the lands outlined on Schedule “A” attached hereto from:

Local Commercial (LC) under By-laws 163-78 and 61-92
To:
Residential Two*668 (Hold) [R2*668(H)] Zone under By-law 177-96 And
Residential Two*669 (Hold) [R2*669(H)] Zone under By-law 177-96

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

Exception 7.668	10-20 Fincham Inc. and Central Park Developments Inc.	Parent Zone R2
File ZA 18 108216	East side of Fincham Avenue on the south side of 16 th Avenue. Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M- 2436	Amending By-law 0000- 000
Notwithstanding any other provisions of By-law 177-96 or 28-97, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-_. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.668.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Townhouse Dwellings	
b)	Semi-Detached Dwellings	
c)	Home Child Care	
d)	Home Occupation	
e)	One (1) Accessory Dwelling Unit within a Townhouse or Semi- Detached Dwelling	
7.668.2 Special Zone Standards		
a)	Notwithstanding any further division or partition of the lands subject to this Section, all lands zoned with Exception *668 shall be deemed to be one lot for the purposes of this By-law	
b)	For the purposes of this By-law, the lot line abutting 16 th Avenue shall be deemed to be the front lot line	
c)	The provisions of Table B2 shall not apply	
d)	Semi-Detached Dwellings shall not be permitted within 30 metres of 16 th Avenue	
e)	Minimum width of a townhouse dwelling unit – 5.4 metres	
e)	Minimum width of a semi-detached dwelling unit – 5.3 metres	
f)	Minimum required yard: i) Front Yard – 3.0 metres ii) Rear Yard – 7.0 metres	

	iii) <i>Exterior Side Yard</i> – 1.0 metres iv) <i>Interior Side Yard</i> – 2.5 metres v) To a daylight triangle – 1.2 metres
h)	Maximum number of <i>semi-detached dwelling units</i> : 8
i)	Maximum <i>building height</i> : i) <i>Semi-detached Dwelling</i> : 10.7 metres ii) <i>Townhouse Dwelling</i> : 11 metres
j)	Minimum width of a <i>landscape strip</i> between a <i>private street</i> and an <i>interior side lot line</i> – 3.5 metres
k)	A required visitor <i>parking space</i> shall have a width of not less than 2.60 metres and length of not less than 6.80 metres.

Exception 7.669	10-20 Fincham Inc. and Central Park Developments Inc.	Parent Zone R2
File ZA 18 108216	East side of Fincham Avenue on the south side of 16 th Avenue. Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M- 2436	Amending By-law 0000- 000
Notwithstanding any other provisions of By-law 177-96, the following provisions shall apply to the land shown on Schedule “A” attached to this By-law 2020-_. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.669.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Semi-Detached Dwellings	
b)	Home Occupations	
c)	Home Child Care	
e)	One (1) Accessory Dwelling Unit within a Semi-Detached Dwelling	
7.669.2 Special Zone Standards		
a)	The provisions of Table B2 shall not apply	
b)	Minimum lot frontage – 6.5 metres per unit	
c)	Minimum required yard: i) Front Yard – 4.0 metres ii) Rear Yard – 7.0 metres iii) Interior Side Yard – 1.2 metres and 0.0 metres	
d)	Maximum building height: 10.7 metres	

3. HOLDING PROVISION

3.1 For the purpose of this By-law, a Holding Zone is hereby established and is identified on Schedule “A” hereto by the letter (H) in parenthesis following the zoning symbol.

No person shall hereafter erect or alter any building or structure on lands subject to the Holding Provision (H) for the purposes permitted under this By-law until an amendment to this By-law to remove the letter (H) have come into effect pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990. Prior to removing the Holding Provision (H), the following condition must be met to the satisfaction of the City of Markham

- I. That the Owner execute a subdivision agreement between the City and the Owner and register a plan of subdivision to the satisfaction of the Director of Planning and Urban Design.

4. All other provisions of By-law 177-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

Read a first, second and third time and passed this_____, 2020.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2020 - ____

A By-law to amend By-laws 163-78, 61-92 and 177-96, and 27-97, as amended.

10-20 Fincham Inc.

South side of 16th Avenue, east of Fincham Avenue

Block 20, Registered Plan M-1908 and Block 50 Registered Plan 65M-2436

(Proposed Townhouse Development)

File No. ZA 18 108216

Lands Affected

This by-law amendment applies to 0.48 ha. (1.18 acres) of land located on the east side of Fincham Avenue on the south side of 16th Avenue, in the City of Markham.

Existing Zoning

The lands are presently zoned Local Commercial (LC) within By-law 163-78, with additional provisions provided within By-law 61-92.

Purpose and Effect

The purpose of this by-law amendment is to delete the lands from the designated area of by By-laws 163-78 and 61-92, as amended, and incorporate the lands into appropriate residential, zone category within By-law 177-96, as amended, as follows:

From:

Local Commercial (LC)

To:

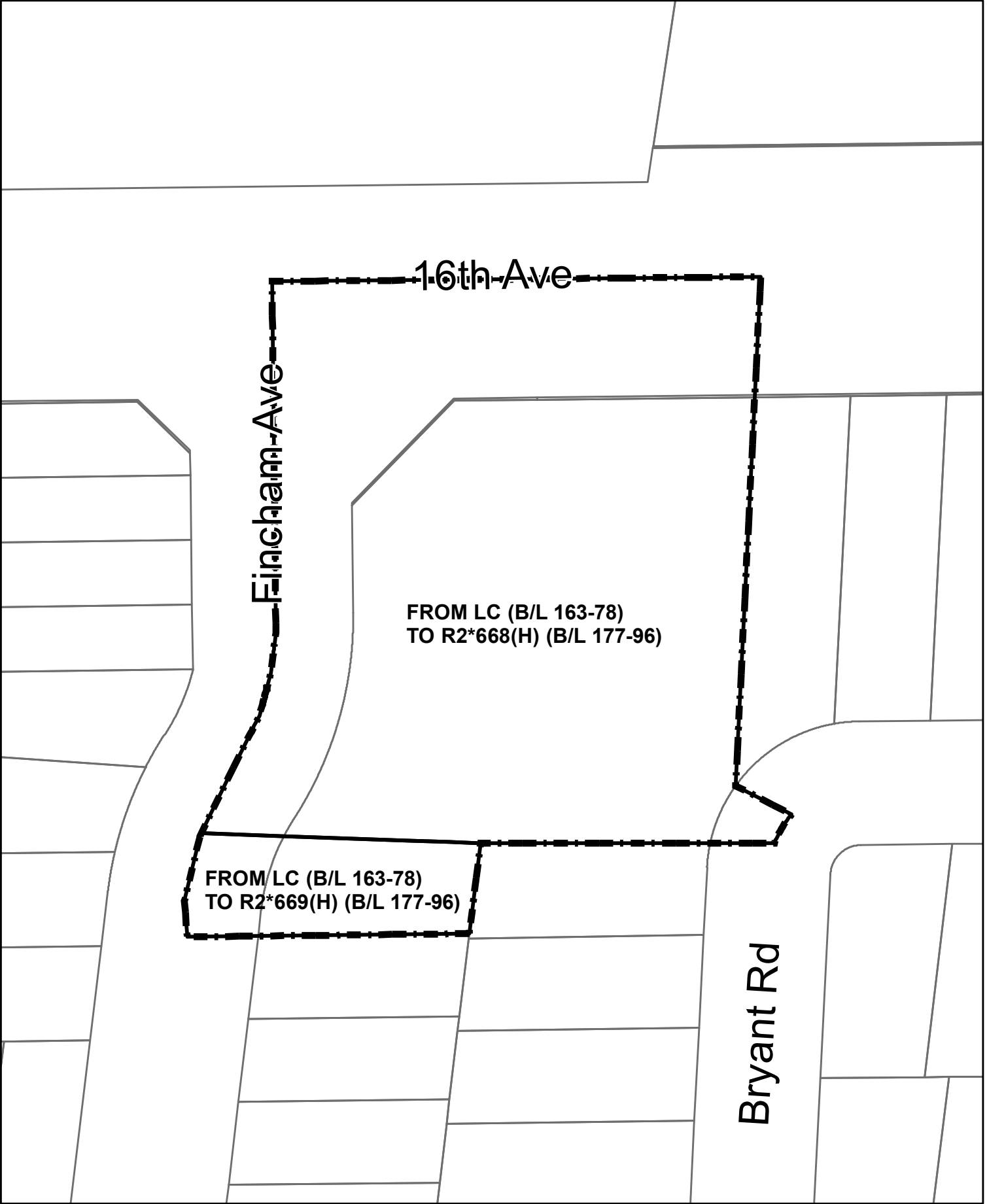
Residential Two*668 (Hold) [R2*668 (H)]

and

Residential Two*669 (Hold) [R2*669 (H)]


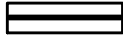

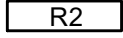
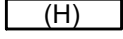

The effect of this by-law amendment is to permit a residential development comprised of seven (7) townhouse dwellings and eight (8) semi-detached dwellings of common element condominium tenure, and two (2) semi-detached dwelling units on the subject lands. The proposed condominium townhouse and semi-detached dwellings are to be accessed via a private condominium laneway, and the proposed semi-detached dwellings are to have direct frontage and access to Fincham Avenue.

Site specific design standards are contained within By-law 2020 - to facilitate the construction of the dwelling units as proposed.



SCHEDULE "A" TO BY-LAW

AMENDING BY-LAWS 163-78 AND 177-96 DATED

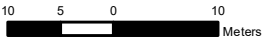
-  BOUNDARY OF AREA COVERED BY THIS SCHEDULE TO BE DELETED FROM BY-LAW 163-78 AND ADDED TO BY-LAW 177-96
-  BOUNDARY OF ZONE DESIGNATION(S)
-  LOCAL COMMERCIAL
-  RESIDENTIAL TWO
-  HOLDING PROVISION
-  EXCEPTION SECTION NUMBER

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

Q:\Geomatics\New Operation\By-Laws\OPIOP_ZA18108216\Schedule A.mxd



DEVELOPMENT SERVICES COMMISSION



Drawn By: RT Checked By: AM

DATE:10/12/2020

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



Report to: Development Services Committee

Meeting Date: February 22, 2021

SUBJECT: Destination Markham Corporation 2021 Business Plan and Budget

PREPARED BY: Christina Kakaflikas, Acting Director, Economic Growth, Culture and Entrepreneurship
Eric Lariviere, City Lead, Destination Markham Corporation

RECOMMENDATION:

1. That the report “Destination Markham Corporation 2021 Business Plan and Budget” be received; and,
2. That Council approve the “Destination Markham Corporation 2021 Business Plan”: and,
3. That Council approve the Destination Markham Corporation 2021 Budget to a maximum of \$1,236,000 and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide an update on the Destination Markham Corporation (DMC) 2020 achievements, and to seek Council’s approval for the 2021 Destination Markham Corporation business plan and budget.

BACKGROUND:

The Destination Markham Corporation (DMC) is a municipal corporation launched in April 2020 as the destination marketing organization (DMO) for the city of Markham. DMC’s mission is to promote Markham as a remarkable destination for visitors, including tourists, sport and festival attendees, meeting and conference delegates, and business travellers.

On April 28 2020 Council approved an Agreement between the City of Markham and DMC; DMC corporate By-Law No. 1; the appointment of Directors to the DMC Board of Directors; and the approval of an auditor for DMC. The Agreement and DMC corporate By-Law No.1 establish the governance, strategic and operational foundation necessary to allow DMC to conduct the activities and affairs of the corporation in accordance with its mandate and objectives and applicable laws and regulations.

OPTIONS/ DISCUSSION:

In 2020, in response to the COVID 19 pandemic, the FedDev Regional Economic Recovery and Relief Fund (RRRF) was established to assist the tourism and hospitality sector. DMC successfully applied for RRRF funding and received approximately

\$470,000 in addition to DMC's base budget of approximately \$2.1M (DMC's share of the 2019 & 2020 Municipal Accommodations Tax revenue).

As part of Markham's economic recovery plan, the DMC Board was requested to lead a marketing strategy focused on promoting a 'buy, shop and stay local' campaign. On July 16, Council approved the expenditure by DMC of the RRRF funding in accordance with an approved budget of \$470,090.25. Following is a summary of accomplishments to date.

DMC Key Accomplishments

1. Governance and stakeholders relations

Since April 2020, the Destination Markham Board and team have achieved the following:

- Established an Economic Recovery Subcommittee and elected a Chair, Treasurer and Secretary.
- Consulted with key stakeholders including the Main Street Unionville Business Improvement Area, the Markham Village Business Improvement Area, the Markham Board of Trade, York Region, York Region Arts Council, and Central Counties Tourism.
- Partnered with the City of Markham to endorse the Digital Main Street ShopHERE program, and promoted partnerships between the City of Markham and Ritual/Doordash, and Skip the Dishes to stimulate orders from local restaurants and encourage residents to shop local.

2. DMC "Markham Safe" Economic Recovery Plan

- Successfully applied for FedDev Regional Recovery and Relief Funds (RRRF) of \$470,090.25. This led to a Contribution Agreement between DMC and the Tourism Industry Association of Ontario (TIAO) for FedDev Regional Economic Recovery and Relief Fund (RRRF) funding. The support program allowed DMC to move swiftly to contract staff, ambassadors, and marketing professionals to provide immediate assistance to tourism and hospitality businesses.
- Assigned City staff to help steer the corporation, work with the Board of Directors, build DMC's capacity, and manage DMC administrative and marketing
- Developed and implemented the "Markham SAFE" recovery plan to assist businesses with re-opening and recovery; support and promote consumer health and safety education; develop a marketing campaign promoting tourism in Markham, and provide one on one support through Markham Ambassadors.

3. Highlights of the "Markham Safe" Economic Recovery Plan:

- Ambassadors connected with 1,200 tourism and hospitality businesses across Markham; distributed more than 1,100 "Visit Markham Safely" masks, and 680 business toolkits in English and Mandarin; and completed 285 Business Recovery Surveys, providing meaningful insights on the state of the tourism and hospitality sector and guiding recovery efforts.
- Some key findings of the business surveys (data collected to end of December):

-
- ✓ Over two-thirds of respondents indicated they need Financial Assistance (Grant); 64% of respondents require Marketing Support; 46% of respondents require Financial Assistance (Loan); and 42% of respondents prefer receiving more information and resources to help their businesses.
 - ✓ About two-thirds of businesses have adjusted their practices in response to COVID-19 including changes/updates in product/service offerings, marketing, enhanced online presence, using third-party marketplaces or deliveries.
 - ✓ Almost all of the respondents have put safe practices in place (i.e. PPE, hygiene protocols, physical distancing assistance); about 50% of respondents have implemented contact tracing; 18% of respondents are aware of safety standards programs: Dine Safe, Safe Travels Stamp, and P.O.S.T. Promise.
 - Delivered workshops on digital marketing, social media and safety standards.
 - In collaboration with Economic Development/MSBC developed a database of 2,300 tourism and hospitality businesses, sent 3,000 emails, and more than 300 engagements for consumer facing activations.
 - Developed collaborative relationships with diverse tourism sector organizations and business improvement areas – Unionville, Markham Village – Downtown Markham, association of Canadian Chinese Entrepreneurs (ACCE), and Chinese Cuisine and Hospitality Association of Canada.

4. Activate Destination Markham Branding

- Activated Destination Markham branding in market, developing marketing capacity and creating and implementing impactful campaigns triggering ten million media and digital impressions, 28,000 social media engagements, 2,000 social media followers, and 75,000 splash page and website visits and views.
- Executed the “Visit Markham Safely” campaign (August-November) to engage tourism, hospitality and attraction businesses in promoting safe recovery and re-opening; re-establish consumer confidence; and expand in new markets.
- “Visit Markham Safely” resulted in five million media and digital impressions, 10,000 social media engagement, and 12,600 page views.
- The “Show Some Markham Love” Holiday campaign (December 11-31) was featured as part of DMC’s inaugural website launch to support Markham hotels, retailers and restaurants during the Holiday Season with a strong Markham focused campaign, highlighting local offerings
- The “Show Some Markham Love” campaign generated over 4.5 million impressions and 56,000 visits on the visitmarkham.ca website between December 11 and 31, directly engaging more than 300 tourism and hospitality businesses for the consumer facing section of the new website.
- Built DMC’s digital Business to Business, and Business to Consumer platform:
 - ✓ Created and implemented “Visit Markham” splash page
 - ✓ Created and launched all DMC social media handles
 - ✓ Profiled more than 500 Markham businesses on DMC’s social media channels
 - ✓ Developed and launched DMC’s inaugural website www.visitmarkham.ca
 - ✓ Developed a brand signature/logo for Destination Markham
 - ✓ Started the implementation of the Bandwango marketing platform, a powerful digital marketing tool for sales promotion and engaging consumers

5. Market Research in support of Business Planning:

Given the evolving and uncertain nature of the COVID 19 crisis, DMC has been conducting primary and secondary research to inform the 2021 Business plan, with the following takeaways:

- The visitor economy will require patience and resilience
- The focus for 2021 will be hyper local (Markham-focused target audience).
- DMC recovery strategy and initiatives been purposefully focused on developing in-person relationships with Markham tourism and hospitality businesses
- Markham tourism and hospitality businesses continue to identify the need for marketing and financial support
- Key factors that will shape the path to recovery include vaccination effectiveness, cross-border travel restrictions, health and safety policies/regulations, and consumer confidence
- Capacity will be one of the challenges for 2021. It will be critical for DMC to work together with authorities, stakeholders, hotels, and hospitality businesses to develop partnerships and coordinate local efforts and strategies to sustain business levels, re-establish consumer confidence, and ensure seamless client service.

DMC 2021 Business Plan and Budget

In October 2020, the DMC Board of Directors engaged in a business planning exercise to determine key priorities, goals and deliverables for DMC. The process began with an overview of market research findings and anticipated trends followed by focused priority-setting discussions. Following are the key priorities, goals and deliverables for 2021.

DMC projects supported by FedDev Regional Economic Recovery and Relief Fund (RRRF) funding will be completed by end of February 2021.

Business priorities, Key Goals and Deliverables:

1. GOVERNANCE, STRATEGIC LEADERSHIP, OPERATION, and CAPACITY BUILDING

Budget allocation: \$446,000

Goal: To create an inspiring vision and strategic plan, and sustain business levels.

Deliverables:

- a) Develop DMC inaugural strategic plan 2022-2025
- b) Engage the Board of Directors by:
 - Maintaining regular Board meetings
 - Sustaining the Economic Recovery Subcommittee
 - Identifying other sub-committees, as needed.
 - Producing an Annual Report
- c) Sustain operating capacity levels

- Maintain capacity for operation and administration, DMC staff and City in-kind support
- Sustain capacity and resources for COVID-19 focused business support and stakeholder relations, including the Ambassadors program
- Develop capacity through fundraising, grant seeking
- d) Examine the acquisition of a CRM System/platform

2. COVID-19 BUSINESS SUPPORT

Budget allocation: \$300,000

Goal: To prioritize support for hotels, restaurants, and tourism industry small businesses, and sustain efforts to address the impacts of the pandemic.

Deliverables:

- a) Develop Business Equipping
 - Deliver education programs and opportunities in response to urgent needs (i.e. marketing, e-commerce).
 - Establish support through help line and chat room on web platform.
- b) Establish Marketing Support for hotels, restaurants and small businesses:
 - Develop sales promotion and gamification opportunities
 - Develop coop marketing and partnership programs to expand market reach and impact.
- c) Sustain the Markham SAFE Ambassadors Program:
 - Continue progress with Data Integration, Application (calls, surveys, visits, toolkits); Database proofing; Follow-up; and Support.
 - Focus on equipping businesses to re-establish consumer confidence
 - Develop, implement, and operate a multi-lingual online support service (help line, email, and chat box).
 - Community engagement through outreach, experiential marketing

3. PRODUCT & EXPERIENCE DEVELOPMENT

Budget allocation: \$250,000

Goal: To encourage the development of destination product and experiences through direct support and partnerships with key stakeholders.

Deliverables:

- a) Identify key challenges and opportunities to develop products and experiences supporting businesses during the pandemic.
- b) Support and seek opportunities for events and attractions, encourage and promote local experiences, arts, entertainment, events, staycations, dining and shopping, for residents, regional visitors and business travelers.
- c) Establish a support program for projects and an adjudication process for special project requests.

4. MARKETING AND COMMUNICATIONS

Budget Allocation: \$240,000

Goal: To continue building a highly effective destination marketing program.

Deliverables:

- a) Continue developing DMC marketing infrastructure
 - Complete the development of the DMC website
 - Finalize the integration of the Bandwango online platform
 - Sustain services of a marketing agency
 - Continue to build the DMC brand, services, support, and industry profile as Markham's leading destination marketing organization
- b) High performance digital platforms
 - Sustain increased integration of digital platforms and develop capacity for the production of digital content
 - Continue to grow sectoral business and consumer database
 - Develop and implement new e-marketing and promotional opportunities, online gamification
 - Expand publicity and promotional contact list to reflect current digital environment (blogs, influencers, targeted groups/followers)
 - Develop new key digital marketing partnerships
- c) Sustain targeted marketing programs and campaigns
 - Develop and implement high impact campaigns
 - Sustain collaborative online presence to support businesses
 - Maintain current, and develop new marketing and media partnerships
- d) Marketing KPI: Develop and implement marketing metrics dashboard

5. INDUSTRY & STAKEHOLDER RELATIONS/OUTREACH, SUSTAINABILITY AND MEASURING SUCCESS

Budget Allocation is Incorporated in Priority #1

Goal: Build DMC's industry profile as Markham's leading destination organization and primary resource. To grow DMC business through partnerships and fundraising, and to develop DMC KPI.

Deliverables:

- a) Sustain primary, secondary research/develop database and reporting tools
- b) Collaborate with Central Counties Tourism (CCT) to develop a monthly dashboard of key findings from CCT secondary research
- c) Conduct business outreach and surveys through the Ambassadors program
- d) Develop information sourcing web platform and dynamic information centre
- e) Leverage partnerships with industry associations and key stakeholders
- f) Government relations, advocacy

- g) Work with the City of Markham – Mayor’s office, Council, ELT, Economic Growth, Culture and Entrepreneurship, Corporate Communications.
- h) Work with CCT and other DMOs in advocacy and in sustaining regional tourism
- i) Sustain advocacy with Province / PO (Plan) - stay active with TIAO, Destination Ontario, and Destination Canada
- j) Build capacity through partnerships and fundraising
- k) Establish a policy and process to receive, evaluate and support projects
- l) Develop DMC’s KPI – monthly, periodically.

DMC 2021 Budget Summary

Business Priorities	Budget Allocations
1. Governance, strategic leadership, operation, and capacity building Industry & Stakeholders relations/outreach, sustainability and performance measures	
○ Strategic Plan	\$ 40,000
○ Operations and administration	\$ 40,000
○ Staff and contracts	\$280,000
○ City Resources	\$ 86,000
2. Covid-10 Business Support and equipping	\$300,000
3. Product and Experience Development	
○ Destination Events/Attractions	\$150,000
○ Projects Support	\$100,000
4. Marketing and Communications	
○ Fee Agency	\$ 96,000
○ Marketing Costs	\$144,000
TOTAL BUDGET	<u>\$1,236,000</u>

FINANCIAL CONSIDERATIONS

The RRRF funding of \$470,090.25 has enabled DMC to assist and support local businesses during this challenging period caused by the ongoing COVID-19 pandemic. The pandemic will continue to have a significant negative impact on tourism, hospitality, and the visitor economy in 2021. The Destination Markham Board of Directors has built into the budget flexibility and agility to deliver on its goals, objectives and deliverables as defined above. This includes earmarking funds to increase Covid-19 business support, encourage destination events and attractions, and fund destination projects.

The Destination Markham Corporation Board of Directors voted in favour of the aforementioned 2021 business plan and budget of **\$1,236,000** and is seeking Markham Council's approval of the plan and budget to ensure business continuity and to move forward with plan implementation.

The proposed budget will be funded from the DMC's share of MAT revenue collected during 2019 and the first three months of 2020. As a result of the global pandemic, Council suspended the MAT from April 2020 to December 2021. The Board will actively pursue grant opportunities that align with the goals and objectives of the DMC.

HUMAN RESOURCES CONSIDERATIONS

n/a

ALIGNMENT WITH STRATEGIC PRIORITIES:

Engaged, Diverse, and Thriving City
Stewardship of Money and Resources

BUSINESS UNITS CONSULTED AND AFFECTED:

Economic Growth, Culture & Entrepreneurship
Finance Department

RECOMMENDED BY:

Christina Kakaflikas
Director, Economic Growth, Culture
Entrepreneurship

Arvin Prasad
Commissioner, Development
Services

ATTACHMENTS:

N/A

Destination Markham 2021 Business Plan & Budget

Presentation Date: Monday, February 22, 2021

Destination! 
Markham



The Destination Markham Corporation (DMC) is an arms length municipal corporation launched in April 2020 as the destination management organization (DMO) for the City of Markham.



Governance & Operation

The corporation is governed by 12 Board of Directors:

- Mayor Frank Scarpitti
- David Miller, Chair of the Board
- Councillor Amanda Collucci (Ward 6)
- Shafiq Jiwani, Secretary
Entrepreneur, executive, and an IT professional.
- Susan Mandryk
Senior Vice President of Marketing, MOVATI Athletic

- Hiren Prabhakar
General Manager, Toronto Marriott Markham
- Chuck Thibeault
Executive Director, Central Counties Tourism (RTO6)
- Councillor Andrew Keyes (Ward 5)
- Herman Grad
Principal and operator, Hilton Suites Toronto Markham

- Aarti Patel, Treasurer
Finance Director of Global Programs & Marketing, Four Seasons Hotels and Resorts
- Kate Seaver
Principal and operator, Kate’s Garden
- Councillor Khalid Usman (Ward 7)
Vice-Chair, Economic Development and Culture Committee

Team:

- Eric Lariviere
City Lead
- Monica Pain
Coordinator
- Lia Baird
Stakeholder Relations Lead

Markham Safe Ambassadors:

- Arpi Akelian
- Celeste Sy
- Ada Tam
- Kenneth Chin

Marketing Agency:

- Kayla van Zon
Interkom



2020 Key Accomplishments



Markham Safe Economic Recovery Plan

FedDev Regional Recovery and Relief Funding: \$470,000

Markham Safe Ambassadors Activation

- Connected with 1,200 tourism and hospitality businesses across Markham;
- Distributed more than 1,100 *Visit Markham Safely* masks, and 680 business toolkits in English and Mandarin;
- Completed 285 Business Recovery Surveys, providing meaningful insights on the state of the tourism and hospitality sector and guiding recovery efforts;
- Developed a database of 2,300 tourism and hospitality businesses, sent 3,000 emails, and more than 300 engagements for consumer facing activations;
- Engaged collaborative relationships with diverse tourism sector organizations, business improvement areas and stakeholders i.e. Unionville Mainstreet BIA, Markham Village BIA, Downtown Markham, Association of Canadian Chinese Entrepreneurs, and Chinese Cuisine and Hospitality Association of Canada.

Business Recovery & Support

2020/2021 Workshops

December 17, 2020

How to Sell on Social Media

Abtin Masseratagah, Northrn Mo

February 3, 2021

Building Consumer Confidence
with POST Promise and Safe
Travels

in partnership with Tourism Vaughan,
with Laura Hearn, President &
Executive Director of POST Promise
and Beth Potter, President and CEO
of Tourism Industry Association of
Ontario (TIAO)

February 8, 2021

How to Build an Instagram
& Facebook Strategy That
Converts: Strategy & Content
Creation

with Lindsay Sganga, The Social Place

February 22, 2021

How to Build an Instagram
& Facebook Strategy That
Converts: Grow and Maintain a
Digital Community

with Lindsay Sganga, The Social Place

February 23, 2021

Social Media Strategy Mapping
/ 社交媒体策略映射

presented in Mandarin, with Lexie Lou
from General Assembly

March 8, 2021

Building Brand Awareness with
Google Part 1: SEO Training for
Beginners

with General Assembly

March 22, 2021

Building Brand Awareness with
Google Part 2: Introduction to
Google Ads

with General Assembly



Destination Markham Brand

Supporting Businesses and guiding Consumers Confidence through two major marketing initiatives:





FALL IN love WITH MARKHAM

There is a distinct crispness in the air, and with everything we have gone through in 2020, sometimes all we need to do is stop, take a deep breath, and be thankful for what we have. Thanksgiving weekend is almost upon us, and at Destination Markham we wanted to share some activities to enjoy right in our own backyard.

Exploring Outdoors

Reesor's Farm has opened their pick your own pumpkins and corn maze until October 31 - a great way of enjoying fun with the family and getting fresh air. Take photos at the pumpkin field, explore the corn maze and pick up a treat for the ride home!

This year Reesor's Farm has also launched a Junior Corn Maze, perfect for children. We also appreciate the new social-distancing regulations that have in place - online reservations are required for all Fridays and Saturdays as well as Thanksgiving Day, so be sure to book your time now!

Reserve your own experience at reesors.ca

Markham has several beautiful parks to enjoy leisurely walks and other leisure time of admiring the fall colours than within the heart of nature?

The **Mike Day Conservation Park** is particularly stunning in fall, and our favorite viewpoint is from the Rouge River Mike Day Suspension Bridge. Enjoy the view as you walk through your meal and admire the way the trees have turned into a fiery display.

The **Markham Green Golf Club** is a championship 9-hole public course nestled in the Rouge River Valley - they are accepting appointments for Tee Times, what better location is not all this year's golf season?

Schedule your Tee Time Now at markhargreen.com

Making Memories

Looking for something a little bit more hands-on? **Hub Climbing Markham** is open for the fall season, work off some of that pandemic stress and join us in being thankful for all those amazing indoor activities in Markham. Hub Climbing Markham is an indoor rock climbing gym with something for everyone and is open to the public by appointment.

All of our businesses are working hard to keep you safe, so book your own rock climbing experience at hubclimbing.com/markham

Supporting Local

For all our residents who are looking for something a bit more locally and ethically, we would recommend spending the afternoon in Uxville. **Rhinoceros Main Street** is a beautiful area of Markham to wander in, taking in the old-world charm of buildings and trendy shops.

We recommend starting your trip with a quick pit stop at **Paul Coffee** - a morning coffee shop you won't be able to miss. Look for the new outdoor patio building with the words 'Coffee' on the front. Take advantage of their current promotion to order a hot to go beverage and enjoy the beautiful streets of Uxville paired in full sun!

There are several lovely shops to enjoy, whether you are looking to buy a whole or appreciate for Thanksgiving or just because! Your perfect pairing at **Cook & Doodle** is a charming bakery on Fall Promotion at its **Silver Tins Boutique**. Pick up some hand made confectionery at **Old Fishall Confectionery** and discover what Uxville has to offer. **Uxville Village Cleaners** is also offering 15% off should you want to handle a few errands while you are in town.

Experience **Seasons of Uxville's** morning Thanksgiving meal - a whole roasted turkey with all the trimmings for your family. **Northside Restaurant** and **Bar** is a Thanksgiving special that has become a Thanksgiving tradition - and with a variety of home-brewing the room. It's a great opportunity to support our local businesses. **Three Ranges** has a provide our go-to for your meal, for us to enjoy in our most intimate social space.

If a turkey dinner isn't your thing, **Next Door Restaurant** is offering 15% off all takeout orders (food only) or take advantage of **Anthony's Restaurant's** October Specials.

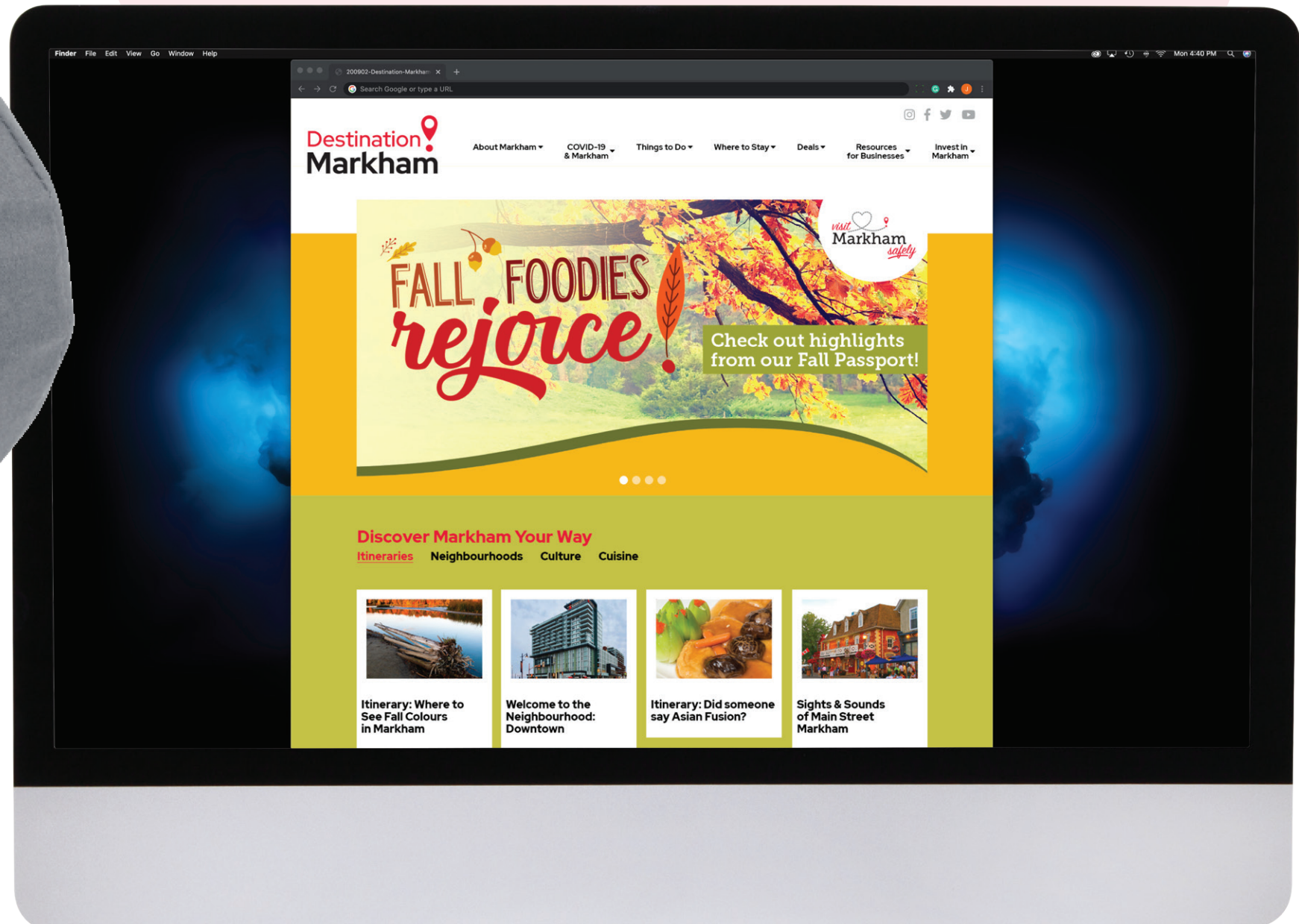
Thanksgiving Dinner at Home

Thinking of having Thanksgiving Dinner at home with your small family? **The Old Country Inn Restaurant** is offering a Turkey Dinner Take Out - including turkey, roasted stuffing, gravy and cranberry sauce, roasted potatoes and vegetables.

Make your Thanksgiving a little easier by placing your order online at theoldcountryinn.com

At Destination Markham, we wish you all a Happy Thanksgiving!

Discover Markham your way. visitmarkham.ca



Hotels ready to welcome you back!

With strict hygiene and safety protocols, new socially distant spaces and PPE for staff, Markham Hotels are doing their utmost to keep #MarkhamSafe. Pandemic fatigue is real - take a break, rest, and recharge!

Uniting as an Industry

The COVID-19 pandemic gave us a great many 'firsts'. Lockdowns were introduced, school shifted online into more snore day's, meetings were Zoomed and communities adapted to new norms in holding social events. The world came to an unprecedented halt, and hospitality and tourism were one of the hardest-hit sectors.

During a time when a large percentage of hotels shut down across the country and massive layoffs affected all demographics, the industry worked tirelessly to try to find ways to reopen safely. Occupancy rates for Hotels in Markham from June to August 2020 ranged from 25% to 38%.

COVID-19 posed challenges never seen before, requiring owners, managers and brands to take new precautions to keep their employees and guests safe. The hospitality industry worked tirelessly with the government for support programs and continues to face new challenges. New practices include adding hand sanitizer stations in lobbies, disinfecting surfaces like elevator buttons more frequently and removing extra items in rooms, such as pens and paper.

The sector includes one of the most diverse workforces in the country, and employees on the front line have continued to work tirelessly to meet guest demands. Brands have been tightening their cleaning protocols and heightening safety and hygiene standards all to welcome back pandemic-fatigued guests.

"In the hospitality industry, we are navigating through exceedingly difficult times. The impact on

our business has been immense, but we have remained resilient. We have continued to welcome guests to our hotel, and we have made them feel comfortable and confident travelling during these challenging times by elevating our demanding standards to an even higher level with new protocols for the current circumstances through our Commitment to Clean program."

-Toronto Marriott Hotels

All the major brands have released guidance for their properties, laying out new cleaning protocols and brand standards to keep guests and staff safe and implement the Commitment to Clean initiative. Marriott assembled a Cleanliness Council to implement the Commitment to Clean initiative, and Hilton launched its CleanStay Experience.

The Toronto Marriott Markham donated 19 linen bins to Markham Stouffville Hospital, and launched a mask donation program, with a proceeds going to the Children's Miracle Network.

"We at Monte Carlo Inns know it has not been business as usual. We have however been blessed with an amazing team who has kept our staff and customers safe."

-Monte Carlo Inns

We might continue to live through unprecedented times, and the right is far from over, but as the community keeps at Markham hotels, hotels are ready to welcome you back and we are ready to meet them with open arms.

Article written by Destination Markham Corporation

Fall Staycations

Hilton Toronto/Markham Suites Conference Center & Spa

Plan your stay and escape for a spa weekend. Take a wellness break with up to three of your girlfriends or a couple and forget all about the responsibilities of the day-to-day just for Friday or Saturday night. Check into a spacious suite and toast the weekend with some sparkling wine. Feel refreshed with 160 minutes Signature Facial from Memoir Spa. While you're here, mouth your appetite and enjoy a culinary experience at Eauxville, lounge in room service.

torontomarkham.hilton.com

Toronto Marriott Markham

Whether you're looking for something to eat, relax in some local shopping, or enjoy the fresh air along the Rouge River, Downtown Markham is fit for a truly urban lifestyle. Come explore the place that's loved by so many. We've partnered with some of our community's best restaurants and shops to bring you offers that you can't resist! Enjoy 25% off participating local businesses on the historic Main Street, Uxville. It's time to discover what's in your community. To book your Staycation Package, visit our website today!

marriott.com/yyzxm

Courtyard Toronto Northeast/Markham

Members of Marriott Bonvoy™ will receive an exclusive, preferred rate (Marriott Bonvoy Member Rate) when they book rooms at participating hotels on dates March 1 through November 30, 2021. The offer is available for new bookings only. See marriott.com/yyzxm for details.

Homewood Suites by Hilton Toronto/Markham

Enjoy our Dream Away offer! Enjoy the flexibility of early check-in, late check-out, and the early departure where available if you need to change your plans.

markham.homewoodsuites.com

Monte Carlo Inn & Suites Downtown Markham

Stay Warm, Stay Wonderful. Stay Connected this winter with our Winter Promotion. Enjoy 15% off all bookings from November 1st, 2021 all jacuzzi suites (based on availability).

montecarloinn.com/downtown-markham-suites

Hilton Garden Inn

Enjoy the fall weather and warm yourself up with a cooked-to-order hot breakfast, a perfect way to start the day!

With an amazing team who has kept our staff and customers safe, we are ready to meet them with open arms.

hiltongardeninn.com

Discover Markham your way.

visitmarkham.ca

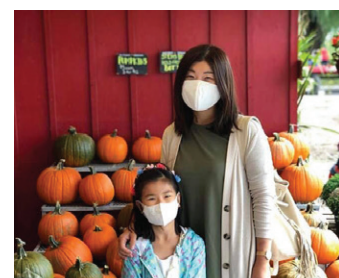
#SHOPLOCAL THIS Holiday Season IN MARKHAM

@visitmarkham
@visitmarkham
@visitmarkham

HISTORIC MAINSTREET UNIONVILLE

Discover Markham your way.

visitmarkham.ca



SHOW SOME
MARKHAM
love

SHOW SOME
MARKHAM
love

WE GET IT.
YOU NEED
A BREAK.

A staycation never felt so good.



SHOW SOME
MARKHAM
love



WHAT'S ON YOUR
HOLIDAY
WISHLIST?

Destination?
Markham

Start wishing at
visitmarkham.ca/shop

SHOW SOME
MARKHAM
love

MAKE YOURSELF
COMFORTABLE.

Holiday shopping just got easier.

Start shopping at
visitmarkham.ca/shop

Destination?
Markham

MARKHAM tiao

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SHOW SOME
MARKHAM
love

TAKE A NIGHT
FOR YOURSELF.

Order take-out & let us
do the cooking tonight.

Get hungry at
visitmarkham.ca/eat

OVERWHELMING
WISHLISTS?





Holiday shopping was
just made easier.

Start shopping at
visitmarkham.ca/shop

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SHOW SOME
MARKHAM
love

OUR RESTAURANTS
NEED YOU.

Now. More than ever.

Get hungry at
visitmarkham.ca/eat

WHAT'S ON YOUR
HOLIDAY
WISHLIST?

Start wishing at
visitmarkham.ca/shop

Destination?
Markham

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SHOW SOME
MARKHAM
love

WE KNOW
THINGS ARE
DIFFERENT.

But, one thing that will always
be the same is a delicious
take-out holiday meal.

Get hungry at
visitmarkham.ca/eat

MAKE YOUR
HOLIDAY
COZY.

Find the perfect holiday décor
& enjoy curbside pickup, today.

Get shopping at
visitmarkham.ca/shop

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WE WANT
TO FEATURE
YOUR BUSINESS
FOR FREE IN OUR

SHOW SOME
MARKHAM
love

HOLIDAY CAMPAIGN

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SHOW SOME
MARKHAM
love

MAKING THE SAME
DINNER, AGAIN?

Your tastebuds need
a take-out intervention.

Get hungry at
visitmarkham.ca/eat

Destination?
Markham

MARKHAM tiao

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2020/2021 Marketing Metrics

As of February 2021



Twitter

Over
300
pieces of content shared

80,880
impressions

3,014
engagements

110
followers



Instagram

Over
500
pieces of content shared

683,148
impressions

11,343
engagements

2,016
followers

The Hashtags #VisitMarkham,
#MarkhamSafe and #Shoplocal
15,000
times on Instagram.



Facebook

Over
500
pieces of content shared

863,568
impressions

25,926
engagements

10,662
post link clicks

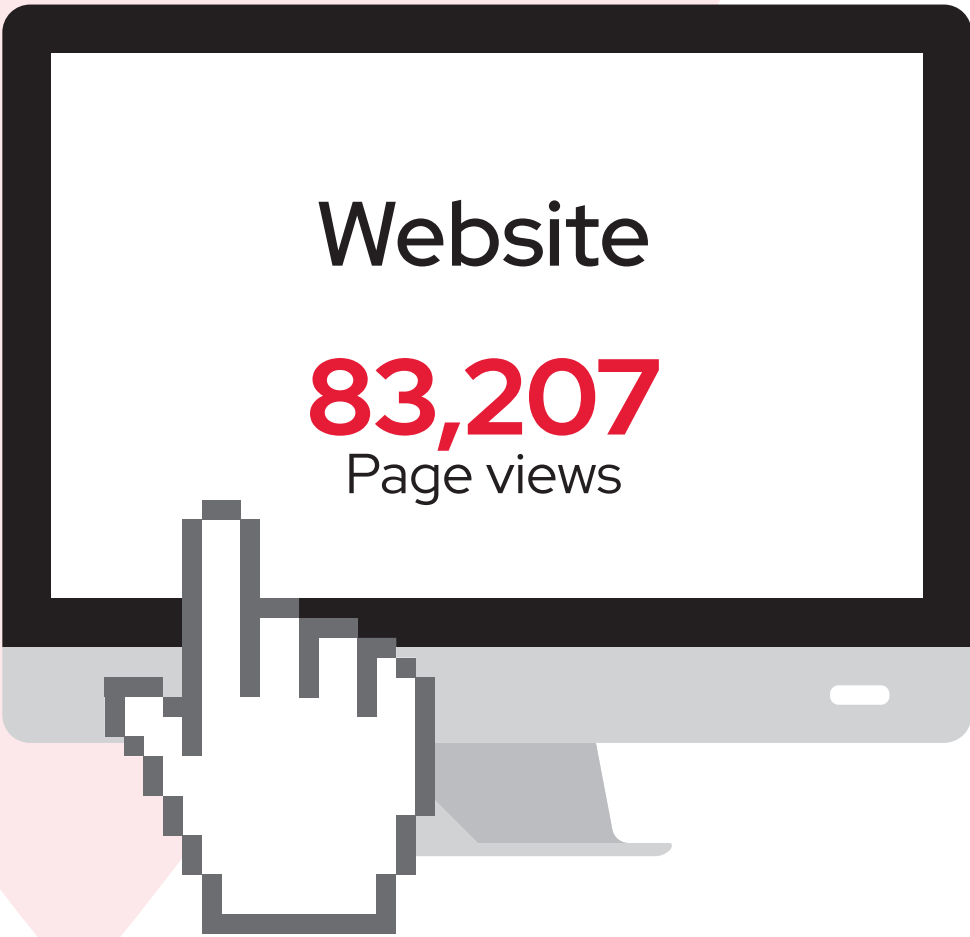
315
followers



LinkedIn

Over
10,0000
impressions

76
followers



Online Advertising

yorkregion.com, globeandmail.com,
thestar.com, ccue.com, Ming Pao, Sing
Tao, and We Chat.

Almost
10,000,000
digital impressions

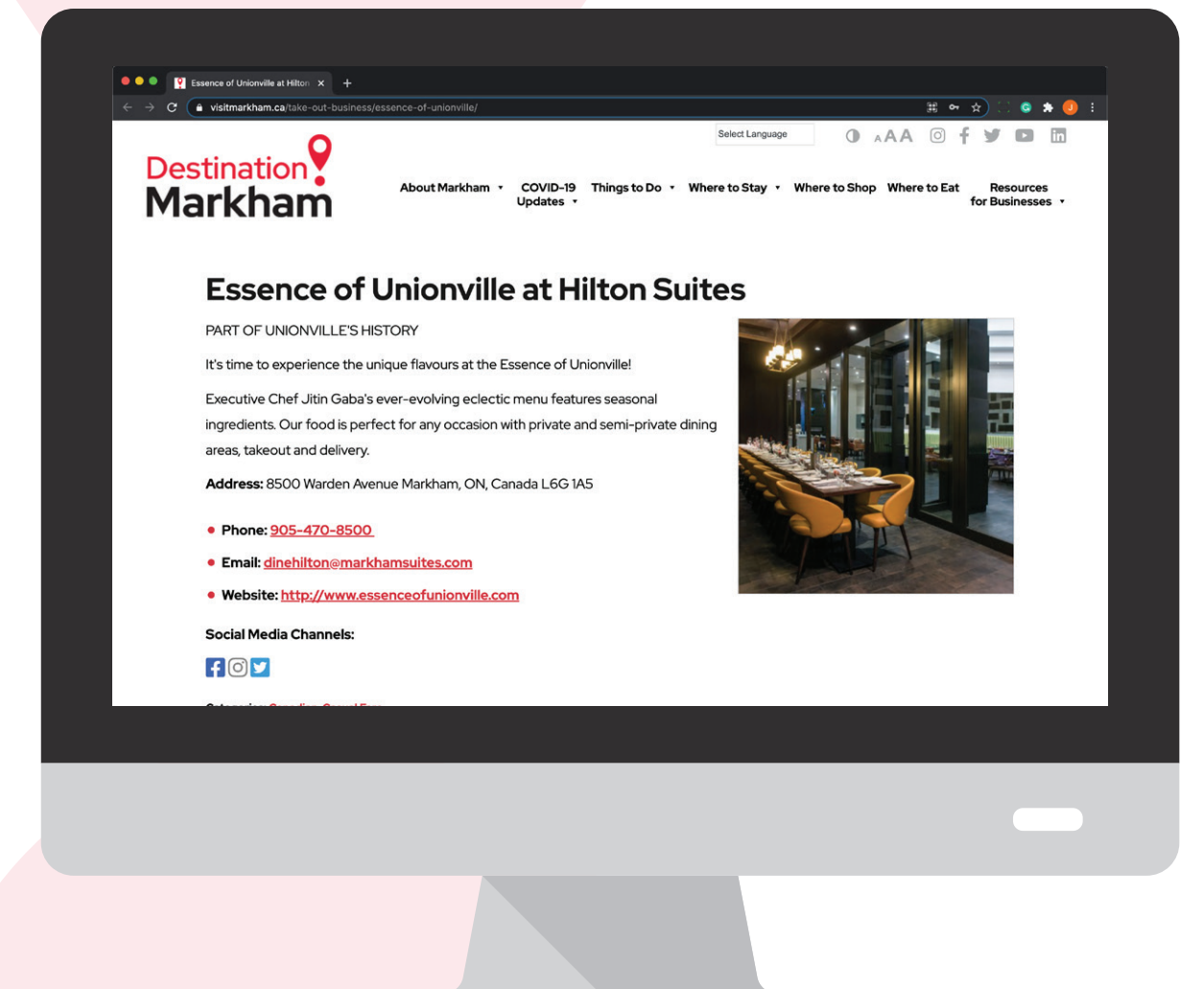


Show Some Markham Love Campaign Objectives

The ***December Show Some Markham Love*** campaign was aimed at supporting Markham businesses in the retail and dining sectors with marketing support during (in normal times) one of the busiest times of the year.

Campaign Goals & Objectives

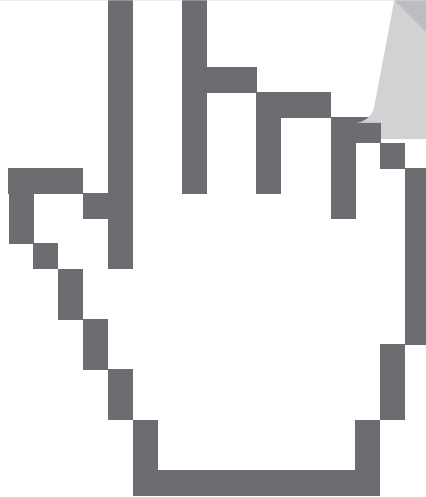
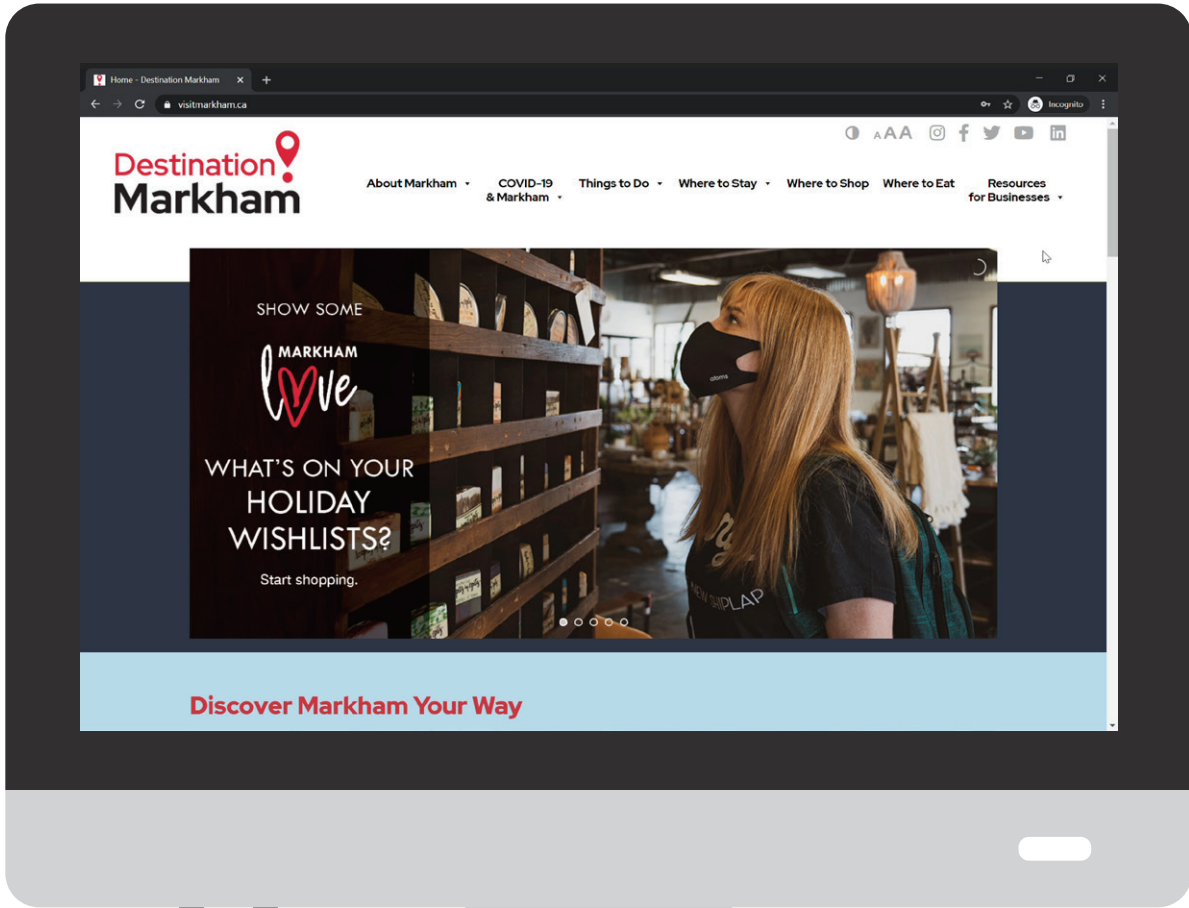
- Add up to 500 Retail and Dining Businesses to the Visit Markham Website's Shop and Eat Database
- Garner 50,000 Page Views (clicks) to visitmarkham.ca website
- Gain 2,000,000+ digital impressions
- Engage with over 5,000 people on Social Media
- Add 500 to 1,000 new contacts to the DMC Email Database





Show Some Markham Love Campaign Impact

December 10–31, 2020



56,663
Page Views on
visitmarkham.ca

visitmarkham.ca launched December 10, 2020

2,137,583



Social Media Impressions



17,505

Social Media Engagements



2,857

DMC Email Database



2,185,550

Digital Impressions



350

Businesses Signed Up



How Destination Markham Supported Markham Businesses

“Destination Markham has been a great partner and has helped grow our social presence. Whenever they post one of our items, we immediately see an uptake in interest. They are thoughtful in what they share and communicate well in regards to needs and timing. I’m grateful to have such a great advocate and resource for our shop.”

- Too Good General Store

- Over 500 Markham Businesses were profiled and promoted on DMC’s Social Media channels (Twitter, Facebook, Instagram & LinkedIn) and in Visit Markham Itineraries
- 10 Markham Social Media influencers were engaged to profile local Markham Restaurants to their over 100,000 Markham followers
- Over 400 Businesses listed on the Destination Markham Eat & Shop pages
- All 16 Markham Hotel properties reflected on the DMC website with their own profile and unique page
- Over 128 Markham Businesses participated in DMC’s Free Workshop Series thus far
- Developed a Markham Business Toolkit to educate the business community on what grants and supports are available during the pandemic (available in English & Mandarin)



2021 Business Plan and Budget

Business Priorities

1. Governance, Strategic Leadership, Operation & Capacity Building

Goal: To create an inspiring vision and strategic plan, and sustain business levels.

2. COVID-19 Business Support

Goal: To prioritize support for hotels, restaurants, and the tourism industry small businesses, and sustain efforts to address the impacts of the pandemic.

3. Product & Experience Development

Goal: To encourage the development of destination product and experiences through direct support and partnerships with key stakeholders.

4. Marketing and Communications

Goal: To continue building a highly effective destination marketing program.

5. Industry & Stakeholder Relations/Outreach, Sustainability and Measuring Success

Goal: Build DMC's industry profile as Markham's leading destination organization and primary resource. To grow DMC business through partnerships and fundraising, and to develop DMC KPI.



DMC Budget Summary

Business Priorities	Budget Allocations
Governance, strategic leadership, operation, and capacity building Industry & Stakeholders relations/outreach, sustainability and performance measures	
Strategic Plan	\$ 40,000
Operations and administration	\$ 40,000
Staff and contracts	\$ 280,000
City Resources	\$ 86,000
Covid-10 Business Support and equipping	\$ 300,000
Product and Experience Development	
Destination Events/Attractions	\$ 150,000
Projects Support	\$ 100,000
Marketing and Communications	
Fee Agency	\$ 96,000
Marketing Costs	\$ 144,000
TOTAL BUDGET	<u>\$1,236,000</u>



Thank you

Destination! 
Markham