



Electronic Special Development Services Committee Meeting Agenda

Meeting No. 25 | November 30, 2021 | 9:00 AM | Live streamed

Note: 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 can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

Council meetings are video and audio streamed at:

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

2. EMAILING A WRITTEN SUBMISSION:

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

Written submissions must be received by 5:00 PM the day before the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a virtual deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / VIRTUAL DEPUTATION:

Members of the public who wish to make a live virtual deputation, please register prior to the start of the meeting 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, or,

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

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.

Note: As per Section 7.1(h) of the Council Procedural By-Law,

Council will take a ten minute recess after two hours have passed since the last break.



Electronic Special Development Services Committee Agenda

Meeting Number 25

November 30, 2021, 9:00 AM - 12:00 PM

Live streamed

Please bring this Special Development Services Committee Agenda to the Council meeting on December 14, 2021.

Pages

1. **CALL TO ORDER**

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

2. **DISCLOSURE OF PECUNIARY INTEREST**

3. **COMMUNICATIONS**

4. **PRESENTATIONS**

4.1. **MARKHAM AGE-FRIENDLY WORKSHOP (10.0)**

3

S. Muradali, ext. 2008 & C. Tsang, ext. 2624

Note: On December 8, 2020 Development Services Committee requested a Special Development Services Committee be held regarding the above subject matter.

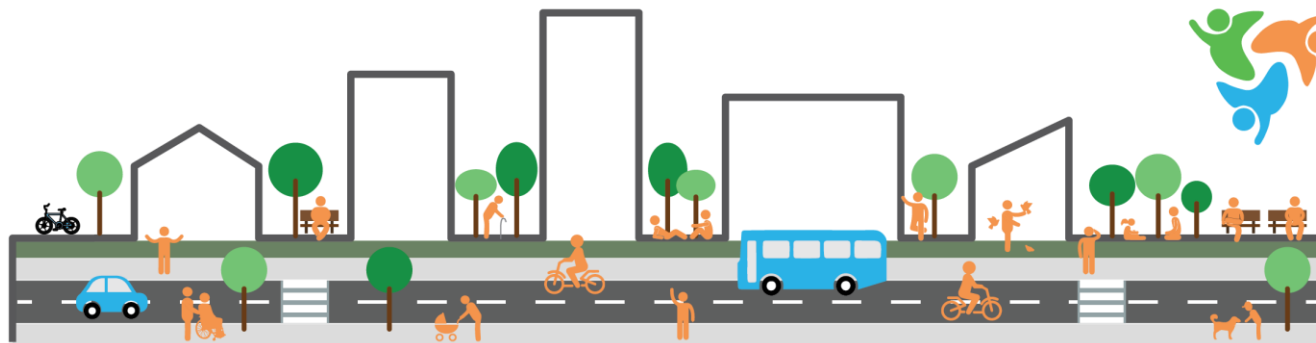
Note: Representatives from Urban Strategies will be in attendance to provide a presentation.

Staff presentation is now attached.

1. That the presentation titled “Markham Age-Friendly Design Guidelines – Project Overview and Status Update” be received; and,

2. That the presentation titled “Staff Presentation on the 12 recommendations from the Committee for an Age-Friendly Markham-November 30, 2021” be received.

5. **ADJOURNMENT**



MARKHAM AGE FRIENDLY DESIGN GUIDELINES

Project Overview and Status Update

**URBAN
STRATEGIES
INC**



Team

- Urban Strategies Inc.
- LGA Architectural Partners
- KerrSmith Design
- City of Markham
 - Parvathi Nampoothiri, Manager, Urban Design, Planning & Urban Design
 - Ronji Borooah, City Architect, Planning & Urban Design
 - Abbie Kar, Senior Planner, Urban Design, Planning & Urban Design
 - Marty Chan, Senior Planner, Urban Design, Planning & Urban Design



Michel Trocmé
Partner



Emory Davidge
Planner, Engagement Lead



Michelle Rowland
Urban Planner



Stephen Brophy
Urban Designer



Key Stakeholders

- Regular meetings with the **Seniors Advisory Committee** (SAC) and **Age Friendly Markham Committee** (AFC) jointly to provide study updates and seek input from the committee members.
- Monthly meetings with the City's **Technical Advisory Committee** (TAC) to seek input and advice throughout the study.





Why are Age-Friendly Design Guidelines Needed?



Markham is a growing and changing city





Markham is the most diverse community in Canada*





We are all getting older





Life as we know it has changed – impacts of Covid-19



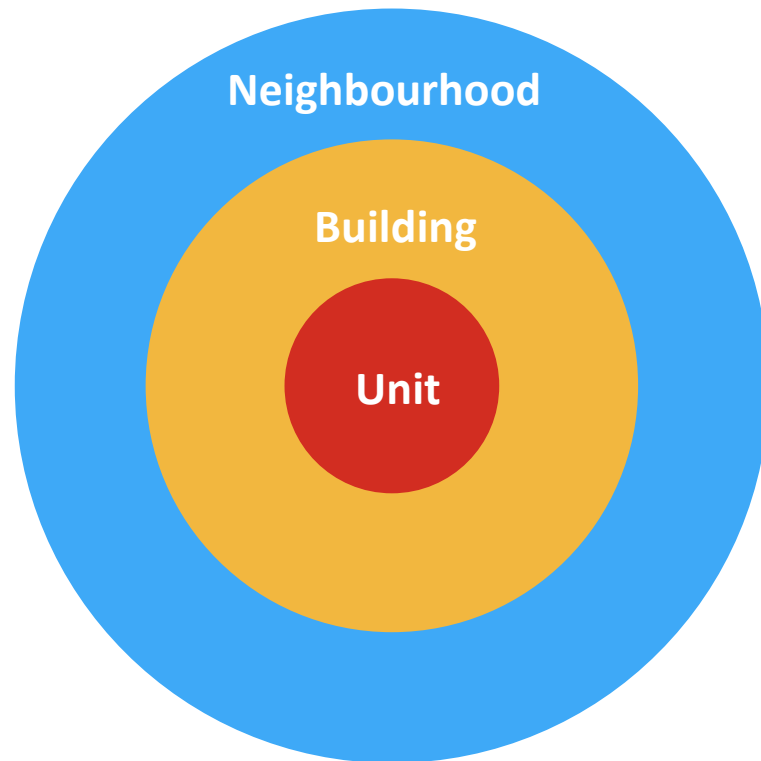


What will the Age-Friendly Design Guidelines focus on?



Document Scope + Scale

- The Markham Age-Friendly Design Guidelines will provide design direction for the built environment
- Neighbourhood, Building, Unit





Document Foundations

World Health Organization
8 Domains of
Community Life





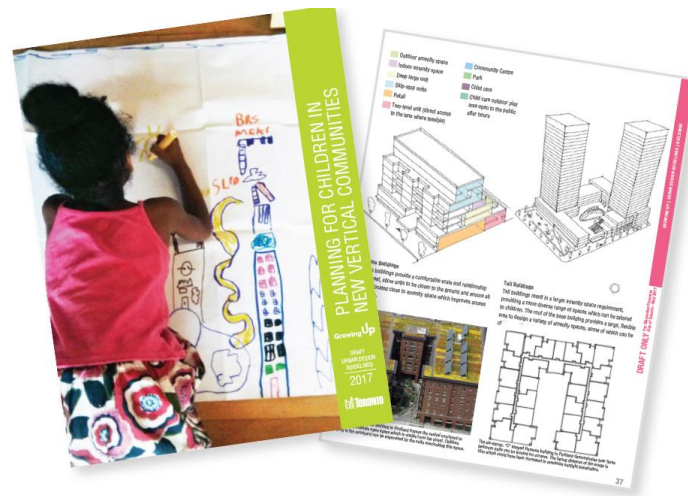
Document Focus

The Markham Age-Friendly Design Guidelines process will focus on two key domains, addressing the following:

- **Ground-related Unit** (i.e., single-detached, semi-detached, or townhouse dwelling)
- **Vertical Communities** (i.e., mid-rise or high-rise condominium /apartment)
- **Age Friendly Neighbourhood Structures**



- Once endorsed by Council, the Markham Age Friendly Design Guidelines will provide the Development Industry and City Staff with the necessary guidance for the **preparation and subsequent review of development applications** that are meant to accommodate children, as well as seniors.





Document Intent + Structure

- We will apply the concepts of age-friendly design and accessibility into the design of the document to ensure that it is **accessible to everyone** interested in the content, including those who helped form the directions.

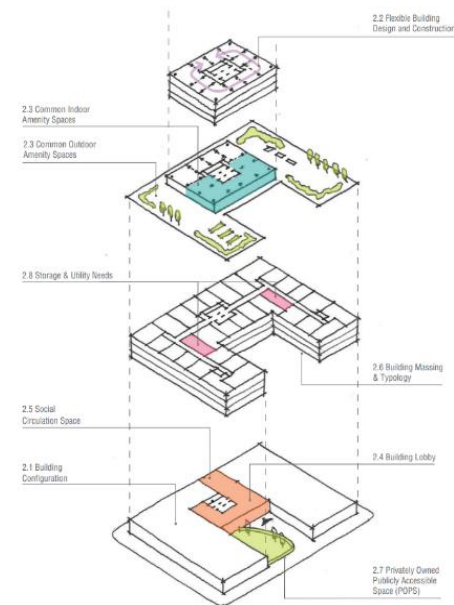
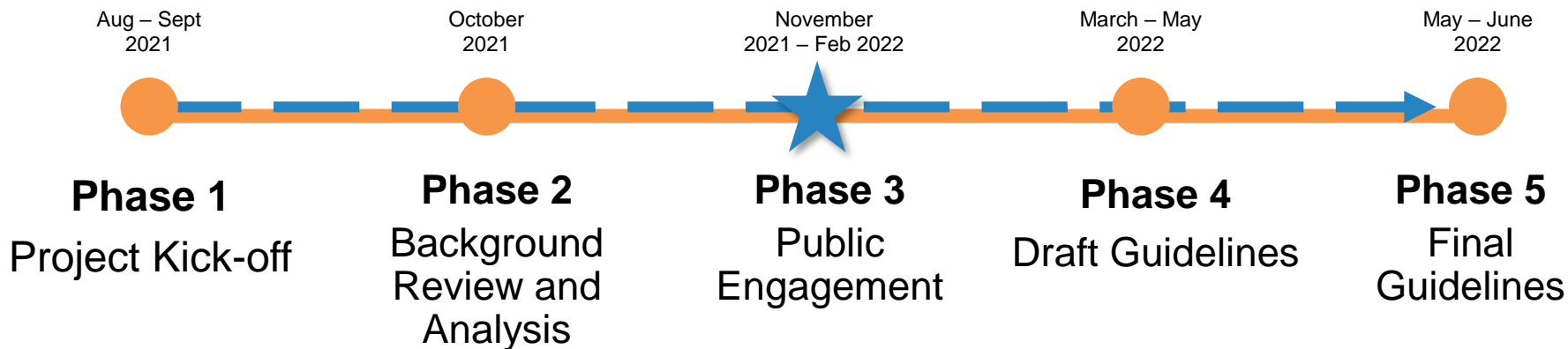


ILLUSTRATION OF AN IDEAL BUILDING
The lower's base building configuration incorporates all of the ingredients that make a family-friendly vertical community.



MAFDG Process





Policy Review and Best Practices



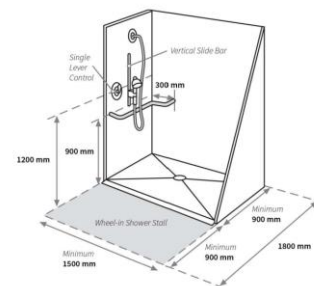
Background and Policy Review





Response to Recommendations for an Age-Friendly Community

- In accordance with the resolution adopted at the March 18, 2019 DSC Meeting, the Recommendations for an Age-Friendly Community were modified to direct staff to consider 12 recommendations deemed to be within the jurisdiction of the municipality, and a staff recommendation report was prepared on December 8, 2020 to DSC;
- This study will focus on developing an Age Friendly Design Guidelines in response to the recommendations for:
 - ‘Always Homes’ Guidelines, and providing **accessible design considerations** in new housing
 - **Home elevators and chair lifts** for new homes
 - **Pedestrian connection principles** and recommendations at the building and neighbourhood scale





Policy Review – Key Takeaways

- There is **limited policy specifically related to built form and outdoor spaces** for children, families and seniors – but accessibility guidelines (geared to people with disabilities) often include interventions that are applicable/transferable.
- There is a **lack of focus on children and families** in the two focus areas of outdoor spaces and buildings in existing policies.
- This Study will build upon Markham's Older Adult Strategy age friendly initiatives, with a specific focus on the “outdoor spaces and buildings” dimension to provide design direction for the built environment (e.g. buildings, streets and open space) to ensure that new and redeveloping communities in the City are accessible, inclusive, functional, safe and adaptable.





CANADA

Best Practice Case Studies

- Growing Up Guidelines, Toronto, ON
- Access Design Guide, Edmonton, AB
- Creating Parks and Public Spaces for People of All Ages, Vancouver, BC
- City of Hamilton Age-Friendly Strategy, Hamilton, ON
- Housing Options for Older Adults in Hamilton, Hamilton, ON
- City of Richmond Age-Friendly Assessment and Action Plan, Richmond, BC
- City of New Westminster Family Housing Policy, New Westminster, BC
- Township of Langley Age-Friendly Strategy, Langley, BC

INTERNATIONAL

- Elderly-friendly Design Guidelines, Hong Kong
- Accessible London: Achieving an Inclusive Environment, London UK
- Making London Child-friendly: Designing Places for Children and Young People, London, UK
- Place-Age: Place-Making with Older Adults Towards Age-Friendly Cities & Communities, Edinburgh, UK
- GrowingUp: Boulder, Colorado
- Arnsberg (Germany) – Future Aging Department
- Designing Streets for Kids / Global Street Guide, NACTO
- Cities Alive: Designing for Urban Childhoods, UK, Global





Selection Criteria for the Best Practices

- **Global Leaders** – innovative initiatives, recognized leadership in policy and design.
- **Policy Context** – local and regional initiatives that shared similar governance and policy context
- **Built Form Context** – international initiatives that shared similar planning, built form and land use context
- **Location and Demographic Context** - international initiatives that shared similar location/demographic context – including: population size, ethnic background and family structure



2. A ramp with a gentle gradient should be provided next to steps as an option for the people to choose their preferred means of access. [Fig. B6.2]





Best Practices Matrix

Case Study	Households with older adults living in a ground-related unit	Households with older adults living in a vertical community	Households with children living in a ground related unit	Households with children living in a vertical community	Age-friendly neighbourhood structure	Parks and public realm	Implementation	Implementing Body
Guidelines: Toronto				x				developers, community groups and Business Improvement Areas
Creating Parks and Public Spaces for People of All Ages						x	Public capital investment; public engagement activities; partnerships with non-profits and the private sector; joint use agreements; park stewardship (ex. Friends of); above the normal design standards; zoning codes and permitting processes	City's park and recreation, transportation, planning or economic-development departments; businesses, cultural institutions
Accessible London	x	x			x	x	Development review and approvals; accessible housing standards; inclusionary zoning; stakeholders' engagement	The Mayor and boroughs; developers; City department of transport and planning
Making London Child-Friendly			x	x	x		Land use planning; street design; speed	GLA and borough policy teams such as



Implementation of the Best Practices

- Revisions to the zoning by-law, Site Plan, development review and approvals processes should consider specific interventions for seniors and children
- Comprehensive implementation plan with tracking and monitoring tools





Creating the Matrix of Age-Friendly Possibilities

- Building from the best practices and policy review, we have developed a matrix of age-friendly possibilities that **addresses key focus areas**.
- Some items identified in the best practice and policy review **reflect Senior Advisory Committee input**.
- The matrix is an **iterative process** that will be added to throughout the engagement process.
- The matrix **reflects all ideas** from the best practice and policy review.
- This matrix will **inform Draft Guidelines** development.





Engagement + Next Steps



Engagement completed to-date

- 3 meetings with the Technical Advisory Committee
- 2 meetings with the Senior's Advisory Committee/Age-Friendly Committee
- 1 meeting with the Markham Mayor's Youth Council
- Pre-engagement interviews with key stakeholders





Next Steps

Upcoming Milestones	Timing
Public Engagement (Virtual) Launch through Your Voice Markham	Mid January 2022
Public Open House (Virtual)	Mid January 2022
Engagement Summary Report	End of February 2022
Creating the Draft Guidelines	March 2022
Presenting the Draft Guidelines to DSC	May 2022
Final Report and Guidelines	June 2022
Final Presentation to DSC	July 2022





Upcoming Engagement

- Regular monthly meetings with the Technical Advisory Committee
- Meetings with the Senior's Advisory Committee/Age-Friendly Committee
- **December:** Additional Stakeholder Interviews, meetings with Development community
- **January 2022:** Public Open House #1, Online Survey, 0-99 Markham Challenge Online Engagement, meetings with Development Community



Credit: Markham Older Adult Strategy



Thank you



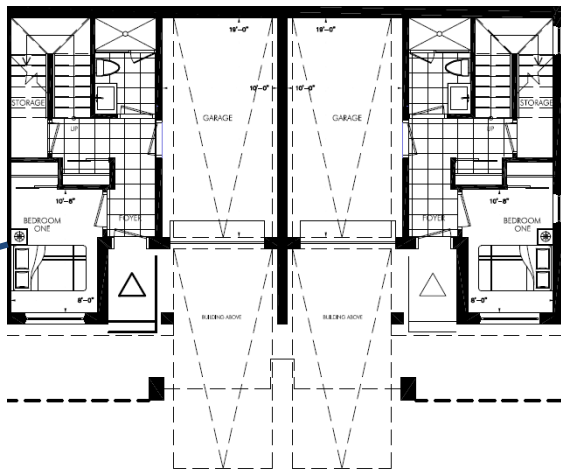
Staff Presentation on the 12 recommendations from the Committee for an Age-Friendly Markham **November 30, 2021**



BUILDING MARKHAM'S FUTURE TOGETHER 2020 – 2023 Strategic Plan



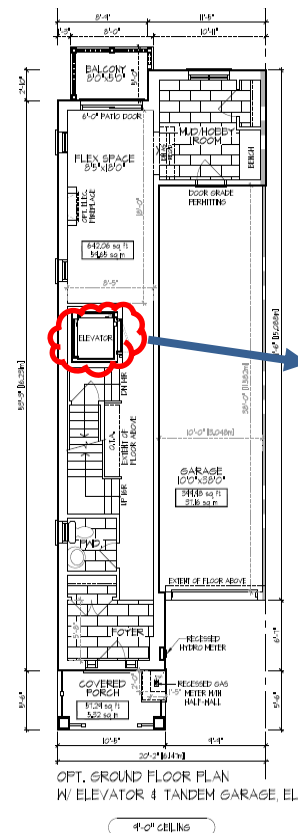
**Bedrooms on the ground floor
in Greensborough**



Live/Work units in Box Grove



Live/Work units in Cornell



**Optional elevators
in Victoria Square**



Staff were requested to address 12 of the 19 recommendations which the Committee for an Age-Friendly Markham presented to Development Services Committee on March 18th, 2019.

- | | |
|---|---------------------------|
| 1. “Always” Homes | 7. Preferable Locations |
| 2. “Always” Guidelines | 8. Supply of Land |
| 3. Elevators/Chair Lifts (New Homes) | 9. Inclusionary Zoning |
| 4. Elevators/Chair Lifts (Existing Homes) | 10. Seniors Snow Clearing |
| 5. Live Work Opportunities | 11. Sidewalk Completion |
| 6. Future Urban Area | 12. Implementation |



“Always” Homes

Recommendation:

That 10% of all future single, semi and townhouse developments be “Always” Homes to allow owners to age in place.

Status:

Development Services staff have been working with developers to facilitate independent living on the main floor by providing master bedrooms on the main floor or purpose built secondary suites in new homes.

Consideration:

Due to the lack of legislative requirements, the City has to rely on negotiations with developers to provide “Always” Homes. The City needs to examine appropriate incentives to further encourage the provision of “Always” Homes.



“Always” Homes Guidelines & Home Elevators/Chairlifts

Recommendation:

That the City develop standards for “Always” Homes and units for implementation as soon as possible in all new developments.

That all new singles, semis and townhouses be required to include space and structural supports for future installation of home elevators and chair lifts if need.

Status:

This recommendation is being considered as part of the City’s Age Friendly Design Guidelines Study. Details were addressed in the previous part of the presentation.

Consideration:

Implementing ‘Always’ Homes Guidelines and home elevators/chairlifts into existing homes needs to be further examined.



Live/Work Opportunities

Recommendation:

That future developments in the City include increased allotments for live/work opportunities for neighborhood services and residential areas in order that nearby residents, especially seniors, can walk to local services, and that the City look for opportunity to increase live/work opportunities within its existing urban boundary.

Status:

The 2014 Official Plan establishes Mixed Land Use designations throughout the City to provide for a diverse range of uses to be in close proximity to residents and businesses to reduce reliance on vehicles and improve convenience and access to services. Development Services staff have been working with developers to provide live/work opportunities within individual units in appropriate areas throughout the City.

Consideration:

Staff will continue to implement Official Plan policies which provides for mixed use communities and development.



Future Urban Area

Recommendation:

That Markham's future urban area being developed in the Woodbine, Warden, and Kennedy Road areas north of Major Mackenzie, be designed with the other recommendations in mind.

Status:

Staff have worked with developers in the Future Urban Area, to provide purpose built secondary suites, structural elements/rough-ins to accommodate future installation of chair lifts or elevators, access ramps and master bedrooms/independent living on the main floor of new homes. Staff have been successful with some developments in requiring 5% of the ground related units to contain built-in secondary suites in the basement as a condition of approval.

Consideration:

Staff continue to improve on current practices with the development industry on providing "Always" Homes in the future Urban Area. Further analysis of incentives is required for more "Always" Homes to be provided.



Preferable Locations

Recommendation:

That the City, in order to reduce the requirements for automobiles, concentrate on finding locations for affordable housing near good transit, important services such as medical and dental, and amenities such as grocery stores, pharmacies and other retail shops.

Status:

The panel discussion later in this workshop will provide more insight into this recommendation.

Consideration:

York Region follows specific criteria to determine appropriate affordable housing locations. Details of the criteria will be discussed as part of the panel discussion later in this workshop.



Inclusionary Zoning

Recommendation:

That the City implement an inclusionary zoning policy for Markham so that all future apartment developments, and other types of housing if possible, contain a reasonable percentage of affordable housing developments, as determined by Council through input by the public and stakeholder.

Status:

A Draft Inclusionary Zoning Framework was presented to Development Services Committee February 2020 and consulted on in February 2021. Markham's Affordable and Rental Housing Strategy approved July 14, 2021. Action 4 identifies implementation of Inclusionary Zoning as a Priority Action.

Consideration:

An update to the required Market Assessment is currently underway. The Inclusionary Zoning By-law and Official Plan Amendment is anticipated to be brought to Development Services Committee in Q1-Q2 2022.



The Supply of Land

Recommendation:

Lands presently being used for surface parking be obtained at no cost in exchange for underground parking and/or structured spaces within new developments for the purpose of building affordable townhouses, condo apartments and purpose built rentals, with particular consideration to parking lots found at public utility companies, school boards, hospitals, public transportation agencies, governments at all levels and places of worship.

Status:

Markham's Affordable and Rental Housing Strategy was approved July 14, 2021. Action 10 will look at the potential for surplus vacant and underutilized public land for affordable housing. In February 2021 York Region Council requested municipalities to consider providing two acres of land directly or through partnership for affordable housing in the next five years.

Consideration:

Action 10: Public Land for Housing is identified as a priority action.



Senior Snow Clearing

Recommendation:

That, if the City does not provide a city-wide windrow clearing services in the near future, Markham improve the current service for seniors by making it quicker.

Status:

The City has a Snow Windrow Removal Assistance Program to help disabled and elderly residents, who meet the prescribed criteria, maintain road access from their driveways during winter season. Residents will need to register for the program in order to receive the service. There are currently 5,300+ residents approved for the program.

Consideration:

Operations staff conducted a post winter survey in 2019. The results of the survey show that 76% of all residents were very/somewhat satisfied with overall winter maintenance provided by the City, and 44% of the residents strongly or somewhat support expanding the current windrow clearing program to cover all Markham residents. The expansion of the program requires further examination.



Sidewalk Completion

Recommendation:

That, in order to provide a safe environment for seniors and others wishing to walk for exercise and/or walk to services, the City target the “Finish-Date” of its Sidewalk Completion Program for Arterial and Collector Roads by 2026 or earlier.

Status:

The City’s Arterial and Collector Road Sidewalk Completion Program was planned to be completed by 2029.

Consideration:

Staff will be reporting back to DSC with an update on the capital plan for the Sidewalk Completion Program.



Implementation

Recommendation:

That City staff suggest an appropriate organization or organizations to oversee some of the projects envisioned above, such as an independent non-profit agency, a current or new City/Regional agency or a special section within the Development Services Commission.

Status:

This recommendation needs to be further examined by staff.

Consideration:

N/A



Summary

Always Homes, Elevators & Chairlift, Live/Work Opportunities, Future Urban Area

These recommendations are already being implemented through the regular development review process. Staff will continue to work with the development industry to improve upon current practices to provide “Always” Homes and live/work opportunities.

Age Friendly Design Guidelines

The final summary report and Age-Friendly Design guidelines are anticipated to be finalized in June 2022.

Inclusionary Zoning By-law

Staff are targeting to bring the Inclusionary Zoning By-law to Council for consideration in Q1-Q2 of 2022.



Thank you



Panel Discussion

1. Tell us about your experience with implementing "always" homes and what you think the challenges are, and what the City of Markham can do (eg. incentives) to encourage developers to incorporate "always" homes elements/ guidelines into new homes.
2.
 - a) What in your opinion are some of the obstacles to acquiring land and the availability of land for seniors housing and what do you think the City's role should be in increasing the supply of land for seniors housing?
 - b) What in your opinion are the main factors affecting the affordability and accessibility of seniors housing and what do you think the City can do in making seniors housing more affordable and accessible?
3. Do you have criteria for the locations you choose for seniors housing and in your experience what are the impediments to acquiring land in those locations? What do you think the City's role is in making these locations more available for seniors housing (ties in to supply of land)?