



## Electronic Development Services Public Meeting

### Agenda

Meeting No. 6  
April 27, 2021, 7:00 PM  
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](mailto: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](mailto:clerkspublic@markham.ca) providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-479-7760 on the day of the meeting.

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# Electronic Development Services Public Meeting Agenda

Meeting Number 6

April 27, 2021, 7:00 PM - 9:00 PM

Live streamed

All Members of Council  
Development Services  
Chair: Councillor Keith Irish

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## Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
  - 4.1. PRELIMINARY REPORT DORSAY DEVELOPMENT CORPORATION APPLICATION FOR OFFICIAL PLAN AMENDMENT TO PERMIT A MIXED-USE DEVELOPMENT CONSISTING OF TWO 24-STORY RESIDENTIAL BUILDINGS AND A FOUR-STORY OFFICE BUILDING ON THE NORTH SIDE OF HIGHWAY 7 3  
  
EAST OF RODICK ROAD, IN MARKHAM CENTRE (WARD 2) FILE NO. PLAN 20 127887 (10.3)  
  
S. Bordone, ext. 8230
  - 4.2. PRELIMINARY REPORT, 2690622 ONTARIO INC. (KINGDOM - MARKHAM CENTRE), APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT 15  
  
TO PERMIT A PHASED HIGH-DENSITY RESIDENTIAL DEVELOPMENT AT 4077 AND 4101 HIGHWAY 7, MARKHAM CENTRE (WARD 3) - FILE

NO. PLA 20 140215 (10.3, 10.5)

D. Pagratis, ext. 2960

- 4.3. 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)

27

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

5. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: March 8, 2021

**SUBJECT:** 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

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

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

**RECOMMENDATION:**

1. That the report titled “PRELIMINARY REPORT, 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.

**PURPOSE:**

This purpose of this report is to provide preliminary information on an application for Official Plan Amendment (the “Application”) submitted by Dorsay Development Corporation (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:****Subject Lands and Area Context**

The 1.05 ha (2.59 ac) vacant subject lands are located on the north side of Highway 7, east of Rodick Road (the “Subject Lands”), as shown on Figure 1. Circa Drive bisects the Subject Lands as follows:

- a) the west parcel (the “West Parcel”), measuring 0.72 ha (1.77 ac) in size
- b) the east parcel (the “East Parcel”), measuring 0.33 ha (0.82 ac) in size

The public parkland, previously conveyed by the Owner to the City, is located immediately to the north on the Subject Lands. There is an existing agreement between the Owner and City to allow for underground parking to extend beneath the public parkland. Figure 3 shows the surrounding land uses.



The Subject Lands represent the last phase (Phase 3) of the Circa Development. Figure 3 shows Phase 1 comprised of the existing 155 townhouses on the south side of Cox Boulevard, east and west of Circa Drive, and the 16-storey residential building along Town Centre Boulevard. Phase 2 is comprised of another 16-storey residential building along Highway 7. Both of the 16-storey residential buildings share a common four-storey podium that was constructed as part of Phase 1.

**Process to date:**

Staff deemed the Application complete on November 2, 2020.

**The next steps in the Planning process include:**

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

After a decision on the Application is made, future submission and approval of a Zoning By-law Amendment and Site Plan Control applications would be required prior to development.

**The Proposed Development**

The Owner proposes a mixed-use development consisting of two residential buildings on the West Parcel and an office building on the East Parcel (collectively described as the “Proposed Development”), as shown conceptually in Figures 4 and 5, and further described below:

<b>Table 1: Proposed Development</b>		
	<b>West Parcel</b>	<b>East Parcel</b>
<b>Proposed Uses</b>	Residential and Retail	Office and Retail
<b>Building Height</b>	Two 24-storey buildings	Four-storeys
<b>Podium Height</b>	Eight-storeys with integrated step backs	Three-storeys with step back to fourth storey
<b>Units</b>	559	N/A
<b>Density (Floor Space Index – “FSI”)</b>	7.1	2.0
<b>Approximate Gross Floor Area (“GFA”)</b>	50,709 m <sup>2</sup> (545,828 ft <sup>2</sup> )	6,739 m <sup>2</sup> (72,535 ft <sup>2</sup> )
<b>Approximate Residential GFA</b>	49,939 m <sup>2</sup> (537,541 ft <sup>2</sup> )	N/A
<b>Approximate Retail GFA</b>	770 m <sup>2</sup> (8,287 ft <sup>2</sup> ) at grade and closer to Circa Drive	1,238 m <sup>2</sup> (13,320 ft <sup>2</sup> ) at grade

<b>Table 1: Proposed Development</b>		
	<b>West Parcel</b>	<b>East Parcel</b>
<b>Approximate Office GFA</b>	N/A	5,501 m <sup>2</sup> (59,214 ft <sup>2</sup> )
<b>Vehicular Access</b>	West side of Circa Drive	East side of Circa Drive
<b>Parking</b>	Approximately 1,120 spaces overall (encompasses the West and East Parcels and primarily located underground, with extension below the public parkland)	

### **Provincial and Regional Policy Conformity**

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

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

The 2014 Official Plan, as partially approved on November 24, 2017, and updated on April 9, 2018, designates the East Parcel “Mixed Use High Rise” and the West Parcel “Mixed Use Office Priority.”

Lands within the “Mixed Use High Rise” designation represent priority locations with the greatest level of development intensification. Unless specified in a secondary plan or site-specific policy, the “Mixed Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of three times the area of the lands (Floor Space Index – “FSI”).

The “Mixed Use Office Priority” designation permits primarily office employment uses, but may also permit multiple-unit residential uses and street-related retail and service uses integrated with the office uses. Residential development would only be permitted if a majority of the GFA on a development site is office employment uses as set out in an implementing zoning by-law.

The policies of the 2014 Official Plan indicate that the land use designations for the Regional Centre-Markham Centre lands, shown on Map 3 of the 2014 Official Plan, and the related policies, shall be used to inform the update of the Markham Centre Secondary Plan. The policies also indicate that until an updated secondary plan is approved for the Regional Centre-Markham Centre lands, the provisions of the 1987 Official Plan, as amended, and the 1997 Markham Centre Secondary Plan (“OPA 21”), as amended, shall apply to the Subject Lands.

### **Local Planning Appeal Tribunal (the “LPAT”) Appeal**

In July 2014, the Owner appealed the Region’s decision to approve the 2014 Official Plan to the Ontario Municipal Board (the “OMB”), now the LPAT, which included the

application of the “Mixed Use Office Priority” designation on the West Parcel. On February 5, 2020, the Owner and City entered into Minutes of Settlement (“MOS”). As part of the MOS, the parties agreed that the Owner would file an application for an Official Plan Amendment to address the Owner’s desired designation of the West Parcel and that the application would be processed and considered by Council in advance of the Markham Centre Secondary Plan Update Study process. The MOS also indicates that when the Application is brought to Council for consideration, City Staff will recommend that Council endorse a recommendation either in support of, or in opposition to the Application, and Council’s position, if any, will then be considered and heard by the LPAT as part of the Dorsay 2014 OP appeal.

### **The 1987 Town of Markham Official Plan (the “1987 Official Plan”)**

As mentioned above, the 1987 Official Plan still applies to the subject lands. The 1987 Official Plan designates the Subject Lands “Commercial – Community Amenity Area”. The planned function of the “Community Amenity Area” designation is to provide for a multi-use, multi-purpose centre with a diverse range of retail, services, community, institutional and recreational uses. Office development and medium and high-density housing at appropriate locations are also provided for in this designation.

### **OPA 21, as Amended by Official Plan Amendment 96 (“OPA 96”)**

OPA 21 designates the Subject Lands “Community Amenity Area – Major Urban Place.” Site-specific OPA 96 amended OPA 21 to restrict the permitted uses and some development standards on the Subject Lands to the following:

<b>Table 2: Site-Specific OPA 96 Approved Development Standards</b>		
	<b>West Parcel</b>	<b>East Parcel</b>
<b>Uses</b>	Two office buildings with retail	One office building with retail <b>OR</b> one retirement home <b>OR</b> one nursing home
<b>Minimum Building Floor Area</b>	10,000 m <sup>2</sup> for each building	13,000 m <sup>2</sup>
<b>Maximum Building Height (above sea level – “ASL”)</b>	<u>Westerly Building</u> 210 m (four-storeys)  <u>Easterly Building</u> 212 m (five-storeys)	213 m  Office Building: five-storeys <b>OR</b> Retirement Home/Nursing Home: six to seven-storeys

The draft Official Plan Amendment (“draft OPA”) submitted by the Owner in support of the Application proposes to permit additional uses on the Subject Lands that include, but are not limited to, high density residential uses, restaurants and hotels, as well as providing for site-specific heights, unit counts and densities for both Parcels.

## **Zoning**

Site-specific Zoning By-law 2002-251 (“By-law 2002-251”), which amends the Parent Zoning By-law 177-96 (see Figure 2), zones the West Parcel “Community Amenity Two - \*170, \*172 Hold” [CA2\*170\*172(H)] and zones the East Parcel “Community Amenity Two - \*169, \*172 (Hold)” [CA2\*169\*172(H)]. Similar to OPA 96, By-law 2002-251 restricts the permitted uses on the Subjects Lands, provides site-specific development standards, and permits required parking in an underground parking garage that extends under the public parkland to the north.

A Zoning By-law Amendment application is required to permit the Proposed Development, which the Owner advises will be submitted to the City in the near future.

## **OPTIONS/ DISCUSSION:**

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

- 1) Review of the submitted Planning Opinion Report and draft OPA, prepared by Malone Given Parsons Ltd. Staff will provide further comments on these documents, if necessary, in a future Recommendation Report.
- 2) Review of the Proposed Development in the context of the existing policy framework, and with regard to the emerging policy framework of the Markham Centre Secondary Plan Update Study, which the City is currently undertaking. As previously noted, in accordance with the approved MOS, the Application may be processed and considered by Development Services Committee in advance of completion of the Markham Centre Secondary Plan Update Study.
- 3) Review of the appropriateness of the Proposed Development having regard for the following:
  - a) compatibility with the existing and planned surrounding land uses;
  - b) the appropriateness of the proposed uses, density and building heights;
  - c) the amount of required office employment uses in light of the requirements of OPA 96 and By-law 2002-251;
  - d) affordable housing, purpose-built rental, senior focus housing, and family friendly units;
  - e) built form and massing, building orientation, and transitions with particular focus on impacts to the existing residential area immediately north of the Subject Lands;
  - f) sun and shadow analysis and angular plane study and the impacts to the immediate surrounding area, which the Owner must mitigate to the satisfaction of the City;
  - g) traffic impacts and driveway access restrictions to Circa Drive;
  - h) appropriateness, functionality and programmability of parkland.

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- 4) The Owner requests that the parking standards from the Markham Centre Zoning By-law 2004-196, as amended, be applied for the Proposed Development. These rates are lower than the parking standards set out in the City's Parking Standards By-law 28-97, as amended. Staff have requested that further information be submitted to justify the application of the Markham Centre Zoning By-law 2004-196 parking standards to the Proposed Development and acknowledge that parking rates will be assessed during the review of a future application for a Zoning By-law Amendment.
  - 5) Review of all technical studies submitted in support of the Proposed Development including, but not limited to, the following:
    - a) Functional Servicing and Stormwater Management Report;
    - b) Transportation Impact and Demand Management Study;
    - c) Angular Plane Study;
    - d) Sun and Shadow Analysis;
    - e) Urban Design Brief.
  - 6) The Subject Lands are located within and governed by the Toronto/Buttonville Airport zoning regulation area and impacts of the proposed building heights must be reviewed. Building heights in excess of the maximum height permitted by the airport zoning order would require Transport Canada to lift the current height restrictions. Should Council approve heights above the Airport Height Restrictions, the future site-specific zoning amendment will include an H - Holding Provision limiting building heights to the current Airport Height restrictions until these restrictions have been lifted by Transport Canada.
  - 7) Further discussions between York Region, the City, and the Owner are required to determine the potential to implement a full-moves signalized intersection at Circa Drive and Highway 7. Signalization would improve pedestrian connectivity from the Subject Lands to the rest of Markham Centre. This issue will be further reviewed as part of the ongoing Markham Centre Secondary Plan Update Study process, which will provide a comprehensive review of the resulting land uses and transportation system within Markham Centre.
  - 8) The Proposed Development will have regard for any requirements of external agencies including, but not limited to, York Region.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Proposed Development will be reviewed in the context of the City's strategic priorities, including Growth Management, Transportation/Transit and Environment.

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**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Air Photo

Figure 4: Proposed Development (Roof Plan/Site Plan)

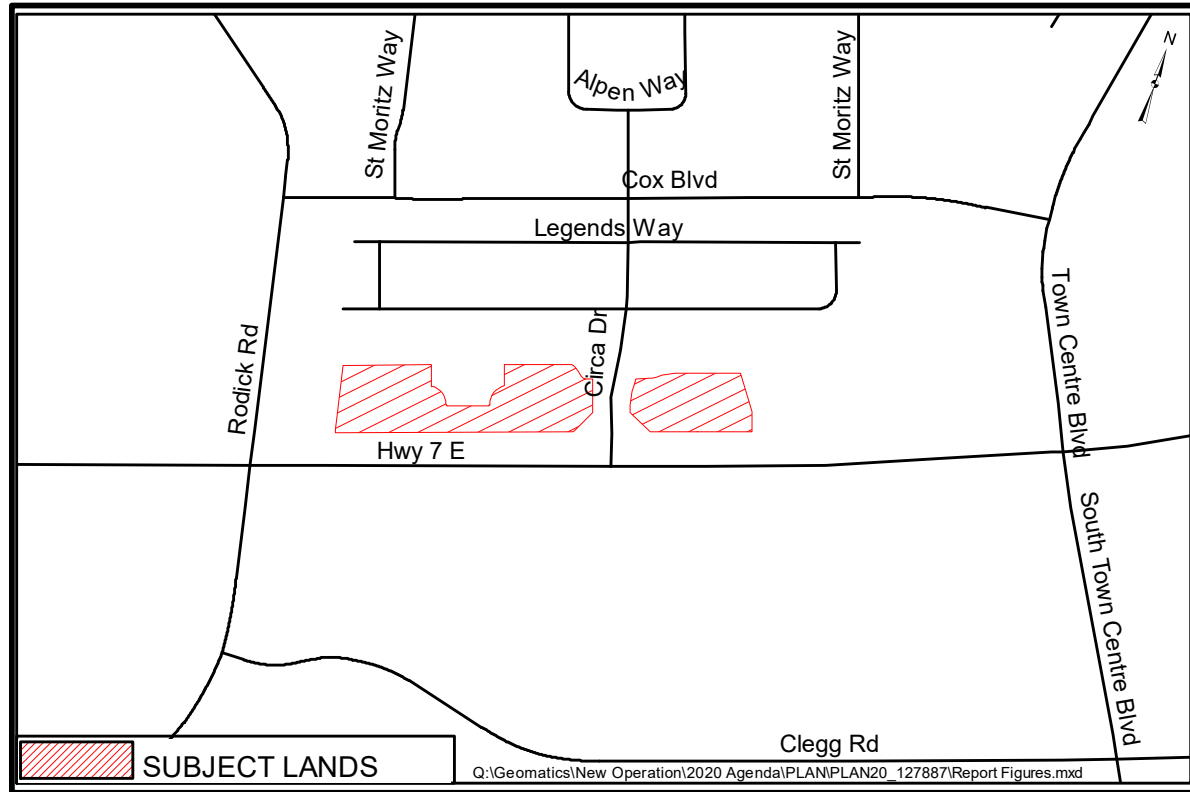
Figure 5: 3D Mass Models

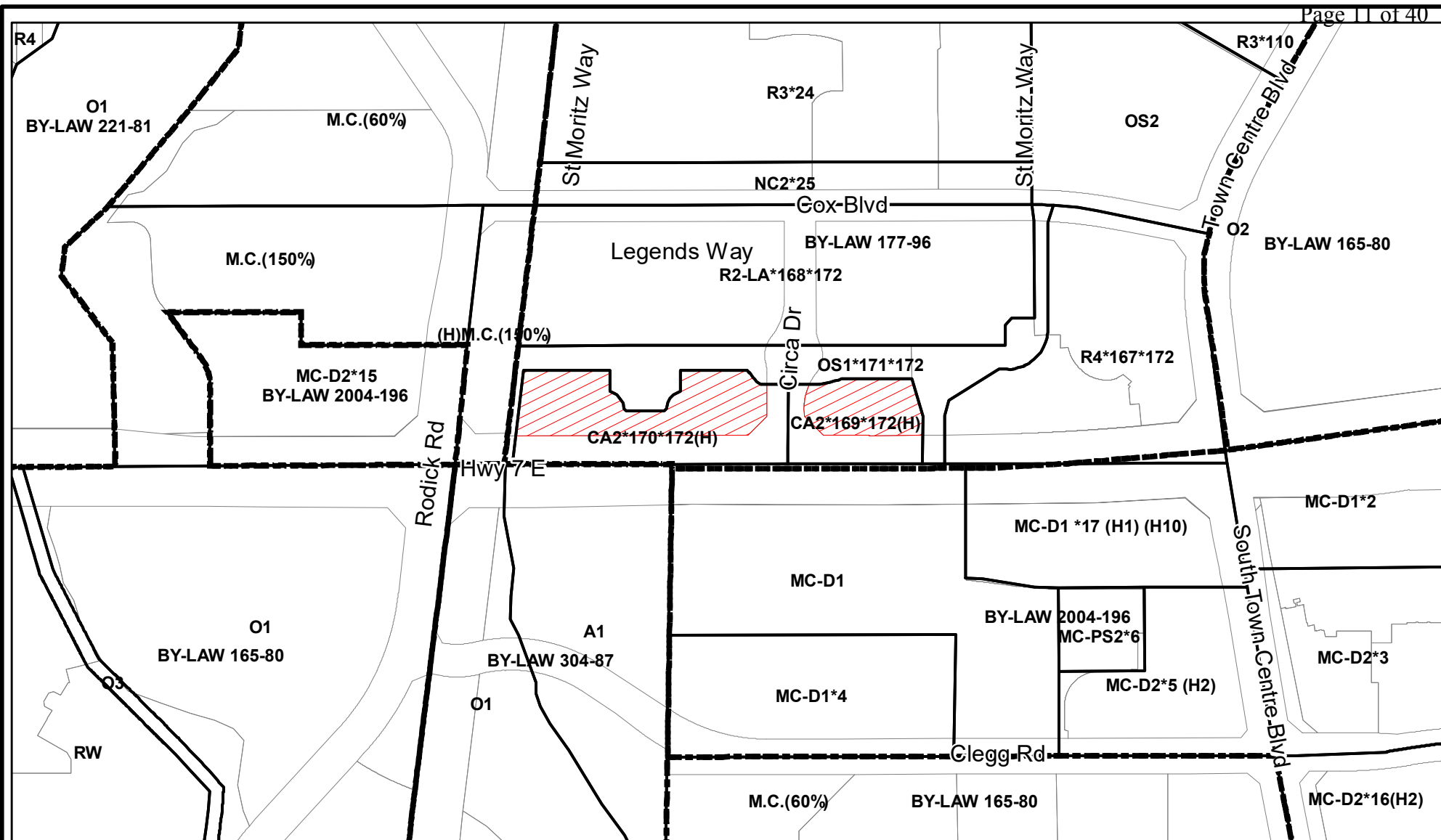
**OWNER:**

Dorsay Development Corporation  
Amanda Santo  
Senior Director – Land Development  
130 Adelaide Street West, Suite 2200  
Toronto, ON  
M5H 3P5

Tel: (416) 216-1351

Email: [asanto@dorsay.ca](mailto:asanto@dorsay.ca)





# AREA CONTEXT / ZONING

APPLICANT: Dorsay Development Corporation  
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: SB

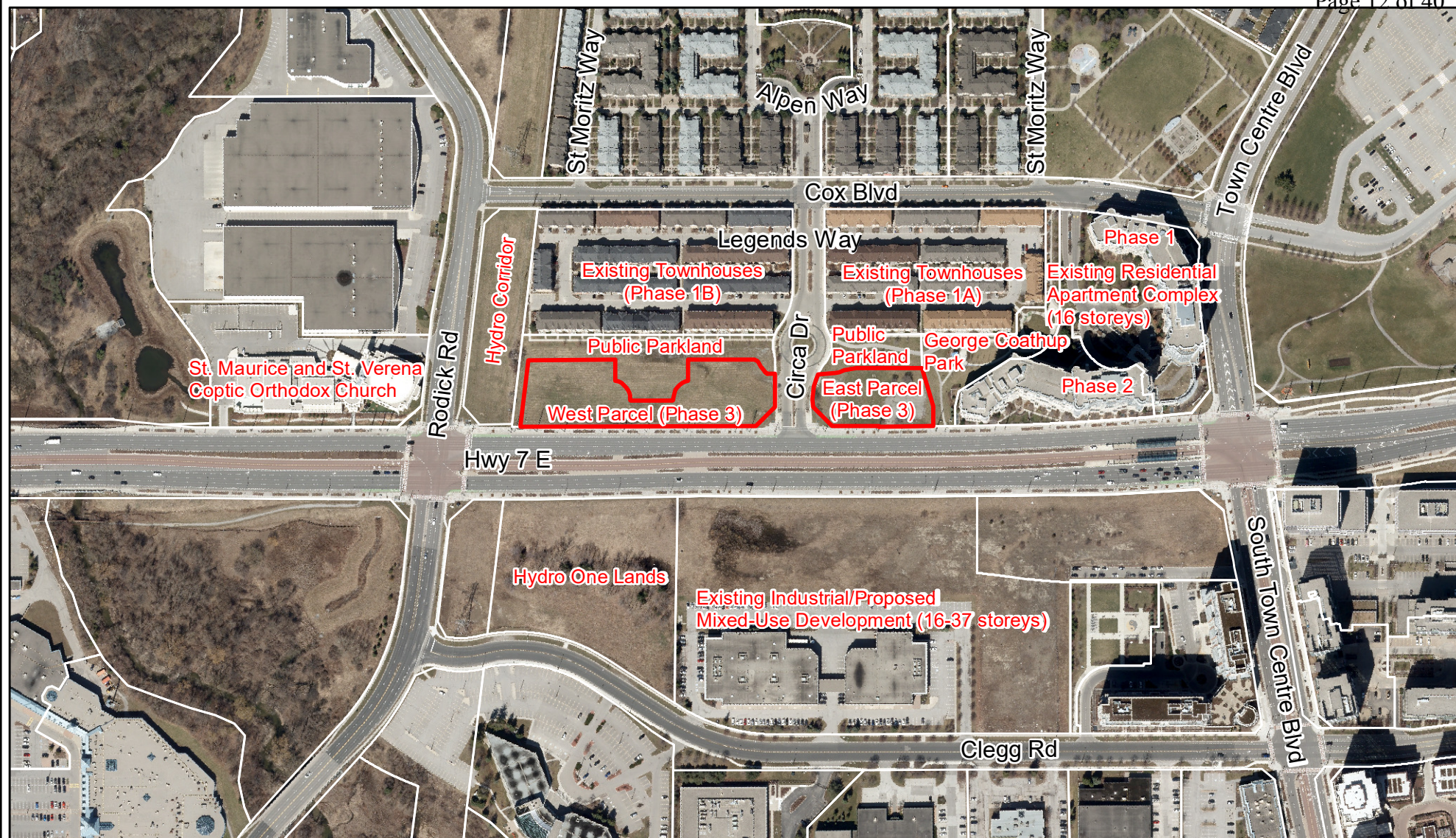
DATE: 25/01/2021

FIGURE No. 2

 SUBJECT LANDS







# AERIAL PHOTO (2020)

APPLICANT: Dorsay Development Corporation  
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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DEVELOPMENT SERVICES COMMISSION

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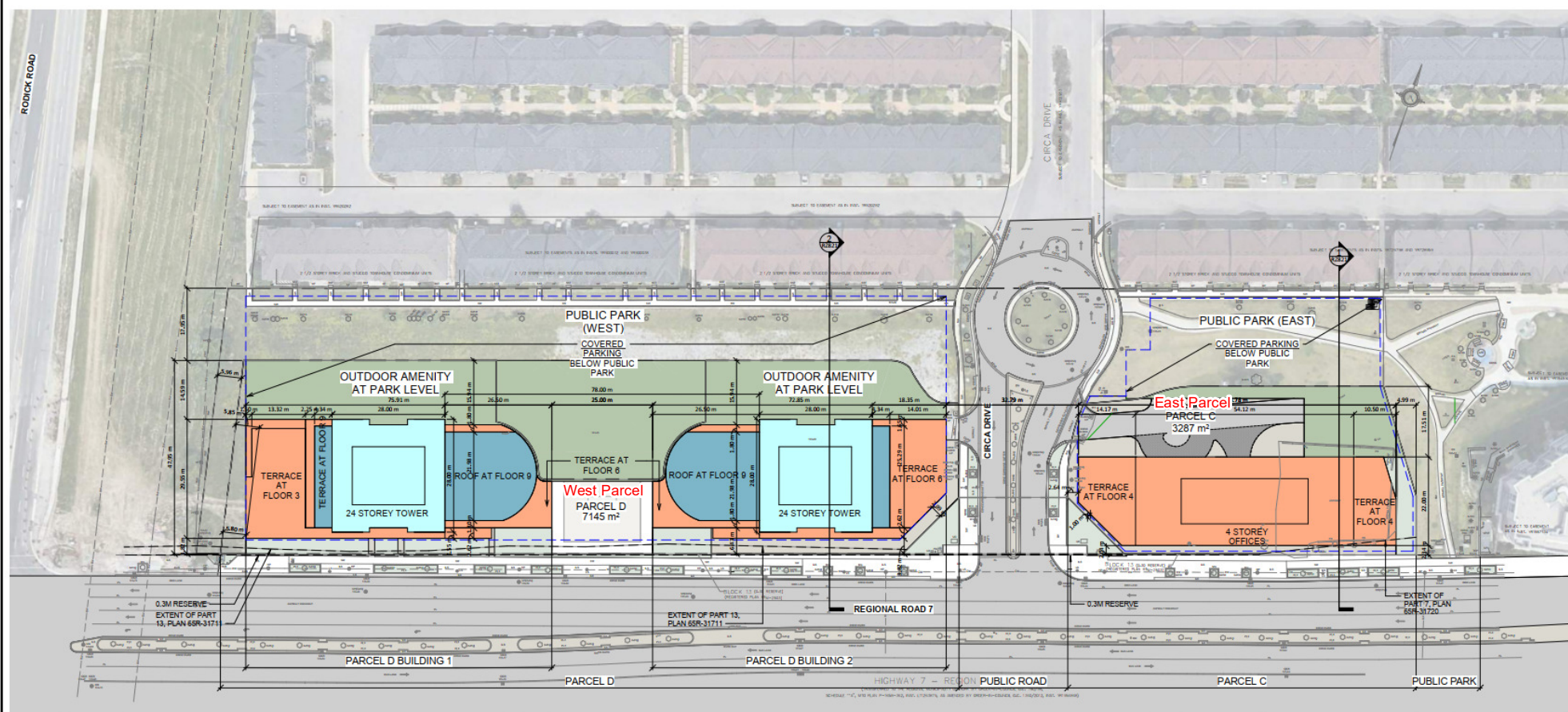
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FIGURE No. 3

 SUBJECT LANDS







# PROPOSED DEVELOPMENT (ROOF PLAN/SITE PLAN)

APPLICANT: Dorsay Development Corporation  
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

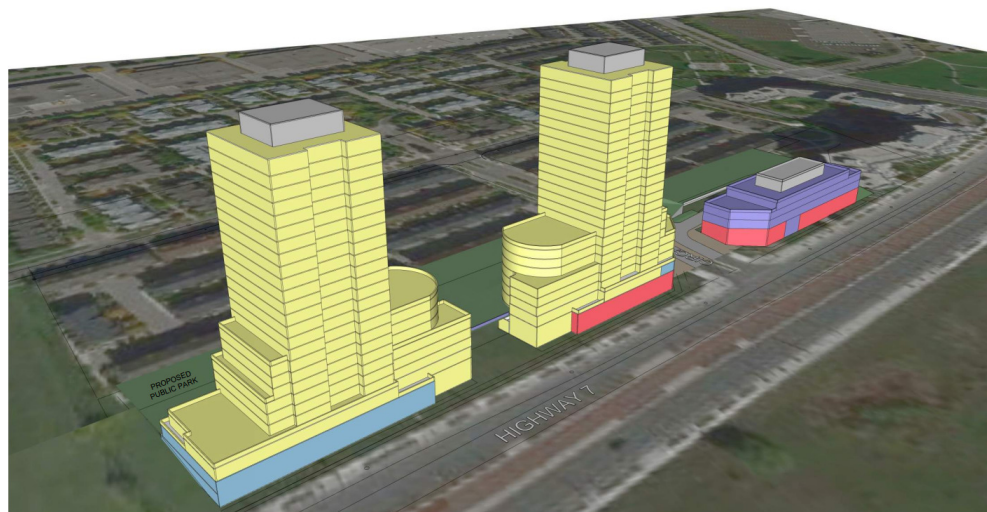
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FIGURE No. 4

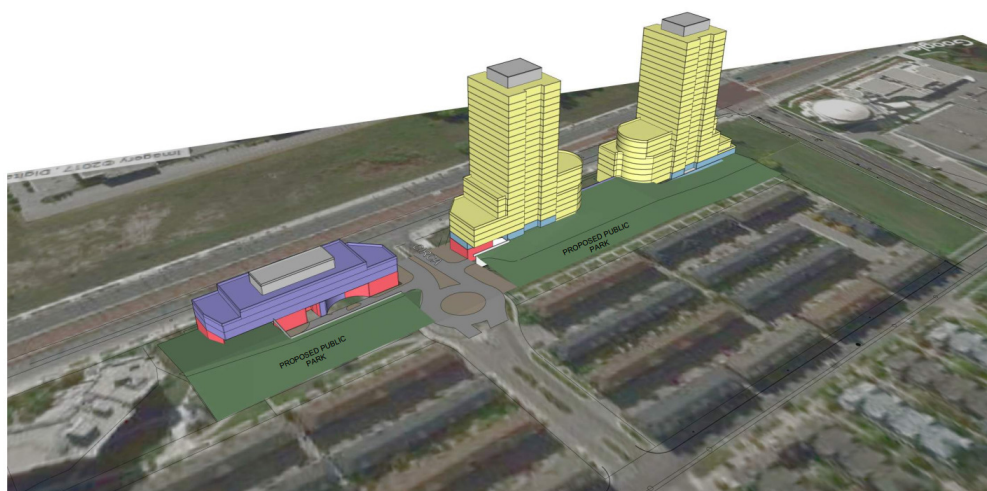




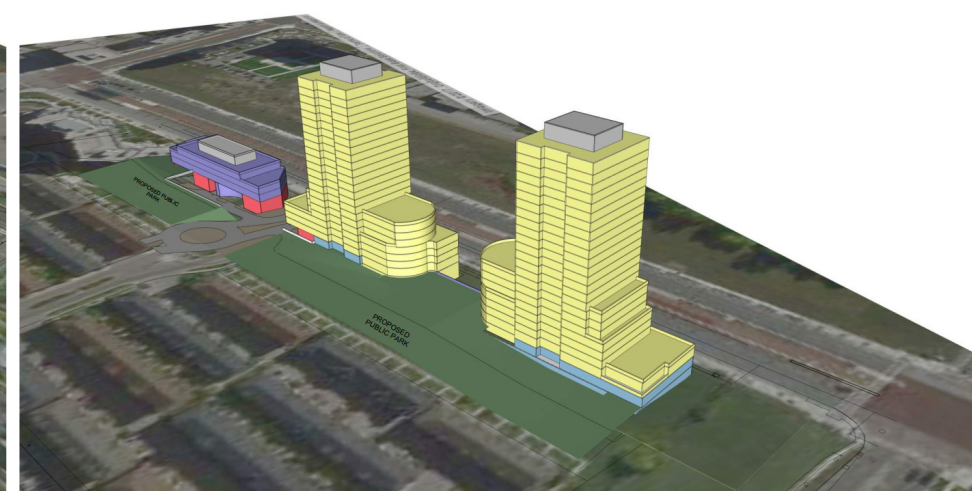
VIEW LOOKING NORTH-EAST FROM HWY 7



VIEW LOOKING NORTH-WEST FROM HWY 7



VIEW LOOKING SOUTH-WEST FROM TOWARDS HWY 7



VIEW LOOKING SOUTH-EAST FROM TOWARDS HWY 7

# 3D MASS MODELS

APPLICANT: Dorsay Development Corporation  
North side of Highway 7, East of Rodick Road

FILE No. PLAN 20 127887

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Report to: Development Services Committee

Meeting Date: May 25, 2020

**SUBJECT:** PRELIMINARY REPORT  
2690622 Ontario Inc. (Kingdom - Markham Centre)  
Application for an Official Plan Amendment and Zoning By-law Amendment to permit a phased high-density residential development at 4077 and 4101 Highway 7, Markham Centre (Ward 3)

File No. PLAN 20 140215

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

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

#### **RECOMMENDATION:**

1. That the report titled “PRELIMINARY REPORT, 2690622 Ontario Inc. (Kingdom - Markham Centre), Application for an Official Plan Amendment and Zoning By-law Amendment to permit a phased high-density residential development at 4077 and 4101 Highway 7, Markham Centre (Ward 3) - File No. PLA 20 140215”, be received.

#### **PURPOSE:**

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

#### **Application deemed complete**

On April 7, 2020, and December 5, 2019, respectively, Staff deemed the Official Plan Amendment and the Zoning By-law Amendment applications complete.

#### The next steps in the planning process include:

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

It should be noted that the applications are moving forward during a period when the Province of Ontario has suspended *Planning Act* timelines for the review of an application and any appeal to the Local Planning Appeal Tribunal. Under the emergency legislation, municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can be met (e.g. sending of

notices, public meetings, etc.). Where a decision is made on an application, the City must send out notice of the decision at any point up to fifteen (15) days after the termination of the emergency; however, anyone eligible to file an appeal under the *Planning Act* may do so prior to the City issuing a notice of decision. The City has held a public meeting in accordance with the *Planning Act*, the applications have been circulated to commenting departments and agencies, and the City has received comments as outlined in this report. Further, staff will continue to work with the Owner on any outstanding issues identified.

## **BACKGROUND:**

### **Subject Lands and Area Context**

The approximately 2.41 ha (5.96 ac) subject site is located on the south side of Highway 7, east of Birchmount Road and is municipally known as 4077 and 4101 Highway 7 (the “Subject Lands”), as shown on Figures 1 and 2. Sheridan Nurseries Garden Centre currently operates on the Subject Lands, as shown on Figure 3.

### **History of Previous Applications**

A previous Draft Plan of Subdivision Application (File No. SU 12 111289) was approved on the Subject Lands on July 23, 2014. Since that time draft plan approval extensions were allowed, the latest extension being on November 25, 2019. The approved Draft Plan of Subdivision (See Figure 5) consists of four blocks of phased development (Blocks 1, 2, 3 and 5), two blocks of park and environmental buffer space (Blocks 4 and 6), and one valleyland block (Block 7, Rouge River valleylands).

A Zoning By-Law Amendment Application (File No. ZA 12 111 289) was also approved on the Subject Lands on January 28, 2014. The approved site-specific Zoning By-law permits mixed-use development consisting of 1,225 residential units and 4,900 m<sup>2</sup> (52,743 ft<sup>2</sup>) of commercial uses with maximum building heights of six to 25 storeys, two park blocks, and one valleyland block.

The Owner submitted a new Zoning By-Law Amendment application in November 2019, to increase the permitted maximum building height from 25 to 47-storeys, and increase the maximum number of residential units from 1,225 to 1,990 units for a density of 5.69 times the area of the Subject Lands (Floor Space Index - “FSI”) or 825 units per hectare. During the initial review of the Zoning By-law Amendment application, Staff identified the need for an Official Plan Amendment application to permit the Owner’s requested building height and density increases, along with other technical amendments identified during staff’s preliminary review. The submitted Official Plan Amendment application proposes to provide for 2000 residential units, 10 more than what was proposed in the Zoning By-law Amendment application. The Owner has advised that the unit increase will be reflected in an updated submission of their conceptual site plan.

### **The Proposed Development**

The Owner proposes to demolish the existing Sheridan Nurseries facilities and construct a development consisting of a Gross Floor Area (“GFA”) of 137,192 m<sup>2</sup> (1,476,733 ft<sup>2</sup>), 1,990 residential units, and a maximum density of 825 units per hectare and Floor Space

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Index (“FSI”) of 5.69 (the “Proposed Development”) as conceptually shown on Figure 4, in the following three phases:

- Phase 1: a mid-rise, 333-unit residential building along Highway 7 consisting of building heights from two to eight-storeys with a GFA of 22,152 m<sup>2</sup> (238,442 ft<sup>2</sup>)
- Phase 2: a 551-unit residential development on a shared four-storey podium consisting of an eight-storey and a 34-storey building with a GFA of 40,412 m<sup>2</sup> (434,991 ft<sup>2</sup>) along the proposed Sheridan Street
- Phase 3: a 1,106-unit residential development on a shared four-storey podium consisting of a 43-storey and a 47-storey building with a GFA of 74,629 m<sup>2</sup> (803,300ft<sup>2</sup>) that fronts along the proposed Sheridan Street and the Rouge side Promenade extension

The Owner proposes 1,696 parking spaces within two levels of underground parking on the Subject Lands with the addition of above-ground podium parking for Phases 2 and 3. The proposed public park (Block 4) will remain terra firma. Figure 4 illustrates private landscaped open spaces, amenity areas, and landscaped buffer areas. The Owner proposes to remove or relocate the existing accesses to Highway 7 with the primary access to the Subject Lands to be relocated off the proposed Sheridan Street to the west and a new public street to the east (Street “H”). The Owner proposes additional vehicular access along the future Rouge side Promenade extension to the east that would connect with the Sciberras Road extension south of Highway 7 in the future. Internal access will be from two private roadways.

### **Provincial Policy Conformity**

In considering the Applications, Staff will assess consistency with the 2014 Provincial Policy Statement (the “PPS”) and conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”).

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

The Subject Lands are designated “Mixed-Use Mid Rise”, “Mixed-Use High Rise”, and “Greenway” in the 2014 Official Plan. Lands designated Mixed-Use High Rise are priority locations for development with the greatest level of intensification in Markham. The “Mixed-Use Mid Rise” and the “Mixed-Use High Rise” designations support 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 times the area of the Subject Lands (Floor Space Index - “FSI”) and the “Mixed-Use High Rise” designation permits a maximum building height of 15-storeys and a maximum density of 3.0 FSI. The “Greenway” designation protects and enhances natural heritage features.

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

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

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

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

**1997 Markham Centre Secondary Plan (“OPA 21”)**

The Subject Lands are further designated “Community Amenity Area - General”, “Open Space”, and “Hazard Land” in OPA 21. Lands designated “Community Amenity Area - General” may be used predominantly for medium and high-density residential uses with a general maximum building height of six-storeys. The maximum permitted density is 148 units per hectare. The “Open Space” designation applies to the south portion of the Subject Lands.

Through the submitted Official Plan Amendment application, the Owner proposes to increase the permitted maximum building height and density of the “Community Amenity Area - General” designation of OPA 21 to allow for a maximum building height of 47-storeys and 2,000 residential units with a maximum density of 825 units per hectare and 5.69 FSI.

**Precinct Plan**

OPA 21 requires applicants to prepare a precinct plan, for approval by the City that establishes further parameters for detailed land use and the physical character and form of a development. A precinct plan assists the City in determining the appropriate zoning controls, and subdivision and infrastructure requirements that graphically illustrates a physical representation of a proposed community, or a portion of it, by ensuring the following matters are addressed:

- land use and density distribution
- major structural elements
- built form elements
- streetscape components

The Subject Lands are not designated within the Precinct Boundary Area of OPA 21, however, it was included as part of the Precinct Plan Study Area as an extension of the adjacent Times development to the west. The Owner’s precinct plan was approved by Council in 2014, however, the Owner submitted the Official Plan Amendment application, at staff’s request, to facilitate the proposed building height and density increases in light of the Secondary Plan update currently underway.



## **Zoning**

The Subject Lands are zoned under the following categories by By-law 2004-196, as amended by By-law 2014-9, and shown on Figure 2:

- Markham Centre Downtown Two \*22(Hold) - MC-D2\*22(H)
- Markham Centre Public Space One \*23 - MC-PS1\*23
- Markham Centre Public Space One - MC-PS1
- Markham Centre Public Space Two - MC-PS2

The Zoning By-law Amendment application proposes to amend By-law 2014-9 and implement a new site-specific Zoning By-law with further exceptions that implement the Proposed Development.

## **OPTIONS/ DISCUSSION:**

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

1. Review of the submitted Planning Justification Report, draft Official Plan Amendment, and draft Zoning By-law Amendment, submitted by the Owner. Revisions to the submitted draft amending Zoning By-law and draft approved plan are required to be consistent with the concept site plan provided with the Applications.
2. The Proposed Development will be reviewed in the context of proposed road alignment, park location and limits, built form, driveway access, streetscape design, amongst other matters, in accordance with Official Plan policies. Review of the Proposed Development shall also be conducted in the context of the Markham Centre Secondary Plan Update and the recommended development concept, which the City is currently undertaking.
3. The appropriateness of the Proposed Development will be reviewed in the context of the following:
  - a) compatibility with the existing and planned surrounding land uses
  - b) opportunities for the incorporation of additional land uses, including commercial, retail, and other community amenity uses (Staff note that the previously approved zoning application envisioned residential and commercial/retail uses)
  - c) the appropriateness of the proposed density and building height
  - d) affordable housing, purpose-built rental, senior-focused housing, and family friendly units
  - e) built form and massing, building orientation, transitions, and angular planes
  - f) preliminary sun and shadow and wind effects
  - g) traffic impacts, parking, and transportation demand management



- 
- h) municipal servicing
  - i) pedestrian connections, driveway accesses and locations and the appropriateness of the proposed park block size, orientation, and location, in the context of the any revision to the existing Draft Approved Plan of Subdivision
  - j) sustainability measures, bird-friendly guidelines, and accessibility, in the context of the future Site Plan Approval applications
4. The Review of all technical studies submitted in support of the Applications including, but not limited to, the following:
- a) Planning Justification Report
  - b) Tree Inventory/Preservation Plan
  - c) Environmental Impact Study
  - d) Transportation Study
  - e) Environmental Site Assessment
  - f) Geotechnical Report
  - g) Hydrological Report
  - h) Functional Servicing Report
  - i) Stormwater Management Report
5. The Owner shall resolve any issues relating to floodplain and development limit matters on the subject lands as well as the restoration of native vegetation as required, to the satisfaction of the City and the TRCA.
6. The City shall review appropriate access and road alignments to Highway 7 and along Rougeside Promenade, to the satisfaction of the City and York Region. This includes impacts on any woodlands, vegetation protection zones, and other natural features to the east.
7. The Owner shall submit an application to amend the draft approved Plan of Subdivision consistent with the new conceptual site plan including the proposed changes to the Rougeside Promenade and other potential road alignments and the revised limits and areas for the proposed public park and valleyland blocks.
8. York Region has jurisdiction over Highway 7. The Owner must satisfactorily address York Region's requirements.
9. Review and confirm any outstanding financial obligation including, but not limited to, cash-in-lieu of parkland dedication, tree replacement/compensation, and contributions under Section 37 of the *Planning Act*.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not Applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

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

**BUSINESS UNITS CONSULTED AND AFFECTED:**

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

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context/Zoning

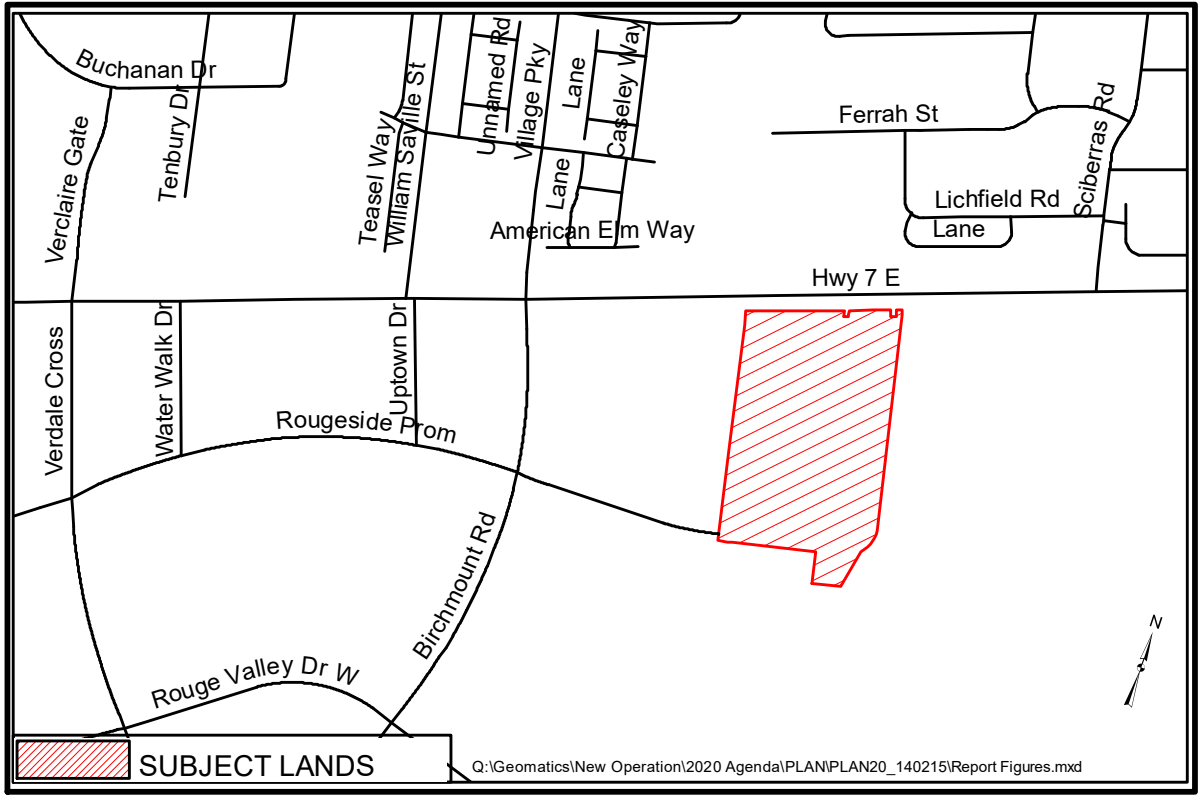
Figure 3: Aerial Photo (2019)

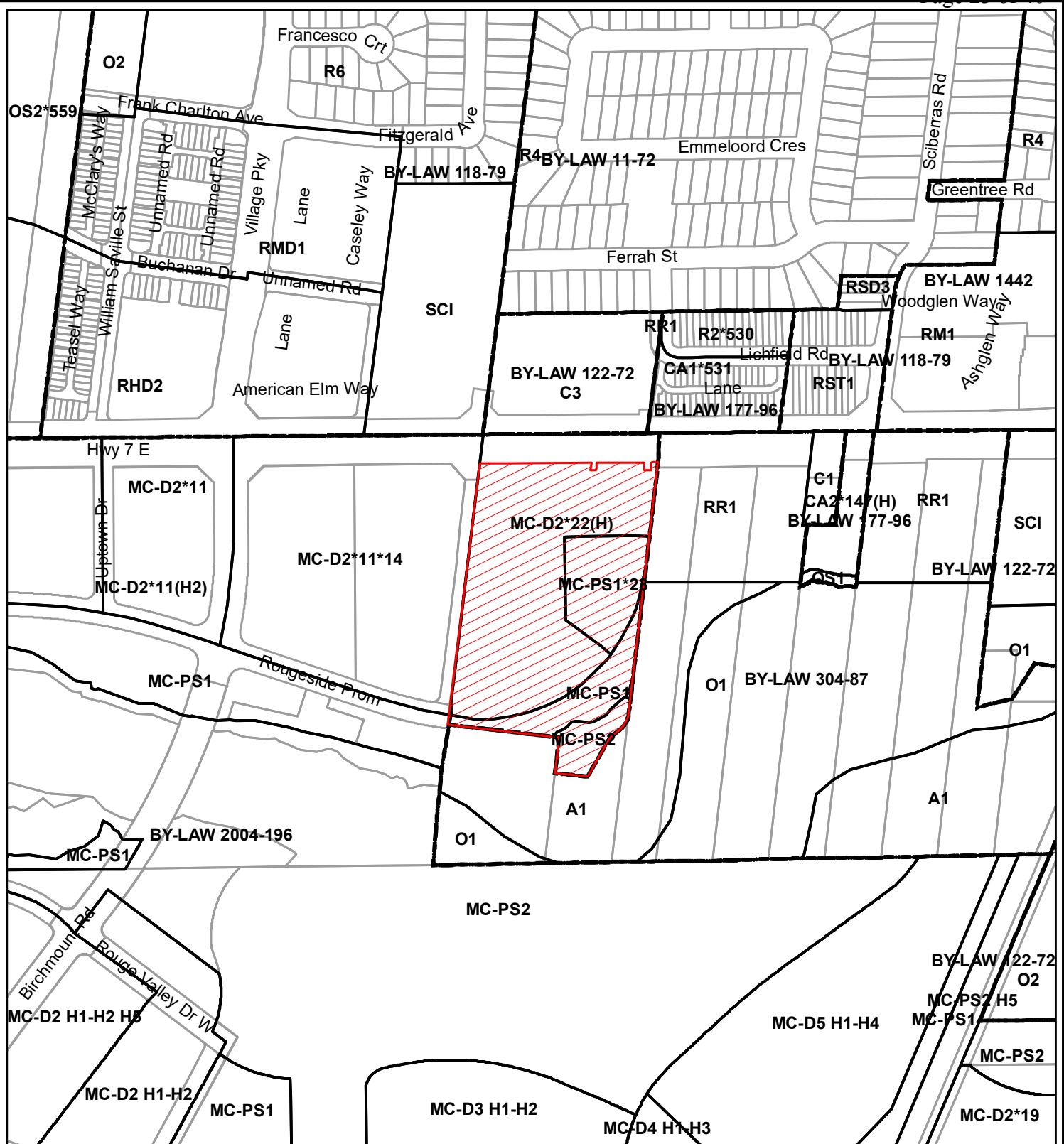
Figure 4: Conceptual Site Plan

Figure 5: Approved Draft Plan of Subdivision

**AGENT:**

Mr. Nick Pileggi  
Macaulay Shiomi Howson  
510 Industrial Pkwy S 220  
Aurora, Ontario, L4G 6W8  
(905) 503-3440  
[pileggi@mshplan.ca](mailto:pileggi@mshplan.ca)





# AREA CONTEXT / ZONING

APPLICANT: Kingdom MC (Sheridan)  
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

 SUBJECT LANDS





# AERIAL PHOTO (2019)

APPLICANT: Kingdom MC (Sheridan)  
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

 SUBJECT LANDS

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DATE: 15/04/2020



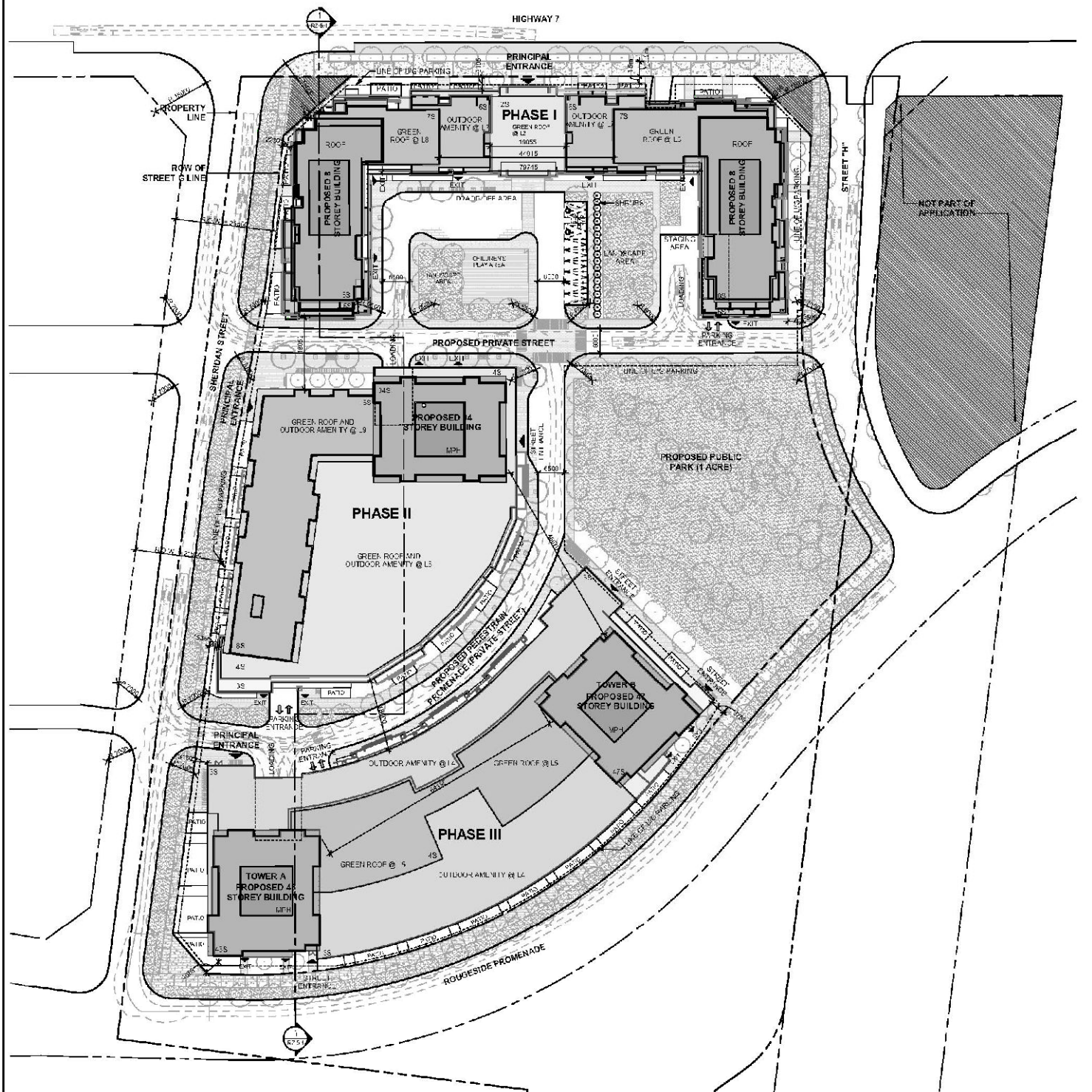
DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

FIGURE No. 3





# CONCEPTUAL SITE PLAN

APPLICANT: Kingdom MC (Sheridan)  
4077 & 4101 Highway 7 East

FILE No. PLAN20140215

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DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DP

DATE: 15/04/2020

FIGURE No. 4



FILE No. PLAN20140215



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
<b>Total</b>	-	<b>840</b>

\* 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 Framework**Markham 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.

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### 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.

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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.

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**RECOMMENDED BY:**

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

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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](mailto: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

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**Appendix A: Draft Plan of Subdivision Schedule of Land Use**

<b>Proposed Land Use</b>	<b>Lot/Block</b>	<b>Units</b>	<b>Area (ha.)</b>
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
<b>Total</b>		<b>840</b>	<b>102.413</b>

Source: Macaulay Shiomi Howson Ltd.

# Robinson Glen Draft Plans

Elgin Mills Rd E

Kennedy Rd

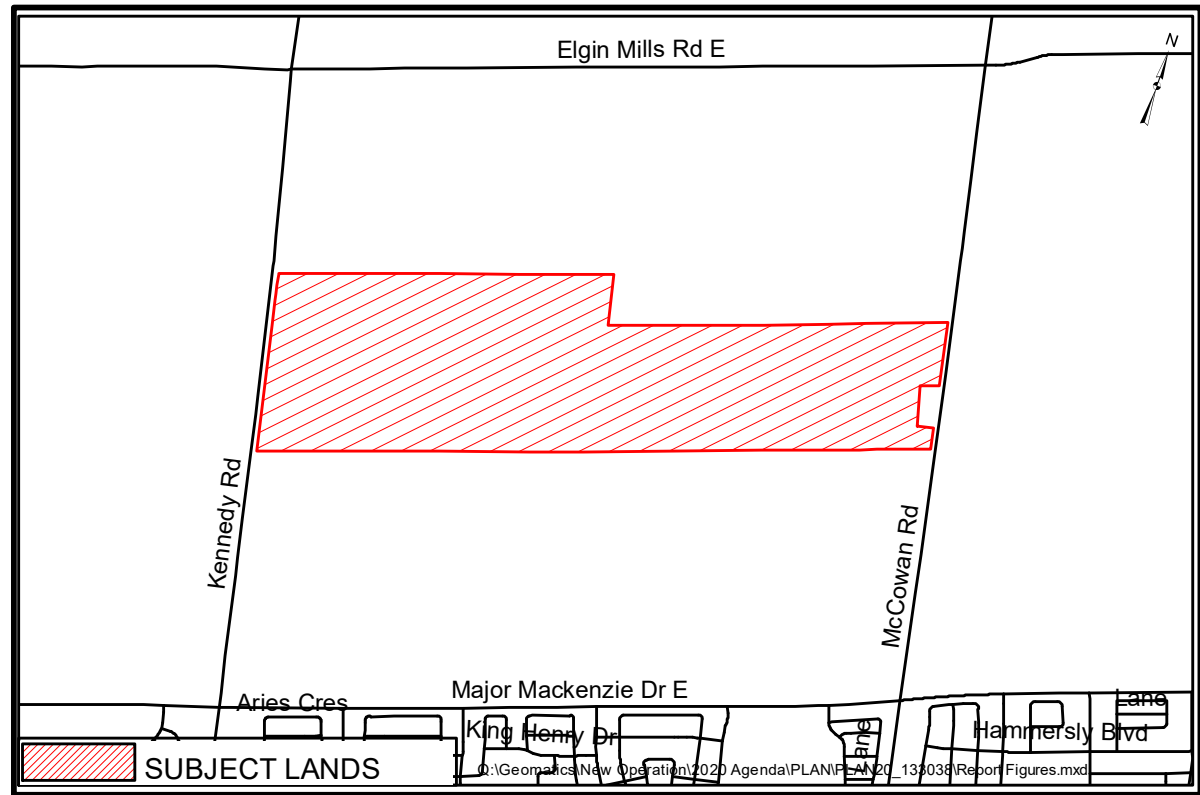
McCowan Rd

Major Mackenzie Dr E

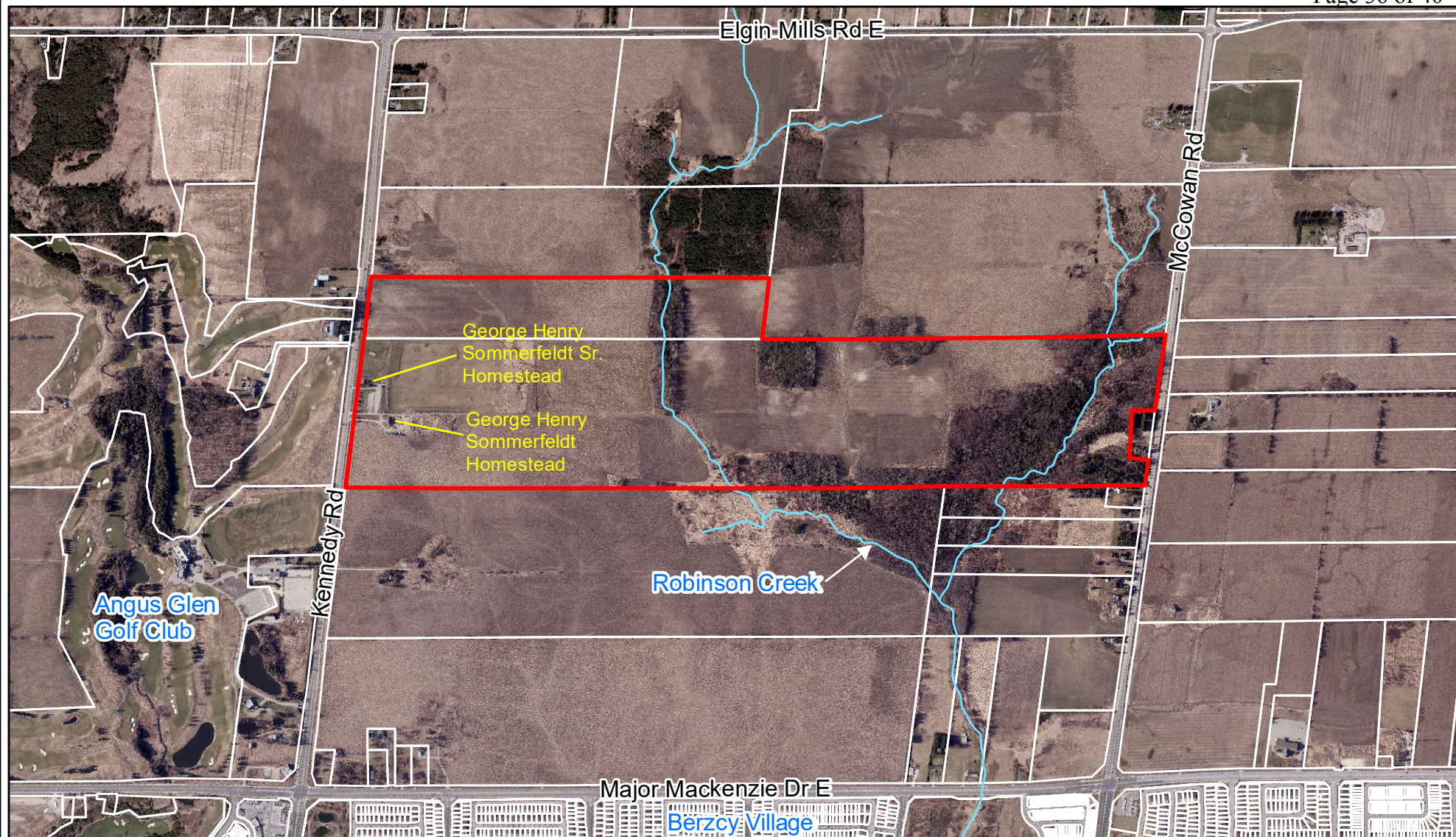
## MAP SP1 DETAILED LAND USE ROBINSON GLEN SECONDARY PLAN (Official Plan Amendment XXX)

- 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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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB

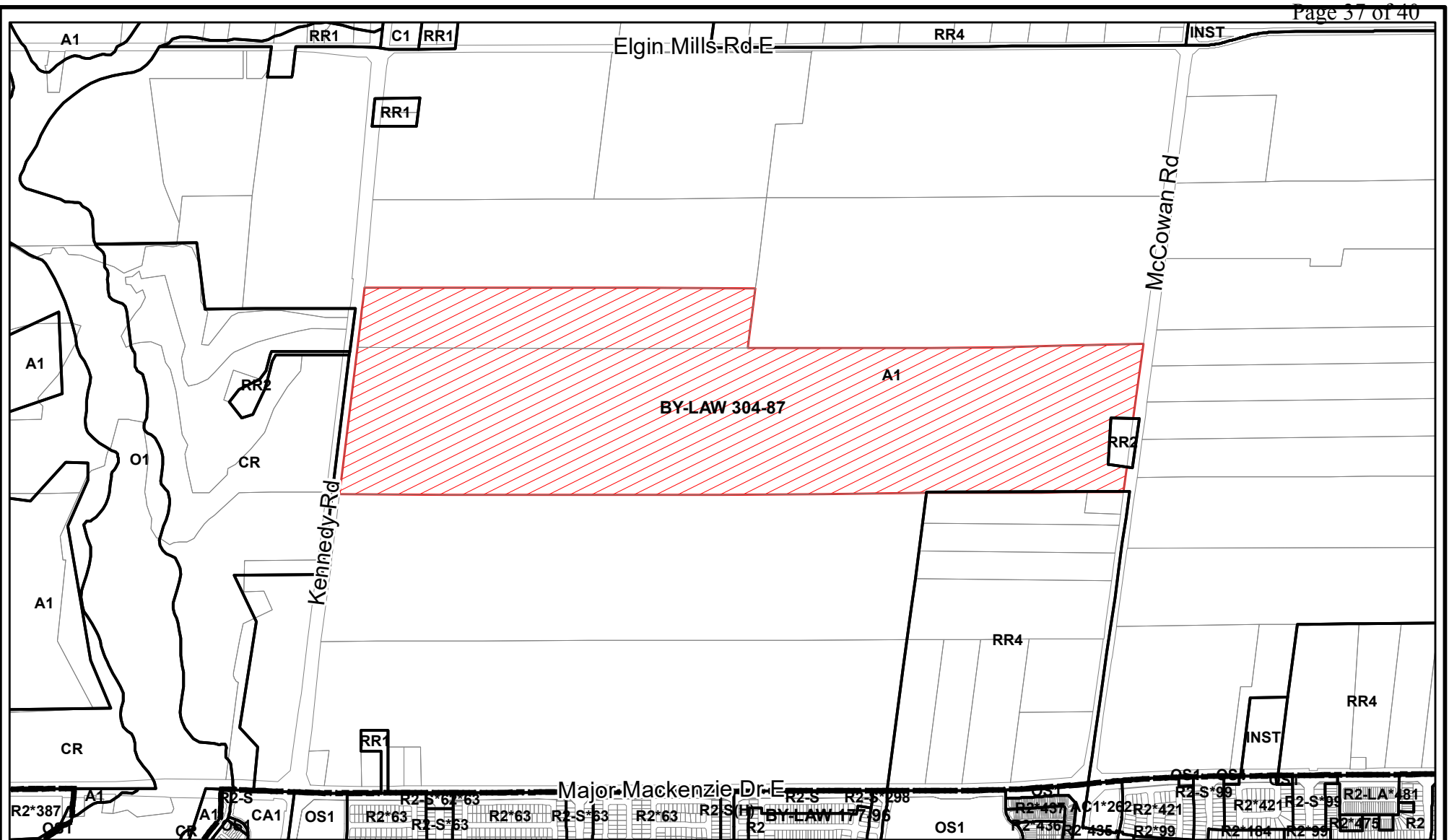
DATE: 18/02/2021

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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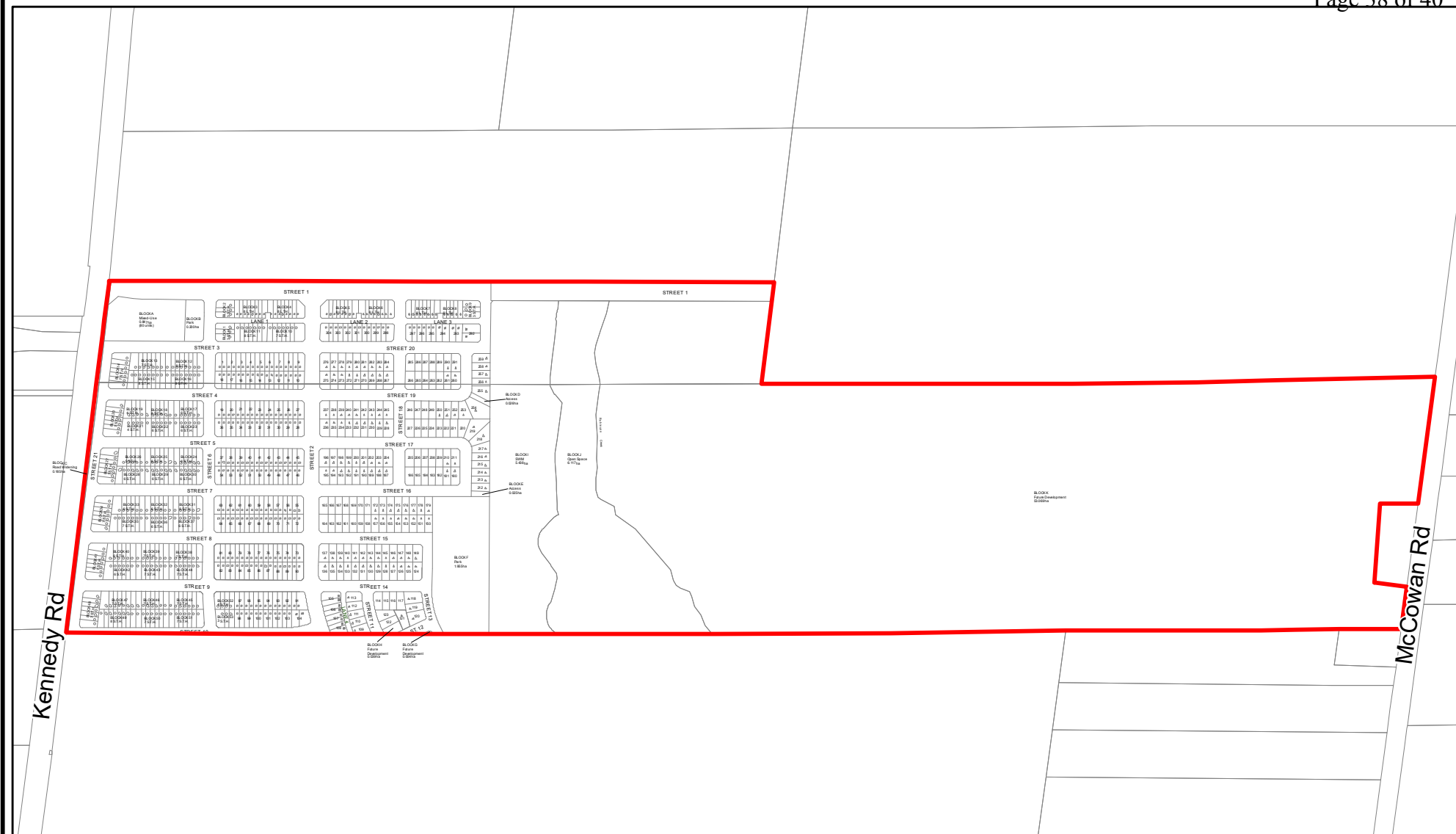
 DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB

DATE: 18/02/2021

FIGURE No. 3



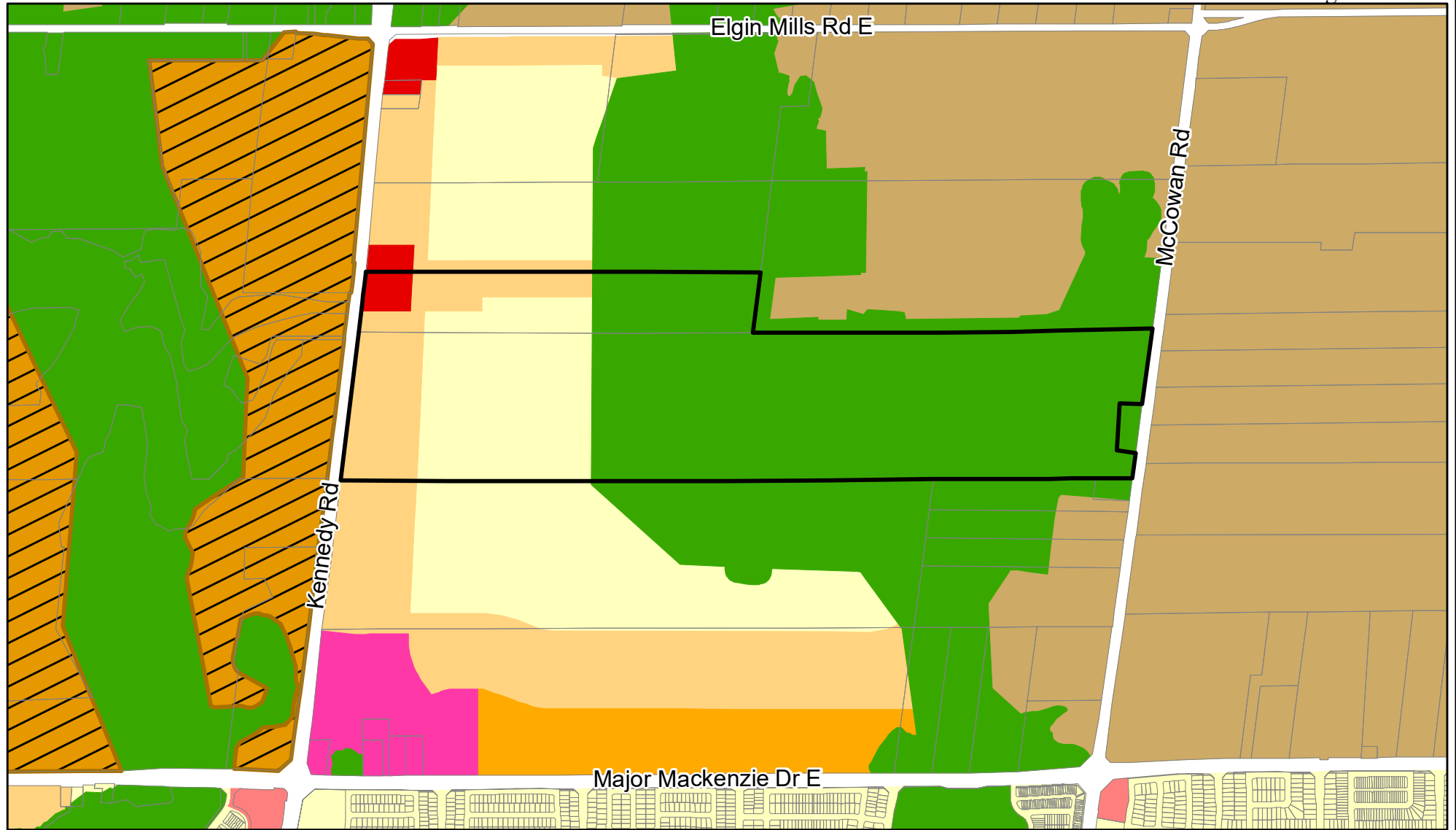
# DRAFT PLAN OF SUBDIVISION

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

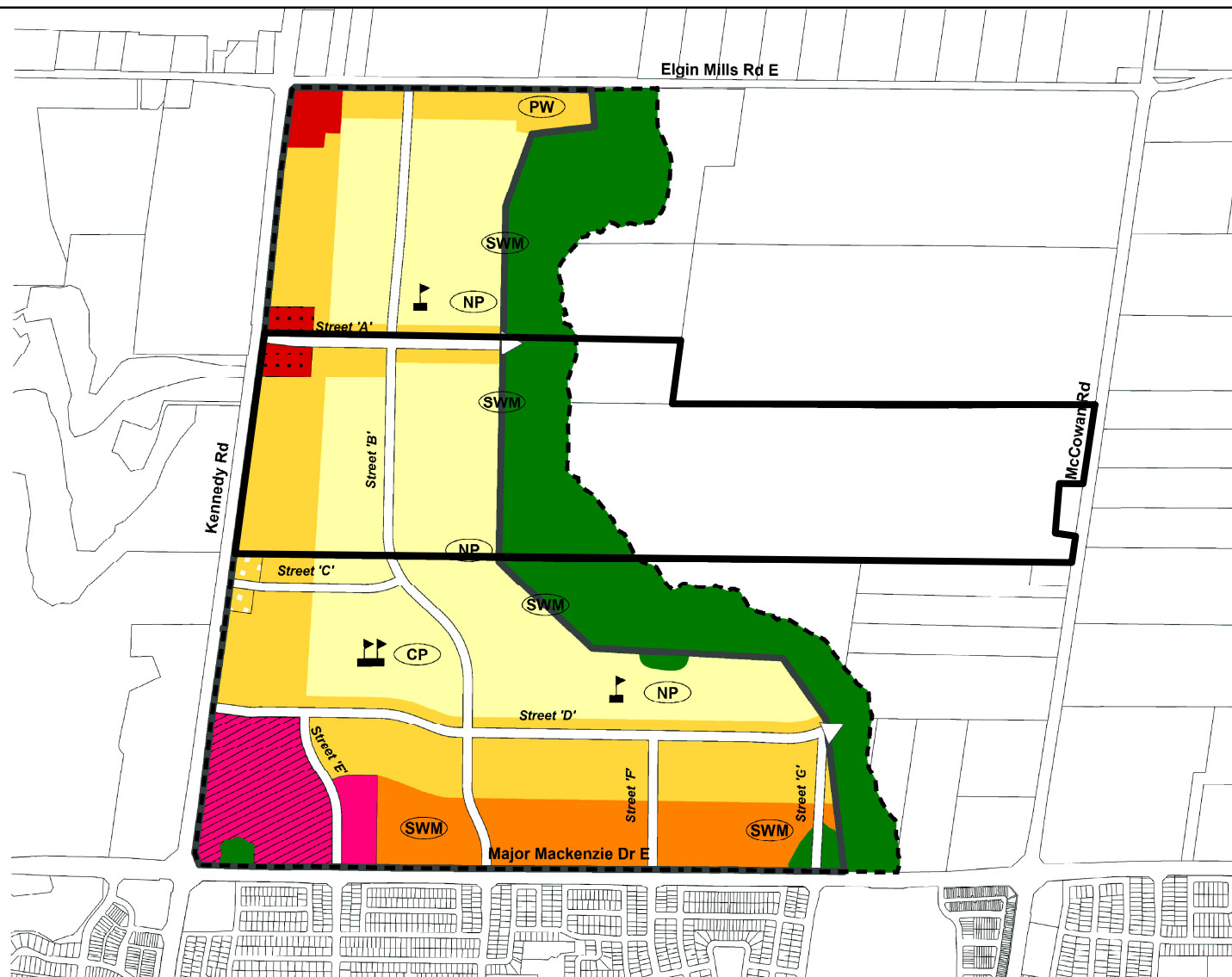
APPLICANT: Kennedy Meadows  
10379 & 10411 Kennedy Road

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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# 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**