



Electronic Development Services Committee Meeting

Revised Agenda

Meeting No. 6
March 30, 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.

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

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



Electronic Development Services Committee Meeting

Revised Agenda

Revised Items are Italicized.

Meeting Number 6

March 30, 2021, 9:30 AM - 1:00 PM

Live streamed

Alternate formats for this document are available upon request.

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Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

Please bring this Development Services Committee Agenda to the Council meeting on April 20, 2021.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF PREVIOUS MINUTES

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

7

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

4. PRESENTATIONS

4.1. PRESENTATION OF SERVICE AWARDS (12.2.6)

Annie Hung, Financial Analyst, Accounting, Financial Services, 25 years

Carlo Macchiusi, Waterworks Accounts & Claims Co-ordinator, Environmental Services, 25 years

Mona Nazif, Senior Manager HR Client Services, Human Resources, 20 years

Hendrikus Bouhuyzen, Instrumentation Engineer, Environmental Services, 15 years

Tehzeeb Jeelani, Facility Operator III, Recreation Services, 15 years

Harvinder Saini, Supervisor, Provincial Offences Officer, Legislative Services & Communications, 15 years

Soran Sito, Manager, Environmental, Engineering Department, 15 years
 Brian Lee, Director, Engineering, Engineering Department, 15 years
 Peter Nikolaidis, Provincial Offences Officer II, Legislative Services & Communications, 15 years
 Brianna Gabbard, Administrative Assistant, Recreation, Recreation Services, 15 years
 Simon Trimbee, Firefighter, Fire & Emergency Services, 10 years
 Benjamin Smith, Arborist, Operations, 10 years
 Ryan Hanna, Community Facility Coordinator FC, Recreation Services, 10 years
 Marta Siekierko, Coordinator, Health and Safety, Human Resources, 10 years
 Andrea Liu, Transportation Engineer, Engineering Department, 10 years
 Hari Pokharel, Infrastructure Data Specialist, Environmental Services, 5 years
 David Johnston, Zoning Examiner, Building Standards, 5 years
 Christopher Romita, General Maintenance, Sign Maintenance, Operations, 5 years

5. DEPUTATIONS

6. COMMUNICATIONS

7. PETITIONS

8. CONSENT REPORTS - DEVELOPMENT AND POLICY ISSUES

- | | | |
|------|--|----|
| 8.1. | DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – FEBRUARY 16, 2021 AND MARCH 2, 2021 (10.0) | 14 |
| 1. | That the minutes of the Development Services Public Meetings held February 16, 2021 and March 2, 2021, be confirmed. | |
| 8.2. | HERITAGE MARKHAM COMMITTEE MINUTES – FEBRUARY 10, 2021 AND MARCH 10, 2021 (16.11) | 27 |
| 1. | That the minutes of the Heritage Markham Committee meeting held February 10, 2021 and March 10, 2021, be received for information purposes. | |
| 8.3. | CYCLING AND PEDESTRIAN ADVISORY COMMITTEE (CPAC) MINUTES – NOVEMBER 19, 2020, DECEMBER 17, 2020, JANUARY 21, 2021 AND FEBRUARY 18, 2021 (16.34) | 52 |
| 1. | That the minutes of the Cycling and Pedestrian Advisory Committee (CPAC) meetings held November 19, 2020, December 17, 2020, January 21, 2021 and February 18, 2021, be received for information purposes. | |

- 8.4. **VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES - FEBRUARY 1, 2021 (16.0)** 76
1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held February 1, 2021, be received for information purposes.
- 8.5. **HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED, LAND LOCATED SOUTH OF MAJOR MACKENZIE DRIVE, EAST SIDE OF DONALD COUSENS PARKWAY, WEST OF NINTH LINE (CONCESSION 8, PART OF LOT 19)- WARD 5, REQUEST FOR COMPENSATION FOR UPGRADED FENCE** 81
- (FILE NO. SC 10 132123) (10.0)**
- S. Muradali, ext. 2008
1. That the memorandum dated March 30th, 2021 and titled “Humbold Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence (File No. SC 10 132123)”, be received.
- 8.6. **NEST (VS) GP INC., APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD (WARD 2) FILE NO.: ZA 19 179145, SU 19 179147 (10.5, 10.7)** 86
- M. Rokos, ext. 2980 & A. Lim, ext. 2860
1. That the update memorandum titled “Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2)” be received.
9. **REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES**
- 9.1. **DEVELOPMENT APPLICATION PUBLIC NOTICE IMPROVEMENTS – UPDATE (10.0)** 97
- A. Crompton, ext. 2621
1. That the memorandum dated March 30, 2021, titled “Development Application Public Notice Improvements – Update” be received; and,
 2. That the new development application public notices, attached as Appendix B and Appendix C, be endorsed; and further,
 3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.
- 9.2. **PRELIMINARY REPORT GLEN ROUGE HOMES (KENNEDY) INC.** 133

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL TO PERMIT 31 THREE-STOREY TOWNHOUSE UNITS ACCESSED BY A PRIVATE DRIVEWAY AT 7647 KENNEDY ROAD (WARD 8)

FILE NO. SPC/PLAN 20 136196 (10.5, 10.6)

M. Leung, ext. 2392

1. That the report titled “PRELIMINARY REPORT, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received.

9.3. PRELIMINARY REPORT 2697416 ONTARIO INC. APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT A 2-STOREY MULTI-UNIT INDUSTRIAL BUILDING AT 5560 14TH AVENUE (WARD 4) FILE NO. PLAN 2020 116893 001/SPC 2020 116893 (10.5)

141

A. Malik, ext. 2230

1. That the report titled “PRELIMINARY REPORT, 2697416 Ontario Inc., Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/SPC 2020 116893” be received

9.4. PRELIMINARY REPORT MINOTAR HOLDINGS INC. AND HAL-VAN 5.5 INVESTMENTS LTD. APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT TO PERMIT APPROXIMATELY 840 DWELLING UNITS (760 GROUND RELATED AND 80 IN A MIXED-USE BLOCK)

149

ON PART OF LOTS 23 AND 24, CONCESSION 6 (EAST SIDE OF KENNEDY ROAD NORTH OF MAJOR MACKENZIE DRIVE) (WARD 6) FILE NO.: PLAN 20 133038 (10.7, 10.5)

D. Brutto, ext. 2468

1. That the report dated March 30, 2021 titled “PRELIMINARY REPORT, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)”, be received.

9.5. RECOMMENDATION REPORT 2690622 ONTARIO INC. (KINGDOM - MARKHAM CENTRE) APPLICATION FOR SITE PLAN APPROVAL TO FACILITATE A MID-RISE MIXED-USE RESIDENTIAL BUILDING AT

163

4077 AND 4101 HIGHWAY 7 MARKHAM CENTRE (WARD 3) FILE NO. SPC 20 112580 (10.6)

S. Lue, ext. 2520

1. That the report titled “RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for Site Plan Approval to facilitate a mid-rise mixed-use residential building at 4077 and 4101 Highway 7, Markham Centre (Ward 3), File No. SPC 20 112580”, be received; and,
2. That the Site Plan Control application (File No. SPC 20 112580) submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre) be endorsed in principle, subject to the conditions attached as Appendix “A” and that Site Plan Approval be delegated to the Director of Planning and Urban Design, or his designate; and,
3. That Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period; and,
4. That Council assign up to 331 units of servicing allocation for 2690622 Ontario Inc. (Kingdom - Markham Centre), Site Plan Control File SPC 20 112580; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

10. MOTIONS

11. NOTICES OF MOTION

12. 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".*

13. ANNOUNCEMENTS

14. CONFIDENTIAL ITEMS

14.1. DEVELOPMENT AND POLICY ISSUES

- 14.1.1. LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD – LPAT APPEAL DEVELOPMENT GROUP (100 SAW) INC. (8.0) [Section 239 (2) (e)]**

15. ADJOURNMENT



Electronic Development Services Committee Meeting

Minutes

Meeting Number 4

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

Live streamed

Roll Call	<p>Mayor Frank Scarpitti</p> <p>Deputy Mayor Don Hamilton</p> <p>Regional Councillor Jack Heath</p> <p>Regional Councillor Joe Li</p> <p>Regional Councillor Jim Jones</p> <p>Councillor Keith Irish</p> <p>Councillor Alan Ho</p>	<p>Councillor Reid McAlpine</p> <p>Councillor Karen Rea</p> <p>Councillor Andrew Keyes</p> <p>Councillor Amanda Collucci</p> <p>Councillor Khalid Usman</p> <p>Councillor Isa Lee</p>
Staff	<p>Andy Taylor, Chief Administrative Officer</p> <p>Arvin Prasad, Commissioner, Development Services</p> <p>Claudia Storto, City Solicitor and Director of Human Resources</p> <p>Christina Kakaflikas, Acting Director, Economic Growth, Culture & Entrepreneurship</p> <p>Biju Karumanchery, Director, Planning & Urban Design</p> <p>Brian Lee, Director, Engineering</p> <p>Bryan Frois, Chief of Staff</p> <p>Ron Blake, Senior Development Manager, Planning & Urban Design</p>	<p>Francesco Santaguida, Assistant City Solicitor</p> <p>Ronji Borooah, City Architect</p> <p>Rick Cefaratti, Senior Planner, West District</p> <p>Stephen Lue, Manager, Central District</p> <p>Cathy Molloy, Manager, Museum</p> <p>Grace Lombardi, Acting Election & Committee Coordinator</p> <p>Hristina Giantsopoulos, Election & Committee Coordinator</p>

Alternate formats for this document are available upon request

1. CALL TO ORDER

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of 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 9:33 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

Councillor Khalid Usman arrived at 9:42 AM.

2. DISCLOSURE OF PECUNIARY INTEREST

None disclosed.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES – FEBRUARY 22, 2021 (10.0)

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Alan Ho

1. That the minutes of the Development Services Committee meeting held February 22, 2021, be confirmed.

Carried

4. DEPUTATIONS

There were no deputations.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. REGULAR REPORTS - DEVELOPMENT AND POLICY ISSUES

7.1 PRELIMINARY REPORT APPLICATIONS BY 1107656 ONTARIO INC. (TIMES GROUP) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT SIX (6) HIGH RISE APARTMENT BUILDINGS ALONG THE WEST SIDE OF SOUTH PARK ROAD, SOUTH OF HIGHWAY 7

FILE NO. PLAN 20 128679 (WARD 8) (10.3, 10.5)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and summarized the details outlined in the preliminary report. Mr. Blake provided clarification on the employment conversion for the subject lands. It was noted that several years ago, the applicant entered into minutes of settlement with York Region which provide for non-employment uses on the site, subject to City of Markham approval of the Official Plan and Zoning By-law Amendment applications that are the subject of this report.

Lincoln Lo, on behalf of the applicant, delivered a presentation of the proposed development providing additional details on York Region Official Plan policies, the proposed amendment to the Markham Official Plan and Zoning By-law and the proposed development concept including renderings. The proposal also includes two parks and a school site.

The Committee discussed the following with respect to the preliminary report:

- Potential trail connections from Thornhill continuing north through the subject lands to Richmond Hill;
- Importance of providing community facilities as a component of the development including a community hub at the proposed school site;
- Considering an automated waste collection system for this proposal;
- Considering opportunities to incorporate affordable housing to the proposed development; and,
- Incorporating retail space, including a grocery store as part of the proposed development.

It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Councillor Isa Lee

Seconded by Councillor Keith Irish

1. That the Preliminary Report entitled "Preliminary Report, Applications by 1107656 Ontario Inc. (Times Group) for Official Plan and Zoning By-law Amendments to permit six (6) high rise apartment buildings along the west side of South Park Road, south of Highway 7, File No. PLAN 20 128679 (Ward 8)", be received.

Carried

**7.2 PRELIMINARY REPORT HILTON MARKHAM SUITES HOTEL
LIMITED APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-
LAW AMENDMENTS TO PERMIT A HIGH-DENSITY MIXED-USE
DEVELOPMENT AT 8500 WARDEN AVENUE, MARKHAM CENTRE
(WARD 8) FILE NO. PLAN 20 128653 (10.3, 10.5)**

Arvin Prasad, Commissioner, Development Services, introduced the item and provided opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, addressed the Committee and provided a high-level overview of the preliminary report. Mr. Blake noted that the subject lands are located within the Markham Centre Secondary Plan area.

David Charezenko, on behalf of the applicant, delivered a presentation of the proposed development concept including site layout, renderings, pedestrian and cycling routes, public realm, parkland, and proposed uses. Mr. Charezenko provided clarification on the proposed underground parking and potential employment opportunities.

The Committee discussed the following relative to the preliminary report:

- Concerns with the density and height of the proposed development and ensuring that the applications are coordinated with Markham Centre Secondary Plan Study;
- Opportunities to create a livable community;
- Potential employment opportunities;
- Concerns with potential impacts on the transportation network;
- The adequacy of the size of the proposed convention centre;
- Concerns with proposed parking reductions;
- Ensuring that the proposed development contributes to a vibrant intersection at Warden Avenue and Highway 7;
- Ensuring that City-owned land along the periphery of the development site is properly incorporated into the proposed development;
- Considering an automated waste collection system for this proposal; and,

- Incorporating and maintaining the iconic colour theme of the Hilton Suites Hotel within the proposed development.

It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Hilton Markham Suites Hotel Limited, Applications for Official Plan and Zoning By-law Amendments to permit a high-density mixed-use development at 8500 Warden Avenue, Markham Centre (Ward 8), File No. PLAN 20 128653”, be received.

Carried

7.3 PRELIMINARY REPORT DORSAY DEVELOPMENT CORPORATION APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A MIXED-USE DEVELOPMENT CONSISTING OF TWO 24-STOREY RESIDENTIAL BUILDINGS AND A FOUR-STOREY OFFICE BUILDING ON THE NORTH SIDE OF HIGHWAY 7

EAST OF RODICK ROAD, IN MARKHAM CENTRE (WARD 2) FILE NO. PLAN 20 127887 (10.3)

Arvin Prasad, Commissioner, Development Services, introduced the item and provided brief opening remarks.

Ron Blake, Senior Development Manager, Planning & Urban Design, provided an overview of the preliminary report for Dorsay Development Corporation. It was noted that the owners had appealed the current 2014 Official Plan designations on these lands and, as part of the settlement of that appeal, the parties agreed that the owners would submit the subject Official Plan Amendment application and that the application would be considered by Council in advance of the Markham Centre Secondary Plan Study.

Matthew Cory, on behalf of the applicant, delivered a presentation, which included the site plan, transit context, policy structure, proposed development, planning context, and massing models. Mr. Cory advised that underground parking would be provided for both the western and eastern parcels. He noted that the applicant will consider an automated waste collection system within the proposed development.

The Committee discussed the following relative to the preliminary report:

- Concerns with the density and height of the proposed development affecting the existing townhouses to the north;
- Ensuring that the Markham Centre Secondary Plan is considered;
- Providing public awareness of the proposed development to residents to the north;
- Potentially locating the retail development to the north east corner of Rodick Road and Highway 7;
- Potentially considering mixed use development to include residential above the proposed office development; and,
- Conducting a parking analysis for the proposed development.

It was noted that a Statutory Public meeting will be scheduled, when appropriate.

Moved by Councillor Alan Ho

Seconded by Councillor Isa Lee

1. That the report titled “PRELIMINARY REPORT, Dorsay Development Corporation, Application for Official Plan Amendment to permit a mixed-use development consisting of two 24-storey residential buildings and a four-storey office building on the north side of Highway 7, east of Rodick Road, in Markham Centre (Ward 2), File No. PLAN 20 127887”, be received.

Carried

8. REGULAR REPORTS - CULTURE AND ECONOMIC DEVELOPMENT ISSUE

8.1 FRIENDS OF THE MARKHAM MUSEUM BOARD MINUTES – DECEMBER 9, 2020 (16.0)

Cathy Molloy, Manager, Museum, provided clarification on the history and the reason for approving the transfer of control of the trust funds held by the City of Markham on behalf of the Markham Historical Society to the Friends of the Markham Museum Board.

Moved by Councillor Karen Rea

Seconded by Councillor Andrew Keyes

1. That the minutes of the Friends of the Markham Museum Board meeting held December 9, 2020, be received for information purposes.

2. That Council endorse the recommendation from the December 9, 2020 Friends of Markham Museum Board Minutes:

“That the Friends of the Markham Museum Board approve the transfer of control of the trust funds held by the City of Markham on behalf of the Markham Historical Society to the benefit of the Friends of the Markham Museum; and,

That a copy of this resolution be forwarded to the “members” of the Friends of the Markham Museum.”

Carried

9. MOTIONS

There were no motions.

10. NOTICES OF MOTION

There were no notices of motion.

11. NEW/OTHER BUSINESS

11.1 NOTIFICATION FOR STATUTORY PUBLIC MEETINGS (10.0)

Councillor Karen Rea addressed the Committee and suggested that staff include individuals who provided correspondence and deputations at a Statutory Public meeting to the notification list to provide notice of when the item of interest is placed on a future Development Services Committee agenda.

12. ANNOUNCEMENTS

There were no announcements.

13. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton
Seconded by Councillor Amanda Collucci

That the Development Services Committee meeting be adjourned at 11:46 AM.

Carried



Electronic Development Services Public Meeting Minutes

Meeting Number 1

February 16, 2021, 7:00 PM - 9:00 PM

Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath 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
Regrets	Regional Councillor Joe Li	
Staff	Andy Taylor, Chief Administrative Officer Ron Blake, Senior Development Manager, Planning & Urban Design Stacia Muradali, Acting Manager, Development - East	Laura Gold, Council/Committee Coordinator Grace Lombardi, Election & Committee Coordinator

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Councillor Keith Irish presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

None.

3. REPORTS

3.1 PRELIMINARY REPORT, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS SUBMITTED BY SPRINGHILL HOMES INC. TO PERMIT TWO HIGH RISE APARTMENT BUILDINGS AT 7128,

**7170 AND 7186 HIGHWAY 7 EAST (WARD 5) (FILE PLN 20 119576)
(10.3, 10.5)**

S. Corr, ext. 2624

The Public Meeting this date was to consider an application submitted by Spring Hill Homes Inc. for Official Plan and Zoning By-law Amendments at 7128, 7170 and 7186 Highway 7 East (File PLAN 20 119576).

The Committee Clerk advised that 357 notices were mailed on January 20, 2021, and a Public Meeting sign was posted on January 26, 2021. There were 20 written submissions received expressing concern or in opposition of this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Bob Dragicevic, Senior Consultant, and Shannon Sigouin, Senior Associate of Urban Design, WND Associates, representing the Applicant provided a presentation on the development proposal.

The following deputations were made on the development proposal:

Melissa Ramrup expressed the following concerns regarding the development proposal:

- The impact the development will have on the area;
- The height of the buildings does not fit the character of the area;
- That podium buildings present a number of problems:
 - Renters parking on the street that do not want to pay a monthly parking fee;
 - One board managing multiple buildings if registered as one corporation;
 - Elevators not being fixed when broken;
 - More fire trucks required to come when there is a fire alarm.

Councillor Keith Irish advised that parking on City streets at night is provided by exception only in Markham.

Chris Yung expressed the follow concern regarding the development proposal:

- That the intersection at 9th Line and Highway 7 was not included in the traffic study;

- The impact the development will have on Locust Hill and the surrounding heritage resources.

Regional Councillor Jack Heath advised that Locust Hill may be impacted by developments in Durham Region in the future, but that this development is more likely to impact traffic going south and west. A by-pass over Locust Hill will likely be looked at in 5-10 years.

Ken Zhi expressed the following concerns regarding the development proposal:

- The impact the development will have on traffic;
- The increase in traffic volume on Arthur Bonner Avenue due to the development;
- That the traffic surveys were all conducted on the same day.

Councillor Andrew Keyes thanked the residents for their deputations and for providing a citizen perspective on the development proposal.

Members of Council provided the following concerns and suggestions in regards to the development proposal:

- The proposed towers are too high;
- The impact the development will have on traffic congestion;
- That Arthur Bonner is the only access point to the development proposal;
- The ability for the municipality to service such a dense development proposal;
- The lack of community services that will be available to residents of the proposed development;
- The heritage house should be in a more prominent and visible location, with street frontage or on the corner of the development proposal, as the Heritage Markham Committee recommended at its meeting held on November 11, 2020;
- The shadow the development will create;
- The development should include affordable rental units.

Members of Council also inquired if the development will be connected to Markham District Energy.

Shannon Sigouin responded to inquiries from the public and the Committee. The intersection at Highway 7 and 9th Line was studied as part of the Secondary Plan for the area. The plan recommends adjusting the signal timing to address the increase in traffic volume in this area due to development. The traffic count was conducted in September of 2019. The parking surveys were conducted pre-Covid on the same day, which is the typical practice. Parking on streets was looked at in November of 2020, in response to feedback received from residents at the community information meeting, but no parking issues were identified.

Sal Crimi, President, S.C. Land, representing the Applicant responded to inquiries from the Public and the Committee, advising that it is hard to find an ideal location and use for the heritage home. The development could potentially have enough children to fill a daycare, if the heritage house is used as a daycare. Moreover, Markham District Energy has reached out to the Applicant, but the Applicant is not ready to engage in a conversation at this time.

Moved by Regional Councillor Jack Heath

Seconded by Councillor Andrew Keyes

1. That the written submissions from Haiwen Xu, Alba Lamanna, Victor Au, Greg Foltos, Sunhil Sarin, Kehn Zhi, Trent Tan, Ronald Tan, Sandy Cheung, Pricilla Chung, Jenny Lin, Mitchell Yi, Tiffany Tse, William Lee, Sandy Cheung, Brian Ng, Alba Lamanna + Group of 30, Garland Liew, Mathew Stretton, and Wykland Estates Inc., with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Spring Hill Homes Inc., File PLAN 20 119576, be received; and,
2. That the depositions from Melissa Ramrup, Chris Yung, and Ken Zhi, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Spring Hill Homes Inc., File PLAN 20 119576, be received; and,
3. That the record of the Public Meeting held on February 16, 2021, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Spring Hill Homes Inc., File PLAN 20 119576, be received; and,
4. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted Spring Hill Homes Inc., File PLAN 20 119576, be referred back to staff for a report and recommendation.

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 8:48 PM.



Electronic Development Services Public Meeting Minutes

Meeting Number 2

March 2, 2021, 7:00 PM - 9:00 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 Biju Karumanchery, Director, Planning & Urban Design Sabrina Bordone, Senior Planner, Central District	Laura Gold, Council/Committee Coordinator Grace Lombardi, Election & Committee Coordinator Stephen Lue, Manager of Development

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. REPORTS

3.1 PRELIMINARY REPORT, 2310601 ONTARIO INC., APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A 1,136 UNIT INDEPENDENT LIVING RETIREMENT HOME

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

S. Bordone, ext. 8230

The Public Meeting considered applications submitted by 2310602 Ontario Inc. for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3) File No. PLAN 20 123727.

The Committee Clerk advised that 1,359 notices were mailed on February 10, 2021, and a Public Meeting sign was posted on February 4, 2021. There were 14 written submissions received regarding this proposal.

Staff gave the initial presentation followed by Lincoln Lo, Project Manager, from Malone Given Parsons Ltd. Both presentation provide the location, surrounding uses, existing and proposed planning policy context and outstanding issues.

The following deputations were made on the development proposal:

1. David McBeth:

- Suggested the building height should not be greater than eight storeys (the legally permitted height under the current Zoning By-Law);
- Suggested that life leases are not affordable for most seniors;
- Concerned with the lack of green space;
- Concerned that there is no central access point to the buildings;
- Concerned with shadow impacts on the existing residences in close proximity to the property;
- Concerned with the new site alignment;
- Concerned about the proposed new north-south public road and its intersection with Highway 7.

2. Christiane Bergauer-Free:

- Suggested the entrance to the development is unsafe for seniors;
- Concerned with the lack of greenspace and parkland;
- Suggested the proposed buildings are too close together;
- Concerned with the high density of the development proposal and the pollution it will create;
- Concerned that the development proposal will create a shadow over the neighbouring properties;
- Concerned that the development proposal will create wind tunnels;
- Suggested that the units being proposed are not affordable;
- Concerned that the development proposal will have an impact on the neighbouring properties privacy;
- Concerned that the development proposal will have an impact on traffic congestion in the area and on the traffic flow at local intersections;
- Asked if there will be a nursing or personal support worker station at the facility.

3. Ju Tung (adjacent property owner to the east):

- Strongly opposed the increase in the height of the proposed buildings;
- Suggested the development proposal should be respectful to the surrounding developments;
- Concerned about the privacy and shadow impact the development proposal will have on his property;
- Urged Members of Council to review carefully the development proposal to ensure the existing infrastructure can handle the added density.

4. Michael Gannon (Unionville Residents Association representative):

- Suggested the development proposal does not compliment the surrounding area;
- Suggested the orientation of the buildings may not be appropriate;

- Asked if the proposed independent living retirement home will be open to all seniors.

5. Yang Lui (adjacent property owner):

- Suggested the buildings are too close to the easterly property line and that it will create a shadow effect, which will impact the adjacent townhomes;
- Suggested the height of the buildings should gradually increase from the neighbouring properties;
- Suggested the development proposal does not compliment the surrounding area, as there are no other high-rise buildings in the area;
- Suggested the development proposal should be a maximum of eight storeys (the legally permitted height under the current Zoning By-Law);
- Worried the development proposal will have an impact on his property value.

6. Ken Wightman (local resident):

- Suggested that the height of the development proposal is too high for the area and suggested a reasonable height is five storeys given the existing adjacent townhouses to the east;
- Suggested there should be a gradual increase in the height of the buildings from the neighbouring properties;
- Asked if Sablewood Park could be expanded, as part of this development proposal;
- Asked if the proposed public park to the north of the proposed development could be advanced ahead of the construction of the development proposal, and suggested cash in lieu should not be accepted in compensation for the parkland.

7. George Abdelsayed:

- Suggested the project is not a good fit for the area;
- Concerned that the development proposal will have an impact on traffic congestion;

- Concerned that the development proposal will create a shadow.

Members of Development Services Committee provided the following feedback on the development proposal:

- Asked if the independent living retirement home will be run by a non-profit corporation;
- Suggested life leases are not affordable for most seniors;
- Concerned about the setbacks from the adjacent properties;
- Concerned about the proposed building height;
- Requested more drawings and renderings of the greenhouse and recreational area to allow for the Committee Members to better visualize and understand the space;
- Suggested that the height of the buildings should gradually increase from the adjacent properties;
- Requested that the Applicant consider using Markham District Energy, noting this would make the building more energy efficient and it would reduce the need for a mechanical room on the roof;
- Suggested there may not be enough parking, as many seniors drive into their eighties;
- Asked for more information on the types of units and if there is will be a dining facility;
- Asked why two bedroom units plus a den were required for a seniors unit;
- Asked if there could be more affordable rental units;
- Noted that the existing Sablewood Park cannot be connected with the new public park park to the north of the proposed development, as the proposed elementary school block is situated between the two parks;
- Asked that the unit pricing be aligned with York Region's definition of affordable housing

- Asked that a comparison of the current development proposal with the 2016 proposal be provided, including a comparison of the shadow study, if available;
- Asked how many at-grade accessible parking spots there will be;
- Suggested putting more of the parking underground to create more greenspace;
- Suggested there should be a place designated for dropping seniors off;
- Suggested there should be a walkway provided in between the buildings where seniors can cut across so that they do not have to walk all the way around the buildings.

Lincoln Lo, Project Manager, Malone Given Parsons Ltd. responded to inquiries from the public and Members of Development Services Committee. The independent living retirement home will be run by the Lang Yi Foundation. The units will be open to all seniors. The affordable rental units will be more affordable in comparison to current market prices, but will not be subsidized. The seniors residence may include a personal support worker station, but this is still being determined at this time. Parking is purchased independently from the units. The price of the parking and if there will be bike storage was not known at this time, but it was agreed that this information will be provided to staff. The original approvals for the subject lands predated the construction of the townhomes on the neighbouring property. Balconies were not added to the proposed building due to the design of the building and the privacy of residents may have also been considered on the rear side of the building. The park could possibly be developed after the draft plan of subdivision is registered and the land is transferred to the City, but this could take some time. There have been many technical studies conducted, including a shadow study, which was presented to the Committee. The Applicant will continue to work with staff on the design of proposed development and the proposed building setbacks.

Andre Brochu, ICKE Brochu Architects Inc., displayed renderings of the proposed greenhouse space, and the walking track. Blinds could be added to this space, if required.

Tracy Jones, Chief Executive Director from Yee Hong Centre for Geriatric Care, responded to inquiries from the public and Members of Development Services Committee. Life leases are more affordable than retirement homes. Care programs are also subsidized when seniors purchase a life lease. Two bedroom plus den units are being offered, as some seniors will have a caregiver living with them. The overall objective of the development proposal is to allow seniors to remain in their units for the remainder of their life.

Sabrina Bordone, Senior Planner for the City of Markham, responded to inquiries from the public and Members of Development Services Committee. She advised that it does not appear that the new public park block can be connected with the existing Sablewood Park, due to the location of the proposed school block. York Region District School Board has advised that the proposed school block is still being reserved for an elementary school to serve future growth and that the timing of the school's construction depends on when funding is provided by the Ministry. She advised that she would get back to the Committee with the number of residential units that was contemplated as part of the original approvals in June 2016..The current development proposal includes approximately 1,036 units, of which 986 are Life Lease units and 150 are rental units.. She noted that the original approvals for the subject lands predates the construction of the townhomes to the east.

Councillor Reid McAlpine, Ward 3 Councillor, thanked the residents for their deputations and written submissions.

The Mayor thanked the public for attending the meeting and for their feedback. The Applicant was requested to work with staff to analyze where the life lease units fall in the affordable housing spectrum, and to ensure that the affordable rental housing is affordable as defined by Markham and York Region.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Reid McAlpine

1. The the deputations by David McBeath, Christiane Bergauer-Free, Ju Tung, Michael Gannon, Yang Lui, Ken Wightman, and George Abdelsayed regarding the "Preliminary Report, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement

home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received; and,

2. That the written submissions from Ken Wightman, David McBeth & Maria Pitassi, Yang Liu, Tsin Yin Law, Tom Zigomanis, Michael Gannon, Syvlia Cui, Ed & Bonnie Legere, Ju Tung Ng, David McBeth, Tenbury Neighbours (Ruixin Wang, Kewei Wang, Lu Liang & Enyuan Cui), Harry H., John Fillberti, David Finnegan, and Alex Shaw regarding the “Preliminary Report, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received; and,

3. That the Development Services Commission report dated December 15, 2020, entitled “Preliminary Report, 2310601 Ontario Inc., Applications for Official Plan and Zoning By-law Amendments to permit a 1,136 unit independent living retirement home complex at 3912 and 3928 Highway 7 East (Ward 3), File No. PLAN 20 123727”, be received; and,

4. That the Record of the Public Meeting held on March 2, 2021, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,

5. That the applications by 2310601 Ontario Inc., for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 20 123727), be referred back to staff for a report and a recommendation; and further,

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

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 9:59 PM.



Heritage Markham Committee Minutes

Meeting Number: 2
February 10, 2021, 7:15 PM
Electronic Meeting

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

1. CALL TO ORDER

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

The Chair advised that he met with various stakeholder to seek advice on how to be successful in his new role of Chair of the Heritage Markham Committee, and explained his commitment to running efficient and effective meetings.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

B. New Business from Committee Members

Recommendation:

That the February 10, 2021 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE JANUARY 13, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 13, 2021, be received and adopted.

Carried

3.3 HERITAGE MARKHAM COMMITTEE 2020 STATISTICS (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning briefly reviewed the staff memorandum on the Heritage Markham Committee 2020 Statistics.

Recommendation:

That Heritage Markham Committee receive the information on Heritage Markham Committee Statistics for 2020, as information.

Carried

4. PART TWO – DEPUTATIONS

The following deputations were made on the Application for Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue:

1) Valerie Burke spoke in support of the staff recommendation emphasizing the following points:

- The McCullagh Estates/Shouldice Hospital property is a significant historical treasure;
- A heritage easement should be secured as a condition of the site plan approval;
- The westerly Pomona Creek valley lands should be included in the heritage designation bylaw to protect the natural heritage;
- The proposed tower northwest of the Shouldice Hospital/Formal Gardens should be more sensitive to the existing heritage/landscape.

2) Adam Birrell, representing the Society for the Preservation of Historic Thornhill (SPOHT) spoke in support of the staff recommendation due to the McCullagh Estate main house, associated outbuildings, property features, and valley lands having significant cultural heritage value. SPHOT also suggested that:

- A wind study be conducted in relation to the tall buildings to ensure the gardens are still usable and to protect the other trees and vegetation;
- The Gardener's Cottage also be protected;
- That archaeological survey may show evidence of indigenous archaeological cultural heritage evidence.

3) Roman Komarov provided the following feedback on the development application:

- Noted that the McCullagh Estates/Shouldice Hospital property is a very unique place that should be preserved;
- Expressed concern regarding the distance between the northwest tower and the main house;
- Expressed concern that the northwest tower will hang over the main house and dramatically change the view.

4) Peter Kwantes provided the following feedback on the development application:

- Expressed concern that development will put a shadow over the community's history;
- Expressed concern that the units will be purchased for short-term rental purposes;
- Suggested that the development proposal should be modified and that building height requirements exist for a reason.

5) Joan Honsberger provided the following feedback on the development application:

- Expressed concern regarding the proposed building heights;
- Expressed concern regarding the over intensification of the area and the impact the development will have local traffic, in particularly on John Street;

- Noted that the Pomona Valley lands is a natural place that that residents use and enjoy.

Mark Noiskiewicz, Goodmans LLP thanked the Committee for deferring this item to the Feb. 10, 2021 meeting, as it provided Liberty Developments time to consider the heritage staff report. The alignment of the 5 towers was carefully considered to maintain views and trail connections. Liberty Developments feels that maintaining the height of the towers is important. All comments received should be considered together prior to making any decisions.

Marco Filice, Senor Vice President, Liberty Developments thanked the deputants for their feedback and advised that the distance between the McCullagh Estate main house and the northwest tower is 50 metres. Liberty Development is currently working with staff to try and improve the transition from the northwest building to the heritage features, but no guarantee was provided at this time. At this stage in the development process, plans are still conceptual. More details will be provided in the next stage when the proposed site plan is submitted for review and approval.

Recommendation:

THAT the written submissions from Valerie and David Burke, and from Pam Birrell (SPOHT) , regarding the Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue be received; and,

THAT the deputations by Valerie Burke, Adam Birrell (SPOHT), Roman Komarov, Peter Kwantes, and Joan Honsberger, regarding the Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue be received.

Carried

5. PART THREE – CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVAL

HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

16 COLBORNE STREET, THCD

TOOGOOD POND, UHCD

10 HERITAGE CORNER'S LANE, HERITAGE ESTATES

38 COLBORNE STREET, THCD (16.11)

FILE NUMBERS:

- HE 21 102843
- HE 21 103134
- HE 21 104816
- HE 21 104815

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****48 CHURCH STREET, MARKHAM VILLAGE;****25 A WILSON STREET, MARKHAM VILLAGE (16.11)****FILE NUMBERS:**

- HP 20 134744
- HP20 130226

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 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION**19 GEORGE STREET****MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT****PROPOSED SECONDARY SUITE (16.11)****FILE NUMBER:**

A/007/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

In response to an inquiry from the Committee, Russ Gregory, representing the Applicant advised that the entrance to the proposed secondary suite will be in the rear yard and that it will be used by a family member.

Recommendation:

THAT Heritage Markham has no objection to the requested variances to permit a Secondary Suite in the basement of the Wilson-Freel House described in A/007/21 from a heritage perspective and that final review of the application be delegated to Heritage Section staff.

Carried

5.4 SITE PLAN CONTROL APPLICATION

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

Recommendation:

THAT the Heritage Markham recommendation of January 13, 2021 be replaced with this recommendation;

THAT Heritage Markham has no objection from a heritage perspective to the requested revised variance for a maximum building depth of 23.50 m and a net floor area ratio of 45.3 percent;

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

6. PART FOUR - REGULAR

6.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

7750 BAYVIEW AVENUE

PROPOSED HIGH DENSITY DEVELOPMENT

**7750 BAYVIEW AVENUE LIMITED PARTNERSHIP C/O LIBERTY
DEVELOPMENT CORPORATION**

MCCULLAGH ESTATE /SHOULDICE HOSPITAL (16.11)

FILE NUMBER:

20 126269

Extracts:

R.Hutcheson, Manager, Heritage Planning

R. Cefaratti, Senior Planner, Planning and Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the Application for Official Plan and Zoning By-Law Amendments for 7750 Bayview Avenue (McCullough Estate/Shouldice Hospital). Staff are recommending the heritage designation and retention of the key cultural heritage resources on the property. There is some disagreement between staff and the Applicant in regards to which resources should be designated, specifically in regards to the stone pillar gate, Curvilinear Driveway, and the Gardener's Cottage.

Mark Noskiewicz, Goodmans LLP., representing Liberty Developments advised that there are no proposed alterations to the Gardeners Cottage or stone gate and pillar features at this time. The curvilinear driveway will be impacted by the Council supported initiative to extend Royal Orchard, as it will become part of the public road. However, it may be possible that the portion of the driveway that extends to the house be included in the designation. The Applicant is open to discussing the heritage designation of the stone gate and pillars, but does not think that the Gardener's Cottage warrants a heritage designation.

Committee provided the following feedback on the proposed Official Plan and Zoning By-Law amendments for 7750 Bayview Avenue (McCullough Estate/Shouldice Hospital):

- Suggested there be a more sensitive transition between the northwest tower and the heritage resources;

- Noted that the Heritage Assessment was very well done, but did not think it appropriately addressed the preservation of the western view;
- Expressed concern that the western view would be altered;
- Suggested re-configuring the location of the buildings to improve the western view;
- Supported the preservation of the Gardener's Cottage, and suggested that it be relocated to a location where people would better understand its purpose;
- Supported staffs recommendation to include the curvilinear driveway, the stone gates and pillars, and the Gardener's Cottage;
- Recommended that the heritage easement be on the entire property and that the Pomona Valley lands also be protected as culture heritage resources;
- Noted that the archeological findings included in the December Agenda package did not support any historical human habitat on this site;
- Inquired if there would be a wind study conducted for this development.

David Nesbitt requested to see the Archeological Assessment. Regan Hutcheson advised that this document is not typically shared with the public, but that he will look into whether it can be shared.

Marco Filice, Senior Vice President, Liberty Developments thanked the Committee for its feedback and advised they would take their comments back for consideration.

Regan Hutcheson responded to inquiries from the Committee. The Pomona Valley Lands will be protected by the Toronto Region and Conservation Area (TRCA), therefore, do not necessarily need to be protected as a heritage cultural resource. Moreover, Staffs' recommendation to animate the base means to design it so that there is a gradual and interactive transition between the buildings, the garden and heritage features, and its recommendation to reduce the height of the buildings does not specify by how much. Furthermore, staff are not requesting that the configuration of the buildings be changed. However, staff are recommending that that the Gardener's Cottage be designated as a heritage culture resource so that it can be protected and moved in the future if required. Similarly, the City's Urban Design Staff will request a wind study if required. Lastly, the Applicant will provide a more detailed drawings when the Site Plan Application is submitted, but the resolution has been created to communicate the City's future expectation in regards to the preservation of the heritage features on the site.

Recommendation:

THAT the Heritage Markham Committee has the following comments and recommendations concerning the Official Plan and Zoning By-law Amendments in support of the redevelopment of the property (7750 Bayview Avenue):

- a) The property has cultural heritage value which includes the following features: the Main House, Gate House, Stable Building, Gardener's Cottage, Forecourt, Formal Gardens, Stone Gates and Pillars, Pomona Creek Valley land within the Western Grounds, and Curvilinear Driveway;
- b) The identified cultural heritage resources should be protected through designation under Part IV of the Ontario Heritage Act, including interior features of value in the Main House such as decorative plaster details, wood mouldings and trim, original windows, doors and hardware, and the ornate curved processional black granite staircases on each level;
- c) Given the proposed road configuration, there is no objection to the relocation or removal of the Greenhouse complex subject to it being properly documented and advertised for potential relocation;
- d) The Official Plan Amendment should include cultural heritage policies that address the protection, conservation and interpretation of these features; and,
- e) For the proposed new tower building immediately northwest of the Shouldice Hospital/Formal Gardens, the applicant should give consideration to a lower multi-storey building with a more animated base to provide a more sensitive transition to the adjacent existing cultural heritage resources/landscapes.

THAT the proponent be requested to undertake necessary maintenance on the existing cultural heritage resources including repairs to the Gate House, and the proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant;

AND THAT as a condition of future development approval for any part of the property, the City should:

- secure a Heritage Easement Agreement on the portion of the property containing the cultural heritage resources ;
- obtain a Conservation/Restoration Plan for the cultural heritage resources on the property including both maintenance and restoration requirements, with implementation secured through a financial security;
- require the implementation of a historic landscape plan for the Formal Gardens including reinstating the curved treeline on the northern edge of the Formal Gardens to maintain the existing terminus and views from the Main House;
- secure commitments from the owners to undertake necessary maintenance on existing cultural heritage resources including repairs to the Gate House, and the

proper boarding and low level heating of unoccupied buildings if they are to continue to be left vacant;

- secure one or more Markham Remembered plaques to highlight and celebrate the identified cultural heritage resources on the property.

Carried

6.2 COMMITTEE OF ADJUSTMENT AND SITE PLAN CONTROL APPLICATIONS

14 RAMONA BOULEVARD MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PROPOSED NEW DWELLING SEVERANCE AND VARIANCES (16.11)

FILE NUMBERS:

- B/07/18
- A/95/18
- A/96/18

Extracts:

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

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the Committee of Adjustment and Site Plan Application for 14 Romano Boulevard. Staff support this proposal as it tries to addresses the issues previously identified by the Committee, which were the lack of tree preservation, the view of the Robinson House, and the size of the building lot.

The Committee provided the following feedback on the Committee of Adjustment and Site Plan Control Application for 14 Ramona Boulevard:

- Suggested that a 26 foot wide lot was too narrow and should not be approved;
- Expressed concern that the rear yard of the Robinson House would become mostly hard surfaces;
- Expressed concern that trees would be taken down to build the driveway to the new home;
- Noted that the orientation of the heritage house is not the orientation of the lot, which makes it a challenging lot to work with;
- Felt the proposal would takeaway from the frontage of Robinson House;
- Suggested the house should comply with the City's Infill-By-law;

- Suggested that the Robinson House and the new home share a driveway to permit for a wider lot;
- Expressed concern that the property owners may have disagreements in the future over the maintenance of the front lawn;
- Suggested that a site visit be conducted to better visualize the proposal and that the matter be referred to the Architecture Review Sub-Committee;

Peter Wokral responded to inquiries from the Committee. Staff noted the smaller new lot and reduced frontage complements the heritage property by protecting public views of the true front elevation of the dwelling. The City's arborist has also advised that the trees near the driveway are in poor condition. Staff are not aware of anything that would necessitate the removal of the trees, but it may be the intention of the Applicant to remove the trees and plant new trees elsewhere on the property.

Regan Hutcheson, Manager of Heritage Planning advised that City is currently not permitting in-person site visits by volunteers due to the pandemic.

Recommendation:

THAT the Committee of Adjustment and Site Plan Control Application for 14 Ramona Boulevard be referred to the Architectural Review Committee for further analysis.

Lost

Recommendation:

THAT Heritage Markham does not object to the proposed severance of 14 Ramona Boulevard (file B/07/18) or the requested variances (files A/95/18 and A/96/18) from a heritage perspective subject to the following conditions:

- o That the size, scale and architectural designs of the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot reflect the concept drawings attached to this application subject to minor improvements of the architectural details and window specifications etc
- o That any fence in the front yard of the conveyed lot (which will be the side yard fence of the retained lot) be a wooden picket or wooden rail fence no higher than 42 inches to allow continual views of the front elevation of the Robinson House; and
- o That Site Plan Approval is obtained for the proposed new dwelling (conveyed lot) and accessory building (retained lot) containing standard clauses regarding colours, materials window treatment, etc.;

THAT review of the future site plan applications for the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot be delegated to Heritage Section Staff unless there are any significant deviations to their proposed designs as reviewed by the Committee;

AND THAT Heritage Markham does not object to the demolition of the existing detached garage on the proposed conveyed lot, provided that it is first advertised for relocation or salvage prior to the issuance of a demolition permit.

Lost (by a tie vote)

No other motions were considered by the Committee.

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

7.1 REQUEST FOR FEEDBACK

ONTARIO HERITAGE CONFERENCE 2023 OR 2024 COMMUNITY HERITAGE ONTARIO (16.11)

Extracts:

R.Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that City has been asked if it would be interested in hosting the 2023 or 2024 Ontario Heritage Conference. Staff noted they were unsure the City will have the staff resources and volunteer commitment to support the planning of the conference at this time. Staff indicated the decision could be revisited to consider hosting 2024 or beyond next year.

Committee recognized the economic benefits of holding the conference in Markham, but agreed not to pursue the proposal at this time.

Recommendation:

THAT Heritage Markham Committee receive as information.

Carried

7.2 PROCLAMATION OF HERITAGE WEEK 2021

FLAG RAISING AT CIVIC CENTRE (16.11)

Extracts: R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that the proclamation of Heritage Week 2021 will be printed on the City Page in the *Markham Economist & Sun*, and *Thornhill Liberal*, but as per City policy, there will be no flag raising this year due to the pandemic.

Recommendation:

That Heritage Markham receive as information.

Carried

8. PART SIX - NEW BUSINESS

a) Beckett Farm House

A committee member raised the issue of the condition of the Beckett Farm House (28 Busch Ave) Regan Hutcheson, Manager of Heritage Planning advised that the protection of the Beckett Farm House will be addressed through a Staff Report targeted to go to the Development Services Committee prior to summer break on the City's plan for handling neglected heritage properties, which will include how the upkeep of these properties will be enforced.

b) Meeting Start Time

The Committee agreed to start Heritage Markham Committee meetings at 7:00 PM for the duration of time meetings are held via Zoom.

c) Round Table

The Chair introduced the concept of allowing each member the opportunity to provide comment or ask a question. Committee participated in a roundtable discussion.

9. ADJOURNMENT

Heritage Markham Committee adjourned at 10:00 PM.



Heritage Markham Committee Minutes

Meeting Number: 3
March 10, 2021, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Keith Irish, Chair convened the meeting at 7:02 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Graham Dewar declared a disclosure of pecuniary interest on the following items:

Item 5.3 – 29 Jerman Street – his company is bidding on the work involved in the proposed addition.

Item 6.1 – 1 Peter St. – his company has been working with the applicant and their agent (David Johnston) for over 12 months developing the work.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

Recommendation:

That the item “Notice of Intention to Demolish, 32 Joseph Street, Markham Village Heritage Conservation District” be added to the agenda.

Lost

B. New Business from Committee Members

There was no new business from Committee Members.

3.2 MINUTES OF THE FEBRUARY 10, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

It was requested that the Committee feedback for item 6.1- Official Plan and Zoning By-Law Amendment, 7750 Bayview Avenue, Proposed High Density Development be updated to reflect that the Members suggested there was also a concern about building height..

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 10, 2021, be received and adopted, as amended.

Carried

4. PART TWO - DEPUTATIONS

4.1 PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

INCORPORATION OF CULTURAL HERITAGE RESOURCES IN NEW SUBDIVISION

SOMMERFELDT HOUSES

10379 AND 10411 KENNEDY ROAD

MINOTAR HOLDINGS INC AND HAL-VAN 5.5 INVESTMENTS LTD. (16.11)

FILE NUMBER:

PLAN 20 133038

Extracts:

R.Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the incorporation of the Sommerfeldt heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road. Staff have not taken a position on the relocation of the heritage cultural resources, but have provided the Committee with options for its consideration. The heritage resources should be kept occupied as long as possible, and should continue to be maintained.

Dan Currie, MHBC Planning reported that in order to make the plan of subdivision work the grading of the site needs to be altered. In order for the cultural heritage resources to remain in their current locations, the foundation would need to be lifted, as the site is too low. He noted the cultural heritage resources are both in good structural condition and can be moved. The consultant indicated that relocating the cultural heritage resources, to the northwest mixed-use section (Block 'A') of the subdivision permits the house to be used for non-residential uses, such as a restaurant or daycare. Integrating the cultural heritage resources with the park also makes them more of a landmark.

Clay Leibel, applicant noted examples of how the heritage homes can be successfully incorporated into a condominium by making them into condo units, a fitness room, or party room. The Applicant is open to working with staff on the configuration of the cultural heritage resources.. The Applicant is committed to addressing all deficiencies with respect to the cultural heritage resources and is willing to keep the use open to both residential and non-residential uses, but would like them relocated to the northwest section of the development where mixed uses will be permitted.

Committee provided the following feedback on the incorporation of the Sommerfeldt cultural heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road:

- Suggested that the cultural heritage resources remain in their current location or be relocated as close to their original location as possible if required to be moved and remain in residential use, as the argument to depart from the City's Heritage Policy and move the resources was not strong enough (some members supported);
- Suggested that it is important to maintain the physical connection between the two related houses;
- Supported the re-location of the cultural heritage resources, but suggested that heritage resources be able to be used for residential or non-residential uses (some members supported);

- Ensure the orientation of the cultural heritage resources is appropriate, so that the front of the houses face the street.

After a lengthy discussion, the Committee asked the Applicant come back to the next meeting with more information on why the cultural heritage resources are required to be moved.

Recommendation:

THAT the Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to other non-residential uses subject to the submission of a building relocation plan.

Lost

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) **if used for residential use.**

Lost

Recommendation:

THAT the Item 4.1 Plan of Subdivision and Zoning By-Law Amendment, Incorporation of Cultural Heritage Resources in New Subdivision, Sommerfeldt Houses, 10379, and 10411 Kennedy Road be deferred to the April 14, 2021 Heritage Markham Committee meeting.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

DELEGATED APPROVAL

HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

VARLEY VILLAGE AREA, UHCD

12 WISMER PLACE, HERITAGE ESTATES

109 MAIN ST. UHCD

15 COLBORNE STREET, THCD

193 MAIN ST. UHCD (16.11)

FILE NUMBERS:

- HE 21 105477
- HE 21 105888
- HE 21 105887
- HE 21 106738
- HE 21 106735

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**

298 MAIN ST. U.

7711 YONGE ST.

7681 YONGE ST.

7651 9TH LINE

16 COLBORNE ST. (16.11)

FILE NUMBERS:

- HP 21 102564
- AL 21 105542
- NH 20 135131
- AL 20 115331
- HP 102416

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner agreed to contact the Yonge Street property owners and remind them that they have to apply for a sign permit prior to putting up their signs.

Recommendation:

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

Carried

5.3 SITE PLAN CONTROL APPLICATION

PROPOSED REAR ADDITION

29 JERMAN STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:

SPC 20 132562

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed design of the one storey rear addition to 29 Jerman Street and the proposed net floor area ratio of 50% and the maximum, building depth of 18.9m, 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 including the standard conditions regarding windows, materials, colours etc.

Carried

6. PART FOUR - REGULAR

6.1 SITE PLAN CONTROL APPLICATION AND VARIANCE APPLICATION

PROPOSED TWO STOREY ADDITION AND ATTACHED GARAGE

1 PETER ST.

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:

SPC 21 108254

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum regarding the proposal to add a two storey addition and an attached garage to 1 Peter Street, Markham Village Conservation District. Staff supports the proposal.

In response to an inquiry from the Committee, Peter Wokral advised that one tree will be removed from the property. The City's Urban Design Department has approved the removal of the tree, and the Applicant will be required to provide compensation for the removal of the tree.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition and detached garage at 1 Peter Street or the variances to the development standards of the By-law identified by the architect requesting a maximum net floor area ratio of 50% and minimum rear yard setback of 13.0 ft.;

THAT final review of the Site Plan Control application and any future Committee of Adjustment application to approve the design of the proposed addition be delegated to Heritage Section staff;

THAT the owner enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, windows, etc.

Carried

6.2 SITE PLAN CONTROL APPLICATION

PROPOSED NEW DETACHED DWELLING

20 PRINCESS STREET

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:

SPC 21 105246

Extracts:

R.Hutcheson, Manager, Heritage Planning

F. Hémon-Morneau, Development Technician

Francois F. Hémon-Morneau, Development Technician presented the staff memorandum for a proposed new dwelling on 20 Princess Street in the Markham Village Conservation District. Staff have no objection to the demolition of the existing building, or to the design of the proposed dwelling on the condition the tree preservation plan is adhered too.

Joseph Campitelli, Consultant, representing the landowners advised that 7 trees are required to be removed from the property to build the new dwelling. In compensation for the removal of the trees, the landowner is required to plant 16 new trees on the property. The Toronto Region and Conservation Area has reviewed and approved the plans for the new dwelling. The larger windows will be reviewed by the City's Urban Design Staff, who will consider the City's Bird Friendly Guidelines when providing their feedback. The streetscape was displayed to the Committee.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing heritage building;

THAT Heritage Markham recommends that revisions be made to the building footprint to address the tree preservation issues identified by Urban Design Section;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed dwelling subject to revisions being made to address the preservation of existing vegetation as recommended by the City's Urban Design Section.

Carried

6.3 SITE PLAN CONTROL AND VARIANCE APPLICATIONS

PROPOSED TWO STOREY ADDITION TO AN EXISTING HERITAGE DWELLING AND DETACHED 2-CAR GARAGE WITH LOFT 14 GEORGE ST.

MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBERS:

- SPC 21 104346
- A/021/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed two-storey addition and detached 2-car garage with loft at 14 George Street, Markham Village Conservation District. The proposed addition is a scaled down version of the previously proposed addition for this property. Staff are no longer concerned about the proposed building depth of the addition to the house, as

the neighbours house has since been renovated and is of a similar building depth to the that proposed on the subject property.

Staff did not request a streetscape elevation as the neighbouring full two storey homes are higher than the proposed 1-1/2 storey addition.

Committee provide the following feedback on the proposed addition and detached garage:

- Suggested the net floor area still needs to be scaled down;
- Asked if any trees will be removed;
- Asked if the parking pad will be removed;
- Supported as long as the windows are retained on the north and south elevations of the heritage portion of the house (as recommended by staff).

In response to inquires from the Committee, Russ Gregory, representing the landowners provided an overview of the previous proposal for the house, and confirmed that the space over the garage will be used for storage. In order to complete the addition, one small tree is required to be removed from the property. The parking pad will also be removed and replaced with landscaping, as it will no longer be required. The detached garage takes up a lot of the net floor area. The landowners want the detached garage so that it blocks their view of commercial properties on Main Street Markham, which they are hoping will provide them with more privacy.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed relocation of the existing heritage building, the new foundation, the removal of the existing rear tail addition and the new addition to 14 George St., the detached garage/accessory building and the requested variances, subject to the following revisions being made to the proposed design:

- That original existing two over two windows on the north and south elevations of the heritage portion of the house are retained and labelled on the drawings as existing and that clarification be provided as to why the existing windows on the south portion of the original house need to be removed;
- That the plans are properly labelled to indicate the original features to be retained and to identify the materials that will be used on all other elevations;
- That the design of the veranda be based on local historic examples of verandas of the same period as the construction of the house;
- That larger window treatments comply with bird friendly guidelines;
- That applicant provide an updated arbourist report and that the large Walnut tree located on the property to the north be retained and preserved through whatever measures necessary as recommended by a certified arbourist;

- That the existing parking pad in the front yard be replaced with soft landscaping and indicated on the site plan;
- That the front yard indicate the planting of two native, high branching, deciduous, trees

THAT Heritage Markham recommends that final review of the site plan control and variance applications be delegated to Heritage Section staff provided there are no significant deviations from the plans reviewed by the Committee;

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

Carried

**6.4 SITE PLAN CONTROL APPLICATION
PROPOSED 2 STOREY ADDITION AND ATTACHED GARAGE
29 JOSEPH STREET,
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
SPC 21 104233 (16.11)**

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed 2 storey addition and attached garage, 29 John Street, Markham Village Heritage Conservation District.

The Committee supported the staff recommendation, but requested that if there are any variances that the proposal be brought back to the Committee for its feedback.

Recommendation:

THAT Heritage Markham has no objection to the demolition of the existing one storey attached garage at 29 Joseph Street;

THAT Heritage Markham has no objection to the proposed addition and attached garage to the semi-detached dwelling at 29 Joseph Street subject to the east facing hipped roof being revised to a gable roof, and the proposed windows being more historically authentic in proportion and pane divisions;

THAT final review of any development application in support of the proposed design be delegated to Heritage Section staff provided that the above revisions are made;

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

Carried

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

7.1 AWARDS

ONTARIO VOLUNTEER SERVICE AWARDS MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (16.11)

Regan Hutcheson advised that municipalities can nominate volunteers that have served a minimum of five consecutive years for the Ministry of Heritage, Sport, Tourism and Culture Industries Ontario Volunteer Service Awards.

Committee supported the nomination of David Nesbitt, Anthony Farr, Graham Dewar, Evelin Ellison, and Ken Davis for the award. All have served five or more consecutive years on the Heritage Markham Committee.

Councillor Keith Irish, Chair thanked all five members for their service and for contributions to the Heritage Markham Committee.

Recommendation:

THAT Heritage Markham receive the information on the Ontario Volunteer Service Awards and that the following Heritage Markham citizen members be nominated for the 5 years of continuous service award:

David Nesbitt – 9 years

Anthony Farr – 7 years

Graham Dewar – 7 years

Evelin Ellison – 5.5 years

Ken Davis – 5 years

Carried

8. PART SIX - NEW BUSINESS

a. Heritage Agendas

In response to a suggestion from a Committee Member, the Clerk advised that the technology being use to create the agenda does not permit for the agenda item no. to be included on the supporting documentation.

b. 12 Romona Boulevard

Councillor Karen Rea reported that the severance and minor variance request for 12 Roman Boulevard were deferred by the Committee of Adjustment.

c. Heritage Cultural Resources Orientation

Graham Dewar noted that the Heritage Markham Committee needs to carefully consider the orientation of the cultural heritage resources in regards to the street planning to ensure the essence of the house is not destroyed.

d. Round Table

The following feedback was provided as part of a round table discussion:

Terms of Reference – Regan Hutcheson, Manager of Heritage Planning advised that the new Heritage Markham Committee Terms of Reference and By-Law were approved by Council at its March 9 Council meeting without comment.

Deputations – Evelin Ellison noted that she prefers that deputations be heard after staff present their item.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:24 PM



**CYCLING AND PEDESTRIAN ADVISORY COMMITTEE
THURSDAY, NOVEMBER 19, 2020
ZOOM MEETING
MINUTES
7:00 – 9:00 PM**

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Steve Glassman, Vice Chair
Deputy Mayor Don Hamilton
Councillor Reid McAlpine, Ward 3
Amit Arora
Anthony Ko
Colin Cassar
Doug Wolfe
Elisabeth Tan
Jozsef Zerczi
Paul Salvo

Guest Speakers:

Alain Cachola, Senior Manager, Capital
Alberto Lim, Senior Capital Engineer
Tricia Radbun, RJ Burnside
Yvonne Verlinden, TCAT
Keenan Mosdell, TCAT

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Laura Gold, Committee Clerk

Agency:

Joseph Pacione, YRDSB and YCDSB
Diana Kakamousias, York Region Transportation

Regrets:

Gerry Shaw
Zain Khan
Daniel Yeung
Mauricio Martinez
Barry Martin, Accessibility Advisory Committee
Sari Liem, York Region Public Health
Councillor Isa Lee, Ward 8

The Cycling & Pedestrian Committee convened at 7:03 PM with David Rawcliffe in the Chair.

1. DISCLOSURE OF CONFLICTS OF INTEREST

There were no disclosures of conflict of interests.

2. APPROVAL/MODIFICATION OF THE AGENDA

The agenda was approved as presented.

3. REVIEW OF THE MINUTES: OCTOBER 15, 2020

Moved by Peter Miasek

Seconded by Elisabeth Tan

That the Minutes from the October 15 2020, Cycling & Pedestrian Advisory Committee be approved as presented.

Carried

4. PERTINENT INFORMATION FROM GUEST SPEAKER

4.1 Markham Centre Trail Environmental Assessment Study

Alain Cachola, Senior Manager of Infrastructure and Capital Projects, Alberto Lam, Project Manager, and Tricia Radburn, RJ Burnside Consultants were in attendance to provide a presentation on Markham Centre Trail Environmental Assessment Study. Mr. Cachola introduced the project, and Ms. Radburn delivered the PowerPoint presentation.

Ms. Radburn provided an overview of the Markham Centre Trail project and explained that project is currently in Phase 3 of the EA process. She further discussed some of the challenges and presented 3 alternative alignments. The current project focuses on identifying the conceptual trail and bridge designs. A second public open house is expected to take place in early 2021.

Peter Miasek asked about the possibilities of installing 2 separate pathways, one for pedestrians and one for cyclists within this trail, at least in some areas such as hills. Alain Cachola explained that a single 3m wide MUP is the current City's standard. Anything beyond this standard would require further discussion with TRCA and City staff. He further suggested that City staff would be open to discussion should there be changes and updates to this MUP standard. Ms. Tricia Radburn noted that an additional pathway may have an impact resulting in more disturbance on the natural environmental and woodland.

Councillor McAlpine suggested the need to standardize surface material. City staff has noted the comment and will work with Operations Department to ensure a standard approach is taken.

Elisabeth Tan inquired about winter maintenance for this trail. Alain Cachola responded that once the trail alignment is identified, City staff will work with the Operations Department to determine opportunities and cost after the EA is completed.

Joska Zerczi made a comment about connecting the trail beyond the Markham Centre Area in order to form a continuous network. City staff explained that the long-term plan is to connect the Markham Centre Trail to the existing trail network once fully constructed.

4.2 Markham Cycles – 2020 Program Review

Yvonne Verlinden, Centre for Active Transportation delivered a presentation to provide an update on the 2020 Markham Cycles Program. Yvonne explained that as a result of COVID-19, many of

the planned program was cancelled. Some programs were changed and managed to still be implemented for this year. This included: Bike Rescue Program, Cycle the City with youth, Back to School by Bike Giveaway, Bike Booth on Enterprise Blvd & Saturdays in Parks, Markham Cycles More, and virtual workshops. There are a few activities to be carried out in the remainder of the year including: winter cycling webinar, volunteer appreciation event, bike parking audit and reporting on 2020 activities to funders.

TCAT was successful in obtaining the Trillium Grow Grant for next 3 years. There are plans to grow the current bike programs to other areas in York Region. TCAT is exploring opportunities to be part of the Active School Travel pilot (as part of the AST Innovate stream), as well as planning the 2021 Markham Cycling Day event.

The Committee thanked Keenan Mosdell for his helpful and outstanding service at the Milliken Mills bike hub and throughout the bike tune-up booth events.

5. BUSINESS ARISING FROM LAST MEETING

5.1 Report on 16th Avenue Intersections (Kennedy/Warden)

As part of the 16th Ave EA – detailed design work, Peter Miasek has reached out to York Region requesting protected intersection (corner refuge island) designs at Kennedy Road and Warden Ave. Peter informed the Committee that the idea was rejected and the current plans are for a standard intersection with cross-ride markings through the intersection.

A sub-committee was suggested and formed to continue explore this issue. It was suggested that the Sub-committee consult with City staff prior to approaching York Region staff.

Moved by Peter Miasek

Seconded by Elisabeth Tan

The following Sub-Committee was created to address matters pertaining to the intersections at Kennedy Road and Warden Avenue with members including:

Peter Miasek

Elisabeth Tan

David Rawcliffe

Carried

5.2 Report from Sub-Committees

a. Bike Share Sub-Committee

Peter Miasek advised that the Sub-Committee conducted a phone call with Toronto Parking Authority, and is working on assimilating information from bike share providers.

b. Vision Zero Sub-Committee

Steve Glassman advised that the Sub-Committee had one meeting and continues to explore the challenges and benefits of the “Vision Zero” brand.

c. Share Paths Sub-Committee

David Rawcliffe and Elisabeth Tan advised that the Sub-Committee is conducting research on problems with shared pathways, and on best practices with respect to shared pathways. For example, research best practices for splitting the pathway on or near hills where cyclist are often travelling at a higher speed. The Sub-Committee is working on a report that it strives to bring forward to the Committee in 2021.

6. STANDING ITEMS & ON-GOING PROJECTS

6.2 School Programs & Pilots

Peter Miasek provided an update on the success and next steps with respect to the active travel to school pilot project at 9 Markham’s elementary schools.

Project Success

- Tier 1 - Marketing, Communication, and Education – The program achieved a high level of communication and education with students, parents and staff. ;
- Tier 2 - School Classroom Competition – Worked well in some school, but the competition was not held in all schools. The competition was challenging to coordinate, and it was difficult to provide incentives to encourage participation.
- Tier 3 - Family Connection System (family meeting spots to encourage walking school buses organized by families themselves) – It is too early to determine if the program is effective.
- Tier 4 - Engineering Enhancements (wayfinding signs, and traffic stencil) – The program was well received, and the artwork has been shared with York Region.
- Tier 5 - Traffic Engineering Enhancements (no stopping signage, red line paint, school zone road stencils, and ladder crosswalk) – Observed positive changes to driver behaviour at 3 out of 4 of the schools;
- Tier 6 - Walking Wednesday – Kiss and Ride Closure – The Student Council has requested that another walking day be added, and few parent complaints have been received. At this time, the program is only being offered at John McRae Public School.

Next Steps

There are 3 remaining tasks to complete before June 2021 as part of the current grant. The final report on the pilot project will be finalized in July-August 2021.

An application is being submitted to receive a grant up to \$30,000 from the Ontario Active School Transportation Fund – Innovate Stream. A meeting was held on November 12 to brainstorm ideas for the grant proposal.

6.3 Active Transportation Master Plan Updates

The Council report for the Active Transportation Master Plan is tentatively deferred to December 8. Related documents are in preparation, including an updated AT Facility and Intersection Design Guideline, Network Phasing Plan, and Staff Resourcing Plan. City staff also advised that the draft Pedestrian Charter is completed and will be circulated to the Committee for comment.

There was a question on how the design guideline will be different from York Region's version. City staff explained that the design guideline as part of this project is intended for local and collector roads, as well as focus on transition treatments at intersections.

7. INFO ITEM/NEW BUSINESS/ANNOUNCEMENTS

7.1 Traffic Memo at Nov 9 DSC

A Council Report entitled "Traffic Operations Project Update" was brought forward to the Development Services Committee on November 9, 2020. The recommendation approved by Council was shared with the Committee. As part of the resolution, Council approved permanently prohibiting parking and reducing the speed limit to 30 km per hour on Main Street Unionville, and reducing the speed limit on Main Street Markham between Drive and Highway 7 to 40 km per hour. In addition, City Staff are directed to explore opportunities of an Open Street program for 2021.

7.2 Summary of Active Transportation Projects

Peter Miasek provided an overview of the Active Transportation Project table as of November 11, 2020, which was circulated to the Committee with the agenda package.

7.3 Discussion Items

Jozsef Zerczi requested that a trail connection from Rouge Valley Trail to Russell Jarvis Drive, and expressed concern in regards to students trying to cross the street at Wood Thrush Avenue, and Russell Jarvis Drive to get to Legacy Public School.

Loy Cheah, Senior Manager, Transportation agreed to see if a connection to the trail can be added on Russell Jarvis Drive, as part of the City's sidewalk program. Staff are also working with the School Board and Parent Council to calm traffic in front of Legacy Public School. A formal pedestrian crossing is not yet warranted in this location. Staff will continue to monitor and explore different options.

7.4 2021 City Budget

City Staff presented a list of proposed 2021 budget items related to active transportation. It was advised that all of the Active Transportation Capital Budget Projects were approved by the Budget Committee and will be confirmed in December.

Peter Miasek asked about the budget status to develop the Road Safety Plan (\$250K), which was approved by Council in the Fall. Staff advised that they do not have the resources to manage this until later in 2021. This will be in a Phase 2 budget to be tabled this Fall.

7.5 Status of External Funding Sources

City staff provided a list of projects that received external funds. It was mentioned that Markham is coordinating an application for the provincial Covid Resiliency Fund.

8. Next Meeting Date

The next meeting of the Cycling & Pedestrian Advisory Committee will be held on December 17, 2020 at 7:00 PM.

9. Adjournment

The Cycling & Pedestrian Advisory Committee adjourned at 9:00 PM.



**CYCLING AND PEDESTRIAN ADVISORY COMMITTEE
THURSDAY, DECEMBER 17, 2020
ZOOM MEETING
MINUTES
7:00 – 9:00 PM**

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Steve Glassman, Vice
Chair
Amit Arora
Anthony Ko
Colin Cassar
Doug Wolfe
Elisabeth Tan
Jozsef Zerczi
Paul Salvo
Daniel Yeung
Councillor Isa Lee, Ward 8

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Laura Gold, Committee Clerk

Agency:

Joseph Pacione, YRDSB and YCDSB
Sari Liem, York Region Public Health

Regrets:

Deputy Mayor Don Hamilton
Councillor Reid McAlpine, Ward 3
Gerry Shaw
Zain Khan
Mauricio Martinez
Barry Martin, Accessibility Advisory
Committee
Diana Kakamousias, York Region Transportation

The Cycling & Pedestrian Advisory Committee (CPAC) convened at 7:06 PM with David Rawcliffe in the Chair.

1. DISCLOSURE OF CONFLICTS OF INTEREST

There were no disclosures of conflict of interests.

2. APPROVAL/MODIFICATIONS TO AGENDA

There were no modifications to the agenda.

3. REVIEW OF MINUTES FROM: NOVEMBER 19, 2020

The following changes were made to the November 19, 2020 CPAC Minutes:

Cycling & Pedestrian Advisory Committee

December 17, 2020

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- Add from Highway 7 to **Bullock** – item 7.1
- change “request” to “suggest” – item 7.3

Moved by Anthony Ko

Seconded by Peter Miasek

That the Minutes of the November 19, 2020, Cycling & Pedestrian Advisory Committee be approved as amended.

Carried

4. PERTINENT INFORMATION FROM GUEST SPEAKERS

There were no guest speakers

5. BUSINESS ARISING FROM LAST MEETING

There was no business arising from the last meeting.

6. STANDING ITEMS & ON-GOING PROJECTS

6.1 City’s Ongoing AT Project Updates

There was no update provided on this item.

6.2 School Programs & Pilots

Peter Miasek provided an update on the Markham Active School Travel Program. The pilot program is being offered at nine Markham elementary schools until June 2021 with three remaining initiatives to complete. This includes an education and communication campaign, school banners at each school, and permanent family connection signs near the schools.

Peter also reported that an application was submitted for the Ontario Active School Transportation Innovation Fund Grant. He explained that grant will be used to expand the current school pilot program to more schools, and working with Markham Cycles, to have pop-up booths at the pilot schools to educate students on cycling safety and offer bike tune-up. The grant will also allow for the exploration of School Streets at a potential pilot school. The total budget of this expansion will be \$60,000 with grants covering \$30,000 and contribution from other funders.

Committee asked the following questions:

- Could the teachers ask the students how far they walk or cycle to school?

(Note: York Region Public Health is interested in quantifying this data to promote the health benefits of walking or cycling to school)

- Are there any pilot programs that encourage active school transportation at high schools?

- Could the teacher ask the students if they travel to school with their parents or friends?

Peter Miasek advised that the program has focused on elementary schools, as the grants available are for improving active school transportation at the elementary level, and explained that the student survey conducted by the teacher can only include a few questions, which limits the data that can be collected. Mr. Miasek agreed to ask the School Board if they have data on how far students walk or cycle to school.

6.3 Active Transportation Master Plan

Loy Cheah, Senior Manager, Transportation advised that the report going to Council on the Active Transportation Master Plan has been deferred to January or February of 2021. The draft Executive Summary, and draft Pedestrian Charter were circulated to the Committee for its feedback.

The Committee requested that the Active Transportation Master Plan Design Guidelines, and the Short-term Implementation Plan also be circulated to the Committee prior to it being brought forward to Council for endorsement.

6.4 Reports to Council

There was no update on this item.

6.5 EA Updates

There was no update on this item.

6.6 Markham Cycling Day

Staff advised that a Sub-Committee meeting was held in December. The subcommittee agreed that there will be a 2021 Markham Cycling Day, but that the format of the event will be different due to the pandemic. The event is targeted to be held in mid June, and provides an opportunity to highlight the urban walking and cycling loops. Aviva has expressed an interest in sponsoring the event. The Sub-Committee will meet again on January 15, 2021 to start planning the event. Everyone is welcome to attend the meeting.

6.7 York Region Projects

There was no update provided on this item.

6.8 Subcommittee Updates (Vision Zero, Shared Pathways, Bike Share, 16th Intersections)

Vision Zero Subcommittee

Steven Glassman reported that the Sub-Committee was tasked to: 1) study Markham's current road safety plans to see if it follows the "vision zero" principles, and 2) evaluate whether "vision zero" is an appropriate name for Markham to use. The Sub-Committee will start with interviewing other municipalities on their reasoning for "using" or "not using" the "vision zero" name. The subcommittee is expected to report on recommendations in 2021.

Shared Pathways Sub Committee

David Rawcliffe advised that the Sub-Committee has met twice, and will meet again in the New Year. The focus of the discussion has mostly been on cycling and pedestrian conflicts. The Sub-Committee is researching best practices around the world in regards to resolving cycling and pedestrian conflicts. The concerns regarding sharing pathways are generally coming from pedestrians. Once the review is completed, Sub-Committee plan to discuss with Markham staff.

Bike Share Sub-Committee

Peter Miasek advised that the Sub-Committee had a meeting with BikeShare Toronto/Toronto Parking Authority. The meeting created a better understanding of both the capital and operating costs of starting a bike-share program in Markham. It also highlighted the benefits of partnering with BikeShare Toronto if the City was to pursue a bike sharing initiative. A Sub-Committee meeting will be held to discuss the next steps.

Peter Miasek agreed to circulate the notes from the meeting with BikeShare Toronto with the Committee. Additionally, the Sub-Committee will explore the use of “e-bikes” or “traditional bikes” as part of the potential bike-sharing program in Markham.

16th Avenue intersection Sub-Committee

Peter Miasek advised that York Region has rejected the idea of having a corner refuge island on 16th Ave at Warden Avenue and at Kennedy Road. The next step is for the Sub-Committee to meet and decide how it will move forward.

6.9 Road Safety

In response to an inquiry from the Committee, Loy Cheah advised that staff will focus on the following activities prior to the formal development of a Road Safety Plan:

- Implementing of the Road Safety Educational Campaign;
- Improving road safety information on the City’s website;
- Active School Travel Pilot Project;
- Opportunities to improve pedestrian crossing in school zones,
- Complete the Copper CreekDr road diet pilot; and,
- Side Walk Network Completion Program.

Staff advised that the work scope development will begin in 2021 with actual plan development planned for 2022, subject to budget approval. Staff are also waiting for the results from the York Region pilot projects on: 1) no right turns on a red-light; and 2) providing pedestrians with a head start when crossing the road. Once the pilot project results are available, the City will determine if these traffic-calming measures are transferable to Markham intersections. Staff regularly meet with York Region staff to discuss traffic related projects of shared interest. Budget and resources limit what the City can do in regards to traffic calming.

The City will not make any traffic safety recommendations at this time in regards to the cycling fatality on Carlton Avenue, as the incident is still under police investigation. Committee also discussed potentials of low-cost traffic calming measures, opportunities to work with York Region, and right-turn restriction.

6.10 Open Street – ideas for 2021

Loy Cheah advised that Council directed staff to develop an Open Street Plan, and suggested that a Sub-Committee be created in the New Year to work on the plan, and to look at if the open streets initiative was broad enough to include quiet streets. Committee asked that this item be added to the next agenda.

7. INFO ITEM/NEW BUSINESS/ ANNOUNCEMENTS

7.1 Denison Street crossing design at Stouffville GO line

Loy Cheah advised that staff met with Metrolinx to discuss possible pedestrian and cycling pathway improvement in the Denison Street crossing design at Stouffville GO Line by reducing the travel lane width and median island width and allocating more width to increase the widths of the 2 metre wide sidewalks.

7.2 COVID Resiliency Fund update

Loy Cheah advised that the City submitted an application for the COVID Resiliency Fund that focused on improving existing facilities to help stop the spread of the virus, and on projects related to the maintenance of existing green infrastructure, trails and parks amenities. The submission and completion timelines were too tight to consider using the funds for traditional engineering projects, such as creation of new trails.

7.3 CPAC 2021 Budget & work plan

Staff advised that the following 2021 Budget was approved by Council with the following budget line items related to the Committee:

- CPAC – \$25,400 (212025)
- Markham Cycling Day - \$10,200 (21030)

Staff suggested the Committee to think about how the budget will be used in 2021. In response to an inquiry from the Committee, Staff advised that it is a possibility that some of the CPAC Budget could be allocated towards traffic calming, and/or open streets initiative, subject to confirmation with Finance Department.

7.4 National Active Transportation Strategy

Peter Miasek advised that the Federal Government has made a commitment to developing an Active Transportation Strategy for Canada. No other details has been announced yet, and will continue to update Committee with further information.

7.5 Markham Golf & CC

Staff provided an update for the former Markham Golf site to address Doug Wolfe's inquiry to extend the trail connection from proposed Markham Centre Trail west towards 16th Avenue at the former Markham Golf site. There is currently lack of interests for redevelopment of this site at this time. Committee agreed to walk the area in the spring, and deferred any further discussion on this matter.

7.6 E-bikes and e-scooters discussion

The Committee discussed the Ministry of Transportations Power-Assisted Bicycle and Cargo E-Bike Pilot Program Proposals. It is noted that comments on the proposal are due on December 24, 2020. There was also a recent York Region Council report that allows and designate e-scooters to travel on HOV Lanes.

Committee discussed the matter and provided the following feedback:

- Did not support having e-bikes and e-scooters in the HOV lanes;
- Were unsure where e-scooters and other motorized devices should operate;
- Understood that the municipality has to address where various types of low speed motorized, electric devices can operate, and that this will be a struggle for the next several years;
- York Region Public Health is starting to look at hospitalization rates due to the use of e-scooters and bicycles.

The City is still deciding how it will address e-bikes and e-scooters, but staff will need to bring a report to Council in this regard soon. Staff will continue to consult the CPAC Committee on this matter.

7.7 2021 Meeting Dates

The Committee reviewed the 2021 proposed meeting schedule. Meetings will continue to be held the third Thursday of every month at 7:00 PM, excluding in July and August.

8. ANY OTHER BUSINESS

There was no other business.

9. AGENDA ITEMS FOR THE NEXT MEETING

The following items were requested to be added to the next agenda:

- Open Streets Plan – creating a Sub-Committee to assist with this initiative;

10. ADJOURNMENT

The Chair wished everyone Happy Holidays.

The Cycling & Pedestrian Advisory Committee adjourned at 9:01 AM.



**CYCLING AND PEDESTRIAN ADVISORY COMMITTEE
THURSDAY, JANUARY 21, 2021
ZOOM MEETING
MINUTES
7:00 – 9:00 PM**

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Steve Glassman, Vice -Chair
Amit Arora
Colin Cassar
Doug Wolfe
Elisabeth Tan
Jozsef Zerczi
Paul Salvo
Daniel Yeung
Deputy Mayor Don Hamilton
Councillor Reid McAlpine, Ward 3
Councillor Isa Lee, Ward 8

Public Member:

Roman Komarov

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Laura Gold, Committee Clerk

Agency:

Barry Martin, Accessibility Advisory
Committee
Diana Kakamousias, York Region Transportation
Joseph Pacione, YRDSB and YCDSB

Regrets:

Anthony Ko
Gerry Shaw
Zain Khan
Sari Liem, York Region Public Health

The Cycling & Pedestrian Advisory Committee (CPAC) convened at 7:06 PM with David Rawcliffe in the Chair.

1. DISCLOSURE OF CONFLICTS OF INTEREST

There were no conflicts of interest declared.

2. APPROVAL/MODIFICATIONS TO AGENDA

The agenda was approved as presented.

3. REVIEW OF MINUTES FROM: DECEMBER 17, 2020

Moved by Elisabeth Tan
Seconded by Peter Miasek

That the Minutes of the December 17, 2020 Cycling & Pedestrian Advisory Committee be approved.

Carried

4. PERTINENT INFORMATION FROM GUEST SPEAKERS

There was no pertinent information from guest speakers.

5. BUSINESS ARISING FROM LAST MEETING

This item was not discussed.

6. STANDING ITEMS & ON-GOING PROJECTS

6.1 City's Ongoing AT Project Updates

There was no update provided on this item.

6.2 School Programs & Pilots

There was no update provided on this item.

6.3 Active Transportation Master Plan Staff

Loy Cheah, Senior Manager of Transportation advised that staff continue to work on the Active Transportation Master Plan supporting documents. The Active Transportation Master Plan is now targeted to go to the Development Services Committee on March 8, 2021.

Committee requested the review of the Short-term Implementation Plan and Facility Design Guideline documents prior to these documents being brought forward to the Development Services Committee.

Loy Cheah advised that the Facility Design Guideline would be circulated once it's available in draft. This guideline is consistent with the Region's recent Pedestrian and Cycling Planning and Design Guidelines, but focuses on collector/local roads and on the interface between different types of facilities. He will need to seek senior management permission to circulate the short-term implementation plan as it contains information on the project costs. Loy Cheah will report back to the Committee on this matter.

6.3 Reports to Council

There was no update provided on this item.

6.4 EA Updates

There was no update provided on this item.

6.5 Markham Cycling Day – Updates

There was no update provided on this item.

6.6 York Region Projects

There was no update provided on this item.

6.8 Subcommittee Updates (Vision Zero, Shared Pathways, Bike Share, 16th Intersections)

Vision Zero Sub-Committee

Steve Glassman, Chair advised that the Sub-Committee met and new members were added. Members were assigned the task of interviewing other municipalities on its views of the “Vision Zero” brand. The Sub-Committee will report back in a few months on the interview feedback.

Shared Pathways

David Rawcliffe, Chair reported that the Sub-Committee is starting to prepare its position paper on shared versus segregated pathways. The Sub-Committee is currently working on defining the problem, identifying ways to help alleviate the problem, and on the costing. The finding of this report are important, as there are many environmental assessments underway for multiuse pathways versus segregated pathways, which may or may not support the Sub-Committees recommendations. The final version of the report was anticipated to be presented to the Committee at the February or March Cycling & Pedestrian Advisory Committee meeting.

Bike Share

Peter Miasek, Chair provided summary of meeting with Bike Share Toronto and identified potential approaches. The Committee provided the following feedback on the Sub-Committee meeting notes from its meeting with Bike Share Toronto:

- Need to build infrastructure first;
- Need to understand who the target market is prior to proceeding with a bike share initiative;
- Suggested starting a bike share program with Markham Cycles by expanding its library bike rental program;
- Keep the project alive until there is funding for the project;
- Suggested having a small private operator run the bike share program, possibly a student summer business or a local bike shop;
- Suggested it was worth testing a bike share project targeting commuters;
- Liked the idea of using Bike Share Toronto;
- Suggested putting a bike share station at the Hilton or Marriot hotels in Unionville, as the hotel can direct cyclist to Main Street Unionville or to the nearby trails once completed;
- Suggested using some of the funds allocated towards the Enterprise Boulevard Open Streets Project towards the Bike Share project.

Peter Miasek reported that some of the barriers to pursuing a bike share initiative in Markham at this time include funding for staff to support the project, funding the capital and operational costs associated with the project, and the Active Transportation Master Plan has not been implemented and tested yet. However, the Sub-Committee needs to respond to Bike Share Toronto with respect to Markham's interest in pursuing the initiative. The Sub-Committee will meet with City Staff to discuss how to respond to Bike Share Toronto.

16th Avenue Intersections

Peter Miasek, Chair reported that York Region is working on the design plans for the intersection at 16th Avenue and Kennedy Road. They have rejected the idea of corner islands. Next steps is to be determined.

6.9 Road Safety

There was a brief discussion on whether Markham's Road Safety Educational Campaign should be targeting drivers rather than all road users. The majority of the Committee supported targeting all road users, as all road users have a responsibility for ensuring Markham's roads are safe, and the City's campaign reinforces current legislation on road and sidewalk use.

Any additional feedback on Markham's Road Safety Educational Campaign can be emailed to staff and forwarded to the City's Corporate Communications Department.

6.10 Open Streets – 2021 Program

Peter Miasek advised that a meeting was held with Markham Cycles on January 13, 2021 to discuss the Open Streets program for 2021, as per Council Directive. Meeting attendees discussed the following 9 ideas:

A. Carryovers from 2020

1. Enterprise Road (from Andre DeGrasse to Unionville Main Street) - Closures Sunday
2. Main Street Unionville (from Carleton to Fred Varley) - "slow street" with pinch points and curb "extensions", made more attractive than in 2020

B. Building on 2020

3. Closure of Main Street Unionville on Sundays (omitted based on the Committee's advice)
4. Milliken Urban AT Loops
5. Villages and Valley Urban AT Loop
6. Thornhill Urban AT Loops

C. Advancing the ATMP

7. Markham Rd between 16th Ave to GO tracks or between 16th Ave and Bullock Dr – pilot test on outside lane removal

8. Middlefield Road – Sunday road closure
9. Brimley Road -Sunday road closure

Feedback from the Committee included:

- Suggested waiting to see if the Council mandated road diet in the Box Grove Area is a success prior to trying this in other Markham areas;
- Suggested reaching out to the local Councillors regarding any areas in their Ward that will be impacted.

The next meeting will be scheduled in a few weeks. Interested Members of the Committee were welcome to attend the next meeting.

7. INFO ITEM/NEW BUSINESS/ ANNOUNCEMENTS

7.1 Active Transportation Safety Information

Amit Arora spoke about the importance of targeting high school and college students regarding road safety, as they are new drivers or are just learning to drive and sometimes need a refresher on the consequences of failing to be a responsible driver. Additionally, at the college level there are foreign students that were not educated in Canada that could benefit from learning about different travel options. Ms. Arora agreed to prepare a summary report on a study that was conducted at the college she works at on this matter and report back to the Committee.

Committee provide the following feedback:

- Supported providing driver education through the schools;
- Suggested consulting with York Region School Boards Active Transportation Coordinators to see what education is already provided;
- Hoped that a Sub-Committee could be formed to address this matter.

Diana Kakamousias, York Region Transportation offered to distribute road safety literature to community hubs.

7.2 Unsafe Roads – Winter Maintenance

The issue of snow clearance on streets with no sidewalk was discussed. Councillor Reid McAlpine advised that the City does not clear local roads with no sidewalks for pedestrians to walk on in winter months. Most residents are satisfied with the City's winter maintenance based on a citizen survey conducted last winter. Complaints being received on this matter are being addressed by sending salt trucks to streets that have been reported to be very icy. The City's Corporate Communication Department is also tweeting messages with tips on winter walking.

7.3 Traffic Calming on Avoca Drive or Caboto Trail

Peter Miasek has suggested that Avoca Drive or Caboto Trail are streets that could benefit from implementing traffic calming measures.

Loy Cheah advised that staff will review both of these streets to see if they would be appropriate for implementing traffic-calming measures. Councillor McAlpine suggested having further discussion with Fire Department.

7.4 Chairs Review of Major AT Project Status

The Chair and Vice-Chair met with City staff regarding the states of major AT projects this year. It is being reviewed and will report back at upcoming CPAC meeting.

8. ANY OTHER BUSINESS

Fion Ho, Transportation Demand Management Coordinator, advised that the City has submitted an application to be considered for Silver Designation of the “Bike Friendly Community Award”. The application is currently being reviewed by the judging panel. The award winners will be announced in May 2021.

9. AGENDA ITEMS FOR THE NEXT MEETING

York Region will provide a 15-minute Community Presentation at the next meeting.

10. ADJOURNMENT

The Cycling & Pedestrian Committee adjourned at 8:50 PM.



**CYCLING AND PEDESTRIAN ADVISORY COMMITTEE
THURSDAY, FEBRUARY 18, 2021
ZOOM MEETING
MINUTES
7:00 – 9:00 PM**

Attendance

Committee:

David Rawcliffe, Chair
Peter Miasek, Vice Chair
Steve Glassman, Vice-Chair
Amit Arora
Doug Wolfe
Elisabeth Tan
Jozsef Zerczi
Paul Salvo
Anthony Ko
Deputy Mayor Don Hamilton
Councillor Reid McAlpine, Ward 3
Councillor Isa Lee, Ward 8

Public Member/Guests:

Roman Komarov
Jessica Wu, York Region
Jeff Hignett, York Region
Yvonne Verlinden, Markham Cycles
Sarah Sterling, Unionville BIA

Staff:

Fion Ho, TDM Coordinator, Transportation
Loy Cheah, Senior Manager, Transportation
Laura Gold, Committee Clerk

Agency:

Sari Liem, York Region Public Health
Sonia Sanita, York Region Public Health

Regrets:

Gerry Shaw
Zain Khan
Colin Cassar
Daniel Yeung
Barry Martin, Accessibility Advisory
Committee
Diana Kakamousias, York Region Transportation
Joseph Pacione, YRDSB and YCDSB

The Cycling & Pedestrian Advisory Committee (CPAC) convened at 7:06 PM with David Rawcliffe in the Chair.

1. DISCLOSURE OF CONFLICTS OF INTEREST

There were no disclosures of conflicts of interest.

2. APPROVAL/MODIFICATIONS TO AGENDA

- Item 7.1 – Deferred until further noticed
- Item 7.8 – School Travel Update was added to the agenda.

Moved by Peter Miasek

Seconded by Steve Glassman

That the February 18, 2021 Cycling & Pedestrian Advisory Committee Agenda be approved as amended.

Carried

3. REVIEW OF MINUTES FROM: January 21, 2021

Moved by Steve Glassman

Seconded by Peter Miasek

The Minutes from the January 21, 2021 Cycling & Pedestrian Advisory Committee were approved as presented.

Carried

4. PERTINENT INFORMATION FROM GUEST SPEAKERS

Sara Sterling from the Unionville Business Improvement Area was in attendance for the discussion on the slow streets initiative.

4.1 York Region Public Health – Healthy Built Environment

Sari Liem, Healthy Built Environment, York Region provided a presentation. It was noted that chronic diseases caused by the lack of physical exercise have a high cost to society. To help address this issue, York Region currently has a number of programs and policies that work towards creating healthy and walking communities. One of the recent initiatives is the 15-minute walkable community model.

4.2 York Region Planning – 15min Walking City Presentation

Jessica Wu, York Region Planning, provided an overview of the 15-minute community. She also explained that York Region is developing an assessment tool to measure the walkability of its communities based on a number of key indicators. The tool would suggest where gaps may exist.

Committee suggested the following should also be considered:

- To include places to work, and if there are co-working spaces close to home;
- The quality of the commute to the amenity;
- The cycling and driving distance to key amenities.

Jessica Wu advised that work establishments are being incorporated into the walkable community analysis. It was noted that although there may be employment within a 15 minute walk from home, it may not match the skills of the residents living in the walkable community. Graduate students from Queens University are also studying the quality of the journey. The distances could also be converted into cycling or driving distances.

4.3 York Region Planning – Mentimeter Polling & Discussion

Committee completed a mentimeter survey on what makes their walk and bike rides safe and enjoyable, and how they normally get to 8 key amenities, such as grocery stores, parks and trails, and libraries. The stats collected will be shared with the Committee.

Jeff Hignett, from York Region Planning, demonstrated the 15-Minute Community prototype to Committee. The walkability of a community is being measured by connecting address parcels to key destinations to measure the access to amenities.

Jessica Wu & Jeff Hignett advised that Richmond Hill was selected to test the tool. The tool to measure the walkability of other communities will be rolled-out across York Region in the near future. The information will be shared with all of York Region's local municipalities with the objective of helping them make informed decisions.

5. BUSINESS ARISING FROM LAST MEETING

There was no business arising from the last meeting.

6. STANDING ITEMS & ON-GOING PROJECTS

6.1 City's Ongoing AT Project Updates

There was no update provided on this item.

6.2 School Programs & Pilots

There was no update provided on this item.

6.3 Active Transportation Master Plan

There was no update provided on this item.

6.4 Reports to Council

There was no update provided on this item.

6.5 EA Updates

There was no update provided on this item.

6.6 Markham Cycling Day

Fion Ho, TDM Coordinator, Transportation provided an update on the Markham Cycling Day event. The event is tentatively scheduled to be held on June 13th. The event will be held "ride on your own with pre-determined routes". Currently, the planning committee is looking at ideas to enhance the event, possibly by making it part of the open streets program. The next meeting to discuss the event will be held on February 24, 2021.

6.7 York Region Projects

There was no update provided on this item.

6.8 Subcommittee Updates (Vision Zero, Shared Pathways, Bike Share, 16th Intersections)

The following Sub-Committee updates were provided:

Vision Zero Sub-Committee

Steve Glassman, Chair of the Vision Zero Sub-Committee advised that there was nothing new to report since the last meeting. Members of the Sub-Committee are in the process of interviewing other municipalities and stakeholders on the use of “Vision Zero” name.

Shared Pathways Sub-Committee

David Rawcliffe, Chair of the Shared Pathways Sub-Committee reported that the Sub-Committee’s position paper on shared pathways has been circulated to the Committee for its review. The report will be discussed in more detail at the March CPAC meeting.

Bike Share Sub-Committee

Peter Miasek, Chair of the Bike Share Sub-Committee reported that Sub-Committee has concluded that the City does not have the funding or staff resources to pursue a bike sharing initiative at this time. It is now focusing on expanding the Markham Cycles bike rental program.

16th Avenue Intersections

Peter Miasek advised that no progress has been made since the last meeting when it was reported that York Region rejected its idea of having corner islands at the intersection of 16th Avenue and Kennedy Road. The Sub-Committee is still determining its next steps.

6.9 Road Safety

No update was provided on this item.

6.10 Open Streets

Peter Miasek advised that the Sub-Committee had three meetings to-date. Some of the ideas being explored for include:

- Slow Street – restricted local access on Main street Unionville;
- Open Streets - weekly closure on Sunday for three months on sections of Middlefield Road, Brimley Road, Green Lane and/or Enterprise Blvd
- Road Diet/Resizing - Carlton (between Kennedy Road and McCowan Road) and Main Street Markham (between Bullock Drive and 16th Avenue)
- Marketing and communications plan will be involved to help promote the program

Committee provided the following feedback:

- Suggested that Green Lane may not be a good candidate for the open street initiative, as it will likely not be supported by the Ward Councillor;

- Suggested that there should be activities to do on the streets being selected for the the open street or road diet initiatives.

7. INFO ITEM/NEW BUSINESS/ ANNOUNCEMENTS

7.1 School Safety Information Presentation

This item was deferred until further notice.

7.2 Markham Cycles Update

Yvonne Verlinden, Project Manager (Markham Cycles), The Centre for Active Transportation provided the following update:

- Markham Cycles is expected to experience disruption due to COVID-19 as Milliken Mills Community Centre remain closed
- Continue to provide community bike booths on Markham Cycling Day, Markham Open Street Program, and Saturday in the Parks
- Work with YRDSB, though OAST grant, to deliver bike booths at 9 elementary schools, and possibly having a school street pilot;
- Looking at alternative locations for the library bike loan program;
- Continue to hold online cycling related workshops;
- Conducting a study in partnership with Ryerson University on e-bike travel shift;
- Loaning refurbished bikes to newcomer youth;
- Work with CICS to refurbish and donate bikes;
- Expanding fleet of bikes by purchasing new bikes;
- Conducting physical activity surveys;
- Partnering with CPAC and City of Markham.

7.3 Healthy Communities Initiative – Proposed AT Projects

Peter Miasek advised that the City will be applying for funds under the \$31M federal investment program to transform public space in response to COVID-19.

Some project ideas included:

- Open Streets Program that include slow street on Main St. Unionville and Sunday weekly closure
- Installing pedestrian crosswalks at 21 elementary schools that are on collector roads (round 2).

Loy Cheah, Senior Manager, Transportation advised that the City is reaching out to the Markham community for project ideas. Senior Management will decide, which projects to recommend to Council by March 1. Community Groups can also apply for the grant independently.

Sari Liem advised that grant application should support physical distancing and needs to show how vulnerable populations will be addressed. York Region can provide data on vulnerable groups as necessary.

7.4 Active Transportation Infrastructure in FUA

Peter Miasek requested that staff provide a presentation on Markham's Future Urban Area at the March or April Meeting. Loy Cheah advised that staff will strive to provide a response in upcoming meetings.

7.5 Motion on John Street MUP

Committee asked for an update on the status of the John Street Multi Use Pathway at the next meeting, as it was concerned that the construction of the pathway has not started yet.

7.6 Huntington Trail Foot Bridge

Loy Cheah advised that he will consult with the City's Operations Department on the plans for the Huntington Trail Foot Bridge and report back at the next meeting.

7.7 Website Updates Staff

Fion Ho advised that the interactive pathway and trail map, and the active school travel webpage on Markham website have been updated.

7.8 Active School Travel

Peter Miasek provided an update on the Active School Travel program. The program will receive conditional funds from the Innovation Fund to implement a school street "closure" pilot. Members are welcome to join the Sub-Committee.

8. ANY OTHER BUSINESS

There was no other business.

9. AGENDA ITEMS FOR THE NEXT MEETING

- Share Pathway Subcommittee Report Review
- FUA Network Update
- John St. MUP Update

10. ADJOURNMENT

The Cycling & Pedestrian Advisory Committee adjourned at 9:01 p.m.

Varley-McKay Art Foundation of Markham
Minutes
February 1, 2021
5:00 PM

Attendance:

Board of Directors Present: Terrence Pochmurski, Chair, Councillor Reid McAlpine, Craig McQuat, Vice-Chair, Amin Giga, Treasurer, Jim Schmidt, Edie Yeomans, Carolyn Le Quéré, Mathew Reilly, Lisa Joy-Facey, and John Ingram

Staff Present: Niamh O’Laoghaire, Director, Varley Art Gallery, Francesca Dauphinais, Cultural Development Officer, and Laura Gold, Council/Committee Coordinator

Regrets: none

Item	Discussion	Action
1. Call to Order	The Varley-McKay Art Foundation of Markham convened at 5:05 PM with Terrence Pochmurski in the Chair.	
2. Approval of Minutes	Moved by Craig McQuat Seconded by Edie Yeomans That the December 5, 2020 Varley-McKay Art Foundation of Markham Minutes be approved. <div style="text-align: right;">Carried</div>	
3. Business Arising from The Minutes	Terrence Pochmurski, Chair and Niamh O’Laoghaire, Director, Varley Art Gallery still need to meet to discuss the Memorandum of Understanding (MOU).	
4. Directors Report	Niamh O’Laoghaire, Director, Varley Art Gallery presented her Director’s Report. Some of the highlights of her report included: <u>Sad News</u> Jack MacQuarrie a significant patron and donor to Varley Art Gallery passed away on January 10, 2021 at the age of 95. Jack donated 22 pieces of work by the Group of Seven to the Varley Art Gallery. <u>Exhibitions</u> The Varley Art Gallery has been closed since December 14, 2020 due to a new lockdown being declared. The exhibit schedule shared with the Board in December	

Item	Discussion	Action
	<p>remains mostly the same. The only difference is that installation of the exhibit <i>De/Re Constructing Space</i> was not fully completed and the run of all the exhibitions may be extended if the lockdown continues, as they were supposed to run from January 16 – May 2, 2021.</p> <p><u>Staffing Updates</u> The staffing model at the Gallery remains the same as it was in December, except John Abrams was able to return to help with the installation of the new exhibits until the emergency order was declared. Since this time, all staff are now working from home.</p> <p><u>Grants</u> A grant application was submitted to the federal government's Canada Summer Jobs Program for up to ten staff.</p> <p><u>Public and Education Programs</u> Due to the state of emergency declared by the Government of Ontario it was determined not appropriate to proceed with the Lunarfest 2021 installation in the Varley courtyard. The Asian Canadian Special Events Association has been very understanding about the situation, and looks forward to opportunities to collaborate with the Varley in the future.</p> <p>The Gallery has also planned virtual online programs, a virtual lunch and learn, virtual school studio workshops, a virtual Varley Lounge, and a virtual youth program.</p> <p><u>Public Art</u> Plans for the installation of a temporary public art work in the Varley courtyard April through August 2021 continue, despite the shutdown.</p> <p><u>Discussion</u> The Board suggested that the Gallery should charge for the virtual school workshops in the future if they are successful, understanding that it would be challenging to charge for the workshops at this point in time due to other Galleries providing a similar service for free. It was also suggested the William J. Withrow School Visits</p>	

Item	Discussion	Action
	Bursary be put towards the cost of the workshops, as there are currently no in person school visits at the Gallery.	
5. Development Officer Report	<p>Francesca Dauphinais, Cultural Development Officer provided the following report:</p> <p><u>Vintages at the Gallery</u> The Vintages at the Varley event will be held virtually this year. The event will involve the testing of three wines instead of 16 wines. Each ticket holder will be provided with full bottles of wine, and possibly a boxed dinner from a local restaurant. Local restaurants are being approached regarding collaborating with the Gallery to provide the dinner boxes. The package and price will be attractive to the target audience.</p> <p><u>Gala</u> The Gala will be held as a virtual event again this year. Looking at ways to make the event more engaging in its virtual format.</p> <p><u>Marketing of Gallery Programs and Assisting with Volunteer Training</u> Currently, assisting with the marketing of the Gallery Programs and with the training of volunteers to deliver virtual programs.</p> <p><u>Development strategy for 2021 -2022</u> The Development Strategy for 2021-2022, was created to show the Board that by applying for grants provided by private organizations the Foundation could increase the amount of funds it raises. It is also to show that the Foundation has to diversify its fundraising strategy, and that it cannot depend only on fundraising events.</p> <p>Funds to purchase a membership for a fundraising grant database and for Board Donor Development training were requested. A formal request will be made at the next meeting. At this point, the initiatives being proposed are still being explored. There is a possibility that the cost of the Board</p>	

Item	Discussion	Action
	<p>training may be shared with the Friends of the Markham Museum Board, and the Theatre Advisory Board. The total estimated cost of the grant database membership and the training is \$9K.</p> <p>Lisa Joy-Facey suggested that Grant Advance is a really good platform to use to help find grants.</p>	
6. Sub-Committee Report	<p>A. <u>Vintages at the Varley</u> An update on the Vintages at the Varley was provided under the Development Officer Report.</p> <p>B. <u>Rouge Varley Gala Report</u> An update on the Rouge Varley Gala was provided under the Development Officer Report.</p> <p>C. <u>Development Committee</u> An update on the Development Committee was provided under Development Officer Report.</p> <p>D. <u>Art Acquisition Report</u> There was no Art Acquisition Report.</p>	
7. Finance Report	<p>Amin Giga, Treasurer presented the Varley-McKay Statement of Financial Position, as of December 31, 2020. In 2020, both revenue and expenses were less due to the pandemic. The Foundation's total deficit in 2020 is \$43K, which is less than the deficit in 2019. The deficit is being funded via cash reduction.</p>	
8. New Business	<p>Francesca Dauphinais advised that she will mail out the tax receipts next week when she is in the office.</p>	
9. Next Meeting Date	<p>The following meeting dates were approved for 2021:</p> <ul style="list-style-type: none"> • March 15 • April 12 • June 7 • September 13 • October 18 • Nov 8 <p>The Board requested that the 2021 AGM be scheduled prior to the September 13 meeting if possible.</p>	<p>Schedule the 2021 AGM meeting prior to the September 13 meeting if</p>

Item	Discussion	Action
		possible – Laura Gold
10. Adjournment	The Varley-McKay Art Foundation of Markham adjourned at 6:05 PM.	



MEMORANDUM

To: Mayor and Members of Council

From: Biju Karumanchery, Director of Planning and Urban Design

Prepared by: Stacia Muradali, Manager, East Development District

Date: March 30th, 2021

Re: Humboldt Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence, File No. SC 10 1321

RECOMMENDATION:

That the memorandum dated March 30th, 2021 and titled “Humboldt Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence (File No. SC 10 132123)”, be received.

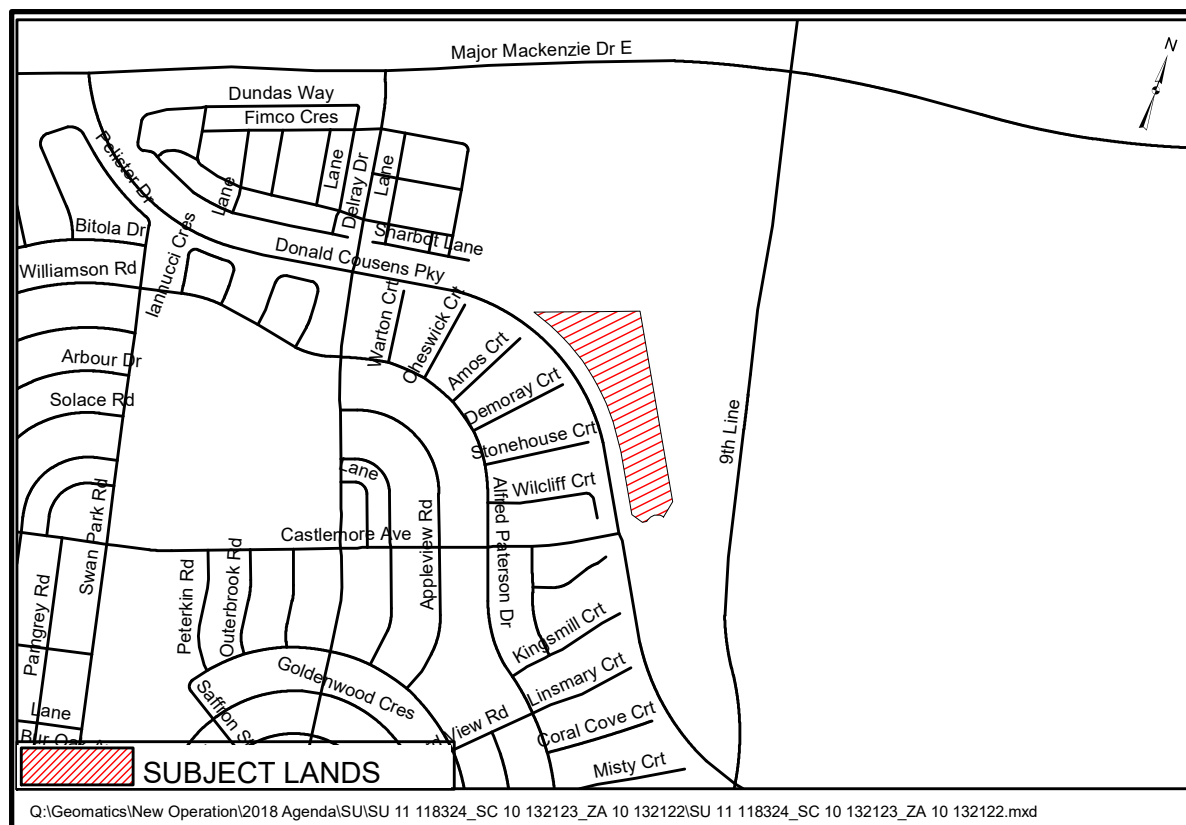
BACKGROUND:

The subject lands front onto the east side of the Donald Cousens Parkway (DCP) and is located south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue and is approximately 3.1 hectares (7.7 acres) (see attached Location Map). A stormwater management pond, the Little Rouge Creek, Ninth Line and the Rouge National Urban Park are located to the east of the subject lands (see attached Figure 2- Air Photo).

On October 15th, 2019 Development Services Committee (DSC) considered the applications by Humboldt Greensborough Valley Holdings Limited (“Humboldt”) for amendments to the Official Plan and Zoning By-law, Draft Plan of Subdivision and Site Plan approval to permit a common element condominium development comprised of 147 townhouses. The development includes 121 back-to-back townhouses as well as 26 townhouses with rear yards which abut the stormwater management pond to the east (see attached Figure 3- Site Plan). On October 29th, 2019 Markham Council approved the applications to amend the Official Plan and Zoning By-law, as well as the Draft Plan of Subdivision, and endorsed in principle the Site Plan application. However, there was some discussion about requesting the applicant to provide upgraded fencing along the east property line abutting the stormwater management pond to the

east to enhance the interface between the proposed Humboldt development and the Rouge National Urban Park and as a result the Site Plan application was referred to a Markham Sub-Committee meeting.

On January 11th, 2021 Markham Sub-Committee was held. During the meeting Subcommittee considered a request by Humboldt for compensation for the cost of the upgraded fence which is an aluminium metal fence. The funding, if the City agreed to provide compensation for the upgraded fence, would come from tax dollars as it doesn't meet the requirements for Development Charge (DC) funding. Markham Sub-Committee requested that Staff review alternatives to the upgraded fence such as planting of cedar trees instead of the upgraded fence. However Humboldt, after looking into the cedar planting option and the cost associated with the upgraded fence, advised Staff in writing that they are no longer pursuing compensation for the upgraded aluminium fence and that they will bear the cost of the fence. Staff therefore recommend that the site plan application continue to proceed on that basis with no further action required in this regard.





AERIAL PHOTO (2020)

APPLICANT: Humboldt Greensborough Valley Holdings Limited
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

Q:\Geomatics\New Operation\2019 Agenda\OPI\OP18129244\OP18129244.mxd

Date: 29/08/2019



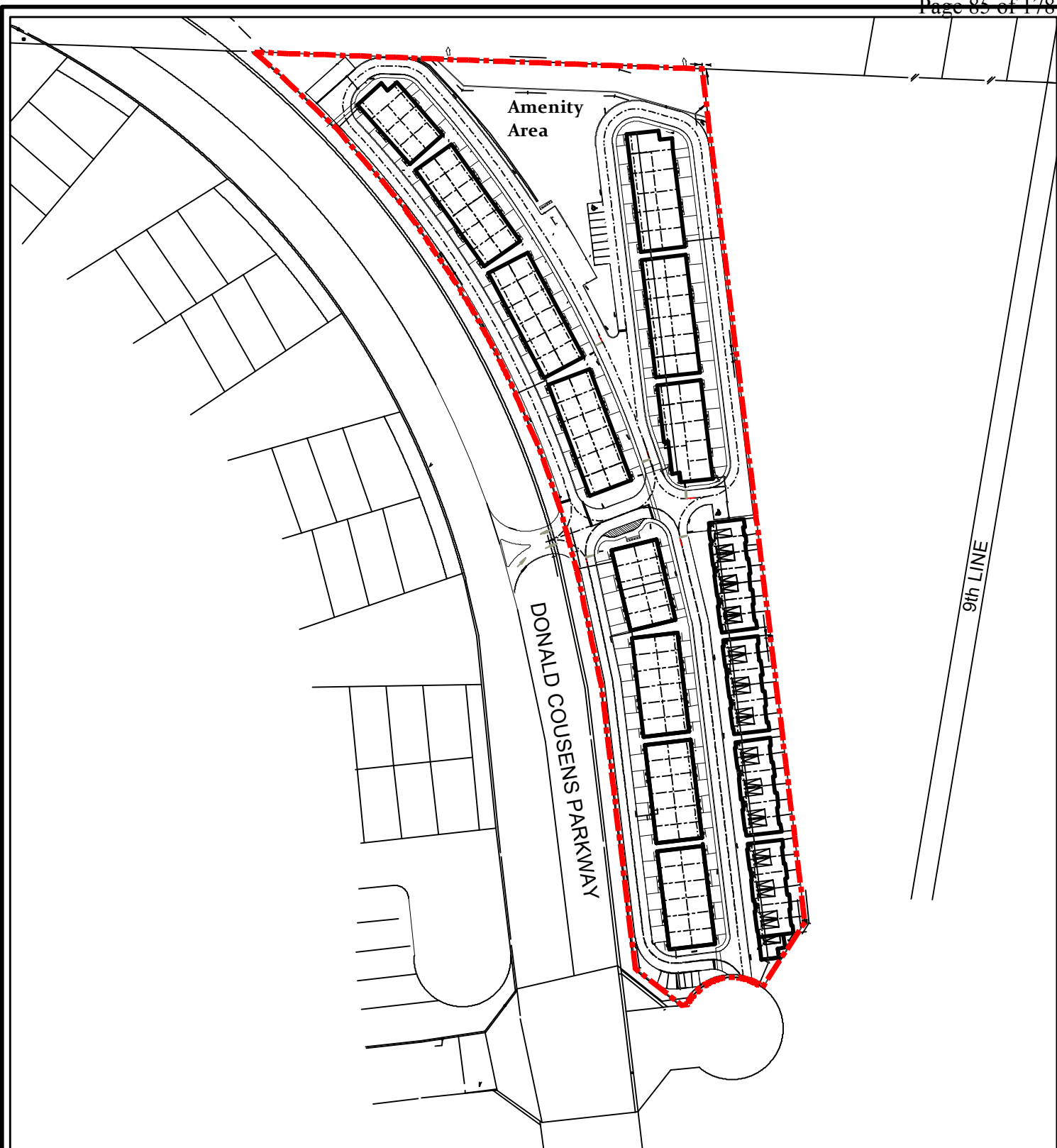
DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SM

FIGURE No.2

 SUBJECT LANDS



SITE PLAN

APPLICANT: Humboldt Greensborough Valley Holdings Limited
 Concession 8 Part of lot 19, East of Donald Cousens Parkway,
 West of 9th Line, South of Major Mackenzie Drive East.

FILE No. OP1812944, ZA10132122, SU11118324 & SC10132123 (SM)

Q:\Geomatics\New Operation\2019 Agenda\OP\OP18129244\OP18129244.mxd

 SUBJECT LANDS

Date: 29/08/2019



TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Alberto Lim, Senior Capital Works Engineer
Marty Rokos, Senior Planner

DATE: March 30, 2021

RE: Nest (VS) GP Inc., **applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2)**

File No.: ZA 19 179145, SU 19 179147

RECOMMENDATION:

1. That the update memorandum titled “Applications for Zoning By-law Amendment and Draft Plan of Subdivision to permit 12 townhouses at 10165 Victoria Square Blvd (Ward 2)” be received.

PURPOSE:

This memorandum responds to the Development Services Committee direction to staff on January 25, 2021 to report back to the Committee on the feasibility of municipal water and sewer connections being provided to 10183 Victoria Square Boulevard as well as certain landscaping and maintenance matters raised by DSC.

BACKGROUND:

The subject lands are located on the east side of Victoria Square Boulevard, north of Woodbine Avenue (see Figure 1). On January 22, 2019, the owner submitted an application for zoning by-law amendment and draft plan of subdivision to facilitate the development of 12 three-storey townhouse units (see Figure 2). A statutory public meeting was held on June 18, 2019.

On January 25, 2021, Development Services Committee approved the zoning by-law and draft plan of subdivision with conditions. At this meeting, Joan Smith, the owner of the abutting property to the north, 10183 Victoria Square Boulevard, expressed concerns about potential impacts to her well water and the proposed landscape plan. The following was part of the resolution on the subject matter:

3. That staff be directed to report back to a future Development Services Committee meeting on the following:



- a. The feasibility of the applicant covering all installation connection costs for municipal water and sanitary sewers to the property at 10183 Victoria Square Boulevard, at the time of construction as part of the reconstruction at Victoria Square Boulevard in 2022, and obtaining consent from the property owner; and,
 - b. That staff be directed to discuss with the owner of 10183 Victoria Square Boulevard regarding the connection from the municipal property boundary to the private home and the associated costs, and whether the homeowner will be agreeing to pay for that connection.
4. That staff be directed to continue to work with the applicant to install landscaping along the north side of the property line adjacent to 10183 Victoria Square Boulevard;
5. That the landscaping along the frontage of the development be maintained as part of the condominium development and ensure that the municipal boulevard is maintained;

DISCUSSION:

Local Service Connection (Sanitary and Watermain) to 11083 Victoria Square Boulevard

Whereas the Committee inquired about the feasibility of the applicant covering all servicing costs for the abutting property to the north, the applicant has advised, as detailed later in this report, that they do not believe it is appropriate to pay for the municipal servicing connections for the neighbouring private property and are not willing to do so. (applicant's detailed response is attached as Appendix 'A').

From Staff's perspective there are two options for providing the local sanitary and watermain service connection for this property. The two options are as follows:

1. Through the City's [Residential Infill Grading and Servicing \(RIGS\) Application Process](#);
2. As part of the City's Victoria Square Reconstruction project.

Note that both options will only bring the service connections from the City right-of-way to the property line. A separate process will be required to bring the service from the property line to the building. The process is discussed further in this memorandum.

The following are the details for the two options:

1. [Residential Infill Grading and Servicing \(RIGS\) Application Process](#)
 - Work to be completed by the City as part of the overall RIGS contract;



- Typical cost for this type of property will be approximately **\$40,500** (\$13,500 for water service and \$27,000 for sanitary service);
- The cost identified above includes construction costs, road restoration costs and fees; and
- Refer to the Construction and Inspection tab of the City's [RIGS Application Process](#) for timing and duration of the service connection work.

2. Victoria Square Boulevard Reconstruction Project

- Work to be completed as part of the road reconstruction work;
- Cost for service connection if included with the road reconstruction work will be approximately **\$27,000** (\$9,000 for water service and \$18,000 for sanitary service);
- The cost identified above includes construction costs and fees; and
- The road reconstruction work for this section of Victoria Square Boulevard is scheduled for 2022.

In addition to the items noted above, the following are a list of additional works that may be required to connect to the municipal sewer and watermain:

1. The property owner will be required to make arrangements to extend the sanitary and water services from the property line to the building. There will be additional cost to the property owner for this and a contractor should be able to provide a quote for this work. High level cost estimate for these works is between \$15,000 to \$25,000 depending on the length of the sewer and watermain.
2. There will be costs associated with the connection to the municipal sewer and watermain (plumbing permit fees and water meters). A ¾" water meter is \$583.50 and the residential service connection fee is \$128.
3. There could also be some requirements to upgrade the internal plumbing for the building to connect to the sanitary and water service. A plumbing contractor can make this assessment and confirm the cost.
4. The existing well and septic system will be required to be decommissioned once the building is connected to the municipal sewer and watermain. The City's fee for conversion from septic system to sewer is \$249.
5. Once connected to the municipal sewer and watermain, the property owner will be charged a fee for the water and wastewater based on current City rates.

Applicant is unwilling to cover costs for extending services to the property to the north

The applicant has stated that the proposed townhouse development uses best management practices and water management measures to avoid adverse impacts on the water supply of 11083 Victoria Square Boulevard. This ensures that there will be no impact to Ms.



Smith's property. The applicant is not agreeable to paying for sewer and water connections to 11083 Victoria Square Boulevard.

Engineering staff have reviewed the Hydrogeological Report for the application and the well records for 10183 Victoria Square Boulevard. Staff concur with the conclusions in the Hydrogeological Report and have concluded that the proposed development should not have any impact on Ms. Smith's water supply. No changes to the servicing of 10183 Victoria Square Boulevard are necessary.

Owner of 11083 Victoria Square Boulevard (Ms. Smith) is unwilling to pay for costs of extending services to this property

Staff have discussed the proposed townhouse development and servicing options with Joan Smith. Ms. Smith has indicated that she would accept municipal water and sewer connections to her property if the connections are paid for by another party. She is not willing to pay for the connections.

Landscaping

The applicant has confirmed that the boulevard and the landscaping along the Victoria Square Boulevard frontage of the development will be maintained as part of the condominium development. This will be incorporated as a condition of condominium approval. An application for draft plan of condominium has not yet been submitted.

The Committee directed staff to work with the applicant to install landscaping along the north side of the property to provide privacy for the abutting property owner. The applicant has advised that a conceptual planting plan showing a proposed row of Black Cedars along the property line, within the abutting property to afford the Owner with control of the cedars over the long term, was presented to Ms. Smith. Ms. Smith indicated to staff that she does not want the landscape screening to be on her property. Staff will continue to work with the applicant to ensure that visual screening is included along the north property line on the Nest side of the property line.

CONCLUSION:

Staff are satisfied that the development proposal by Nest (VS) GP Inc. is acceptable. It is not necessary to bring municipal services to 10183 Victoria Square Boulevard.

The abutting property owner to the north, Joan Smith, has been provided with a copy of this memorandum and has been advised that this update memorandum is being brought forward to DSC on this date in the event she chooses to participate.

ATTACHMENTS:

Figure 1 – Location Map

Figure 2 – Conceptual Site Plan

Figure 3 – Conceptual Elevations



APPENDICES:

Appendix 'A' – Applicant's response to DSC discussion about covering servicing costs for
10183 Victoria Square Boulevard



APPENDIX 'A'

**APPLICANT'S RESPONSE TO DSC DISCUSSION ABOUT COVERING
SERVICING COSTS FOR 10183 VICTORIA SQUARE BOULEVARD**

From: Billy Tung <BTung@KLMPPlanning.com>

Sent: Friday, February 12, 2021 6:08 PM

To: Karumanchery, Biju <bkarumanchery@markham.ca>

Cc: Rokos, Marty <MRokos@markham.ca>; Marshall Smith <MSmith@klmplanning.com>;
Arthur <arthur@sunrisegroup.ca>; Priscilla <priscilla@sunrisegroup.ca>

Subject: RE: 10165 Victoria Square Boulevard External Servicing Connection

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

Biju and Marty,

Further to the DSC meeting on January 25th, our client reached out to the adjacent owner, Ms. Joan Smith, of 10183 Victoria Square Boulevard to provide a hard copy of the presentation prepared by KLM Planning Partners Inc. shown at the DSC meeting. Along with a copy of that presentation, drawings for the proposed building elevation and fencing treatment were also provided. My colleague, Marshall Smith, has been in contact with Ms. Smith and her friend who is assisting her in this matter to provide answers and clarifications over the past few weeks. In addition to development materials as submitted to the City, a conceptual planting plan showing a proposed row of Black Cedars along the property line, on Ms. Smiths' side was presented stemming from a landscape treatment suggestion from DSC. Ms. Smith indicated that it was not necessary and have confirmed she is satisfied with the as-proposed treatment. Ms. Smith did have a request that during construction the weeping tile currently discharging water to the property line be adjusted to discharge to the base of the proposed retaining wall, to continue the existing condition where water is directed away from her home. Our client has no issues with this request and will incorporate this in the construction works and will continue to work with her.

Below are our responses and clarifications on other questions brought up by members of the DSC:

Q: Will the future condominium corporation maintain the front yard landscaping as well as the municipal boulevard within Victoria Square Blvd?

A: Yes, these areas be maintained by the condominium corporation and will be described in the future condominium documents.

Q: What is the proposed timeline for construction?

A: Our client would like to be able to start construction as soon as possible. If demolition and site prep can occur in the Spring, that would be ideal.



Q: What is the applicant's position regarding providing servicing connections to the adjacent property at 10183 Victoria Square Boulevard (VSB)? Is it appropriate for the applicant to pay for their neighbour's municipal service connection due to potential impacts on their well?

A: Together with our client's civil engineering consultant, we offer the following response:

- 1) Under the 2006 Ontario Building Code (OBC), indirect service connections are not feasible given the different ownership structures between lots (Private residence and Townhouse Condominium). Service connections should be installed directly from municipal infrastructure if feasible. As such, a connection from the proposed townhouse development directly to 10183 VSB is not possible.
- 2) The subject townhouse development of 10167 VSB is self contained and incorporates best management practices (BMPs) and water balance measures. This is a consistent requirement for all development applications within the City and the TRCA's jurisdiction to ensure development proposals do not result in adverse impacts to the surrounding properties. As such, any external impacts to groundwater recharge related to well operation within the 10183 VSB property is expected to be minimal. For greater context, it is the opinion of the applicant's civil engineering consultant that the planned urbanization of Victoria Square Boulevard would have a comparatively larger impact on groundwater recharge within the area given the scale of work.
- 3) We understand that landowners of properties along VSB which are not currently on municipal services are being asked by the City if they would like to establish the connections as part of the planned urbanization efforts for VSB. The costs for these connections are to be paid for by the individual owners. With these factors in mind, any municipal servicing connections to 10183 VSB, should it be desired by the owner, should be paid for by the individual benefitting owner, consistent with the practice for all landowners along VSB, including the applicant.

Given the above considerations, our client does not believe it is appropriate to pay for the municipal servicing connections for the neighbouring private property. They are not in agreement to pay for such external connections.

I trust the above responses and clarifications to DSC's questions will assist in bringing the Recommendation Report back to the February 22nd DSC meeting.

Regards,

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email and my mobile phone at 416-904-4945.

Billy Tung BES, MCIP, RPP
PARTNER

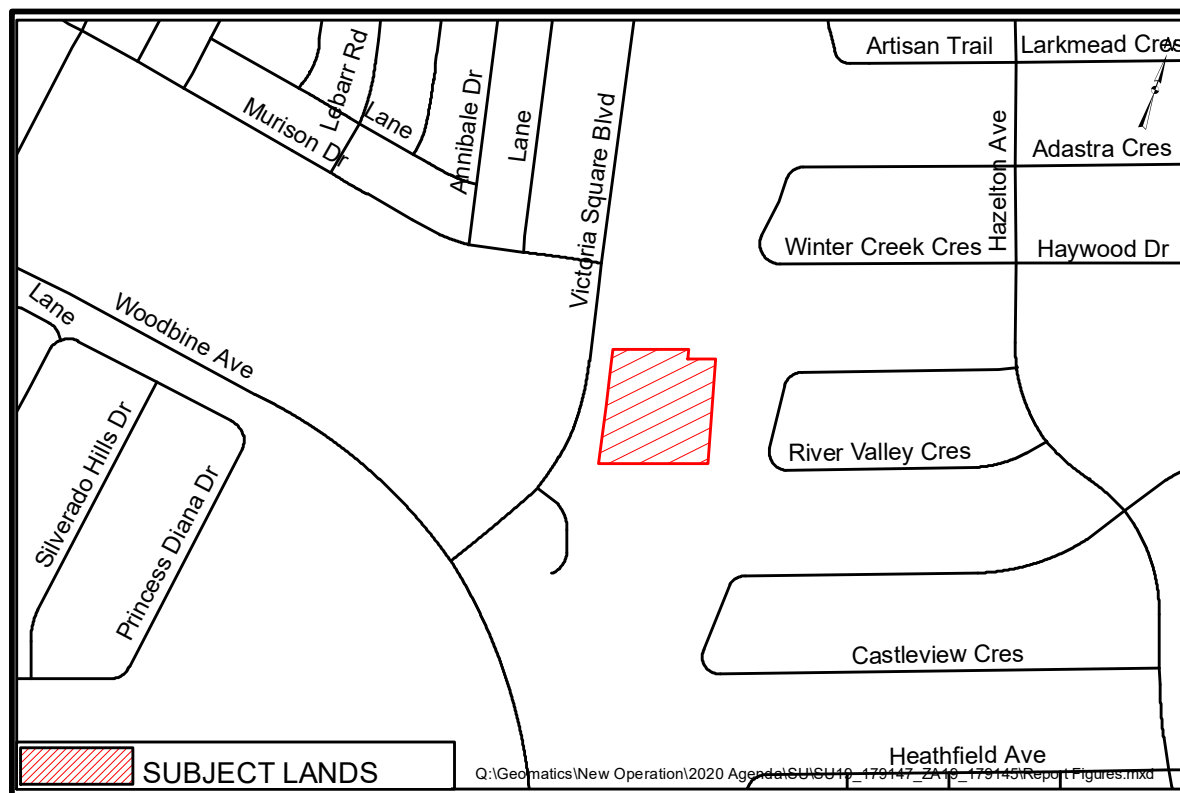
KLM PLANNING PARTNERS INC.
Planning | Design | Development

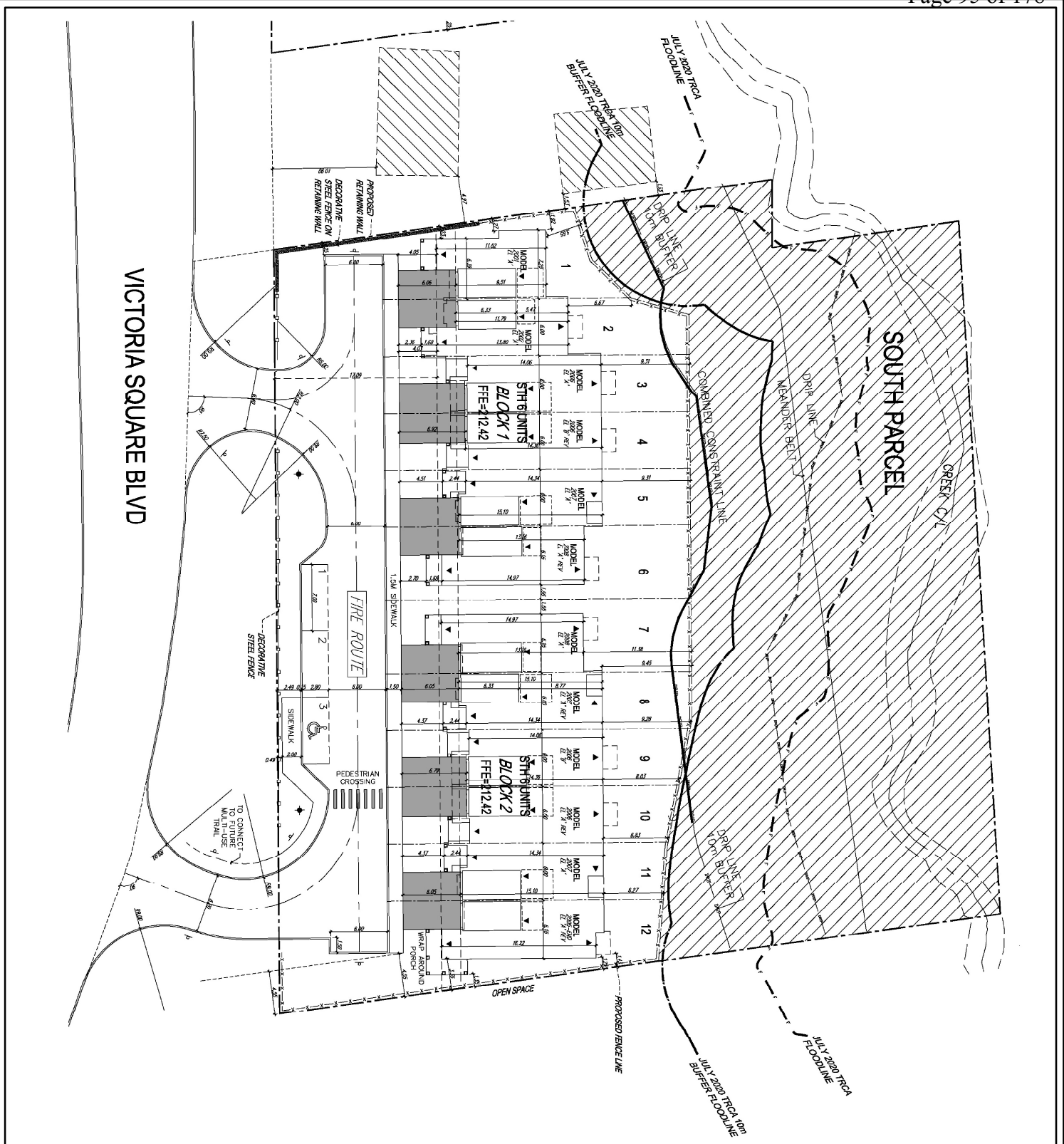


64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 225) **M** 416.904.4945 **F** 905.669.0097 **E** btung@klmplanning.com **W** www.klmplanning.com

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PROPOSED SITE PLAN

APPLICANT: Nest (VS) GP Inc.
10165 Victoria Square Blvd

FILE No. ZA19 179145 & SU19 179147

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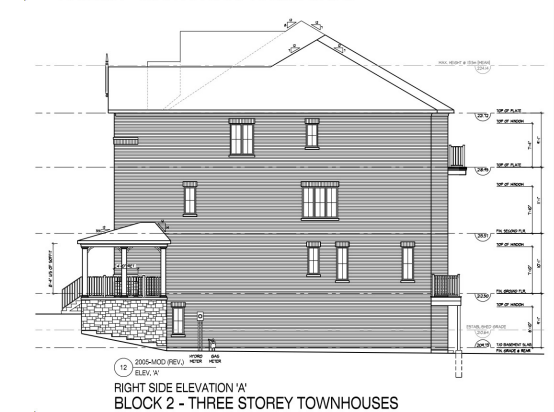
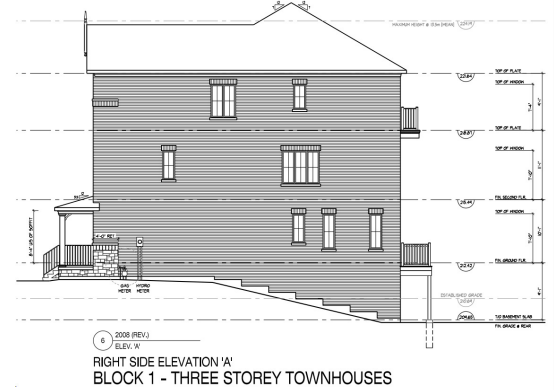
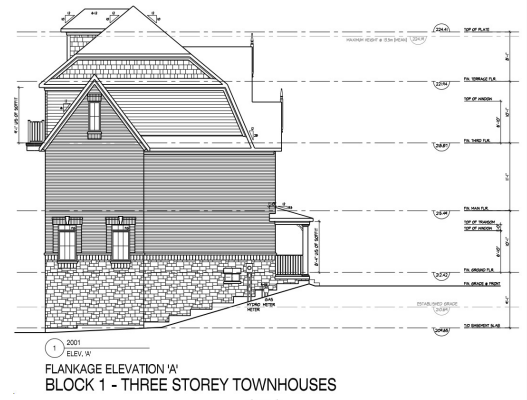
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: MR

DATE: 15/10/2020

FIGURE No. 2



PROPOSED ELEVATIONS

APPLICANT: Nest (VS) GP Inc.
10165 Victoria Square Blvd

FILE No. ZA19 179145 & SU19 179147

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MEMORANDUM

To: Development Services Committee

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

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

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

Date: March 30, 2021

Re: Development Application Public Notice Improvements - Update

RECOMMENDATION:

1. That the memorandum dated March 30, 2021, titled “Development Application Public Notice Improvements – Update” be received;
2. That the new development application public notices, attached as Appendix B and Appendix C, be endorsed; and
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

At Development Services Committee (DSC) on November 9, 2020, Staff presented proposed changes to posted and mailed development application public notices (see Appendix A). Members of DSC provided their comments, and directed Staff to host a Focus Group. The purpose of this memorandum is to summarize the comments shared by members of DSC and members of the public, and detail how these comments are addressed in the revised notices.

DISCUSSION:

As directed by DSC, Staff held a Community Focus Group on January 14, 2021. Seven community members representing five Residents Associations attended. Staff presented the new posted notice signs and sought feedback on the design of the signs, the language used, the use of

icons and the placement of the signs on the street. There was consensus among participants that the new signs are an improvement over the existing signs. Participants noted that the existing signs can be intimidating and difficult to read whereas the new signs present the information more clearly. Participants appreciated the inclusion of an image, as well as the use of icons, to describe the proposal with less text. Participants also liked that the signs encourage community input by saying “Learn more and tell us what you think”.

The table below summarizes the comments and questions received by members of DSC and participants of the Community Focus Group, and outlines how each comment and question was addressed in the revised signs (See Appendix B and Appendix C).

Table 1. Comments and Responses

Source of Comment/ Question	Comment or Question	Response and Action
DSC	Should the signs be perpendicular or parallel to the street?	<p>Staff asked this question at the Community Focus Group. There was no consensus; however, several individuals noted that the placement depends on the property. For example, a parallel placement makes more sense on a property facing a street with heavy pedestrian traffic; whereas, a perpendicular placement is more suitable for a property facing a street with heavy vehicular traffic.</p> <p>Staff recommend that one placement be selected to ensure consistency. Staff recommend keeping the current parallel placement.</p>
DSC	Enlarge “Development Notice” heading and relocate City of Markham logo	<p>Staff asked this question at the Community Focus Group and there was consensus to enlarge the heading.</p> <p>The new sign includes a large “Development Notice” heading, and relocates the City of Markham logo to the bottom left corner.</p>
DSC	Change the date format to Month, Day, Year	The date format was changed to Month, Day, Year.

DSC	Are the icons clear? Do we need them?	<p>Staff asked this question at the Community Focus Group and received positive feedback on the icons. One individual commented that Markham is the most diverse municipality in Canada and it is important for people who might not speak English to have this type of imagery. Another participant stated that the icons break up the text and help with overall readability of the signs.</p> <p>As a result of the positive feedback from Focus Group participants, the icons remain in the new sign. Some icons were revised, as suggested by participants at the Focus Group, to improve clarity.</p>
DSC	Hyperlink should direct viewers to the Planning webpage	The hyperlink was changed from 'markham.ca' to 'markham.ca/eplanlogin' to provide a more direct link to development application information.
DSC	Remove the "Buildings Markham Future Together" slogan	The slogan was removed from the sign.
DSC	Disclaimer should read " and <u>is</u> subject to change"	This comment is addressed in the new sign design.
DSC	Remove "please reference" File Number	The file number will remain on the sign, but the signs will not request that viewers reference the file number. Viewers can reference the address or the file number when providing comments or asking questions about an application.
DSC	Support all this communication with options for other languages online	This will be considered as Staff explore opportunities to include more development application information online, including public notices.
Focus Group	Instead of saying "Visit us at markham.ca/eplanlogin", write "Search by address to find out more at markham.ca/eplanlogin"	This comment is addressed in the new sign design

DSC and Focus Group	More information on development applications should be available online and easily accessible	Currently, some information is available online through ePLAN; however, there is a desire to have more information available to the public through the City's website. The Planning Department is looking into this. When this occurs, the signs can be updated to include a QR code.
DSC and Focus Group	We heard from both members of DSC and members of the public at the Focus Group that they would like to see the signs full size in person.	To address this comment, Staff propose a 3-month pilot project. During this time, new posted notices will be developed using the new template. Temporary wording has been added to the bottom of the signs to welcome feedback. The text reads: " How do you like our new signs? Email your comments to dsc@markham.ca ". At the end of the 3-month pilot project, Staff will compile any comments received, and if appropriate, make necessary changes to the posted notices. The temporary wording will be removed at this time.
DSC and Focus Group	Provide PDF copies of mailed notices to local councilors for distribution to our residents digitally. Provide PDF copies of notices to Resident Associations for distribution to members.	<p>PDF copies of notices are emailed to members of Council by the Clerk's Department. The local Ward Councillor receives the 'Notice of Complete Application' and all members of Council receive every 'Notice of Public Meeting'.</p> <p>Residents within 200m of a subject property are circulated mailed notices. As outlined in this memo, more information on development applications, including all development application notices, will be made available online in the future.</p>
DSC	Remove the legalese in the mailed notices.	Staff agree that the phrasing required by Section 5(11) para. 9 of O.Reg. 545/06 can be difficult to understand; however, it is wording that is required to be included in written public notices. The

		<p>following paragraph has been added to improve readability:</p> <p>That means if this [official plan amendment, zoning by-law amendment, draft plan of subdivision] is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you must make an oral submission at a public meeting, or submit written comments to the City Clerk, before the [official plan amendment is adopted, the zoning by-law amendment is passed, the draft plan of subdivision is approved] by Markham City Council.</p>
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NEXT STEPS:

Staff recommend that the new development application public notices be endorsed by Council. The new notices are designed to better inform the community of active planning applications, and encourage public input. If endorsed by Council, Staff will begin the implementation process and initiate the 3-month pilot project in Q2 2021. Following the 3-month pilot project, Staff will review the Committee of Adjustment signs to identify where similar modifications and enhancements can be made.

APPENDICES:

Appendix A: Development Application Public Notice Improvements Memo– Nov. 9 DSC

Appendix B: Revised Posted Notice Templates

Appendix C: Revised Mailed Notice Templates



MEMORANDUM

To: Development Services Committee

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

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

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

Date: November 9, 2020

Re: Development Application Public Notice Improvements

RECOMMENDATION:

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

PURPOSE:

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

BACKGROUND:

***Planning Act* requirements**

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

Notice is to be given in two ways:

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

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

Current practice for posted notices

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

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

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

Current practice for mailed notices

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

PROCESS:

Best practice review

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

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

See Appendix A for the best practice review summary table.

Consultation with the Planning Department

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

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

- **Be clear and legible**

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

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

- **Improve access to additional information**

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

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

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

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

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

- **Be more sustainable**

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

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

Consultation with other City Departments

Staff from the City's Corporate Communications Department and the Legal Department were consulted to review the proposed new public notices. Corporate Communications reviewed the notices to ensure consistent corporate branding, and AODA compliance. Legal reviewed the notices to confirm compliance with the requirements of the *Planning Act*.

Consultation with the development community

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

DISCUSSION:

New design of posted public notices

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

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

New design of mailed public notices

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

NEXT STEPS:

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



APPENDICES:



Appendix A: Best Practice Review Summary Table

Appendix B: Posted Notice Templates

Appendix C: Mailed Notice Templates

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

City	Reason for initiating changes	Actions	Development Notice Information Requirements (Old)	Development Notice Information Requirements (New)
City of Toronto	<p>On July 8, 2014, City Council requested the Chief Planner and Executive Director, City Planning to:</p> <ul style="list-style-type: none">Undertake a review of the Development Proposal Public Notices toward signs that are attractive, use language that is informative and easy to understand while encouraging citizen involvement in the planning process;Consult with residents’ associations, development industry representatives and other relevant stakeholders whole conducting the review; andReport on the outcome of the review of Planning and Growth Management Committee.	<ul style="list-style-type: none">Review of existing laws and regulations governing notice for development proposals and the new AODALiterature reviewConsultation with student groups from OCAD University and the University of Toronto<ul style="list-style-type: none">Studio assignment to redesign the signagePublic survey conducted by the studentsInternal staff workshop (25 staff, including representation from Community Planning, Graphics, Policy and Analysis, Chief Planner’s Office, Strategic Communications and the City Clerk’s Office Design and Protection unit)Consultation with Residents’ Associations (as part of the Growing Conversations consultations)Consultation with the Toronto Chapter of BILDPilot project – use of the new signs on a voluntary basis with interested developers	<ul style="list-style-type: none">Legal Address of the subject property or propertiesProposed useHeight and densityNumber of parking spaces (automobiles and bicycles)Image of the proposal (elevation or site plan)Black and whiteAODA compliant textQR codes directing residents to the Application Information Centre	<p>Option 1 (preferred design):</p> <ul style="list-style-type: none">Corporate banner and colour consistent with City of Toronto branding, and that includes the word “Notice”The words “A change has been proposed for this site” written in bold textBrief text description of the proposal (e.g., a zoning by-law amendment)Proposal summary that utilizes 3 generic icons to further explain details of the proposal: <div><p>XXX Storeys XXXX Metres</p><p>XXXX Residences XXXX m² Retail</p><p>XXX Cars XXX Bikes</p></div> <ul style="list-style-type: none">Additional information that could be used in a search on the Application Information CentreWhere applicable, an image of the proposed development in context (elevation or 3D massing model)Disclaimer that indicates the date the submission/resubmission was madeA call to action outlining 3 options for obtaining additional information or providing feedback: For more information about this application or to tell us what you think: <div><p>COMMUNITY PLANNING Planner's Name 416-39X-XXXX email@toronto.ca</p><p>APPLICATION INFORMATION CENTRE aic.to/approved_url</p><p>3-1-1 toronto at your service</p></div> <ul style="list-style-type: none">Simple languageTotal compliance with AODA requirementsInstallation height: 1.9-2.0m <p>Option 2 has a slightly smaller width, does not contain the icons and proposal details and is a text only version that may be used for special situations like policy changes (e.g., Official Plan amendment)</p>
Town of Milton	<ul style="list-style-type: none">Town’s Strategic Action Plan 2015-2018, Density Milton 3, identifies the development of a standard process for informing, consulting and advising residents and businesses about municipal decision-making and	<ul style="list-style-type: none">Review of best practices from other local municipalitiesNew design for Milton’s notification signage was piloted in 2017 – new signage templates were	<ul style="list-style-type: none">Black and whiteText reads “Application for a Zoning By-law Amendment”Proposal summaryName of owner	<ul style="list-style-type: none">Banner with large text reading “Public Notice”ColourText reads “A change has been proposed for this site”Brief description of proposal type

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

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

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

Development Notice



[Type of Application]

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

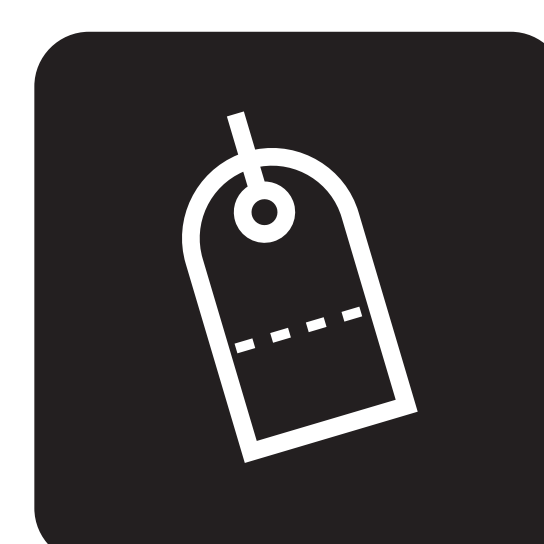
The city has received an application to [insert application type] to allow for [insert brief summary of proposal] on these lands.



XX Storeys



XXX Units



XXX m² Retail

Public Meeting

Information will be posted on this sign when available.

Please Reference File #: PLAN XX-XXXXXX

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

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



CITY PLANNING

Planner's Name

905.XXX.XXXX

email@markham.ca



CLERK'S OFFICE

Clerk's Name

905.XXX.XXXX

email@markham.ca

Building Markham's Future Together

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

Development Notice



[Type of Application]

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

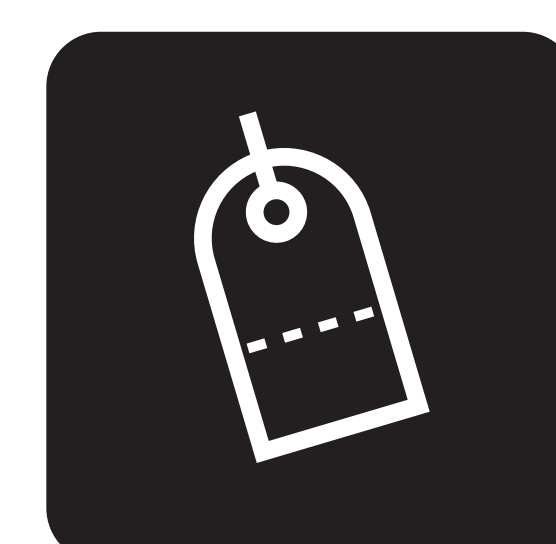
The city has received an application to [insert application type] to allow for [insert brief summary of proposal] on these lands.



XX Storeys



XXX Units



XXX m² Retail

Insert Image

APPLICANTS PROPOSAL

DDMMYYYY

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

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

[Insert Time], [Insert Location]

[Insert Address]

Please Reference File #: PLAN XX-XXXXXX



CITY PLANNING

Planner's Name

905.XXX.XXXX

email@markham.ca



CLERK'S OFFICE

Clerk's Name

905.XXX.XXXX

email@markham.ca

Building Markham's Future Together

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

Development Application Notice Sign

Without Public Meeting Decal



Size - 48" x 60"

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

Header

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

Summary

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

Icons

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

Additional icons:

XXX House(s)

XXX m² Park

XXX Townhouses

Heritage Designation

School

X Stormwater Management Facilities

Zoning By-Law Amendment

Official Plan Amendment

Plan of Subdivision

Development Notice



[Type of Application]

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

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

XX Storeys XXX Units XXX m² Retail

Public Meeting

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

Insert Image

APPLICANTS PROPOSAL DDMMYYYY

Learn more and tell us what you think:

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

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

Building Markham's Future Together

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

Image of Proposal

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

Access to Additional Information

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

Colours

#000000

#E02142

#FFFFFF

Fonts

Aa Arial Bold **Aa** Arial Regular

Public Meeting Notice

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

Development Application Notice Sign

With Public Meeting Decal



Size - 48” x 60”

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

Header

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

Summary

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

Icons

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

Additional icons:

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

Development Notice



[Type of Application]

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

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

XX Storeys XXX Units XXX m² Retail

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

Insert Image

APPLICANTS PROPOSAL DDMMYYYY

Learn more and tell us what you think:

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

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

Building Markham's Future Together

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

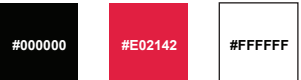
Image of Proposal

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

Access to Additional Information

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

Colours



Fonts

Aa Arial Bold **Aa** Arial Regular

Public Meeting Notice

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



Community Notice
Development Services Committee

Complete Application

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

Property Description

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

Applicant’s Proposal

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

Additional Information

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

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

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

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

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

Future Notification

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

Information about the Public Meeting and Appeals

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

Note to Planner:

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

<FOR OFFICIAL PLAN AMENDMENT>

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



Community Notice

Development Services Committee

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

<FOR ZONING BY-LAW AMENDMENT>

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

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

<FOR PLAN OF SUBDIVISION>

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

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

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

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

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

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

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

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



Community Notice

Development Services Committee

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

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

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

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

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

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

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

Note to Planners:

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

Notice to Landlord

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

Personal Information

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

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

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee



Community Notice
Development Services Committee

Public Meeting

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

Tell us what you think

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

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

Property Description

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

Applicant’s Proposal

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

Additional Information

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

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

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

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

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

Future Notification

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

Information about Appeals

Note to Planner:

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



Community Notice

Development Services Committee

<FOR OFFICIAL PLAN AMENDMENT>

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

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<FOR PLAN OF SUBDIVISION>

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

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

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

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

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

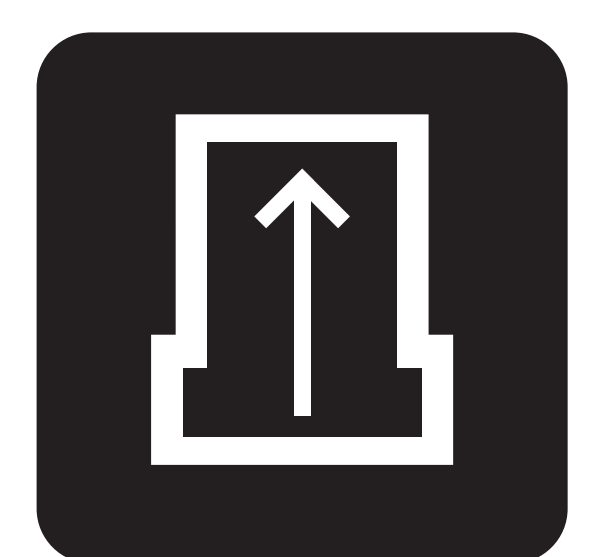
Arvin Prasad, MCIP, RPP Commissioner of Development Services	Jim Jones Chair Development Services Committee
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Development Notice

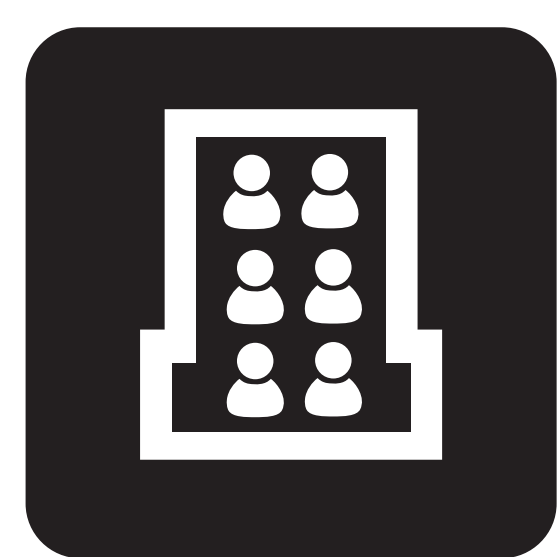
[Type of Application]

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

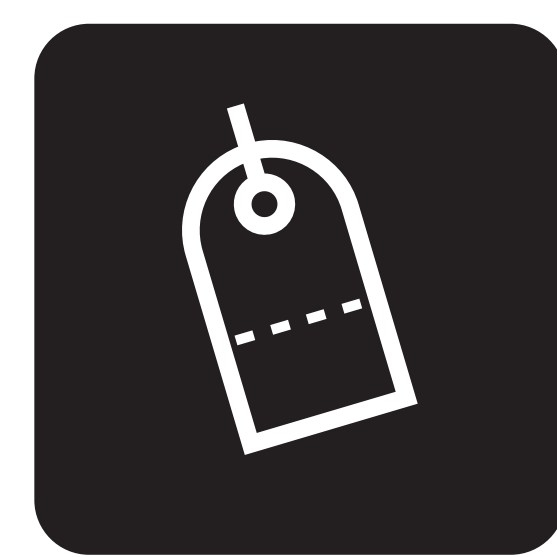
The city has received an application to amend the Official Plan and Zoning By-Laws to allow for new development in this community. Updated policies will permit a mixed-use development with retail, residential and office uses.



XX Storeys
XX Meters



XXX Units



XX m² Retail
(XX sf.)

Public Meeting

Information will be posted on this sign when available.

File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL

MONTH DAY YEAR

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



CITY PLANNING

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



CLERK'S OFFICE

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



Search by address to find out more at markham.ca/eplanlogin

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and is subject to change

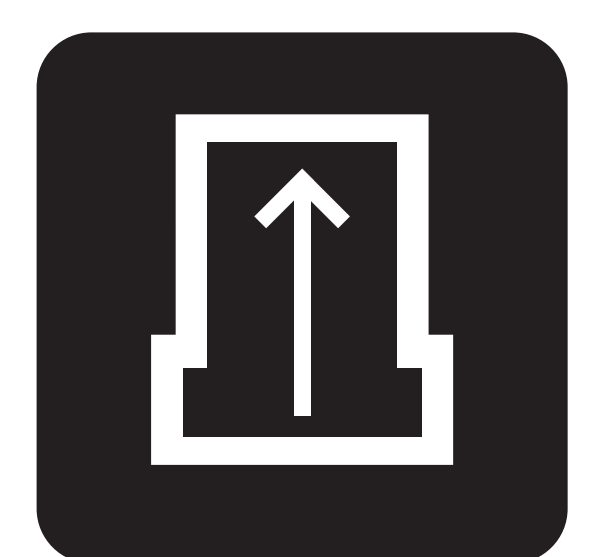
How do you like our new signs? Email your comments to dsc@markham.ca

Development Notice

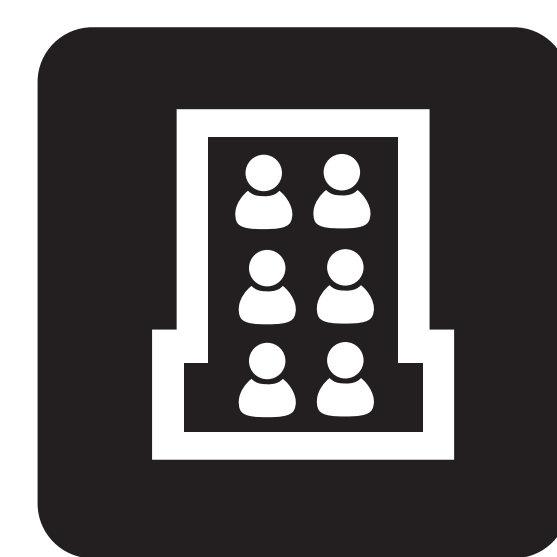
[Type of Application]

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

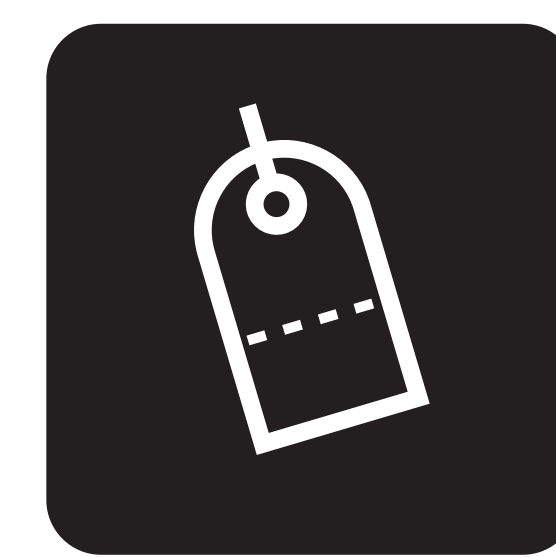
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XX Storeys
XX Meters



XXX Units



XX m² Retail
(XX sf.)

***NEW* Public Meeting - Month Day Year**

Time, Location

Address

File # 19 123456 ABC 123

Insert Image

APPLICANTS PROPOSAL

MONTH DAY YEAR

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



CITY PLANNING

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



CLERK'S OFFICE

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

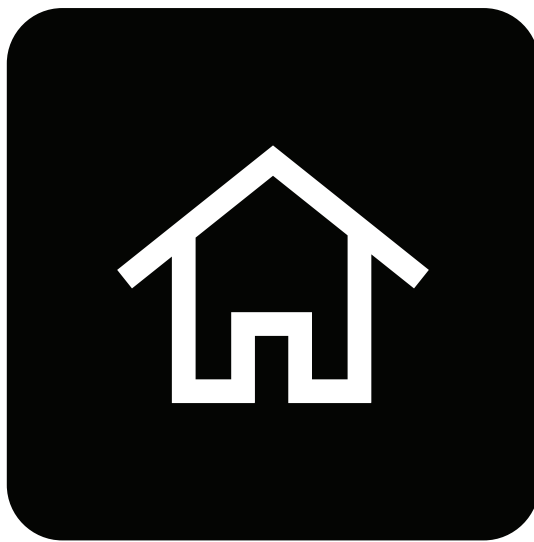


Search by address to find out more at markham.ca/eplanlogin

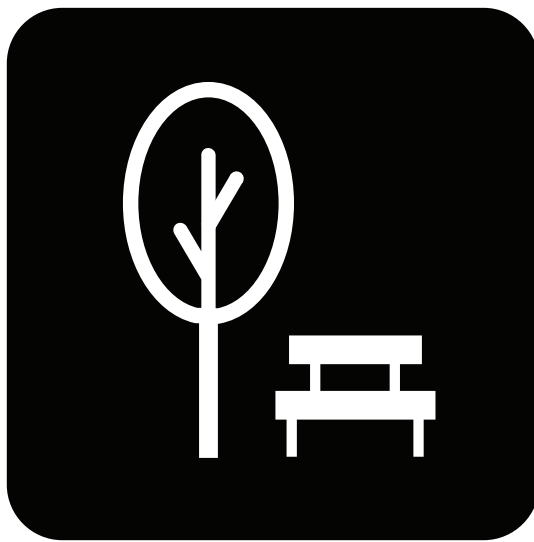
Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and is subject to change

How do you like our new signs? Email your comments to dsc@markham.ca

Icon List



XXX House(s)



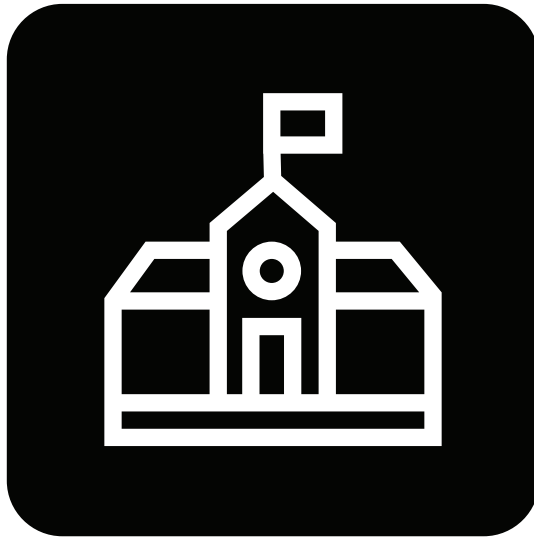
XX ha Park
(XX acres)



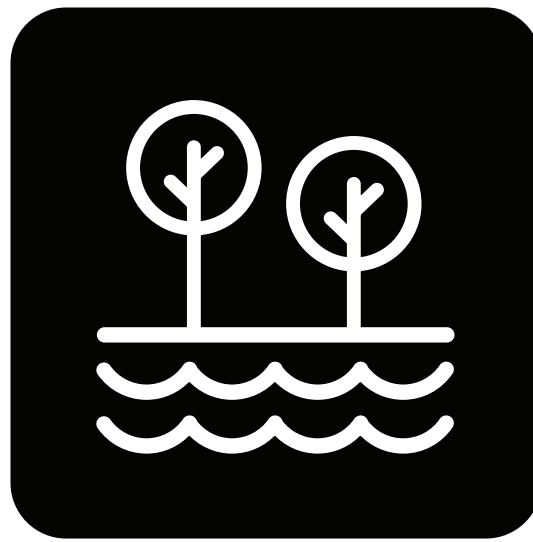
XXX Townhouses



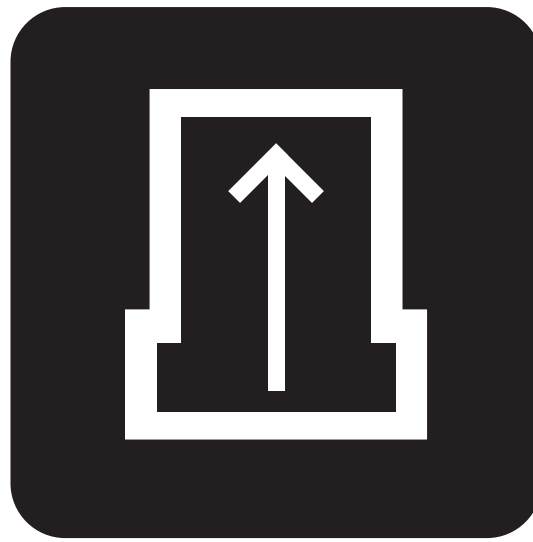
Heritage
Designation



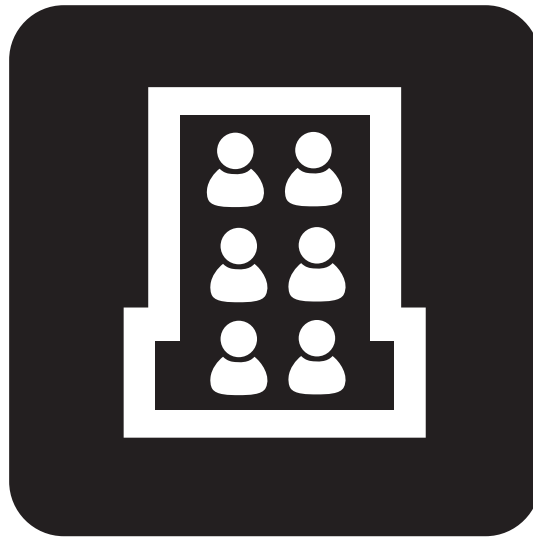
School



X Stormwater
Management Facilities



XX Storeys
XX Meters



XXX Units



XX m² Retail
(XX sf.)



Community Notice
Development Services Committee

Complete Application

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

Property Description

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

Applicant's Proposal

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

Additional Information

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

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

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

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

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

Future Notification

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

Information about the Public Meeting and Appeals

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

Note to Planner:

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

<FOR OFFICIAL PLAN AMENDMENT>

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



Community Notice
Development Services Committee

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

That means if this official plan amendment (or official plan) is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment (or official plan) is adopted by Markham City Council.

<FOR ZONING BY-LAW AMENDMENT>

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

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That means if this by-law is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

<FOR PLAN OF SUBDIVISION>

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

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

That means if this draft plan of subdivision is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the draft plan of subdivision is approved by Markham City Council.

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Community Notice
Development Services Committee

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Community Notice

Development Services Committee

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Note to Planners:

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Notice to Landlord

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

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

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

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee



Community Notice
Development Services Committee

Public Meeting

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

Tell us what you think

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

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

Property Description

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

Applicant’s Proposal

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

Additional Information

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

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

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

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

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

Future Notification

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Community Notice
Development Services Committee

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Community Notice

Development Services Committee

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

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

That means if this this official plan amendment (or official plan) or by-law is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment (or official plan) is adopted or the by-law is passed by Markham City Council.

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

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

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

That means if this draft plan of subdivision or by-law is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the draft plan of subdivision is approved or the by-law is passed by Markham City Council.

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

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



Community Notice

Development Services Committee

(or official plan) is adopted or the by-law is passed or the draft plan of subdivision is approved, the person or public body is not entitled to appeal the decision.

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

That means if this this official plan amendment (or official plan), by-law or draft plan of subdivision is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the official plan amendment (or official plan) is adopted or the by-law is passed or the draft plan of subdivision is approved by Markham City Council.

Note to Planners:

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

Notice to Landlords

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

Personal Information

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

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

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT: PRELIMINARY REPORT
 Glen Rouge Homes (Kennedy) Inc.
 Applications for Zoning By-law Amendment and Site Plan
 Control to permit 31, three-storey townhouse units accessed
 by a private driveway at 7647 Kennedy Road (Ward 8)
 File No. SPC/PLAN 20 136196

PREPARED BY: Melissa Leung, extension 2392
 Planner I, 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, Glen Rouge Homes (Kennedy) Inc., Applications for Zoning By-law Amendment and Site Plan Control to permit 31, three-storey townhouse units accessed by a private driveway at 7647 Kennedy Road (Ward 8), File No. SPC/PLAN 20 136196”, be received.

PURPOSE:

This report provides preliminary information on the Zoning By-law Amendment and Site Plan Control applications (the “Applications”) submitted by Glen Rouge Homes (Kennedy) 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 Application.

BACKGROUND:

Location and Area Context

The approximately 5,906.7 m² (63,579.19 ft²) subject lands are located on the east side of Kennedy Road, south of Lee Avenue (the “Subject Lands”), as shown on Figure 1, and have an approximate frontage of 76.2 m (250 ft) along Kennedy Road. An existing one-storey detached dwelling and dispersed mature trees and vegetation currently occupy the Subject Lands. Figures 2 and 3 shows the surrounding land uses.

Process to Date

Staff deemed the Application complete on February 5, 2021. The Owner submitted a Site Plan Control application that is being reviewed concurrently.

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 Zoning By-law Amendment by Council and approval of the Site Plan Control application
 - Future applications for Part Lot Control and Draft Plan of Condominium approval are required.

Proposed Development

The Owner proposes to construct a townhouse development (the “Proposed Development”) accessed from Kennedy Road as shown conceptually on Figure 4 that comprises the following:

- a) 31, three-storey freehold units with rear access onto a private driveway (future condominium common element road, accesses, and landscaping)
- b) six blocks, consisting of five to six units in each block
- c) nine visitor parking spaces with one accessible parking space to be shared by all residents

Provincial Policies

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

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

The Subject Lands are designated “Residential Low Rise,” which represents established residential neighbourhoods with lower-scale buildings such as detached and semi-detached dwellings, duplexes, and townhouses.

The “Residential Low Rise” designation permits townhouses, excluding back-to-back townhouse buildings, and small multiplex building containing three to six units, all with direct frontage on a public street. Section 8.2.3.3 of the 2014 Official Plan further specifies that a Zoning By-law Amendment to permit a townhouse development without direct frontage on a public street would be considered where a development block has frontage on an arterial road or a major collector road (i.e. Kennedy Road). Unless specified in a secondary plan or site-specific policy, the “Residential Low Rise” designation also permits a maximum building height of three storeys.

Zoning

The Subject Lands are zoned “Suburban Residential Second Density” (SUR2) under Zoning By-law 193-81 (“By-law 193-81”), as shown on Figure 2. By-law 193-81 restricts the permitted uses on the Subject Lands to a single detached dwelling and home occupation.

The draft Zoning By-law Amendment (“draft ZBLA”) submitted by the Owner in support of the Application proposes to remove the Subject Lands from By-law 193-81 and incorporate it into the area of Zoning By-law 177-96 (“By-law 177-96”). Specifically, the Owner proposes to rezone the Subject Lands from the SUR2 Zone under By-law 193-81 to a “Residential Three” (R3) Zone under By-law 177-96. The R3 zoning under By-law

177-96 would permit the Proposed Development. The proposed development standards remain to be finalized with the applicant.

OPTIONS/DISCUSSIONS:

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

- 1) Staff are reviewing the submitted Planning Justification Report, Urban Design Brief, and draft ZBLA, prepared by Corbett Land Strategies Inc. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) Review of the appropriateness of the Proposed Development, through the concurrent Site Plan Control application, with regard for the following:
 - a) compatibility with existing and planned surrounding land uses
 - b) the appropriateness of the proposed buildings and site design
 - c) the appropriateness of the proposed building height and density
 - d) built form and massing, building location/orientation and transitions
 - e) traffic impacts, driveway access, parking and transportation demand management
 - f) internal traffic circulation and surrounding pedestrian and vehicular connectivity, including pedestrian and barrier-free accessibility
 - g) municipal servicing
 - h) amenity space areas and landscaped areas
 - i) sustainability features
- 3) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
 - a) *Endangered Species Act* Habitat Assessment
 - b) Arborist Report and Tree Assessment and Preservation Plan
 - c) Functional Servicing and Stormwater Management Report
 - d) Geotechnical Report
 - e) Hydrogeological Study
 - f) Phase I Environmental Site Assessment
 - g) Environmental Noise Assessment
 - h) Traffic Impact Assessment, including Parking Study
- 4) Consideration of secondary suite units and/or affordable housing units as well as features to accommodate aging in place into the Proposed Development.
- 5) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, York Region.

-
- 6) Confirmation of any outstanding financial obligations including, but not limited to, cash-in-lieu of parkland dedication; tree replacement/compensation; public art as a 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 Application will be evaluated in the context of growth management, environmental considerations, and other strategic priorities of Council.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application, including the Site Plan Control application, has been circulated to various departments and external agencies and their requirements, if appropriate, will be addressed as conditions of site plan approval and in 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: Aerial Photo (2020)
Figure 4: Conceptual Site Plan

Agent:

Nick Wood
Corbett Land Strategies Inc.
483 Dundas Street, Suite 212
Oakville, ON, L6M 1L9
Tel: 416.520.5544
Email: nick@corbettlandstrategies.ca

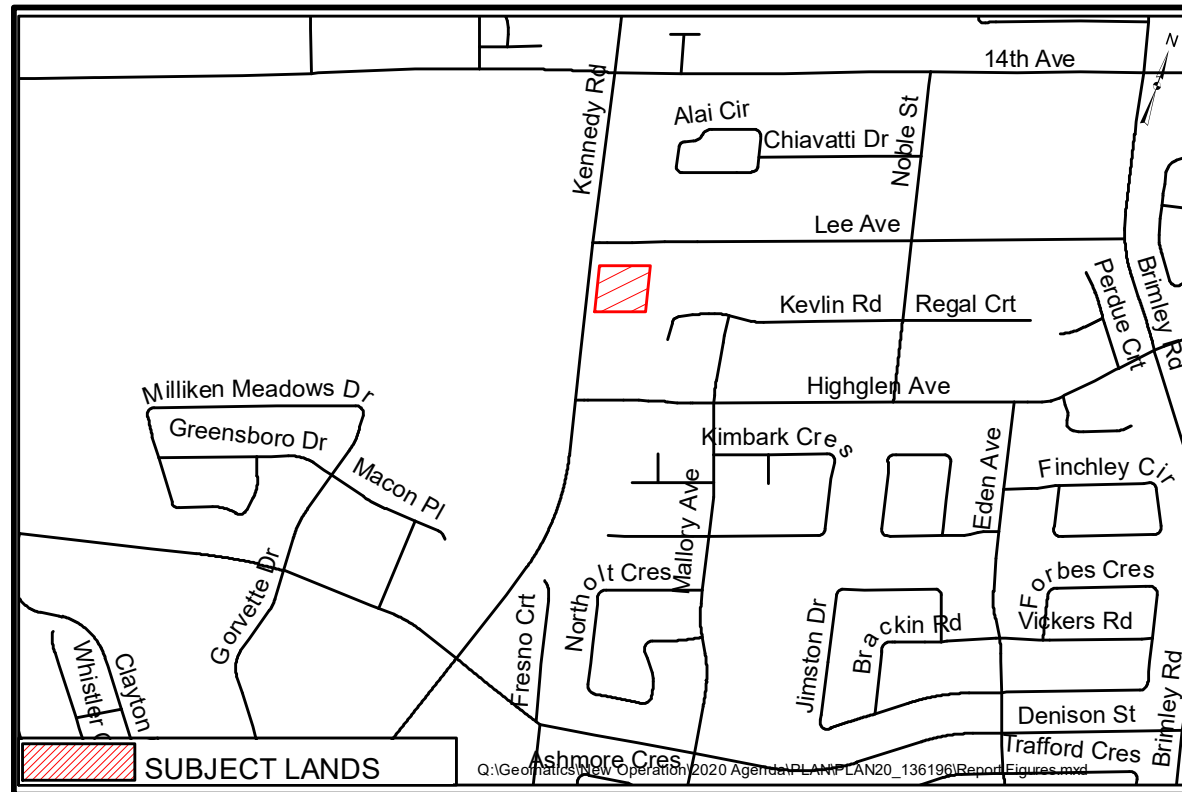
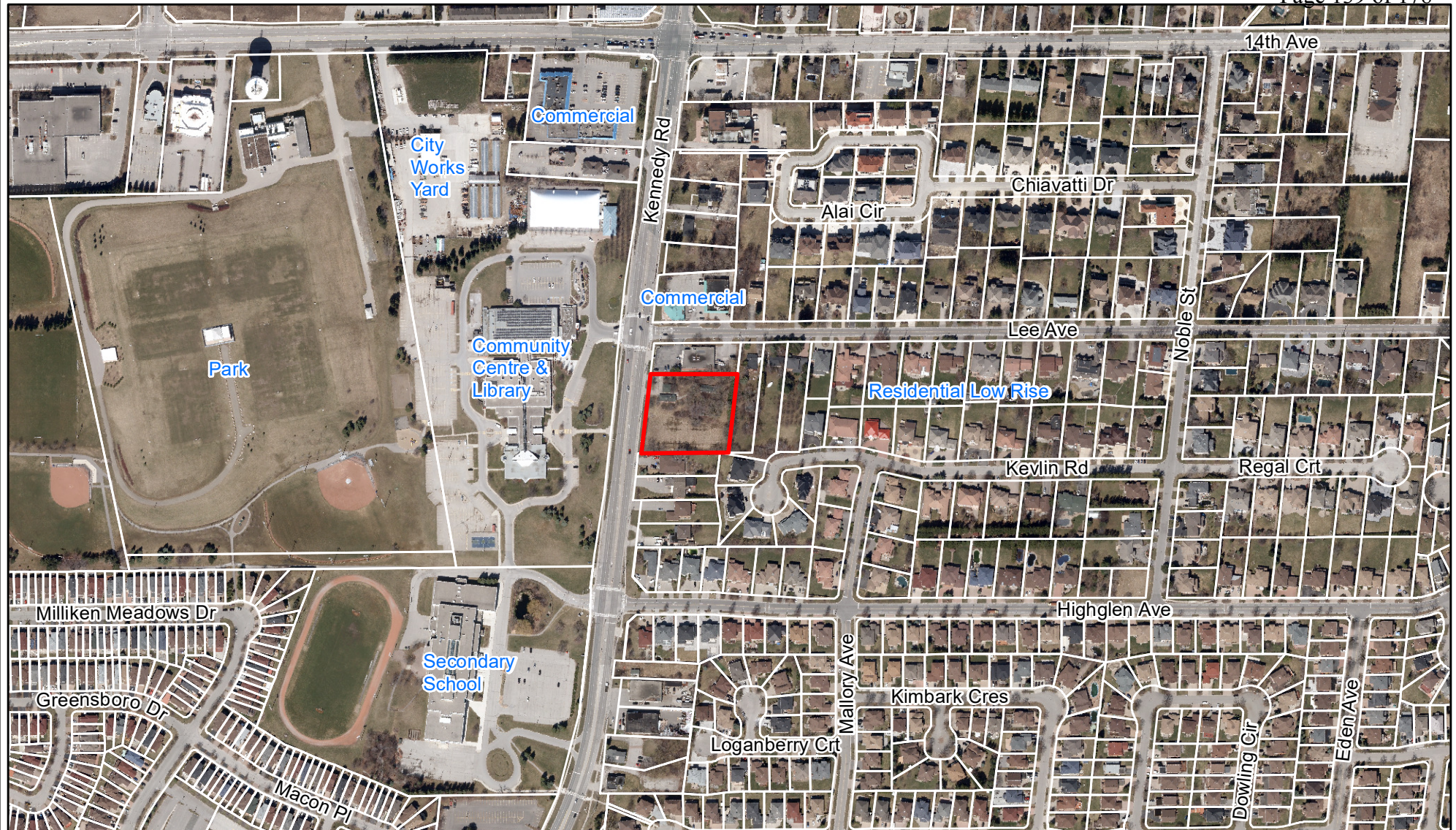


FIGURE No. 2

 SUBJECT LANDS



AERIAL PHOTO (2020)

APPLICANT: Glen Rouge Homes (Kennedy) Inc.
7647 Kennedy Road

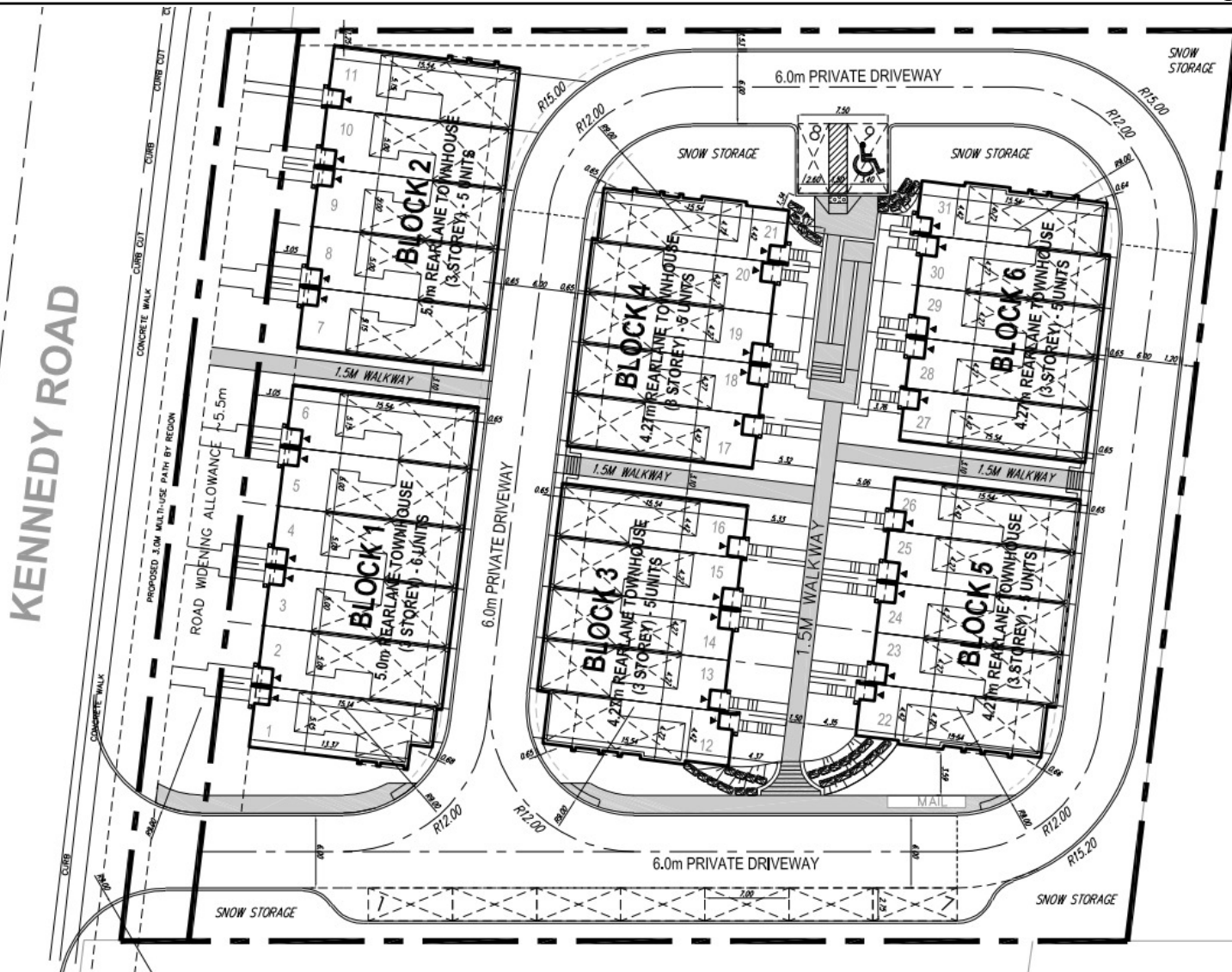
FILE No. PLAN 20 136196

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 SUBJECT LANDS

DATE: 29/01/2021

FIGURE No. 3



SITE PLAN

APPLICANT: Glen Rouge Homes (Kennedy) Inc.
7647 Kennedy Road

FILE No. PLAN 20 136196

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: ML

DATE: 29/01/2021

FIGURE No. 4





Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT: **PRELIMINARY REPORT**
 2697416 Ontario Inc.
 Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/ SPC 2020 116893

PREPARED BY: Aqsa Malik, Planner I, East District, Ext. 2230

REVIEWED BY: Stacia Muradali, MCIP, RPP, Manager, East District, Ext. 2008

RECOMMENDATION:

1. That the report titled “PRELIMINARY REPORT, 2697416 Ontario Inc., Application for a Zoning By-Law Amendment to permit a 2-storey multi-unit industrial building at 5560 14th Avenue (Ward 4). File No. PLAN 2020 116893 001/SPC 2020 116893” be received

PURPOSE:

This report provides preliminary information on a Zoning By-law Amendment application submitted by 2697416 Ontario Inc. to rezone the subject lands to permit a multi-unit, 2-storey industrial building at 5560 14th Avenue. This report contains general information in regards to applicable Official Plan and other policies as well as other issues identified by Staff to date. The report should not be taken as Staff’s opinion or recommendation on the application.

BACKGROUND:**Subject property and area context**

The 0.95 ha (2.35 ac) subject property municipally known as 5560 14th Avenue is located on the north side of 14th Avenue and east of McCowan Road (Figure 1). The subject property contains a heritage dwelling known as the McCauley-Cooperthwaite House, circa 1870, which is listed on the City of Markham’s “Register of Property of Cultural Heritage Value or Interest” and which is intended for designation. The property also contains accessory buildings including a stone shed and garage in the rear areas of the subject property as well as mature vegetation throughout the site. Vehicular access is provided via an existing driveway onto 14th Avenue. Vacant lands designated for industrial/employment use surround the subject property immediately to the west, north and east. The surrounding area includes the following uses:

- Further north of the subject lands are Highway 407 and the Canadian National Railway (CNR);
- A single detached dwelling and Father Michael McGivney Catholic Academy are to the west (along 14th Avenue);
- A low rise residential subdivision is located south of the subject property (across 14th Avenue); and
- Markham Fire Station 96, Aaniin Community Centre, Netherlands Reformed Congregation Markham and industrial and warehouse developments to the east (along 14th Avenue).

Process to date

The Zoning By-law Amendment application was deemed complete on November 16, 2020.

Next Steps

- Statutory Public Meeting will be scheduled for the spring 2021;
- Future Heritage designation of the McCauley Cooperthwaite House;
- Future Recommendation Report respecting the Zoning By-law Amendment and concurrent Site Plan application;
- Site plan endorsement and approval (if Zoning By-law amendment is approved); and
- Conveyance and creation of the proposed minor collector road through appropriate means including a future draft plan of subdivision.

Proposed Zoning By-law amendment to permit industrial development

The applicant has submitted a Zoning By-Law Amendment application to rezone the subject lands from “Residential Development” (RD) in By-Law 90-81, as amended, to “Business Corridor” (BC) in by-law 177-96, to permit a multi-unit industrial building on the subject property. The proposed development will consist of a 6,540 m² (70,396 ft²) two storey warehouse building with approximately 23 units. The individual units will range from approximately 105 m² (1,130.21 ft²) to 691 m² (7,437.9 ft²). The proposed warehouse will have a height of approximately 10.06 m (33 ft). The proposal includes 73 surface parking spaces and 22 loading docks internal to the site. Access to the site is from an existing driveway on 14th Avenue. A minor collector road with a right-of-way width of approximately 20 m (65 ft) located along the east portion of the subject property to align with Featherstone Avenue is required to be conveyed to the City as discussed later in the report. There is an existing heritage dwelling on the site, which is intended to be retained and incorporated into the proposed warehouse.

Conformity with Provincial Policy and Region of York Official Plan

Conformity of the proposed development to the applicable provincial policy framework as well as the land use designation and policies of the Regional of York Official Plan remains to be determined.

Official Plan and Zoning***Official Plan***

Most of the subject property (approximately 75%) is designated “Service Employment” in the 2014 Official Plan [as partially approved on November 24, 2017 and further updated on April 9, 2018 (the “2014 Official Plan”)]. The north portion of the subject property (approximately 25%) is designated “General Employment”. Both designations provide for a range of employment uses including office, industrial and warehousing uses, as well as permission for ancillary retail subject to size and location criteria. The subject property is also located in the “Armada West Employment Area” in the 2014 Official Plan (Section 9.2.6) which permits manufacturing, office and retail uses similar to the Service and General Employment Designations. Section 9.2.6.1 f) also permits a number of commercial uses within the existing heritage dwelling. The “Service Employment” designation, “General Employment” designation and “Armada West Employment Area” all provide for the proposed warehouse use and therefore the proposed development is in conformity with the Official Plan.

Zoning

The subject property is zoned “Residential Development (RD)” in By-law 90-81, as amended (Figure 2). The “Residential Development (RD)” zone permits one single-family detached dwelling on a lot existing on the date of passing of the amending by-law. A site-specific zoning amendment is required to rezone the subject lands to permit the proposed multi-unit industrial warehouse and to implement any necessary site-specific development standards.

OPTIONS/ DISCUSSION:

Matters identified through the detailed review of this application will be addressed in a future staff recommendation report.

The following is a preliminary list of matters raised for consideration to date:

- Assessment of the appropriateness of the proposed rezoning including the proposed use and site-specific development standards;
- Examination of the appropriateness of the proposed parking, and resolution of any issues resulting from the review of the parking justification and other transportation report and studies submitted by the applicant;
- Resolution of any issues resulting from the review of technical studies including, but not limited to, Traffic Impact Study, Functional Service Report, Storm Water Management and servicing reports, and Tree Preservation Plan;
- Review of the concurrent site plan application including review of the building siting, elevations, landscaping, sustainable measures, circulation of traffic, location and functionality of loading docks, proposed repurposing of the existing heritage dwelling and its incorporation into the proposed development; and
- Review of the conveyance and construction of the proposed minor collector road which is shown in the City’s 2014 Official Plan through a future draft plan of subdivision.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications will be reviewed in the context of the City’s strategic priorities of Growth Management and Municipal Services.

BUSINESS UNITS CONSULTED AND AFFECTED:

The application has been circulated to various City departments and external agencies and is currently under review. If the application is approved, any requirements where appropriate will be incorporated into the proposed amendment.

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 Planning

ATTACHMENTS:

Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Aerial Photo
Figure 4 – Site Plan

Bob Shanbhag
Construction Point
178 Main Street Road, Unit 304
Markham, Ontario L3R 2G9
Tel: (905) 513-0170 ex. 135
Email: sales@modernbuilders.ca

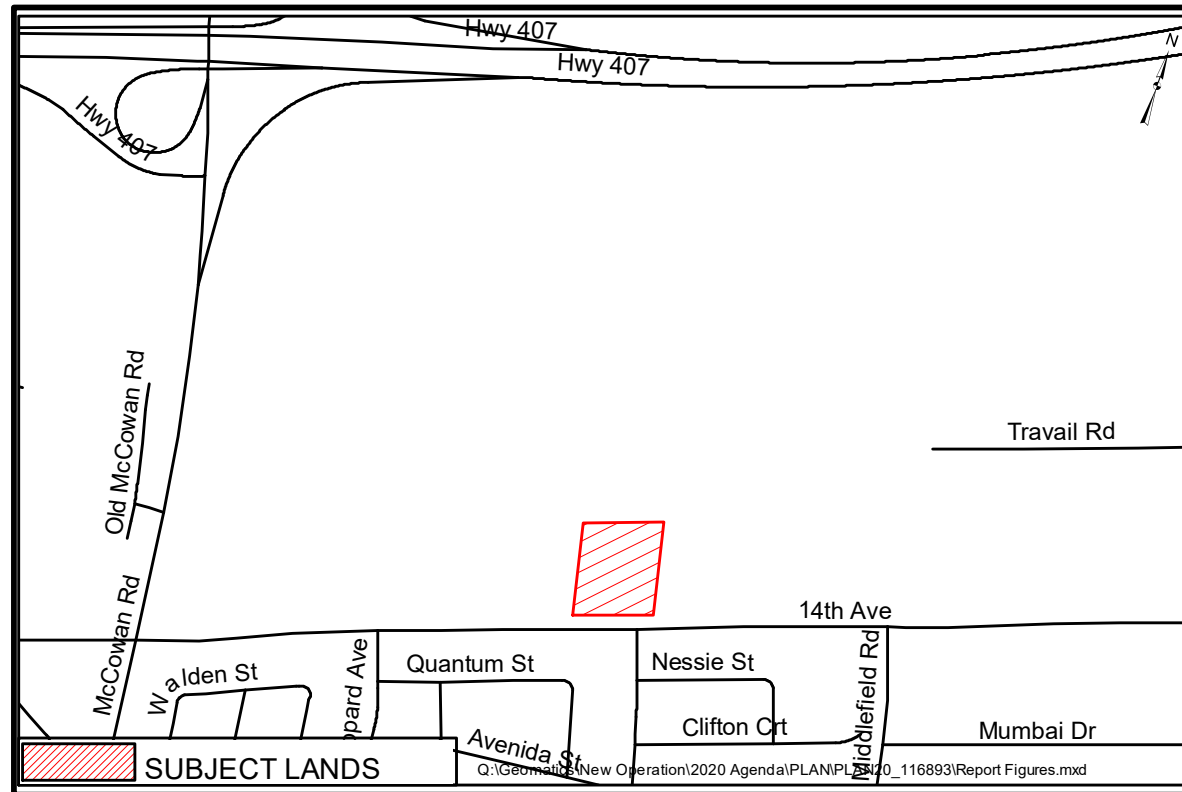


FIGURE No. 5

 SUBJECT LANDS



AERIAL PHOTO 2020

APPLICANT: 5560 14th Avenue Industrial Complex
5560 14th Avenue

FILE No. PLAN 20 116893

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: AM

DATE: 10/11/2020

FIGURE No. 3

 SUBJECT LANDS



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT:	PRELIMINARY REPORT Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6) File No.: PLAN 20 133038
PREPARED BY:	Daniel Brutto, MCIP, RPP ext. 2468 Senior Planner, North District
REVIEWED BY:	Stephen Kitagawa, MCIP, RPP ext. 4960 Acting Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated March 30, 2021 titled “PRELIMINARY REPORT, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 840 dwelling units (760 ground related and 80 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by Minotar Holdings Inc. and Hal-Van 5.5 Investments Limited (the “Owner”). This report contains general information regarding applicable policies, as well as other issues, and should not be considered as Staff’s opinion or recommendation on the Applications.

BACKGROUND:**Subject lands and area context**

The Applications collectively apply to two (2) properties known legally as Part of Lots 23 and 24, Concession 6 (the “Subject Lands”) (See Figure 1: Location Map). Together these properties consist of approximately 102.4 hectares (253 acres), situated in the central part of the Robinson Glen Secondary Plan, which is bounded by Elgin Mills Road East to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east (the “Secondary Plan Area”).

The Subject Lands are primarily used for agricultural operations, with the exception of a golf driving range known as the Fairtree Golf Centre (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning). The Robinson Creek runs north/south through the lands and divides the area proposed for development to the west, from the remainder of the lands to

the east. The Subject Lands contain two (2) heritage structures known as the George Henry Sommerfeldt Homestead (10379 Kennedy Road) and the George Sommerfeldt Sr. House (10411 Kennedy Road), which are designated under Part IV of the Ontario Heritage Act (See Figure 2: Aerial Photo).

Surrounding land uses include:

- North: Agricultural uses intended for residential development in the Robinson Glen Secondary Plan
- East: Bounded by McCowan Road, followed by agricultural uses
- South: Agricultural uses intended for residential development in the Robinson Glen Secondary Plan
- West: Bounded by Kennedy Road, followed by the Angus Glen Golf Club

Process to Date:

- The Applications were deemed complete in December 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 application for the mid-rise block

Proposed Development:

The Applications facilitate the creation of approximately 760 ground oriented dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities and the supporting road network on the Subject Lands (the "Proposal") (See Figure 4: Draft Plan of Subdivision). Table 1 below summarizes the proposed built form. Appendix 'A' provides a complete statistical summary of the Proposal. The Applications represent the third and last submission from the participating landowners in the Robinson Glen Secondary Plan at this time (See Appendix B: Robinson Glen Draft Plans).

Table 1: Proposed Built Form

Dwelling Type	Minimum Lot Frontage	Units
Single Detached	12.2m (40')	131
	11.6m (38')	52
Semi Detached	10.6m (35')	8
	7.62m* (25')	8
	7.62m (25')	226
Townhouse	7.0m (23')	290
	6.1m* (20')	45
Mixed Use Block	-	80
Total	-	840

* Lane based units

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

PLANNING POLICY CONTEXT:

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

Provincial and Regional Policy Framework

This proposal must be consistent with the Provincial Policy Statement 2014, conform to the Growth Plan for the Greater Golden Horseshoe 2019, the Greenbelt Plan 2017, Section 51 (24) of the Planning Act and York Region Official Plan 2010 (The "Regional Official Plan"). Planning staff will evaluate this proposal against these documents during the processing of this application.

City of Markham Policy FrameworkMarkham Official Plan, 2014 (the "City's Official Plan")

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

Map 3 - Land Use designates the Subject Lands 'Greenway, Residential Low Rise, Residential Mid Rise and Mixed Use Mid Rise (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). 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 decision making with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 - Detailed Land Use designates the Subject Lands 'Residential Low Rise, Residential Mid Rise I, Mixed Use Mid Rise and Greenway'. It identifies symbols denoting the locations of: stormwater management facility and a neighbourhood park (See Figure 6: Robinson Glen Secondary Plan Extract - Detailed Land Use). The Mixed Use Mid Rise designation is subject to the Neighborhood Service Node policies (8.3.1.6) of the Secondary Plan, which requires non-residential uses subject to specific policy requirements.

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

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

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

Zoning

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

OPTIONS/ DISCUSSION:

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

1. Cultural Heritage Resources

Staff have requested that the applicant preserve the two (2) existing heritage buildings on their original sites as stipulated in the City’s Official Plan. Heritage Markham will be consulted on the cultural heritage aspects of this application.

2. Street and laneway network

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

3. Parkland

Staff are reviewing the location, size and configuration of proposed parks based on Secondary Plan policies, Design Guidelines and the *Planning Act* requirements.

4. Natural Heritage

Staff are reviewing the proposed stormwater management facility (Block I) design in the Greenway, including an accepted strategy for naturalization/restoration of the Greenway.

5. Affordable housing, purpose built secondary suites and seniors housing

The Secondary Plan has progressive policies for affordable housing including promotion of secondary suites. Staff have requested that the Owner consider units and amenities that facilitate aging in place, secondary suites and options that will allow homeowners to easily implement second suites and features necessary for aging in place.

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

Staff are reviewing the proposed site-specific development standards (i.e. lot frontage, garage width, setbacks, encroachments, maximum building heights, outdoor amenity space, etc.) in the context of the existing and planned uses.

7. Community Energy Plan and Sustainability Initiatives

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

8. Public Art Contribution

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

9. Outstanding Secondary Plan Studies

The 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.

10. Technical studies/reports currently under review

Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Environmental Impact Study, Cultural Heritage Impact Assessments, Tree Assessment and Preservation Plan, Functional Servicing and Stormwater Management Report, Traffic Impact and Transportation Demand Management Study, Phase One Environmental Site Assessments, Environmental Noise Feasibility Study, Soil Investigation Report, Hydrogeological Assessment, and Geomorphic Assessment. Comments from internal departments and external agencies may result in changes to the Proposal.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

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

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:

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

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

APPLICANT/AGENT:

Macaulay Shiomi Howson Ltd. (Elizabeth Howson)
600 Annette Street, Toronto, Ontario M6S 2C4
howson@mshplan.ca

TABLE:

Table 1: Proposed Built Form

FIGURES:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context/Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: 2014 Official Plan Map 3 Extract - Land Use

Figure 6: Robinson Glen Secondary Plan - Land Use Map

APPENDICES:

Appendix A: Draft Plan of Subdivision Schedule of Land Use

Appendix B: Robinson Glen Draft Plans

Appendix A: Draft Plan of Subdivision Schedule of Land Use

Proposed Land Use	Lot/Block	Units	Area (ha.)
Detached 12.2m (40')	109-113, 118-121, 124-157, 172-181, 187-204, 210-219, 228-245, 250-261, 267-284, 290, 291	131	5.084
Detached 11.6m (38')	114-117, 122, 123, 158-171, 182-186, 205-209, 220-227, 246-249, 262-266, 285-289	52	1.844
Semi 10.6m (35')	104, 292-294	8	0.219
Lane Semi 7.62m (25')	105-108	8	0.195
Semi 7.62 (25')	1-103, 295-304	226	5.228
Street Town 7.0m (23')	1, 2, 9-53	290	6.738
Lane Town 6.1m (20')	3-8	45	0.904
Mixed Use Area	A	80	0.847
Future Development	G, H, K	-	53.113
Parks	B, F	-	2.155
Roads	-	-	14.230
Road Widening's	C	-	0.185
Stormwater Management	I	-	5.438
Access	D, E	-	0.052
Open Space	J	-	6.117
Total		840	102.413

Source: Macaulay Shiomi Howson Ltd.

Robinson Glen Draft Plans



Elgin Mills Rd E

Kennedy Rd

McCowan Rd

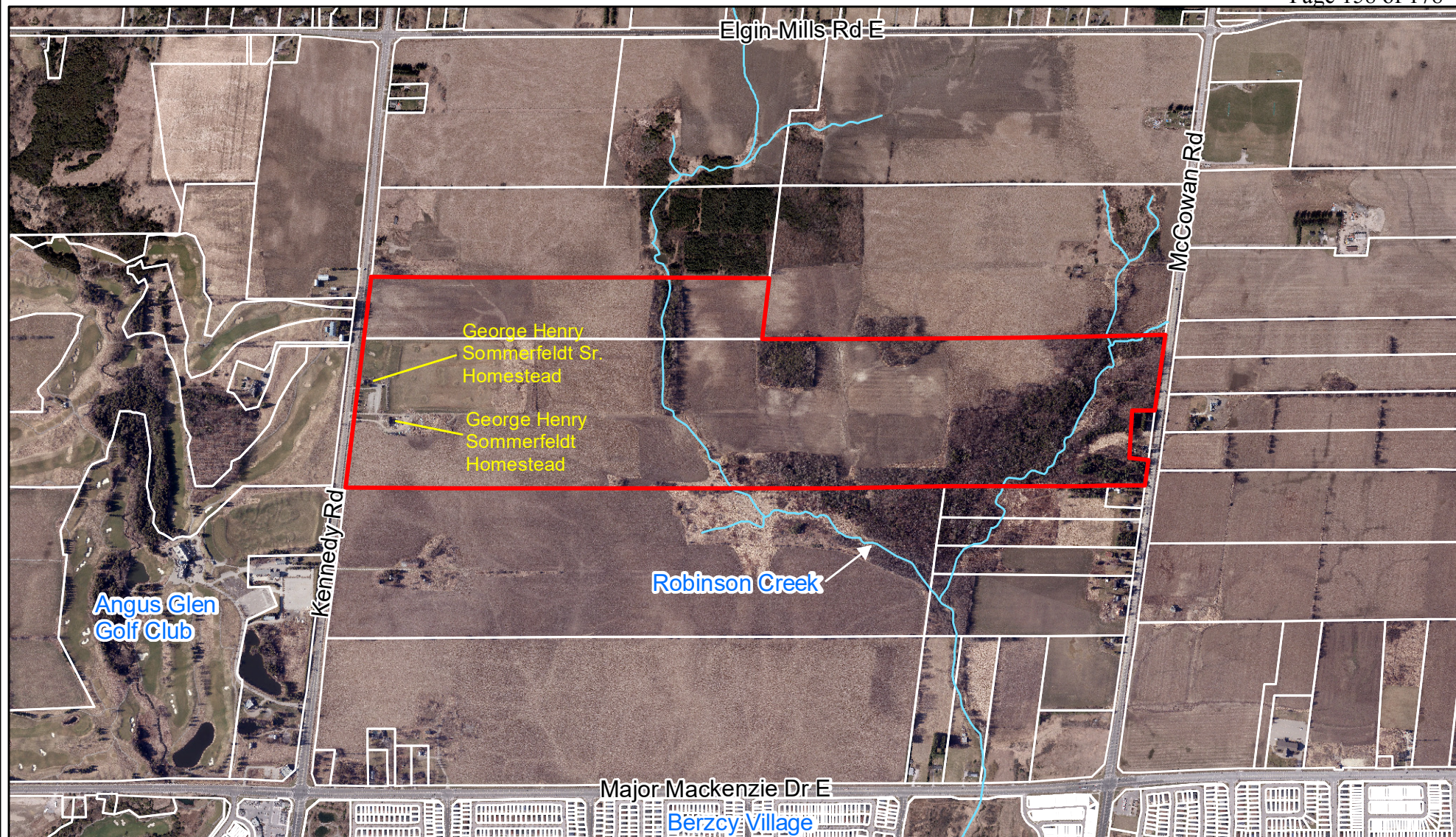
Major Mackenzie Dr E

MAP SP1 DETAILED LAND USE ROBINSON GLEN SECONDARY PLAN (Official Plan Amendment XXX)

-  Boundary of Secondary Plan Area
-  Boundary of Secondary Plan Urban Area
- RESIDENTIAL**
 -  Residential Low Rise
 -  Residential Mid Rise I
 -  Residential Mid Rise II
 -  Residential High Rise
- MIXED USE**
 -  Mixed Use Mid Rise
 -  See Section 8.3.1.6
 -  Mixed Use High Rise
 -  Mixed Use High Rise - Retail Focus
- GREENWAY SYSTEM**
 -  Greenway
- PARKS AND OPEN SPACE**
 -  Community Park / Neighbourhood Park
 -  Stormwater Management Facility
- COMMUNITY INFRASTRUCTURE, SERVICE FACILITIES**
 -  Public Elementary School
 -  Public Secondary School
- OTHER**
 -  Place of Worship

- DRAFT PLANS OF SUBDIVISION**
 -  Kennedy MM Markham Ltd.
PLAN20-129597
10537 Kennedy Road
 -  Major Kennedy South Developments Ltd.
PLAN20-113780
(4638 Major Mackenzie Dr. E., 10225 &
10227 Kennedy Rd, 4551 Elgin Mills Rd. E.)
 -  Kennedy Meadows
PLAN20-133038
10379 & 10411 Kennedy Road





AERIAL PHOTO (2020)

APPLICANT: Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd.
10379 & 10411 Kennedy Road

FILE No. PLAN 20 133038

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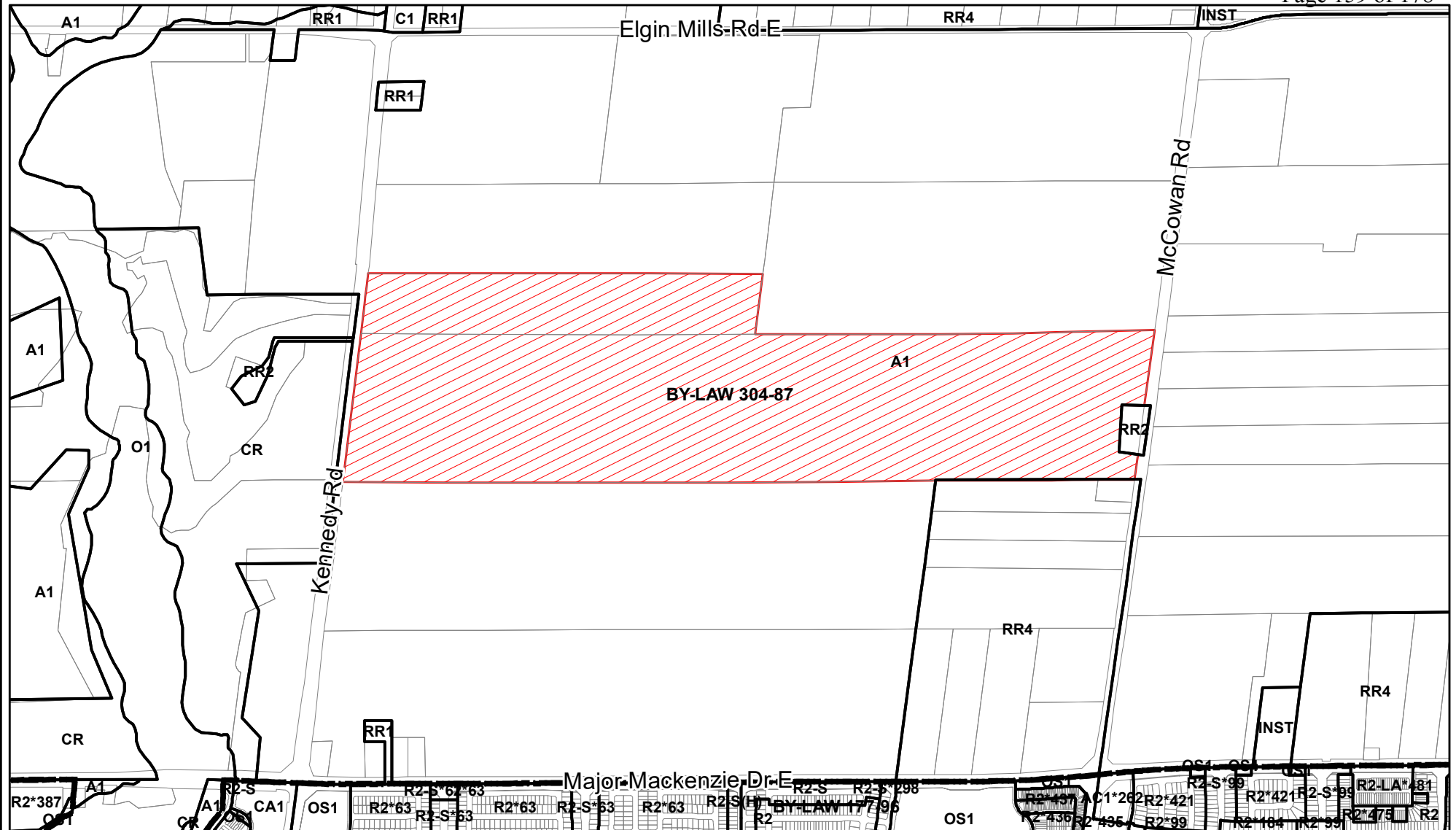
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DATE: 18/02/2021

FIGURE No. 2

 SUBJECT LANDS





AREA CONTEXT / ZONING

APPLICANT: Kennedy Meadows
10379 & 10411 Kennedy Road

FILE No. PLAN 20 133038

 SUBJECT LANDS

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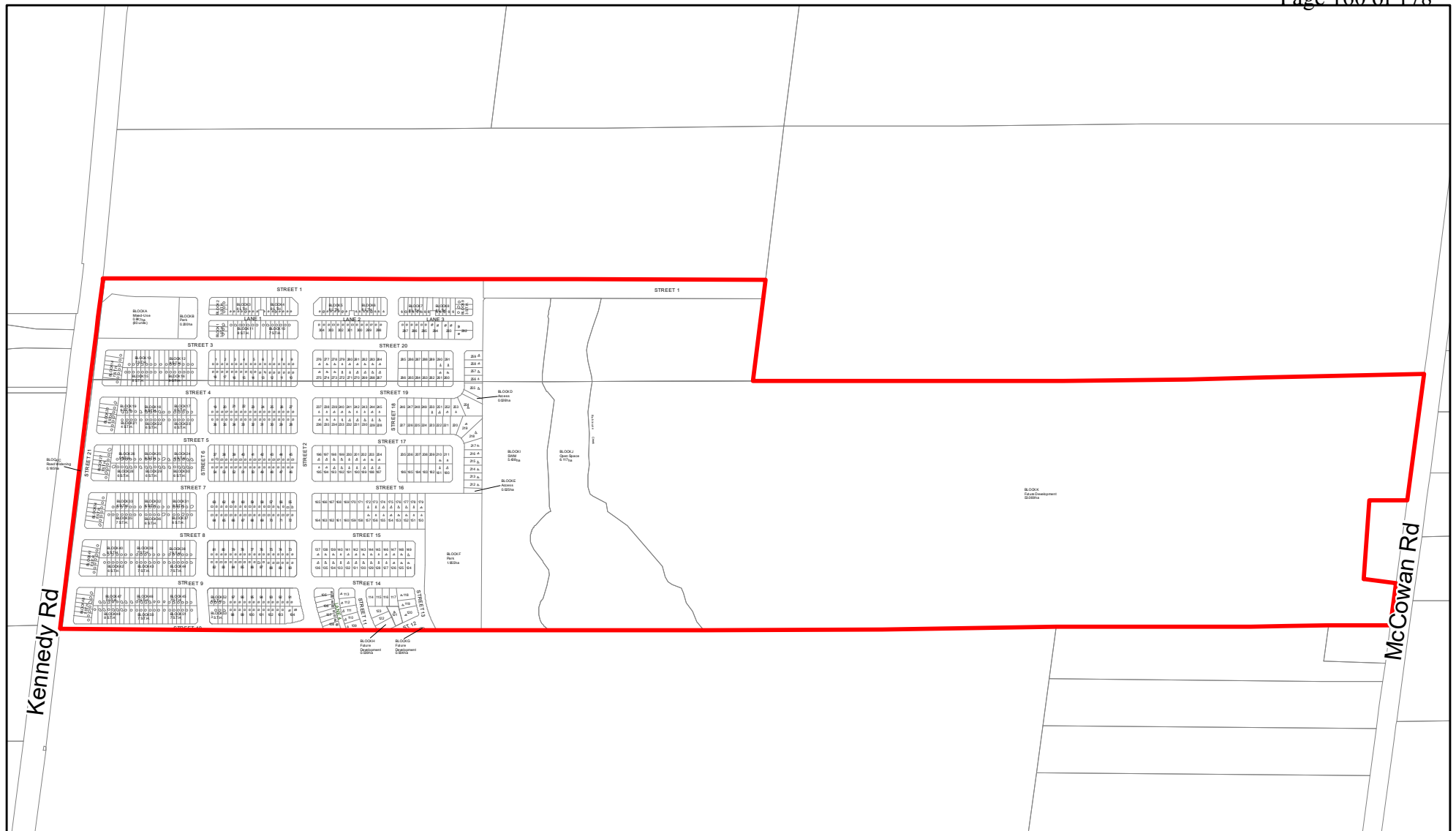
 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB

DATE: 18/02/2021

FIGURE No. 3



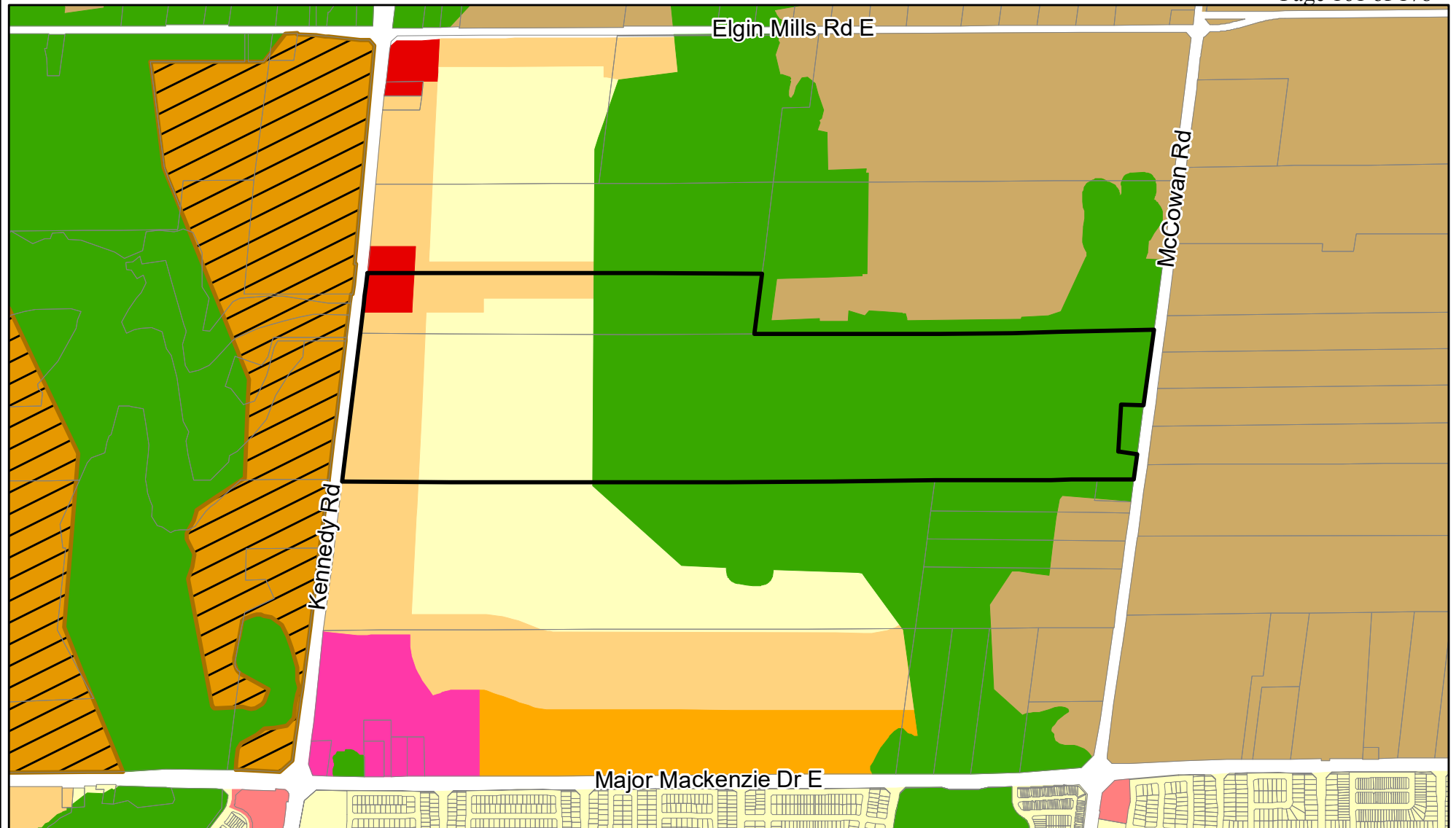
DRAFT PLAN OF SUBDIVISION

APPLICANT: Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd.
10379 & 10411 Kennedy Road

FILE No. PLAN 20 133038

 SUBJECT LANDS

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OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: Kennedy Meadows
10379 & 10411 Kennedy Road

FILE No. PLAN 20 133038

 SUBJECT LANDS

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

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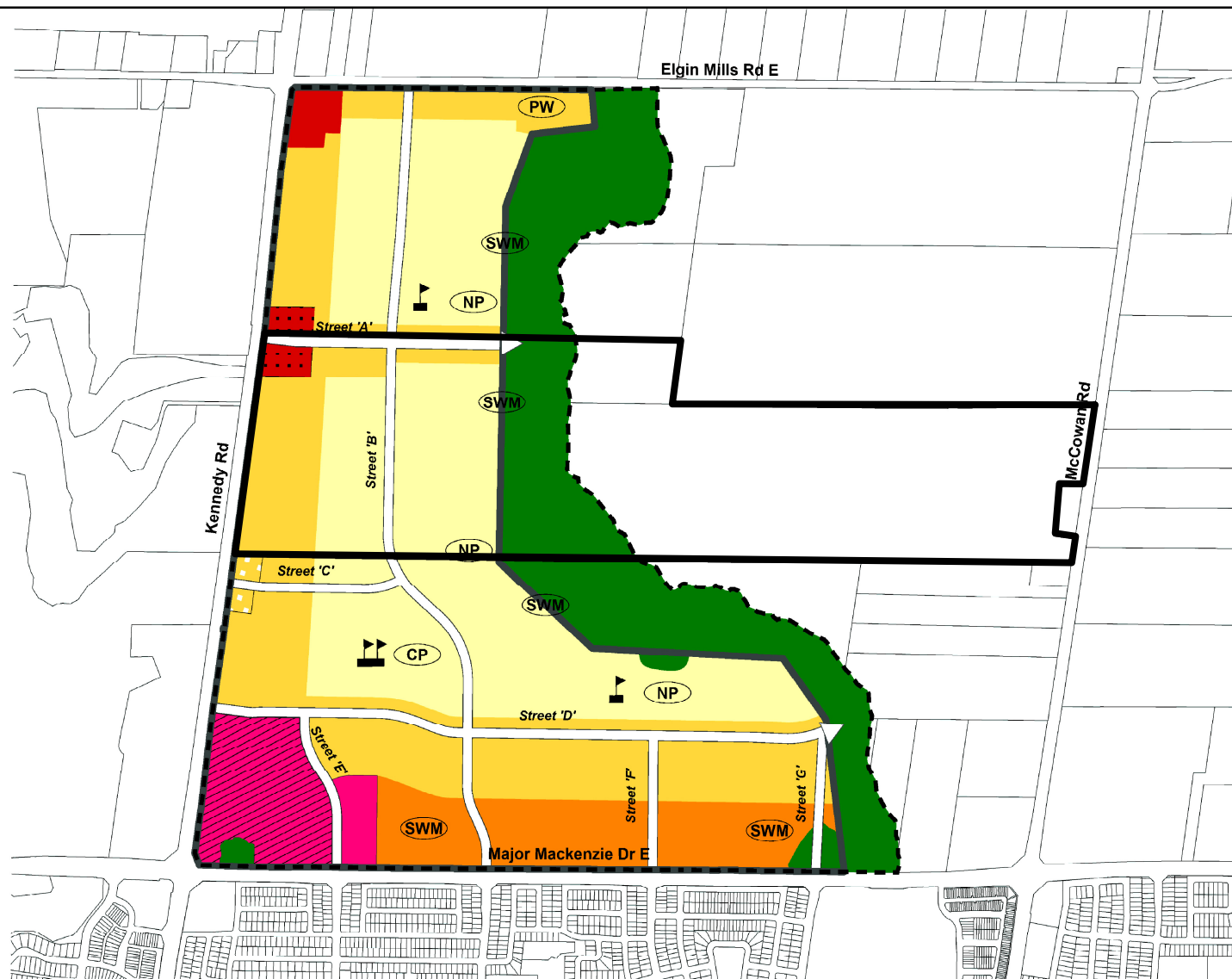
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DATE: 18/02/2021

FIGURE No. 5





ROBINSON GLEN SECONDARY PLAN - LAND USE

APPLICANT: Minotar Holdings Inc.
and Hal-Van 5.5 Investments Ltd.
10379 & 10411 Kennedy Road

FILE No. PLAN 20 133038

SUBJECT LANDS

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Boundary of Secondary Plan Area
 Boundary of Secondary Plan Urban Area

RESIDENTIAL
Residential Low Rise
Residential Mid Rise I
Residential Mid Rise II
Residential High Rise

Drawn By: RT

MIXED USE

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

GREENWAY SYSTEM

Greenway

Checked By: DB

PARKS AND OPEN SPACE

Community Park / Neighbourhood Park
 Stormwater Management Facility

COMMUNITY INFRASTRUCTURE, SERVICE FACILITIES

Public Elementary School
 Public Secondary School

OTHER

Place of Worship

DATE: 18/02/2021

FIGURE No. 6



Report to: Development Services Committee

Meeting Date: March 30, 2021

SUBJECT: RECOMMENDATION REPORT
2690622 Ontario Inc. (Kingdom - Markham Centre)
Application for Site Plan Approval to facilitate a mid-rise
mixed-use residential building at 4077 and 4101 Highway 7
East, Markham Centre (Ward 3)

File No. SPC 20 112580

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

RECOMMENDATION:

1. THAT the report titled “RECOMMENDATION REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for Site Plan Approval to facilitate a mid-rise mixed-use residential building at 4077 and 4101 Highway 7, Markham Centre (Ward 3), File No. SPC 20 112580”, be received;
2. THAT the Site Plan Control application (File No. SPC 20 112580) submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre) be endorsed in principle, subject to the conditions attached as Appendix “A” and that Site Plan Approval be delegated to the Director of Planning and Urban Design, or his designate;
3. THAT Site Plan Endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that the Site Plan Agreement is not executed within that period;
4. THAT Council assign up to 331 units of servicing allocation for 2690622 Ontario Inc. (Kingdom - Markham Centre), Site Plan Control File SPC 20 112580; and
5. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY

This report recommends that Development Services Committee (“DSC”) endorse in principle the Site Plan application, subject to the conditions attached in Appendix ‘A’, to permit a 331 unit, eight-storey, mixed-use residential building on the subject lands. The subject lands are located on the south side of Highway 7, east of Birchmount Road and is municipally known as 4077 and 4101 Highway 7 (Figures 1 to 3). It is also recommended that the approval authority be delegated to the Director of Planning and Urban Design, or his designate. This will allow the technical site plan review to be completed prior to the formal issuance of site plan endorsement and approval.

The subject lands are part of a previously approved Zoning By-Law Amendment and draft approved plan of subdivision. The subject Site Plan application is permitted by the

existing zoning, subject to minor variance application, which is considered supportable. Applications for Official Plan and Zoning By-law Amendments have also been submitted on the subject lands to facilitate proposed future development phases and will be addressed in separate reports.

Staff are generally satisfied with the proposed site plan, building elevations, and landscape.

PURPOSE:

This report recommends endorsement in principle, of a Site Plan application (the “Application”) submitted by 2690622 Ontario Inc. (Kingdom - Markham Centre) (the “Owner”) to facilitate the development of a mid-rise mixed-use residential building consisting of 331 units on the phase 1 portion of the subject lands.

BACKGROUND:

Site and Area Context

The subject lands total approximately 2.41 ha (5.96 ac) and consist of a three-phased, mixed-use development (the “Overall Subject Lands”), as shown on Figure 6. The area subject to this report, the Phase 1 development, represents approximately 0.96 ha (2.37 ac) of the Overall Subject lands (the “Phase 1 Lands”). The Phase 1 Lands are located along the south side of Highway 7, east of Birchmount Road (municipally known as 4077 and 4101 Highway 7). Sheridan Nurseries Garden Centre currently operates on the Overall Subject Lands. Figure 3 shows the surrounding land uses.

For context purpose and subject to a future report to the DSC, in their 2019 Official Plan and Zoning By-law Amendment Applications (the “2019 Applications”), the Owner proposes the following in phases 2 and 3:

- a) Phase 2:
551 residential units in one podium and tower building with a height of 34-storeys. Staff are currently negotiating with the Owner to reduce the height to approximately 20-storeys. If the Owner agrees to a reduced height, the Owner would submit a future Site Plan application to facilitate the development of this phase.
- b) Phase 3:
1,106 units in two buildings on a shared podium with heights of 43 and 47-storeys.

The 2019 Applications propose to increase the building height from 25-storeys to 47-storeys and increase the density on the Overall Subject Lands from 1,225 units to approximately 2,000 units. The 2019 Applications are currently under review and will be evaluated in the context of the current Markham Centre Secondary Plan Update study.

Process to Date

- On July 23, 2014, the City draft approved a Plan of Subdivision File No. SU 12 111289 (the “Approved Draft Plan”) for the Overall Subject Lands (See Figure 6),

which the City extended on November 25, 2019. On January 28, 2014, Zoning By-Law 2014-9 was also approved for the Overall Subject Lands, which permits a mixed-use development consisting of 1,225 residential units, a maximum 4,900 m² (52,743 ft²) of commercial uses, building heights of six to 25-storeys.

- The Site Plan application was submitted on April 20, 2020.

Next Steps:

- Subject to endorsement in principle by the DSC, the site plan would be formally endorsed by Staff subject to the endorsement conditions attached to this report (Appendix “A”).
- Approval of variances through the Committee of Adjustment are required to address non-compliance matters identified through the site plan review.
- Site Plan Approval can be issued upon execution of a Site Plan Agreement, after clearance of endorsement conditions and registration of the subdivision application noted above.
- Removal of the Holding (H) Provision through a By-law Amendment (see Zoning section).
- Submission of a Draft Plan of Condominium application, followed by the condominium registration.

The Proposal

The Owner proposes to demolish the existing Sheridan Nurseries facilities on the Overall Subject Lands and develop the Phase 1 Lands with a mid-rise mixed-use residential building consisting of the following (the “Proposed Development”):

Table 1: Proposed Development on the Phase 1 Lands	
Gross floor area (“GFA”)	25,048.10 m ² (269,616 ft ²)
Residential GFA	22,959.13 m ² (242,130 ft ²)
Retail GFA	560.47 m ² (6,033 ft ²)
Indoor amenity space	667.95 m ² (7,190 ft ²)
Outdoor amenity space	1,254 m ² (13,498 ft ²)
Total residential units	331
Maximum density	2.62 FSI (345 units per hectare)
Maximum building height	8 storeys, excluding mechanical penthouse
Total parking spaces (within two levels of underground parking)	385
Bicycle parking spaces	114

The Proposed Development represents the first phase of a three-phase development proposal on the Overall Subject Lands. The Owner proposes high-density residential mix-

use developments for the second and third phases, which are subject to Staff review under separate applications.

Official Plan and Zoning

2014 Markham Official Plan (the “2014 OP”)

The 2014 OP designates the Phase 1 Lands “Mixed-Use Mid Rise”, which supports residential intensification along with a mix of commercial and other uses as specified within the Official Plan. Unless specified in a secondary plan or site-specific policy, the “Mixed-Use Mid Rise” designation permits a maximum building height of eight-storeys and maximum density of 2.0 FSI.

The policies of the 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 (the “1987 OP”), as amended, and the 1997 Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

The 1987 OP

The 1987 OP designates the Subject Lands “Commercial - Community Amenity Area”, which permits a diverse range of residential, retail, services, community, institutional and recreational uses. Provisions related to this designation are further detailed and refined in the Secondary Plan (OPA 21), including the establishment of additional development requirements and restrictions on land use.

OPA 21

OPA 21 designates the Subject Lands “Community Amenity Area - General”, which permits medium and high-density residential uses with a general maximum building height of six-storeys and a maximum permitted density is 148 units per hectare (“UPH”). See the Required Minor Variance Application section below for the Proposed Development policy conformity discussion.

Zoning

By-law 2004-196, as amended by site-specific By-law 2014-9 (the “By-law”), zones the Subject Lands “Markham Centre Downtown Two *22(Hold) - MC-D2*22(H)”, as shown on Figure 2, the intent of which is generally consistent with the Proposed Development. The By-law permits a maximum height of “the lesser of 6 storeys or 20 m” along the Highway 7 frontage of the Phase 1 Lands. A “maximum height of 30 m” is permitted at the south half of the Phase 1 Lands. The By-law also contains a Holding (H) provision, which must be lifted prior to issuance of building permits in accordance with the following conditions:

- a) an approved precinct plan
- b) entering into a subdivision agreement
- c) confirmation of municipal servicing supply and capacity
- d) execution of a Site Plan Agreement
- e) entering into a developers group agreement/cost sharing agreement
- f) entering into a Section 37 Agreement
- g) an approved Traffic Impact Study/TDM Plan.

Minor Variance Application is required

The Owner is required to submit a Minor Variance application to permit the development of the Phase 1 Lands to facilitate the Proposed Development, which ranges in height to a maximum eight-storey mid-rise mixed-use building. Though OPA 21 permits a six-storey building on the Phase 1 Lands, section 3.8 also permits specific building heights deemed appropriate by Council without an Official Plan Amendment if the Proposed Development meets the purpose and intent of the policies, being a mid-rise mixed use built form.

Furthermore, section 24(4) of the *Planning Act* states that if a by-law is passed under Section 34 by Council, the by-law shall be “conclusively deemed to be in conformity with the official plan.” In 2014, Markham Council approved the By-law (site-specific By-law 2014-9), which established the density for the Overall Subject Lands (1,225 units) and included the mid-rise built form on the Phase 1 Lands (see Table 2).

Table 2: Building Height - By-law Provision Comparisons		
	The By-law (2014-9)	Proposed Development
Building Height	Split requirements: <ul style="list-style-type: none"> • maximum height the lesser of six storeys or 20 m (north half of the Phase 1 Lands along Highway 7) • maximum height of 30 m (south half of the Phase 1 Lands) 	Maximum eight-storeys or 27.9 m excluding the Mechanical Penthouse (“MPH”)

The Proposed Development consists of 331 units, which is well within the density requirements established in the By-law. Furthermore, the development of the Phase 1 Lands would see a normalized mid-rise building height distribution consistent with the surrounding and existing developments along Highway 7. The increased building height to eight storeys would focus at the “wings” as height would step down to two-storeys towards the mid-point of the Proposed Development.

Therefore, Staff can support a variance to increase the Proposed Development building height on the Phase 1 Lands. Staff have advised the Owner to apply for a Zoning Preliminary Review to identify the exact parameters of their Minor Variance prior to the submission of their application.

OPTIONS/ DISCUSSION:

The Owner’s Proposed Development involves the relocation of the primary access off the future Sheridan Street (public) to the west and a future public street to the east (Street “H”), as shown on Figure 4, to a private east west road located on the south side of the Phase 1 Lands. Since the approval of the Draft Plan in 2014, minor revisions have been identified that would need to reflect the Proposed Development on the Phase 1 Lands. The Owner has committed to work with the City to reconcile the minor revisions to the

Approved Draft Plan as it pertains to the Phase 1 Lands, which has been included as a condition of site plan endorsement in Appendix “A.”

To provide street animation, the Owner includes 560.47 m² of grade-related retail space along the west-wing of the proposed building fronting the future Sheridan Street. The proposed 667.95m² indoor amenity space in this location would contribute to street front animation. A private 1,254 m² outdoor amenity space in the rear courtyard offers a playground and an additional landscaped area, as shown on Figure 4. The rear courtyard also provides accessible, carpool, and bicycle parking (with a bike repair station).

Urban Design Review

Urban Design Staff are generally satisfied with the Proposed Development on the Phase 1 Lands, and as such, input from the City of Markham Design Review Panel was not necessary. The Owner continues to work with Urban Design Staff to satisfy all outstanding matters related, but not limited to, minor updates to the building and site design and the finalization of the grading, elevation, and landscape plans, and cost estimates, subject to the conditions of approval in Appendix “A.” The applicant has also committed to constructing a LEED building in accordance with the 2009 City Policy, which requires that all medium and high rise residential developments achieve at least LEED Silver.

Development Engineering Review

Development Engineering Staff reviewed the Proposed Development and concluded that the infrastructure required to service the development is contingent on the registration of the Approved Draft Plan for the Phase 1 Lands. The resolution of the final servicing details and financial securities are expected to be included in the Subdivision Agreement for the Phase 1 Lands, prior to site plan approval. The Owner has committed to continue working with Development Engineering Staff to satisfy all outstanding matters in this regard, subject to the conditions of approval in Appendix “A.” Development Engineering Staff also note that Highway 7 is a Regional Road, deferring the review and approval of the proposed watermain, drainage and grading within the Regional right-of-way to York Region.

Transportation Engineering Review

Transportation Engineering Staff, in their review, expressed the need for the easterly public road (Street “H”) and its connection to the easterly extension of Rougeside Promenade to the future Sciberras Road extension for the full build out of the Overall Subject Lands (the “Ultimate Road Condition”). The Owner proposes to access the Phase 1 Lands through a private driveway off Highway 7 on an interim basis. However, the Ultimate Road Condition would be realized upon the development of the lands to the east of the Overall Subject Lands (i.e. 4121 Highway 7 East, is also currently owned by the Owner).

As part of the conditions of the Approved Draft Plan, staff will request the extension of the future Sheridan Street to Rougeside Promenade. The Owner will continue to work with the Transportation Engineering Staff to finalize the Ultimate Road Conditions for

the Overall Subject Lands and other matters including the Transportation Demand Management (“TDM”) Plan, subject to the conditions of approval in Appendix “A.”

York Region Review

The Phase 1 Lands abut Highway 7 and required circulation of the Application to York Region. York Region provided their comments in a letter dated December 17, 2020, which stated that prior to their endorsement of the site plan, the following matters must be satisfied, which include but are not limited to:

- a) York Region requests to be a party to a Site Plan Agreement
- b) the Owner satisfies all drawing and technical requirements
- c) the Owner satisfies all financial and insurance requirements and property conveyance requirements including, but not limited to, road widening of Highway 7 and daylight triangles at proposed intersections
- d) environmental site assessment approval
- e) encroachments review
- f) water and waste water servicing capacity and allocation
- g) dewatering review
- h) landscape and streetscape design along Highway 7
- i) all transportation planning related matters.

The Region has also outlined the requirements the Owner must satisfy to obtain Regional clearance prior to the execution of the Site Plan Agreement. The Owner continues to work with York Region to satisfy these and all other outstanding matters at this time, subject to the conditions of approval in Appendix “A.”

Toronto and Region Conservation Authority (“TRCA”) Review

The Overall Subject Lands lie within the TRCA regulated area. TRCA provided their comments in a letter dated January 15, 2021, which noted that prior to the endorsement or conditional approval of the Application, the following matters must be satisfied, which include but are not limited to:

- a) confirming TRCA’s Regulated Area in relation to the Phase 1 Lands and the development limit
- b) delineating the regulatory flood plain in relation to the Phase 1 Lands and proposed easterly public road (Street “H”)
- c) confirming site plan conformity with the Approved Draft Plan and identifying any required red-line revisions to the said Draft plan
- d) satisfying the conditions of the Approved Draft Plan

The Owner continues to work with the TRCA to satisfy the conditions of approval in Appendix “A.”

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposed Development is being reviewed in the context of a safe, sustainable and complete community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposed Development has been circulated to internal City departments and external agencies, including York Region and TRCA, for review and comment. All comments/requirements of these departments and agencies are or will be reflected in the final project plans or will be secured in the Site Plan Agreement.

CONCLUSIONS

Staff opine that the Proposed Development on the Phase 1 Lands is appropriate and represents good planning for the reasons contained in this report. It meets the objectives of the 2010 YROP, OPA 21, has regard for the 2014 OP, and meets the intent of the By-law. Therefore, Staff recommend that the Application (File No. SPC 20 112580) be endorsed in principle, and that authority for the final Site Plan Approval be delegated to the Director of Planning and Urban Design, subject to the conditions provided in Appendix "A."

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P, R.P.P
Commissioner of Development Services

Arvin Prasad, M.C.I.P.,R.P.P.
Director, Planning and Urban Design

ATTACHMENTS:

Figure 1: Location Map
Figure 2: Area Context/Zoning
Figure 3: Aerial Photo (2020)
Figure 4: Site Plan
Figure 5: Elevations
Figure 6: Draft Approved Plan of Subdivision

APPENDICES:

Appendix "A" – Conditions of Site Plan Approval

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APPENDIX “A”
City of Markham
Conditions of Site Plan Approval
2690622 Ontario Inc. (Kingdom - Markham Centre) 4077 and 4101 Highway 7
File No. SPC 20 112580

1. Site Plan Endorsement

Prior to Site Plan Endorsement, the following shall be fulfilled:

- a) The Owner shall obtain approval of any required minor variances identified through the technical site plan review, which must be approved by the City of Markham Committee of Adjustment and that the decision of the Committee of Adjustment shall be final and binding.
- b) The Owner shall submit a Zoning By-law Amendment application to facilitate the removal of the Holding (H) Provision on the Phase 1 Lands and that a by-law be enacted, to the satisfaction of the Commissioner of Development Services.
- c) The Owner shall provide any required amendments to Approved Draft Plan and related conditions and that the Phase 1 Lands Subdivision Agreement be executed together with the registration of the Phase 1 Lands, to the satisfaction of the Commissioner of Development Services.
- d) The Owner shall provide a clearance letter from the Trustee of the Markham Centre Landowners Group advising that the Owner has met their cost sharing obligations.
- e) The Owner shall satisfy all outstanding comments and technical requirements of City departments and applicable external agencies, and make necessary revisions to the satisfaction of the Director of Engineering and the Director of Planning and Urban Design.

2. Site Plan Agreement

The Owner shall enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City and applicable external agencies including, but not limited to, the following:

- a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any other financial obligations and securities.
- b) Provisions for a Section 37 Agreement with the City, including provisions for Public Art, to the satisfaction of the Director of Planning and Urban Design.

- c) Provision for any easements and right-of-way dedications, if applicable.
- d) Provision to ensure all requirements of York Region are satisfied.
- e) Provision to ensure all requirements of the Toronto and Region Conservation Authority (“TRCA”) are satisfied.
- f) The Owner agrees to finalize and implement the Transportation Demand Management Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering.
- g) The Owner agrees to implement Bird Friendly measures and Dark Sky lighting to the satisfaction of Director of Planning and Urban Design.
- h) The Owner shall agree to provide written confirmation from a qualified LEED consultant certifying that minimum LEED Silver for the Proposed Development has been achieved, to the satisfaction of the Commissioner of Development Services.

3. Site Plan Approval

Prior to the execution of Site Plan Agreement and issuance of Site Plan Approval, the Owner shall ensure the following:

- a) The Owner shall submit final site plans, building elevations, engineering, drawings, lighting plans, landscape plans, along with any other drawings, plans, studies and reports including, but not limited to, a Construction Management Plan, which are required to comply with the requirements of the City and applicable external agencies, to the satisfaction of the Director of Planning and Urban Design.

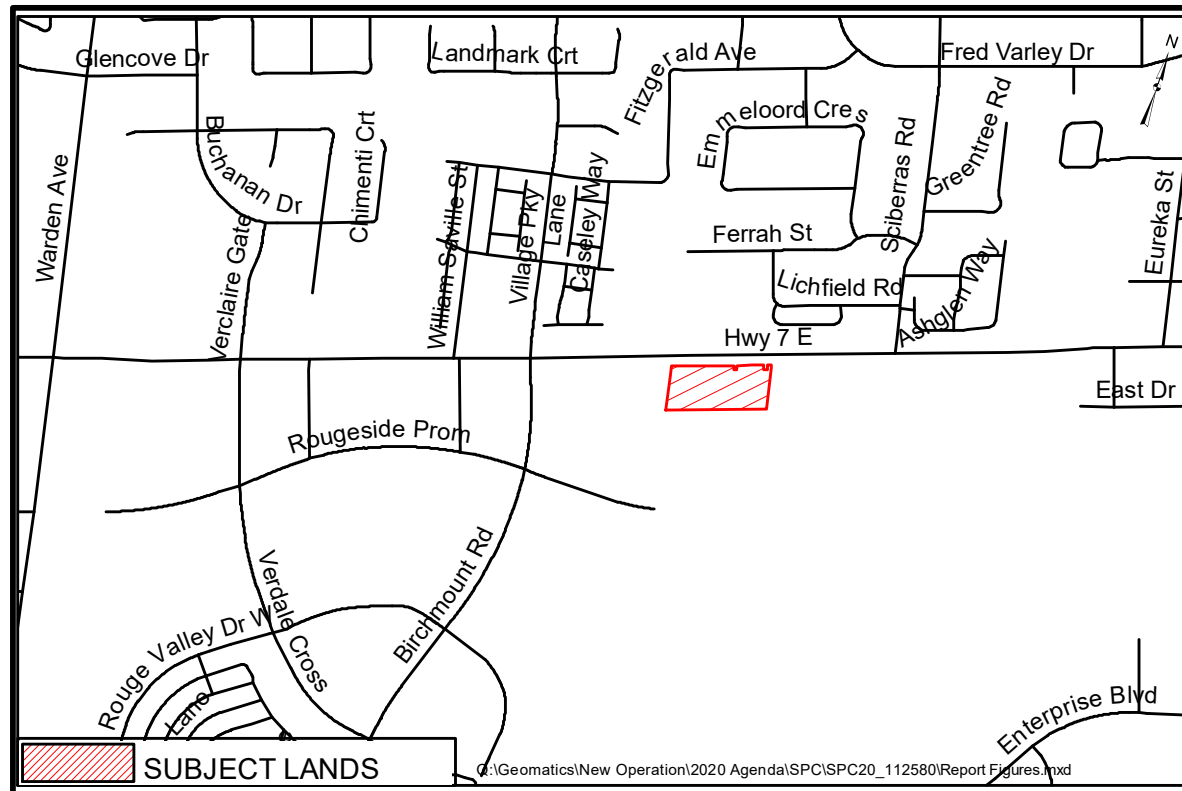


FIGURE No. 2





AERIAL PHOTO (2020)

APPLICANT: Kingdom Markham Centre - Phase 1 Building
4077 & 4101 Highway 7 East

FILE No. SPC 20 112580

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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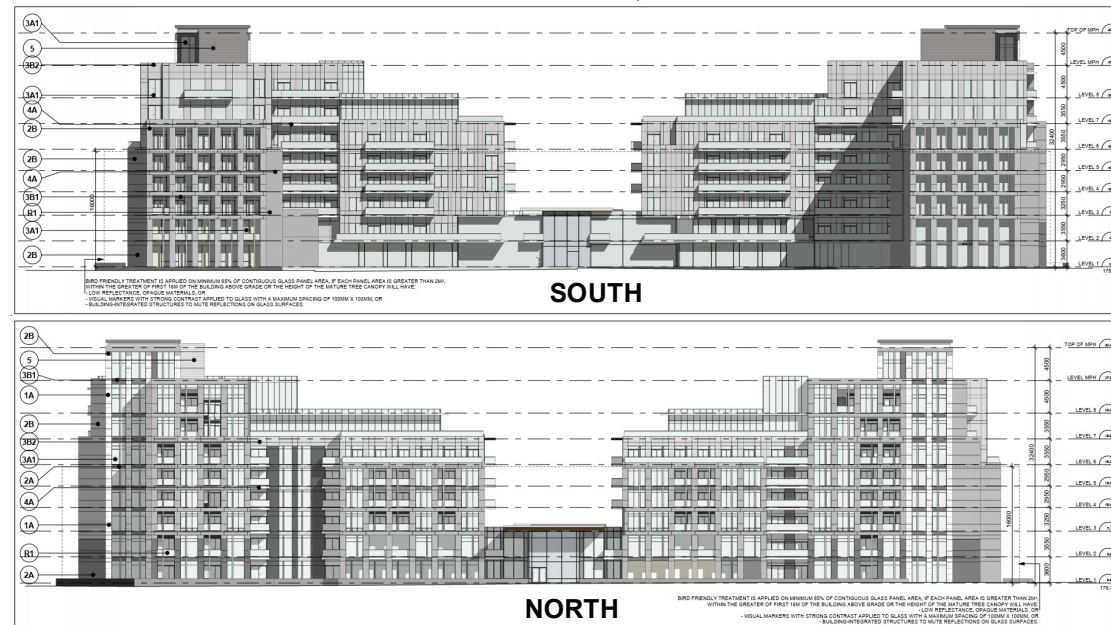
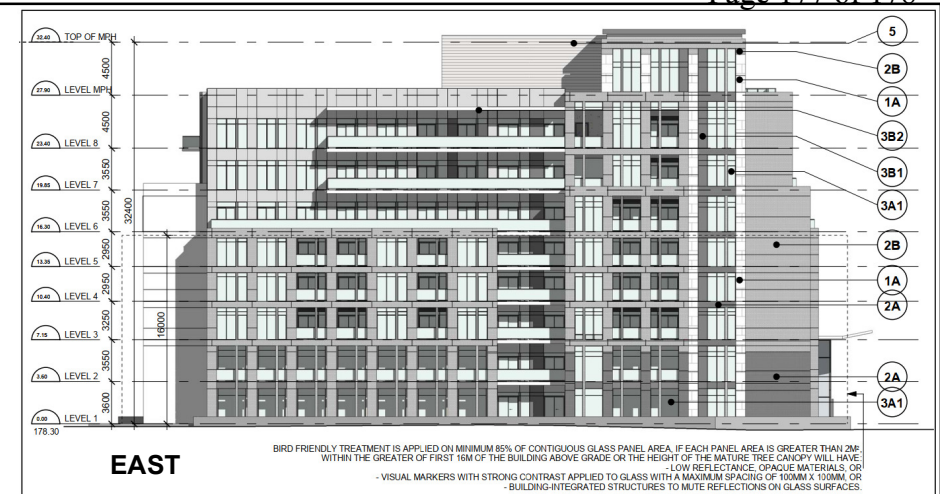
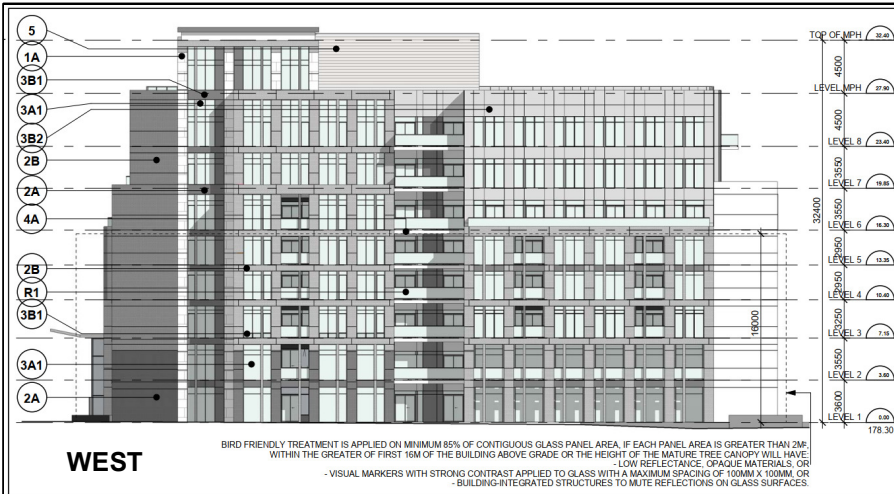
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 SUBJECT LANDS

DATE: 18/02/2021

FIGURE No. 3





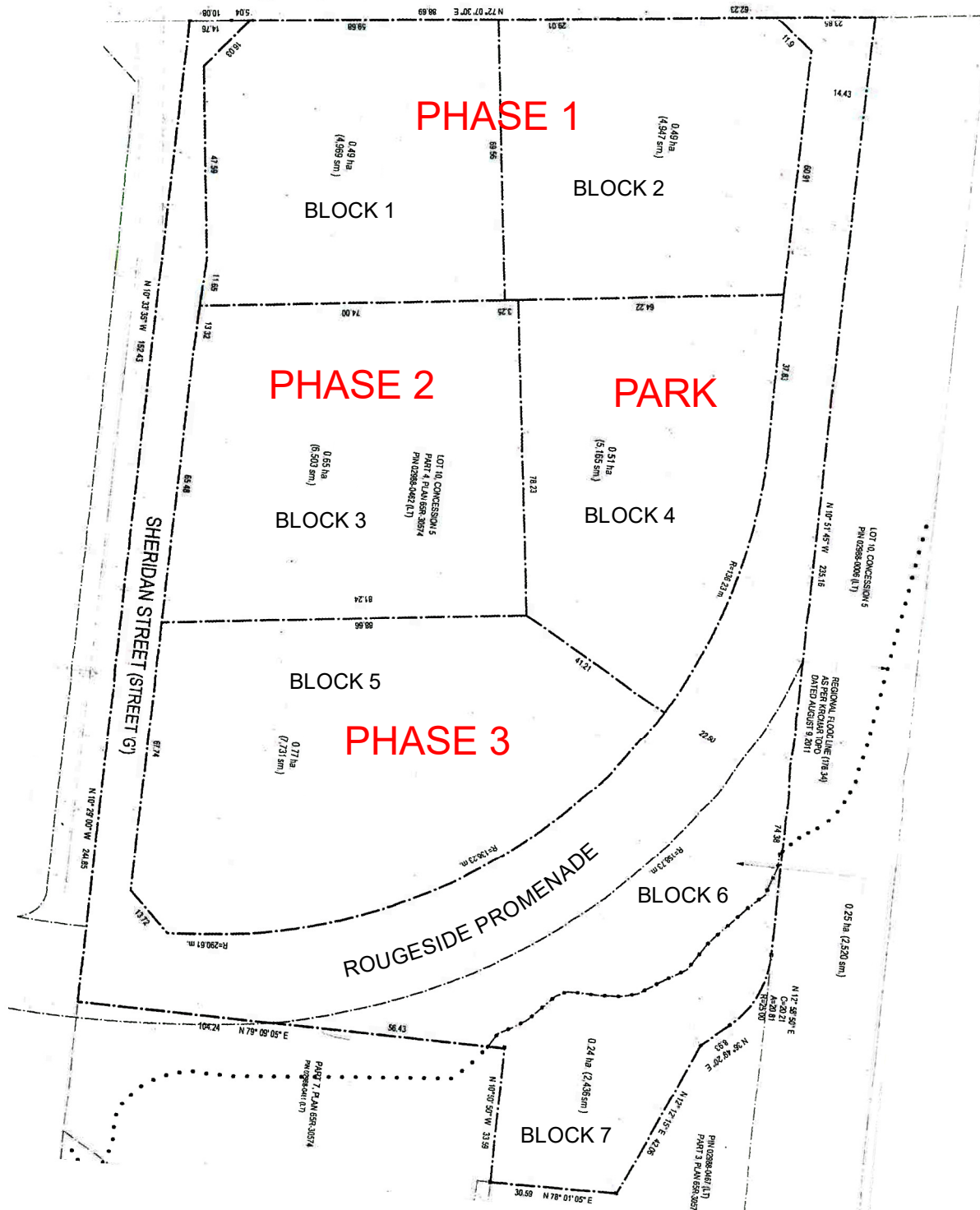
ELEVATIONS

APPLICANT: Kingdom Markham Centre - Phase 1 Building
 4077 & 4101 Highway 7 East

FILE No. SPC 20 112580

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HIGHWAY 7 EAST



APPROVED DRAFT PLAN OF SUBDIVISION

APPLICANT: Kingdom Markham Centre - Phase 1 Building
4077 & 4101 Highway 7 East

FILE No. SPC 20 112580

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DATE: 16/03/2021

FIGURE No. 6

