



Revised Development Services Committee Meeting Agenda

Revised items are indicated by an asterisk ()*

Meeting No. 6 | March 5, 2024 | 9:30 AM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

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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 p.m. the day prior to the meeting.

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

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

Make a 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 / DEPUTATION:

Members of the public who wish to make a 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 on.

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.

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***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.***

Information Page

Development Services Committee Members: All Members of Council

Planning - Development and Policy Matters

Chair: Regional Councillor Jim Jones

Vice Chair: Regional Councillor Joe Li

(Development Services Committee Public Statutory Meetings - Chair: Regional Councillor Joe Li)

Engineering - Transportation & Infrastructure Matters

Chair: Councillor Karen Rea

Vice Chair: Councillor Reid McAlpine

Culture & Economic Development Matters

Chair: Regional Councillor Alan Ho

Vice Chair: Councillor Amanda Collucci

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

Alternate formats for this document are available upon request.

Consent Items: All matters listed under the consent agenda are considered to be routine and are recommended for approval by the department. They may be enacted on one motion, or any item may be discussed if a member so requests.

Please Note: The times listed on this agenda are approximate and may vary; Council may, at its discretion, alter the order of the agenda items.

**Development Services Committee is scheduled to recess for lunch from
approximately 12:00 PM to 1:00 PM**

**Note: As per the Council Procedural By-Law, Section 7.1 (h)
Development Services Committee will take a 10 minute recess after two hours
have passed since the last break.**



Development Services Committee Meeting

Revised Agenda

Revised items are identified by an asterisk (*)

Meeting Number: 6
March 5, 2024, 9:30 AM - 3:00 PM
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on March 20, 2024.

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 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. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 6, 2024 (10.0) 6

1. That the minutes of the Development Services Committee meeting held on February 6, 2024, be confirmed.

3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - FEBRUARY 12, 2024 (10.0) 14

1. That the minutes of the Special Development Services Committee meeting held on February 12, 2024 be confirmed.

4. DEPUTATIONS

5. COMMUNICATIONS

- *5.1 COMMUNICATIONS - OLT APPEAL BY HILTON MARKHAM SUITES HOTEL LIMITED, APPEAL OF THE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS (WARD 8) (10.3, 10.5)** 19

Note: Please refer to confidential item 13.1.2.

1. That the communications submitted by Frederick Woo and Lezlie Phillips regarding the above subject matter be received.

6. PETITIONS

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

- 7.1 DEVELOPMENT SERVICES PUBLIC MEETING MINUTES – JANUARY 23 AND JANUARY 30, 2024 (10.0)** 35

1. That the minutes of the Development Services Public Meeting held January 23 and January 30, 2024, be confirmed.

- 7.2 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – JANUARY 15, 2024 (16.0)** 46

1. That the minutes of the Varley-McKay Art Foundation of Markham meeting held January 15, 2024, be received for information purposes.

- 7.3 MEMORANDUM, COUNCIL APPROVAL FOR PARKLAND DEDICATION EXEMPTION: 11 AND 15 GRANDVIEW BOULEVARD (CSNT 20 127548, B/016/20, B/010/21) (6.3)** 51

L. Yip, ext. 3363

1. That the memorandum titled, “Council Approval for Parkland Dedication Exemption: 11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, B/010/21)”, be received; and,
2. That the Commissioner of Development Services or the Director of Planning and Urban Design be authorized to exempt parkland obligation for the existing lots and only collect parkland obligation for the newly created lot for the application identified in this memo; and,
3. That the Parkland Dedication By-law be amended to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations based on criteria arising from similar contexts and elements as the subject application; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS

8.1 RECOMMENDATION REPORT, THE REGIONAL MUNICIPALITY OF YORK AT 14TH AVENUE AND DONALD COUSENS PARKWAY, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS AND SITE PLAN CONTROL APPLICATIONS TO PERMIT A FOUR AND SIX-STOREY AFFORDABLE RENTAL BUILDING

55

AT THE SOUTHWEST CORNER OF 14TH AVENUE AND DONALD COUSENS PARKWAY, (WARD 7) FILE PLAN 21 120261 AND SPC 22 109682 (10.3, 10.5)

C. Tsang, ext. 2624

1. That the March 5, 2024, report titled, “RECOMMENDATION REPORT, The Regional Municipality of York, Official Plan and Zoning By-law Amendments and Site Plan Control applications to permit a four and six-storey affordable rental building at the southwest corner of 14th Avenue and Donald Cousens Parkway (Ward 7), File PLAN 21 120261 and SPC 22 109682”, be received; and,
2. That the Official Plan Amendment application submitted by the Regional Municipality of York, be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption without further notice; and,
3. That the Zoning By-law Amendment application submitted by the Regional Municipality of York be approved and the draft site-specific Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought to a future Council meeting for enactment without further notice; and,
4. That the Site Plan application submitted by the Regional Municipality of York be endorsed in principle, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate; and,
5. That Council assign servicing allocation for 153 dwelling units for Site Plan Control File SPC 22 109682; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

8.2 RECOMMENDATION REPORT, HNT INC. AT 8310 WOODBINE AVENUE, APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY HNT INC. TO PERMIT A MULTI-UNIT COMMERCIAL BUILDING AT 8310 WOODBINE AVENUE (WARD 8), FILE NO. PLAN 22 258667 (10.5)

87

H. Miller, ext. 2945

1. That the report titled, “RECOMMENDATION REPORT, Application

for a Zoning By-law Amendment submitted by HNT Inc. to permit a multi-unit commercial building at 8310 Woodbine Avenue (Ward 8), File No. PLAN 22 258667”, be received; and,

2. That the application submitted by HNT Inc. to amend Zoning By-law 165-80, as amended, be approved and the Zoning By-law, attached hereto as Appendix ‘A’, be approved; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9. MOTIONS

10. NOTICES OF MOTION

11. NEW/OTHER BUSINESS

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

12. ANNOUNCEMENTS

13. CONFIDENTIAL ITEMS

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

13.1 DEVELOPMENT AND POLICY MATTERS

13.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -
FEBRUARY 6, 2024 (10.0) [MUNICIPAL ACT, 2001, Section 239
(2) (e)]

13.1.2 OLT APPEAL BY HILTON MARKHAM SUITES HOTEL
LIMITED, APPEAL OF THE OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT APPLICATIONS (WARD 8) (10.3, 10.5)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD.)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]

*13.1.3 OLT APPEAL BY EASTSIDE CHEVROLET GMC BUICK LTD.,
APPEAL OF THE OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT APPLICATIONS (WARD 8) (10.3, 10.5)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING

MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD.)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]

*13.1.4 REQUEST FOR DIRECTIONS - ONTARIO LAND TRIBUNAL
APPEAL OF DESIGNATION BY-LAW FOR 10159 MCCOWAN
ROAD (WARD 6) (16.11.3)

(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD.)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]

14. ADJOURNMENT



Development Services Committee Meeting Minutes

Meeting Number: 3
February 6, 2024, 9:30 AM - 3:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Regional Councillor Joe Li	
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer	Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering Erica Alligood, Election / Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Committee was called to order at 9:34 AM with Regional Councillor Jim Jones in the Chair.

Mayor Scarpitti arrived to the meeting at 9:58 AM.

Deputy Mayor Chan arrived to the meeting at 10:07 AM.

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 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

There were no disclosures of pecuniary interest.

3. APPROVAL OF PREVIOUS MINUTES

3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JANUARY 16, 2024 (10.0)

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the minutes of the Development Services Committee meeting held on January 16, 2024, be confirmed.

Carried

4. DEPUTATIONS

Chris Uchiyama made a deputation on Item 7.2, as detailed with the respective item.

Brian Fischer and Louis Olivera made a deputation on Item 8.1, as detailed with the respective item.

5. COMMUNICATIONS

There were no communications.

6. PETITIONS

There were no petitions.

7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS

7.1 HERITAGE MARKHAM COMMITTEE MINUTES – JANUARY 10, 2024 (16.11)

Moved by Councillor Karen Rea

Seconded by Councillor Keith Irish

1. That the minutes of the Heritage Markham Committee meeting held January 10, 2024 be received for information purposes.

Carried

7.2 RECOMMENDATION REPORT – OBJECTIONS TO NOTICES OF INTENTION TO DESIGNATE – PHASE IV PROPERTIES (16.11.3)

Chris Uchiyama, deputant and Principal, Heritage Planning & Archaeology Inc., advised that she was retained by the Owner of 10725 Kennedy Road to evaluate the property with respect to heritage value and the City's intention to designate the property. Ms. Uchiyama provided an overview of the heritage evaluation she prepared and comparisons to similar properties, noting that her findings differ from those of Heritage Section Staff. Ms. Uchiyama expressed that in her view the property is not connected with significant themes, events, persons, or institutions that would constitute heritage value and thus does not feel that it meets criteria for designation.

The Committee acknowledged the work that went into preparing the evaluation presented by Ms. Uchiyama and asked if it had been shared with Heritage Section Staff. Ms. Uchiyama advised that once notice of the meeting was received, time did not allow for comments from Heritage Section Staff.

Arvin Prasad, Commissioner, Development Services, agreed that Heritage Section Staff could further discuss the findings of Ms. Uchiyama and speak with her directly prior to bringing this item forth to the February 28, 2024 Council meeting.

Moved by Councillor Karen Rea

Seconded by Councillor Amanda Collucci

1. That the Staff report, dated February 06, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase IV Properties", be received; and,
2. That the written objection to designation under the Ontario Heritage Act as submitted on behalf of the property owner of 10725 Kennedy Road (Ward 6), be received as information; and,
3. That Council affirm its intention to designate 10725 Kennedy Road (Ward 6): "Francis and Mary Walker House" under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,

4. That the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
5. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-law as per the requirements of the Ontario Heritage Act; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

8. MOTIONS

8.1 BAYVIEW AVENUE AND JOHN STREET VISIONING EXERCISE (10.0)

Note: The notice of this motion was given to Development Services Committee at its meeting held on January 23, 2024.

Brian Fischer, deputant, Vice-President of Ward One South Residents Incorporated (WOSTRI), expressed concern with the ongoing OLT appeal by Hazelview with respect to the Thornhill South lands, noting that the development will likely proceed if the related sewer issue is resolved. As such, Mr. Fischer expressed his belief that the visioning exercise is premature. Mr. Fischer detailed some amendments that WOSTRI would support, including further definition of the lands included in the exercise, further specificity of the topics of the public meetings, and outlining some specific uses for publicly owned lands. Mr. Fischer expressed his hope that stakeholder groups would be consulted and engaged as the process moves forward.

Louis Olivera, deputant, Aileen-Willowbrook Residents Association (AWRA) expressed support in general for a visioning exercise for the Thornhill community, noting his hope that it considers a vision for a vibrant Thornhill centre. Mr. Olivera asked that the visioning exercise be clearly defined with respect to desired outcomes and boundaries. Mr. Olivera expressed his belief that inclusion of the employment area would be unrealistic and noted the importance of meaningful community engagement as part of the process to ensure that the vision is reflective of the community. Mr. Olivera expressed concerns with the timelines set out in the motion, noting that they may require a non-competitive procurement process with respect to retaining a moderator or consultants to complete the visioning exercise.

The Committee provided the following feedback:

- Asked how public engagement would work with respect to the visioning exercise and obtaining public input. Arvin Prasad, Commissioner, Development Services, confirmed that the vision could not be established without public input, noting that a consultant would be leveraged to facilitate public engagement which would be included in the work plan to be brought to a future Development Services Committee meeting.
- Asked when the work plan could be formalized and a realistic timeline for the visioning exercise. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that a report related to a work plan and required resources could be brought back to Development Services Committee by the end of Q2, 2024.
- Inquired about the status of the Hazelview OLT appeal. Claudia Storto, City Solicitor, advised that a settlement had been reached subject to some infrastructure work being done to the satisfaction of the City. Frank Clarizio, Director, Engineering, advised that there have not been any further documents received to support the application with respect to servicing, noting that the work surrounding the servicing would be exhaustive.
- Emphasized that often a rush to appeal to the Ontario Land Tribunal does not expedite development as there are technical requirements that must be satisfied prior to building.
- Clarified that as a visioning exercise, this process would not speak specifically to what would happen to public lands, and particularly the Shouldice lands as this area would require a master plan.

Moved by Councillor Keith Irish

Seconded by Mayor Frank Scarpitti

WHEREAS the City has received a number of residential – both high and low-density – development applications in and around the Thornhill Centre Area of Bayview Avenue and John Street, and anticipates the possibility of more, considering its proximity to future planned as well as already approved higher order public transit; and,

WHEREAS at the June 29, 2021, Council Meeting, Council directed “That Staff engage consultants determined by Staff to be necessary, such as urban design architects, TOC urban planners, transportation engineers, landscape architects and retail consultant to complete a secondary plan study for the lands shown on the attached Appendix A” which included the lands subject to this motion; and,

WHEREAS City staff have undertaken preliminary investigations of a local road and pathway network, land use plan, priority retail areas and areas of potential intensification in the context of Hazelview's application for Thornhill Square at 288, 290, 292, 294, 296, 298 and 300 John St; and,

WHEREAS while Staff have determined that the area is not of sufficient size to constitute a secondary plan, particularly as the employment lands are not proposed to be converted in land use at this time, yet consider the area significant enough that a specific precinct plan is necessary in order to provide vision and policy guidance that includes determination of land use permissions to better inform the public and the development community (developers and builders).

Therefore, now be it resolved:

1. That Markham Council directs Staff to undertake a visioning exercise for the Bayview Avenue and John Street area inclusive of publicly owned land as well as the surrounding residential and commercial properties that identifies potential new public roads, multi-use connections including, but not limited to, active transportation network, local trail network, new public parks, and an assessment for the need for additional community services and commercial amenities to support an appropriate mix of land uses for the lands of and surrounding the Thornhill Community Centre in order to achieve a "complete community" that serves existing and future residents; and,
2. That staff be directed to retain a moderator to facilitate a consultative process comprised of a series of three topic-specific public meetings on various aspects of the plan to seek public input on the visioning work; and,
3. **That staff be directed to develop a detailed workplan including required resources for this body of work and report back to Development Services Committee by Q2 2024; and further,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Moved by Councillor Keith Irish

Seconded by Mayor Frank Scarpitti

1. That the deputations by Brian Fischer and Louis Olivera made at the February 6, 2024 Development Services Committee meeting be received.

Carried

9. NOTICES OF MOTION

There were no notices of motion.

10. NEW/OTHER BUSINESS

Councillor Karen Rea asked if there was an estimate on when the secondary plans for Markham Road Mount Joy, Milliken, and Markham Centre could be expected. Darryl Lyons, Deputy Director, Planning & Urban Design, advised that the Markham Road Mount Joy secondary plan is being finalized and would be brought forth in March or April 2024. Mr. Lyons advised that the Milliken secondary plan would be brought forth in April or May 2024, followed by the Markham Centre secondary plan which would be brought forth before Council rises in June 2024.

Councillor Rea expressed concerns with development application reports being placed on revised agendas as this sometimes requires development teams to work over the weekend. Councillor Rea asked if those reports could be placed on the original agenda, published two Fridays prior to the meeting. Commissioner Prasad advised that Staff always strive to place reports on the initial agenda, noting that report publication sometimes relies on information that is not received until after the initial agenda has been published.

The Committee suggested that where possible, applications could be deferred and placed on the following meeting agenda if Staff have not received information required to publish the report on the initial agenda for the originally planned meeting.

11. ANNOUNCEMENTS

There were no announcements.

12. CONFIDENTIAL REPORTS

Moved by Councillor Amanda Collucci
Seconded by Councillor Andrew Keyes

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

Carried

12.1 DEVELOPMENT AND POLICY MATTERS

**12.1.1 DEVELOPMENT SERVICES COMMITTEE MINUTES -
OCTOBER 31, NOVEMBER 14, AND NOVEMBER 27, 2023 (10.0)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

**12.1.2 OLT APPEAL – 8200 WARDEN AVENUE BY LIFETIME PANDA
MRKM INC. (10.5)**

**(LITIGATION OR POTENTIAL LITIGATION, INCLUDING
MATTERS BEFORE ADMINISTRATIVE TRIBUNALS,
AFFECTING THE MUNICIPALITY OR LOCAL BOARD;)
[MUNICIPAL ACT, 2001, Section 239 (2) (e)]**

13. ADJOURNMENT

Moved by Councillor Amanda Collucci

Seconded by Councillor Juanita Nathan

That the Development Services Committee adjourn at 12:31 PM.

Carried



Special Development Services Committee Minutes

Meeting Number: 4
February 12, 2024, 2:00 PM - 5:00 PM
Pan Am Centre - Multipurpose Room 3&4

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Regional Councillor Joe Li	Councillor Andrew Keyes
Staff	Andy Taylor, Chief Administrative Officer Arvin Prasad, Commissioner, Development Services Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Bryan Frois, Manager of Executive Operations & Strategic Initiatives Giulio Cescato, Director of Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design Frank Clarizio, Director, Engineering	Alice Lam, Director, Operations Graham Seaman, Director, Sustainability & Asset Management Loy Cheah, Senior Manager, Transportation Chris Bullen, Manager, By-law Services Mary Creighton, Director, Recreation Cajaan Jeyanathan, Coordinator, Strategy & Executive Operations Marco Francisco, Supervisor, Licensing and Standards Erica Alligood, Election / Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Rajeeth Arulanantham, Assistant to Council / Committee

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Special Development Services Committee was called to order at 2:19 PM with Regional Councillor Jim Jones in the Chair.

The Committee recessed from 3:45 PM to 4:09 PM.

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 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

There were no disclosures of pecuniary interest.

3. PRESENTATIONS

3.1 CITYWIDE PARKING STRATEGY COUNCIL WORKSHOP (5.12)

The City is undertaking a Citywide Parking Strategy study to develop a comprehensive policy, planning, and implementation framework for managing parking in the City of Markham. This workshop presented preliminary parking policies and strategies for consideration towards completing the study.

The City is undertaking a Citywide Parking Strategy study to develop a comprehensive policy, planning, and implementation framework for managing parking in the City of Markham. This workshop presented preliminary parking policies and strategies for consideration towards completing the study.

Frank Clarizio, Director, Engineering, provided an introduction and introduced Loy Cheah to provide further information on the workshop. Loy Cheah, Senior Manager, Transportation, provided a further introduction, including an introduction to the consulting team from WSP.

Sharon Sterling, Principal Consultant, WSP, provided an overview of technical information related to developing the strategy and the process thus far. Christine Furtado, WSP, provided an overview of written comments provided through the engagement process.

Ms. Sterling outlined the revised draft parking vision, draft parking principles and draft parking zones and guidelines.

Ms. Furtado, conducted an idea sharing session with participants to solicit feedback on the revised parking zones and criteria.

The Committee asked whether one-on-one conversations with individual Councillors could take place as the ideas for one ward may not impact another. Director Clarizio advised that Staff felt that a workshop format would allow all of Committee to discuss and formulate innovative ideas and solutions for the entire City.

The Committee commented that Heritage areas should be treated as a separate focus with their own parking strategy.

Ms. Sterling shared information on the draft policies for land development for the City and Ms. Furtado led Committee through a discussion on those draft land development parking policies.

The Committee commented on the importance of transportation demand management throughout the City and in different geographic areas of the City. The Committee expressed concern with the reduction or removal of parking minimums, as this could result in increased density. Ms. Sterling confirmed the need for "right-sizing" parking to be City specific and location specific. Ms. Sterling expressed the importance of striking a balance by establishing walkable developments and enhancing active transportation.

The Committee asked if through reducing or removing parking minimums, assets which were formerly under a condominium corporation were being transferred to taxpayer responsibility and cost. Director Clarizio advised that with the current structure, reducing parking rates would shift parking requirements onto offsite areas, noting that Staff are looking to other transportation mode options. Mr. Cheah added that the City is moving towards more walkable and bikeable communities, shrinking rights of way to reduce the paved portion of roadways, removing the width available for on-street parking.

The Committee asked if a policy on reduced parking minimums could be appealed to the Ontario Land Tribunal. Claudia Storto, City Solicitor, advised that the OLT would not have jurisdiction over a City policy, only over specific development applications.

Ms. Sterling presented draft policies on curbside management and on-street parking plan. Ms. Furtado then led a discussion to solicit feedback on those draft policies.

The Committee expressed concerns with parking in residential areas, noting that there are many instances of parking on front yards or paving front yards to allow

further parking, which they noted could increase if on-street parking is not permitted. Director Clarizio confirmed that strategies surrounding residential parking would continue to be explored.

Mara Bullock, WSP, presented the draft parking technology plan. Micha Gutmanis, WSP, presented the electric vehicle parking considerations.

Ms. Furtado led the discussion on the EV parking plan and parking technology plan.

The Committee questioned the location of electric vehicle chargers, asking if their proximity to buildings is to encourage electric car use. The Committee asked if there is anything that can be done better to promote use of electric vehicles. Ms. Bullock noted that historically, EV Chargers were placed near buildings to promote use of electric vehicles, noting that new findings suggest that these locations are not preferred by EV users. Ms. Bullock agreed that the City needs to continue strategizing with respect to charging to ensure chargers are placed in areas that ensure needs are met.

Shawn Smith, WSP, presented on the draft micromobility parking plan and the draft trails and major parks parking management plan.

Ms. Furtado led a discussion on both of the aforementioned plans.

The Committee commented on existing issues with respect to parking near trails, particularly with respect to the multi-use pathway in Milne Park. Director Clarizio confirmed that Staff are looking to develop a policy to ensure that when new trails are built, the parking supply is sufficient. Director Clarizio also confirmed that Staff are looking to develop strategies to tackle legacy issues as well.

Mr. Cheah provided a summary of next steps with respect to developing the Citywide parking strategy, advising that all feedback will be considered from this workshop and other consultations.

The Committee asked when recreational vehicle parking would be discussed. Mr. Cheah advised that as this is a new area, Staff will need more time to further consider it.

The Committee suggested a meeting in future with round table groups be hosted in the Canada Room for further input and discussion.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the presentation entitled “Citywide Parking Strategy Council Workshop” be received.

Carried

4. ADJOURNMENT

Moved by Deputy Mayor Michael Chan

Seconded by Councillor Keith Irish

That the Special Development Services Committee adjourn at 5:08 PM.

Carried

From: Frederick Woo

Date: February 25, 2024 at 7:51:07 PM EST

To: Erica Alligood <EAlligood@markham.ca>

Cc: Laura Gold <lgold@markham.ca>, Alecia Henningham <AHenningham@markham.ca>

Subject: Development Services Committee hybrid meeting on March 05, 2024 about Official Plan and Zoning By-Law Amendment Applications for Hilton Hotel at 8500 Warden Ave., Markham (Ward 8)

Ms. Erica Alligood
Election and Committee Coordinator
Legislative Services, Markham

Dear Erica :

Thanks for your email to me of Feb. 23, 2024 about the subject Applications.

Please find hereinafter for your perusal my written deputation of Feb. 25, 2024 for come March 05 DSC meeting that I'll deliver at the meeting.

Best regards,
Frederick Woo

February 27, 2024

Re. Frederick Woo's written deputation for DSC public meeting
on March 05, 2024 about Official Plan and Zoning By-Law
Amendment Applications for Hilton Hotel at 8500 Warden Ave.

Mr. Chairman, Mayor and Councillors.

Good morning. My name is Frederick Woo.

Thanks to Mr. Joseph Silva, Treasurer of City of Markham, email to me of February 22, 2024 advising the Province's target to build 1.5 million homes over 10 years, 44,000 of which are targeted for Markham. This reflects the dynamic of the City. As evidenced in community information meetings or notices of Zoning Bylaw Amendment Application installed or Council public meeting in our neighbouring City etc., there will be considerable residential mixed use developments from Markville area to Bayview along HWY 7 E with a proposed development of over 4,000 residential units plus retails in a hotel vacant lands at the northeast of HWY 7 E and Leslie St. in Richmond Hill. These exclude proposed developments in lands in Buttonville Airport and outside HWY 7 E.

Residents at last January community information meeting on Markville Mall vacant lands development expressed concern on and the need for requisite infrastructure improvements for :

1. health care, hospital, family doctors shortfall,
2. education,
3. senior care,
4. transportation, ie. more public transit, etc.

to align with population growth and proposed developments referred to in order that sustainable infrastructures will be made available in good time to serve the community.

To conclude, DSC should not review the subject Application in isolation without due regard to other developments along HWY 7 E from Markville areas to Bayview, developments in lands in Buttonville Airport and outside HWY 7 E, and the hotel vacant lands development at the intersection of HWY 7 E and Leslie in Richmond Hill.

A wise mind has reminded as follows :

“Majority of traffic goes west and/or south..... Traffic from all directions in the East will affect others. Things may not go a certain way and we all feel disappointed when that happens”

Should that happen, improvements may be cost or technically prohibitive.

Residents may then suffer and blame the City for OVER BUILDT.

Thanks for listening.

From : Frederick Woo

Sent from my iPad

From: Frederick Woo

Sent: Sunday, February 25, 2024 2:21 PM

To: Mayor Scarpitti <MayorScarpitti@markham.ca>; Councillor, Reid McAlpine - Markham <RMcAlpine@markham.ca>; Councillor, Karen Rea - Markham <KRea@markham.ca>

Cc: Regional Councillor, Jim Jones - Markham <jjones@markham.ca>; Deputy Mayor & Regional Councillor, Michael Chan - Markham <MichaelChan@markham.ca>; Councillor, Andrew Keyes - Markham <AKeyes@markham.ca>; Councillor, Ritch Lau - Markham <ritchlau@markham.ca>; Henningham, Alecia <AHenningham@markham.ca>; Councillor, Isa Lee - Markham <ILee@markham.ca>; Alligood, Erica <EAlligood@markham.ca>; Silva, Joseph <JSilva@markham.ca>

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street in Richmond Hill - Resubmission for Sheraton Hotel vacant lands ("Modified Proposal")

Re. Development Services Committee public meeting on
March 05, 2024 between 9:30am and 3:00pm about
Official Plan and Zoning Bylaw Amendment Applications
for a residential mixed use development in Hilton Hotel
vacant lands at 8500 Warden Ave.

Dear Mayor Scarpitti
Councillor McAlpine
Councillor Rea :

Further to my email to you of Feb 23, 2024 on Mr. Joseph Silva, Treasurer of Markham, email to me of Feb 22, 2024 about health care infrastructure improvements including hospital expansions and requisite reconciliation of family doctor shortfall etc. for the population growth in the next 10 years and beyond, please find attached communications between Ms. Katherine Faria, Senior Planner of City of Richmond Hill, and me about the said Modified Proposal for Sheraton Hotel lands, the contents in which are self-explanatory.

Sheraton Modified Proposal entails approx over 4,000 residential units plus additional retails.

I have been using the gym. in Hilton for the past over 15 years virtually 6-7 days weekly and thus enjoying HWY 7 E traffic from Bayview (near my residence) to Hilton. The traffic has been getting busy in recent days according to residents and me.

May I suggest, with the developments planned for the next 10 years and beyond from Markville areas to Bayview along HWY 7 E thru Sheraton, that DSC come Feb 05 meeting should NOT just review the Applications in isolation but take into account the said developments and redevelopment in Buttonville Airport lands in order that, as requested by the community, requisite and sustainable infrastructures (ie, health care including hospitals, education, transportation including more public transit, family doctors etc.) will align with

the population growth and expanding developments that by large rest with Ward 3 and 4 apparently.

The above were derived from wise minds caring for the City.

I shall deliver a brief live deputation along with the above at the March 05 meeting.

Mayor Scarpitti : I believe you still recall, upon my request in last June, that you are waiting from Richmond Hill for the Modified Proposal conceptual drawings for Sheraton to review impact of the Modified Proposal on :

- a. parking lots in buildings in Markham at HWY 7 E and Leslie intersection due to apparent inadequate parking being provided in the Modified Proposal possibly inviting vehicles from Sheraton lands spill to Markham referred to;
- b. traffic on HWY 7 E around the intersection at item a. that the two cities, Richmond Hill and Markham, lie.

Alecia : Please copy this email and the attached to Regional/Ward Councillors not in "Cc" above.

Erica : Please note my live deputation in the last para.

Best regards,
Frederick

Sent from my iPad

From: Frederick Woo

Date: February 14, 2024 at 8:46:59 AM EST

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Re: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Re. Justification for a Second Public Meeting
for the Modified Proposal

Dear Katherine :

Good morning.

Upon reviewing my past numerous emails to Mayor West since last May 16 statutory public meeting about the original proposal and to be accurate, please be advised that the INFLATED lands area for the proposal cited in paras 2., 3. and 4. in my attached reply email to you of Feb 13, 2024 was raised in para 6. in my reply email to Mayor West of May 18, 2023, not copied other members of Council nor Staff, but "Bcc" few residents in the community.

I'll send you for record a copy of the May 18 email to the Mayor immediately after this email.

Best regards,
Frederick

Sent from my iPad

On Feb 13, 2024, at 6:44 PM, Frederick Woo wrote:

Re. Justification for a Second Public Meeting
for the Modified Proposal

Dear Katherine :

Thanks for your attached email to me of Feb 13, 2024.

Despite a Statutory Public Meeting has been held (on May 16, 2023) as cited in your email, a Second Public Meeting should be convened for the Modified Proposal for reasons cited in my previous emails to Mayor West of May 24, 2023 and to you. More importantly, my attached email to you of Feb. 4, 2024 reminds, according to a resident in the community, that

subject lands of the original proposal have included the lands belonged to the existing TWO condos to the north of the Hotel, ie., 9015 and 9017 Leslie St., Richmond Hill.

From experience in my CONDOMINIUM CORPORATION YRSCC No. xxxx in Markham but at very close proximity to subject lands in which I sat on its board of directors for over 13 years, lands of 9015 and 9017 Leslie St. do NOT belong to the Hotel lands owner, but YRSCC Nos. of 9015 and 9017 Leslie St.

With due respect, Staff should have picked up the the said over rated lands area for the original proposal that should NOT have been tabled at last May 16 STATUTORY PUBLIC MEETING under the circumstances. The area of subject lands for the Modified Proposal as required by Council should be reassessed taking into account of the foregoing. Hence, in a nutshell, last May 16 Statutory Public Meeting was held PREMATURELY apparently.

You have to be mindful that with the NINE towers sitting on podiums in the Modified Proposal, as in the original proposal, the developer is apparently asking for HIGHER DENSITY for the Modified Proposal. This I have pointed out to you in my previous email.

To conclude, it stands to reason for a Second Public Meeting, statutory or not. The community is keen for weighing in on the Modified Proposal thru the said Meeting.

Best regards,
Frederick

Sent from my iPad

From: Frederick Woo

Sent: Sunday, February 4, 2024 11:54 PM

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Dear Ms. Faria :

Reference my attached email to you of Feb 4, 2024 on the Modified Proposal.

I would like to revisit the grave concern from a resident at last May 16 Council public meeting that residents in the original proposal represents approx. 5% of the City population. As the residential component in the Modified Proposal attached has not reduced significantly in magnitude, the said 5% may still be applicable in the Proposal in the apparent small pocket of lands. Please give some thought on whether Planning Department has concern on DENSITY.

Best regards,
Frederick Woo

Sent from my iPad

Begin forwarded message:

From: Frederick Woo

Date: February 4, 2024 at 11:19:40 PM EST

To: Katherine Faria

Cc: David West; Godwin Chan; Joe DiPaola; Carol Davidson; Scott Thompson; Castro Liu; Karen Cilevitz; Michael Shiu; Simon Cui; Sandra DeMaria; aaron pun

Subject: Fwd: City File OPA-23-0003 - 600 and 650 Highway 7 and 9005 Leslie Street - Resubmission ("Modified Proposal")

Dear Ms. Faria :

Thanks for the modified conceptual drawings in the Modified Proposal vide your attached email to me of Feb 2, 2024 that I presume is a direct result of my email to Mayor David West of Jan. 31, 2024 regarding statutory public meeting for the Modified Proposal. My Jan 31 email is a follow up on my email to Mayor West of May 24, 2023 subsequent to last May 16 Council public meeting on the proposed development.

I have had a glance thru the Modified Proposal that with deep regret does NOT address my emails to Mayor West of May 24, 2023 and Jan 31, 2024 in any constructive manner. This oversight should cause serious concerns to the community. The general layout of the towers on podiums has NOT changed. Tower 4 and Tower 5 at very close proximity to the existing two condos in the north (9015 and 9017 Leslie St.) causing grave concern to the condo residents at last May 16 Council public meeting and that are required to be drastically modified as recommended by the concerning Ward Councillor at the said public meeting due to residents grievances on "facing blank walls" have only been reduced from 35 and 42 storeys tower respectively to 29 storeys towers sitting on 6 storeys podiums. This adjustment falls short of addressing residents grievances.

Furthermore, none of the items briefed in my Jan 31 email to Mayor West have been dealt with in the modified proposal. Cases in point,

1. provision of requisite lockers for residential units,
2. adequate parking to serve Hotel functions, residential units etc.,
3. adequate parklands to meet the magnitude of residential units,
4. elect. vehicles charging as required by applicable Condominium Act, unless EV charging at every parking spot for residential units are provided by the developer,
5. traffic concern along HWY 7 E due to introducing an additional vehicular entrance between Leslie and East Beaver Creek intersection.....

Your email provides "the resubmission (Modified Proposal) has been circulated to City departments and external agencies and is still under review".

I am happy to note from your email that "no decisions have been made at this time with respect to this application". Indeed, NO decisions should be made by Council after its public meeting for the Modified Proposal addressing all the requisite design features highlighted in my emails referred to, among

others from the community at last May 16 Council meeting, have been duly convened after satisfactory review process by City departments and external agencies.

As the modification is quite substantial, a Council public meeting should be convened to allow the community to weigh in on the Modified Proposal. In addition, per my suggestion in last May 16 public meeting, a to-scale block model on the existing and future buildings should be made for the community to have clear grip of the Modified Proposal that is complexed in relation to the surrounding buildings and environment.

In this light, residents should be permitted to speak for more than 5 minutes and respond to Councillors opinions, as I have suggested in my email to Mayor West of May 24, 2023.

I urge the Planning Department to ensure that all concerns raised are addressed comprehensively before any decisions are made by Council regarding the Modified Proposal. It is imperative that the planning process is working for the best interest of the community and ensures that the development aligns with the needs and aspirations of the community.

Thank you very much for your attention to the subject matter. I look forward to a comprehensive and equitable resolution to the issues raised, and Council public meeting for the Modified Proposal.

Best regards,
Frederick Woo

Sent from my iPad

**2015776 ONTARIO INC
3601 HIGHWAY 7, SUITE 401
MARKHAM, ON L3R 0M3**

February 29, 2024

*Delivered by email to
clerkspublic@markham.ca*

Chair and Members of the Development Services Committee
City of Markham
101 Town Centre Blvd.
Markham, ON L3R 9W3

Dear Chairman Jones and Members of Council:

RE: DEVELOPMENT SERVICES MTG. MARCH 5, 2024, AGENDA ITEM 13.1.2
OLT APPEAL BY HILTON MARKHAM SUITES HOTEL LIMITED, 8500 WARDEN AVE.

We are writing on behalf of 2015776 Ontario Inc. Attached are two letters previously filed with the City in connection with the above noted lands.

2015776 Ontario Inc. has entered into an agreement with the Owners of the above noted property for the reimbursement of funds for certain infrastructure that was put in place by 2015776 Ontario Inc. which benefits the redevelopment of the 8500 Warden lands.

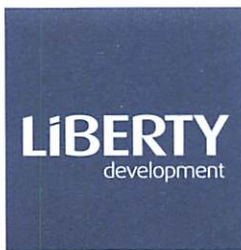
We have been notified that an appeal was launched by the Owners and that a case management conference is scheduled for March 15, 2024. We are not a party nor a participant in this appeal.

We are asking the City if there is any mechanism that can be put in place in the planning instruments for 8500 Warden along with the existing Agreement between the two landowners, that would provide for and require the repayment for the front-ended services, by Hilton Markham Suites Limited.

Your consideration of our request is appreciated. We would be pleased to discuss this further if necessary.

Yours truly,

Per: Lezlie Phillips



SENT VIA EMAIL
bpatel@markham.ca

May 7, 2021

City of Markham
Development Services Committee
Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

Attention: B. Patel

Dear Ms./Mr. Patel:

**Re: Notice of Public Meeting – May 11, 2021, Development Services Committee
Official Plan and Zoning By-Law Amendments submitted by Bousfields
Inc. on behalf of Hilton Markham suites Limited for lands located on the southwest
corner of Highway 7 and Warden Avenue, municipally known as
8500 Warden Avenue - PLAN 20 128653 – File No. ZA 12 111347
Public meeting date at the City – May 11, 2021 at 7 pm**

We are the development managers for 2015776 Ontario Inc. ("201Co").

My client advises that it is in receipt of notice of Official Plan Amendment and Zoning By-law Amendment Applications submitted to the City of Markham by the Applicant above.

Attached to this email is a copy of a letter issued to the City of Markham dated September 18, 2012, to reserve its rights regarding a reimbursement owed by the Applicant to 201Co for significant front ending done at the Applicant's demand in 2005 and 2006. This reservation was lodged with the City previously, and is now being resurrected and re-presented as a result of the trigger that has been engaged by the Applicant to seek approval for development in excess of 30,000 square feet, which qualifies 201Co to a reimbursement of its front ending, plus other costs. Accordingly, this letter of today's date is a further reservation of rights on notice to the City of Markham that any such approvals sought by the Applicant are subject to a prior right of 201Co for a reimbursement before the issuance of a building permit by the City of Markham. We ask that you therefore make the reimbursement to 201Co a condition of building permit issuance for any construction of the proposed development on the Applicant's lands.

We confirm this letter acts as a written submission in the public process and statutory public meeting of this Application under the Planning Act and the Rules of the City of Markham and requirements of the Province of Ontario.

We also request a right to be informed, notified and included in discussions regarding the Application herein; we continue to manage for 201Co remainder property in the adjacent block and this Application may affect the rights of such ownership and tenants and leases therein.

Thank-you for your attention to this matter. If you have any questions, please feel free to contact me directly.

Sincerely,

M. Filice

M. Filice, SVP
Liberty Development Corp.
For and on behalf of 2015776 Ontario Inc.

/Encls.

****\

LIBERTY *for all*

BY FACSIMILE & EMAIL

September 18, 2012

City of Markham
 Planning Department
 101 Town Centre Boulevard
 Markham, ON L3R 9W3
 Attn: Judy Carroll, City Clerk

Dear Ms. Carroll:

Re: 8500 Warden Avenue, Markham - File No. ZA 12 111347
 Public Meeting, September 24, 2012

We are writing on behalf of 2015776 Ontario Inc., landowners adjacent to the proposed development ("201Co"). As we cannot be attendance at the public meeting, we are writing to voice our concerns with the proposed redevelopment located at 8500 Warden Avenue. They are as follows:

1. The height of the proposed 21 storey towers appears to be excessive for this location. It was our understanding that the height limits in this area were dictated by the current height of the existing hotel, and that no development would be permitted in excess of that height. We would like to get a better understanding of this issue.
2. We have concerns with the number of additional units that are being proposed, especially when compared to earlier concepts prepared in 2005, in terms of increased traffic congestion and impact on community facilities. We would be interested in reviewing the updated modeling forecasts for the Warden West Precinct to understand the impact of the additional units, including for traffic and infrastructure services such as sanitary, water and storm systems.
3. 201Co confirms there are substantial monies owing to them, as they front-ended certain costs for the benefit of Markham Suites Nominee Inc. and payment has not been made nor sufficiently secured. The amount owing by Markham Suites Nominee is \$1,774,650.50 plus interest since 2006. Until these monies are paid, 201Co objects to zoning or OPA approvals being given by the City of Markham for this proposed development.
4. There is also a concern about 'overflow' parking from this proposed development, with significantly increased densities than originally proposed in 2005, onto lands owned by 201Co to the detriment of tenants and users of such property.

We confirm this letter acts as written submissions of 201Co in the public process and the statutory public meeting for the above referenced application.

We reserve the right to amend or supplement these concerns.

Sincerely,
LIBERTY DEVELOPMENT CORPORATION
For and on behalf of 2015776 Ontario Inc.

A handwritten signature in black ink, appearing to read 'M. Filice', with a stylized flourish extending from the bottom right.

Per:
M. Filice

.....



PUBLIC MEETING

RECEIVED

APR 22 2021

NOTICE OF MEETING

You are invited to attend an Electronic Public Meeting to be held by the Development Services Committee of the City of Markham to consider applications for Official Plan and Zoning By-law Amendments submitted by Bousfields Inc. on behalf of Hilton Markham Suites Limited for lands located on the southwest corner of Highway 7 and Warden Avenue, municipally known as 8500 Warden Avenue, as outlined on the attached map.

DATE: Tuesday, May 11, 2021

TIME: 7:00 p.m.

PLACE:

Members of the Development Services Committee will be participating in the meeting remotely. Due to the ongoing COVID-19 emergency, 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 hptel@markham.ca

For members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, please do so by completing the online Request to Speak form located online at www.markham.ca or by emailing the Clerk's Office at clerkspublic@markham.ca or by calling (905) 479-7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak to so that information can be provided on how you can make a virtual deputation.

All meetings are video and audio streamed on the City's website at:
<https://pub-markham.escrimetings.com/>

Please note that all proceedings of the Public Meeting are recorded.

BACKGROUND

The 4.12 ha (10.18 ac) subject lands are located on the southwest corner of Warden Avenue and Highway 7 and have approximate frontages of 219.9 m (721.5 ft) along Highway 7 and 193.3 m (634.2 ft) along Warden Avenue. To complete the overall development of the lands, the Owner proposes to include the approximately 2,105 m² (22,659 ft²) City-owned surplus lands along the south side of the Highway 7 right-of-way.

The Hilton Markham Suites hotel, conference centre and spa and its 650 space surface parking lot currently occupies the subject lands, which includes the 10-storey main hotel building and an ancillary five-storey building along Warden Avenue (long-term stay). A fifth storey enclosed bridge connects both buildings.

OFFICIAL PLAN AND ZONING

The subject lands are designated "Mixed Use High Rise" in the City's 2014 Official Plan. The policies of the City's 2014 Official Plan identify that until an updated secondary plan is approved for the Regional Centre - Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended, and the Markham Centre Secondary Plan ("OPA 21"), as amended, shall apply to the subject lands.

The subject lands are designated "Commercial - Community Amenity Area" in the 1987 Official Plan and "Community Amenity Area - Major Urban Place in OPA 21. Lands designated "Community Amenity Area - Major Urban Place" are intended to be developed with a high concentration and intensity of residential, commercial, employment and supporting uses.

The subject lands are zoned "Markham Centre Downtown Two *20" (MC-D2*20), "Markham Centre Downtown Two *20 (Hold)" [MC-D2*20(H10)] and "Markham Centre Downtown Two *21 (Hold)" [MC-D2*20(H11)] under By-law 2004-196, as amended by By-laws 2013-65 and 2013-67.

PROPOSAL

The Owner proposes to demolish the hotel's existing conference centre and five-storey long-term stay building, but retain the 10-storey main hotel building. The Owner also proposes to construct a new three-storey conference centre at the northeast portion of the subject lands and redevelop the remaining subject lands with a high-density, mixed-use development consisting of approximately 3,552 units. A publicly accessible amenity space in front of the hotel along Highway 7 and a 0.2 ha (0.48 ac) public park at the northwest corner of Courtyard Lane and Clegg Road are also proposed.



Parking for the proposed development (2,651 spaces) is to be accommodated in 2½ levels of underground parking.

The Applicant is seeking to amend the Official Plan and Zoning By-law to permit an increase in height and density, as well as to amend other zoning provisions, as necessary, to permit the proposed development.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS

The purpose and effect of the proposed amendments are to permit the redevelopment of the subject lands with five 55-storey and one 45-storey mixed-use towers containing approximately 3,552 residential units and a 3-storey conference centre. The proposal includes retention of the existing 10-storey Hilton Markham Suites Hotel, a new public park and 2½ levels of underground parking.

NOTE REGARDING THE APPLICATIONS

- i) If a person or public body does not make oral submissions (namely, an electronic deputation) at a public meeting, if one is held, or make written submissions to the City of Markham before the proposed official plan amendment is adopted or before the by-law is passed, 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 (namely, an electronic deputation) at a public meeting or make written submission to the City of Markham before the proposed official plan amendment is adopted or before the proposed zoning 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 Local Planning Appeal Tribunal, there are reasonable grounds to add a person or public body as a party.
- iii) If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk's Department at the address noted above or by email to bpatel@markham.ca

LANDS CONTAINING SEVEN (7) OR MORE RESIDENTIAL UNITS

A copy of this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

ADDITIONAL INFORMATION

Copies of the proposed Official Plan and Zoning By-law Amendments are available by contacting Sabrina Bordone, Senior Planner at sbordone@markham.ca

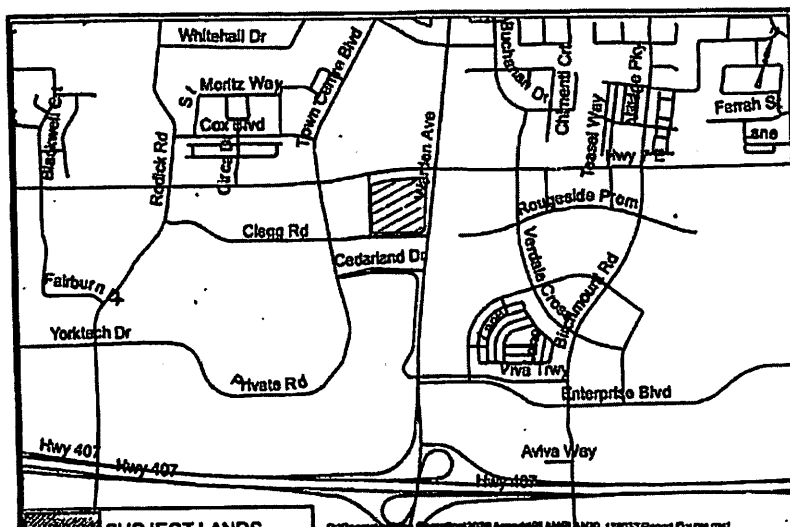
For more information about this matter, including information about preserving your appeal rights, contact Sabrina Bordone, Senior Planner at sbordone@markham.ca quoting file number PLAN 20 128653.

Written submissions may be emailed to bpatel@markham.ca by not later than 4:00 p.m. on May 10, 2021. Personal information collected in response to this planning notice will be used to assist City staff and Council to process these applications and will be made public.

DATED: Wednesday, April 21, 2021

Arvin Prasad, MPA, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair





Development Services Public Meeting Minutes

Meeting Number: 1
January 23, 2024, 7:00 PM - 10:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Councillor Alan Ho Councillor Keith Irish	Councillor Ritch Lau Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Councillor Reid McAlpine	
Staff	Stacia Muradali, Manager, Development - East Laura Gold, Council/Committee Coordinator	Carlson Tsang, Senior Planner Stephen Lue, Senior Manager, Development

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, YORK REGION, APPLICATIONS FOR OFFICIAL PLAN AND, ZONING BY-LAW

AMENDMENTS TO PERMIT A FOUR TO SIX-STOREYS AFFORDABLE RENTAL BUILDING AT THE SOUTHWEST CORNER OF 14TH AVENUE AND DONALD COUSENS PARKWAY

(WARD 7), FILE NO. PLAN 21 120261 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by York Region.

The Committee Clerk advised that 117 notices were mailed on January 3, 2024 and a Public Meeting sign was posted on December 18, 2023. There was 1 written submission received regarding this proposal.

Carlson Tsang, Senior Planner, provided a presentation on the proposed affordable housing rental building.

Sabrina Greggain, Program Manager, Affordable Housing Development, York Region, provided a presentation on the proposed affordable housing rental building.

Graham Hendren, Housing Development Planner, presented information on the affordable housing crisis in York Region.

The following deputations were made on the proposed affordable housing rental building:

1. Wesley Yeung expressed the following concerns regarding the proposed development: the schools may not be able to handle the influx of students from the proposed affordable housing units; the size and quality of the building could possibly be adjusted to stay on budget; that project could be put on pause due to budget constraints; and, that there are more suitable sites for affordable housing that have better access to amenities and transit. Mr. Yeung asked York Region to reconsider the location of the proposed affordable housing rental building.
2. Jason Billinger expressed the following concerns regarding the proposed affordable housing building: that the school system will not be able to handle the influx of new students resulting from the proposed development; and the traffic issues related to the plowing of the snow on Vettese Court, as this is already an issue that will worsen with the influx of more people into the community; and the current infrastructure is not designed to accommodate this type of development.

3. 3. Patrick O'Donnell spoke in favour of building more affordable housing, but in opposition to the location of the proposed affordable housing rental building, expressing the following concerns: there are more central and suitable locations for and affordable housing rental building; the traffic the building will generate, especially on Vettese Court; that there is not enough visitor parking; that the area is not served by frequent transit; and the proposed right in and right out on to Donald Cousens Parkway due to it likely being unsafe as result to drivers frequently speeding on Donald Cousens Parkway.
4. Syed Mehdi spoke in support of building more affordable housing, but in strong opposition to the proposed location of the affordable housing rental building. Mr. Mehdi expressed the following concerns: the additional traffic the proposed development will generate; and that the bus service in the area is not sufficient to support affordable housing. Mr. Mehdi hoped that the affordable housing rental building does not get built in this location.
5. Jack Heath spoke of the importance of this affordable housing project, but suggested that the proposal still needs some work, including: possibly increasing the height of the affordable housing rental building on Donald Cousens Parkway and decreasing the height of the building on Vettese Court; referring the application back to staff so that the final version of the project is viewed at the Development Services Committee; City staff reaching out to the Toronto Region and Conservation Authority to see if the set-back on the site can be removed to permit for the affordable housing rental building to be moved further away from the existing homes; construction workers not being permitted to park on Vettese Court; installing a traffic signal on Vettese Court to permit residents to exit; having some community amenities included inside the development; allowing existing residents to have access to the proposed right-in and right-out onto Donald Cousens Parkway; closing the existing sidewalk gap; and, ensuring there is no parking at the Rouge National Urban Park. Mr. Heath suggested that Council should approve the project in principle.
6. Austin Chin supported the comments of the other deputants and chose not to speak.
7. Priscilla Chan expressed the following concerns regarding the proposed affordable housing building: the community has not been permitted to provide enough input into the proposal; that the proposal will be located very close to the existing townhomes on Vettese Court; the location of the

garbage disposal; the location of the building is not suitable for affordable housing; and the traffic it will generate on Vettese Court. Ms. Chan requested that York Region reconsider the location of the proposed affordable housing rental building.

8. Abe Sivabalan supported the comments of the other deputants and expressed the following concerns regarding the proposed affordable housing rental building: the impact the proposal will have on his property value; that current issues with the snow plowing of Vettese Court will worsen; the impact it will have on traffic congestion; that location is not suitable for affordable housing; and that the proposal will overpopulate the schools.
9. 9. Gilbert Tsui spoke in support of affordable housing but suggested that the proposal for an affordable housing rental building in this location needs more work. Mr. Tsui made the following suggested improvements: address the gap in the sidewalk; ensure the site is planned to be cohesive with the schools and traffic; consider making the building facing Donald Cousens taller and the building facing Vettese Court shorter; ensure the proposal does not interfere with preservation of the Rouge National Urban Park.

The Committee provided the following feedback on the proposed development:

- Thanked York Region Staff and the deputants for their feedback.
- Questioned why there is not a large supply of purpose build rentals in York Region.
- Expressed excitement that an affordable housing rental building is being built in Markham.
- Questioned if York Region has other sites that it can consider for affordable housing.
- Discussed the funding of the project.
- Noted that traffic is an issue in all areas of Markham, and that residents will overtime start to use alternative forms of transportation.
- Noted that communities should have residents from all income levels.
- Stressed the need for affordable housing due to people with good jobs not being able to afford housing.
- Questioned if changes can still be made to the development proposal.

- Noted that communities need a complete range of housing types.
- Asked staff to reach out to the TRCA to investigate whether the setback can be reduced or removed, or if some of the flood control can be reshaped or redirected.
- Asked staff to investigate why there is a gap in the sidewalk in this location, and if it is possible to close the gap.
- Asked Staff to look at the possibility of adding landscaping to help separate the affordable housing rental building from the existing homes.
- Asked Staff to include a broader range of permitted housing types in the zoning by-law to provide greater flexibility (including townhouses).
- Noted that school populations fluctuate over time as the demographics of a community shift.
- Noted that there are lots of examples where affordable housing has been designed to blend into the existing community.
- Suggested that staff continue to work with residents to address some of the residents' concerns.
- Suggested that the construction workers park on the site during the construction of the project if possible.
- Need infill housing projects to meet Ontario's housing needs.

Karen Antonio-Hadcock, General Manager, Housing Services Antonio-Hadcock, advised that funding has been the main constraint with respect to building purpose built affordable rental units in the past. Ms. Antonio-Hadcock advised that this affordable rental housing building focuses on families, but some of their other buildings focus on affordable housing for seniors. Ms. Antonio-Hadcock clarified that York Region has other land that it can use for affordable housing and that staff are working towards advancing other affordable housing projects on some of these sites. Ms. Antonio-Hadcock said that no major changes can be made to the proposal now due to the project being completed under tight timelines to meet provincial and federal funding requirements.

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. **That the deputations by Wesley Yeung, Patrick O'Donell, Jason Billinger, Syed Mehdi, Jack Heath, Austin Chin, Priscilla Chan, Gilbert Tsui, and Abe Sivabalan be received; and,**

2. **That the written submission by Bassanio Yip, be received; and,**
3. That the report entitled, “Public Meeting Information Report – Applications for Official Plan and Zoning By-law Amendments to permit an affordable rental buildings with a height of four and six storeys (Ward 7), File No. PLAN 21 120261” at the southwest corner of 14th Avenue and Donald Cousens Parkway, submitted by the Regional Municipality of York, be received; and,
4. That the Record of the Public Meeting held on January 23, 2024, with respect to the proposed Official Plan and Zoning By-law Amendments submitted by the Regional Municipality of York for the lands located at the southwest corner of 14th Avenue and Donald Cousens Parkway (File No. PLAN 21 20261), be received; and,
5. That the Application submitted by the Regional Municipality of York, for the proposed Official Plan and Zoning By-law Amendments (File No. PLAN 21 20261), be referred back to staff for a report and recommendation; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Regional Councillor Jim Jones

Seconded by Councillor Amanda Collucci

The Development Services Public Meeting adjourned at 9:30 PM.

Carried



Development Services Public Meeting Minutes

Meeting Number: 2
January 30, 2024, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Joe Li	Councillor Alan Ho
Staff	Daniel Brutto, Senior Planner Stephen Lue, Senior Manager, Development	Aaron Chau, Planner I Laura Gold, Council/Committee Coordinator

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Jim Jones in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosure of pecuniary interests.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, SARENA PROPERTIES LTD., APPLICATION FOR ZONING BY-LAW AMENDMENT TO

**PERMIT OUTDOOR STORAGE OF VEHICLES AND ACCESSORY
OFFICE USES WITHIN THE EXISTING BUILDING**

**FOR A 3-YEAR PERIOD AT 197 AND 199 LANGSTAFF ROAD EAST
(WARD 1), FILE NO. PLAN 23 141980 (10.5)**

The Public Meeting this date was to consider an application submitted by Sarena Properties Ltd.

The Committee Clerk advised that 41 notices were mailed on January 10, 2024 and a Public Meeting sign was posted on December 23, 2023. There were no written submissions received regarding this proposal.

Aaron Chau, Planner I, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant did not provide a presentation on the proposal but attended the meeting.

There were no comments from the audience with respect to this application.

In response to an inquiry from the Committee, Staff clarified that there is no cap on the number of times the Applicant can apply for a 3-year renewal of the zoning by-law amendment.

Members of Council requested that this item be sent directly to Council.

Moved by Councillor Keith Irish

Seconded by Councillor Amanda Collucci

1. That the report dated January 30, 2024 titled “PUBLIC MEETING INFORMATION” Application by Sarena Properties Ltd. for Temporary Use Zoning By-law Amendment application to permit outdoor storage of vehicles on the subject lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be received; and,
2. That the Record of the Public Meeting held on January 30, 2024, with respect to the proposed Temporary Use Zoning By-law Amendment application to permit outdoor storage of vehicles on the subject lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be received; and,
3. That the application by Sarena Properties Ltd. to amend Zoning By-law 2551, as amended, to permit outdoor storage of vehicles on the subject

lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be approved; and,

4. That the proposed amendment to Zoning By-law 2551, as amended, be enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, METROPIA MINTO (SIXTEENTH) HOLDINGS INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO REPLACE LANE-BASED DETACHED DWELLINGS WITH LANE-BASED TOWNHOUSE DWELLINGS RESULTING IN A NET INCREASE OF 15 UNITS

ON DRAFT PLAN OF SUBDIVISION 19TM-16010 (YORK DOWNS EAST) LOCATED NORTH OF 16TH AVENUE, WEST OF KENNEDY ROAD, (WARD 6), FILE NO. PLAN 23 128768 (10.5)

The Public Meeting this date was to consider an application submitted by Metropia Minto (Sixteenth) Holdings Inc.

The Committee Clerk advised that 543 notices were mailed on January 10, 2024, and a Public Meeting sign was posted on December 18, 2023. There were 4 written submissions received regarding this proposal.

Daniel Brutto, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Maria Gatzios, Gatzios Planning, provided a presentation on the proposed development, advising that the plan for the application has been updated to reflect the current market conditions.

Stephen Lue, Senior Manager, Development, clarified that the new proposal amounts to 15 additional townhouse units.

The following deputation was made on the proposed development.

Michael Gannon, Unionville Residents Association, noted that the application before the Committee is viewed as a new application and expressed concern that there is no formal notification process for parties involved in the 2019 LPAT settlement (LPAT Case No. PL170580). Mr. Gannon suggested that a formal notification process be developed for similar situations and those who originally requested notification on a related application be notified. Mr. Gannon advised

that Unionville Residents Association support the application as the City is requiring that all the conditions of the LPAT settlement be met.

Committee requested that staff explore how residents that have requested notification on an application can be notified when future related applications are submitted.

Committee also briefly discussed the Environmental Assessment for the subject lands.

Committee requested this item be sent to directly to a future Council Meeting.

Mr. Brutto advised that he had clarified with several residents that the net increase in the number of units is 15 rather than 62.

Moved by Councillor Amanda Collucci

Seconded by Councillor Reid McAlpine

- 1. That the deputation by Michael Gannon, Unionville Residents, Association, be received; and,**
- 2. That the written submissions by Michael Gannon, Unionville Residents, Association, Noah Shapiro, Jason Gao, and TuTran Vuon, be received.**
3. THAT the report dated January 30, 2024 titled “PUBLIC MEETING INFORMATION, Metropia Minto (Sixteenth) Holdings Inc., Zoning By-law Amendment application to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6)” be received;
4. THAT the Record of the Public Meeting held on January 30, 2024, with respect to the proposed Zoning By-law Amendment application to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6), be received;
5. THAT the application by Metropia Minto (Sixteenth) Holdings Inc. to amend Zoning By-law 177-96, as amended, to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6), be approved;
6. THAT the proposed amendment to Zoning By-law 177-96, as amended, be enacted without further notice; and

7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. ADJOURNMENT

The Development Services Public Meeting adjourned at 7:45 PM.



Minutes
Varley-McKay Art Foundation of Markham
Monday, January 15, 2024
6:00 - 8:00 p.m.
Art Gallery

Attendance

Board of Directors Present: Jim Schmidt (Chair), Amin Giga (Treasurer), Connie Leclair (Governance Chair), Deputy Mayor Michael Chan, Carolyn Le Quéré, Councillor Reid McAlpine, and Nik Mracic

Staff Present: Niamh O’Laoghaire, Director, Varley Art Gallery; Francesca Dauphinais, Cultural Development Officer, Varley Art Gallery, Laura Gold, Clerk

Regrets: Craig McQuat (Vice-Chair), Emily Li, Lisa Joy-Facey, and Arpita Surana

Item	Discussion	Action
1. Call to Order	The Varley-McKay Art Foundation of Markham convened at 6:15 PM with Jim Schmidt presiding as Chair.	
2. Disclosure of Pecuniary Interests	There were no disclosures of pecuniary interest.	
3. Minutes of The Varley-McKay Art Foundation of Markham Board Meeting held on February 15, 2023	<p>A minor edit was made to the attendance.</p> <p>Moved by Nik Mracic Seconded by Connie Leclair</p> <p>That the November 13, 2023, Varley-McKay Art Foundation of Markham Minutes, be approved as amended.</p> <p style="text-align: right;">Carried</p>	
4. Business Arising from the Minutes	There was no business arising from the Minutes.	
5. Director’s Report	Niamh O’Laoghaire, Director of the Gallery, provided the Directors Report. Some of the highlight of the report include:	

Varley-McKay Art Foundation of Markham

January 15, 2024

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Item	Discussion	Action
	<ul style="list-style-type: none"> • Congratulated the Foundation on the success of the Glitter and Gold event. • Announced that the Varley Staff won the “Innovation in Collections Based Exhibition” award at 46”. • Thanked Jim Schmidt for covering the printing cost of the Varley Brochures. • Shared the 2023 Varley Attendance figure, noting that the overall there were 51,325 attendees. • Presented the 2024 request for financial support from the foundation, noting that the amount being requested is \$35,000 (same as last year). <p>Amin Giga, Treasurer, requested that the Gallery’s request for financial support from the Foundation be deferred to the next meeting, as the financial update will be provided at that meeting.</p>	
6. Development Officer	<p>Francesca Dauphinais, Cultural Development Officer, provide and update on the Glitter and Gold Event. The net profit from the event was \$22,000.</p> <p>The Directors provided the following feedback on the event:</p> <p>General Comments About Event</p> <ul style="list-style-type: none"> • Congratulated the team on a successful and impressive event. • Noted that the event had a positive energy. • Impressed with how the event came together given the short timeframe it was planned under. • Impressed with the quality of the music. • The Board of Directors should have name tags to wear at the event. <p>Notice and Event Attendance</p> <ul style="list-style-type: none"> • Could have had more attendees if the event had been planned earlier, as more notice could have been provided to potential attendees. • Noted that it is easier to get patrons that have attended a Varley Fundraising event in the past to attend another event. 	

Varley-McKay Art Foundation of Markham

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Item	Discussion	Action
	<ul style="list-style-type: none"> • Suggested that the Directors provide a complimentary ticket at their cost to start a relationship with potential long-term donors, as if they come to one event, they will likely come again. • Need to work on increasing the number of new attendees at Varley fundraising events. • Noted that the holiday season is a difficult time to get people to attend, as there are many other events happening at the same time. • Noted that the attendance and profit of the event could easily be increased if each Director brought a few more guests. • Noted the importance of the Directors being in attendance at the event. • Suggested that patrons need to be educated that patrons get a tax receipt for their purchase of tickets. <p>Sponsorship</p> <ul style="list-style-type: none"> • Hoped that the sponsors were happy with the event. • Need to diversify who the Directors are approaching for donations and sponsorship, as everyone is going to the developers. • Suggested reaching out to Chris Rickett to obtain support and advice on fundraising (The Chair to reach out to Chris). • Suggested asking Members of Council for advice on who the Directors could reach out to for sponsorship. • Suggested the event should have a prime sponsor. • Should provide potential sponsors with more information on what their funds are being used for, such as to purchase artwork, supporting a children's program, or paying for school buses (make them feel as if they are buying something tangible for the Gallery). • Suggested possibly creating a video to visually show what the donations support. • Noted that Foundation will have to follow through with any fundraising promise they make. 	

Varley-McKay Art Foundation of Markham

January 15, 2024

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Item	Discussion	Action
	<ul style="list-style-type: none"> • Need to better understand the Gallery's sponsorship needs prior to fundraising for a specific program or purchase. <p>Event Set-Up</p> <ul style="list-style-type: none"> • Suggested that there should be some tables and chairs, as attendees from some demographic groups may need to sit down. • Encourage more mingling of guests. <p>Silent Auction</p> <ul style="list-style-type: none"> • Suggested the silent auction should be hybrid in the future to serve different demographic groups and in case their issues with the Wi-Fi; • Suggested that the presentation of the artwork could be improved, as the location did not encourage the fluid movement of viewers. • Noted that the grids may need to be rented next time as the grids used were borrowed and did not have legs, which limited where the artwork could be displayed. • Suggested spreading out the silent auction pieces. <p>Food</p> <ul style="list-style-type: none"> • The Unionville Arms expressed an interest in providing the food for the next Varley Fundraising event. • Need one or two food items that really stand out. • Impressed with the food at the event. <p>Ticket Price</p> <ul style="list-style-type: none"> • Noted that the price point of the ticket may have deterred some demographic groups from attending. • Noted that getting a tax receipt for the purchase of the tickets appeals more to people of a certain income bracket. • Discussed the appropriate price point and generally agreed to keep the price point as is for the next event. 	

Varley-McKay Art Foundation of Markham

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Item	Discussion	Action
7. Financial Report	There was no Financial Report presented at the meeting.	
8. Committee Reviews	<p>a. Fundraising Committee</p> <p>The 2023 fundraising event was discussed under the Development Officer Report.</p> <p>b. Art Acquisition Committee</p> <p>There was no report provided.</p> <p>c. Governance Committee</p> <p>There was no report provided.</p>	
9. New Business	Councillor Reid McAlpine advised that the Mayor will be presenting his budget at the end of January. Councillor Alpine advised that he submitted a budget request to the Mayor to re-build the Gallery's courtyard. He also questioned if there were any other pressing needs of the Gallery that should be put forward as a budget request from the Board.	
10. Future Meeting Dates	The next meeting of the Varley-McKay Art Foundation of Markham will be held on February 12, 2024.	
11. Adjournment	The Varley-McKay Art Foundation of Markham adjourned at 7:45 PM.	



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Lawrence Yip, LEED AP, Development Review Supervisor, Urban Design

Date: March 5th, 2024

Re: Council Approval for Parkland Dedication Exemption: 11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, and B/010/21)

RECOMMENDATION:

- 1) THAT the memorandum titled, “Council Approval for Parkland Dedication Exemption: 11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, B/010/21)”, be received;
- 2) THAT the Commissioner of Development Services or the Director of Planning and Urban Design be authorized to exempt parkland obligation for the existing lots and only collect parkland obligation for the newly created lot for the application identified in this memo;
- 3) THAT the Parkland Dedication By-law be amended to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations based on criteria arising from similar contexts and elements as the subject application.
- 4) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE AND BACKGROUND:

The purpose of this memorandum is to provide Council with relevant background information and historical practices on parkland obligation exemptions and seek approval from Council to exempt the parkland dedication obligation for the following development application:

- 11 and 15 Grandview Boulevard

As per Section 42 of the *Planning Act* (1990), as a condition of development or redevelopment of land, the City of Markham (“City”) is entitled to collect parkland, either through land conveyance or cash-in-lieu (CIL), for park or other public recreational purposes. The City’s Parkland By-law 2022-102 (“Parkland By-law”) defines “development” and “redevelopment” as follows:

“Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an additional or alteration to a building or structure that has the effect of substantially increasing the size of usability thereof, or the laying out and establishment of a commercial parking lot, and includes the subdivision of land.

“Redevelopment” means the removal of buildings or structures from land and further development on the land, or substantial renovations of a building or structure and a change in the character or density of use in connection therewith.

Therefore, the City is entitled to collect one hectare for each 600 net residential units proposed, Section 42(3) of the *Planning Act* (1990) or five-percent (5%) of developable land areas for low-rise residential developments and two-percent (2%) of the total site area for parkland purposes for non-residential developments such as institutional, commercial and industrial (ICI), s.42(1).

Further, section 42(7) of the *Planning Act* (1990) states if land has been conveyed or is required to be conveyed to a municipality for park or other public purposes or a payment in lieu has been received by the municipality, no additional conveyance or payment in respect of the land subject to the earlier conveyance or payment may be required by a municipality unless there is a change in the proposed development which would increase the density.

On this basis, the City has historically exempted parkland obligation on a case-by-case basis for development applications that have either demonstrated previous parkland conveyance such as parent lots of severance applications and heritage lots as well as developments that support the overall function of the City such as City’s facility yards.

As mentioned above, the purpose of this memorandum is to seek approval from Council to exempt the parkland dedication obligation for the following development application:

11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, and B/010/21)

The subject properties, municipally known as 11 and 15 Grandview Boulevard, are situated in Ward 4, an established community located south of Highway 7 East, east of Grandview Boulevard, north of Riverview Avenue and west of Main Street Markham. The applicant has filed an application for Consent to sever and convey two (2) existing lots into three (3) lots to permit three (3) new single-family detached dwellings. As per the proposed development, the two (2) existing one-storey residential dwellings will be demolished as the existing two (2) lots will be divided into “11”, “13”, and “15” Grandview Boulevard.

While the applicant could not provide documentation to demonstrate that parkland obligations for 11 and 15 Grandview Boulevard (parent lots) were fulfilled, it is visually evident that parkland was an integral part of the community’s development as it frames Milne Park to the south. Additionally, the legislative regime at that time provided that the Minister, not the City, may impose as a condition to the approval of a plan of subdivision that land included in the plan of subdivision be dedicated for public purposes.

Furthermore, Council has previously provided parkland obligation exemption for parent lots for similar severance applications within established communities. Most recently, Council provided parkland obligation exemption for 16 and 18 Grandview Boulevard, as well as 20 and 22 Grandview Boulevard, where parkland obligation was exempted from the parent lots and only required parkland obligation for the newly created lot. Therefore, the Planning and Urban Design Department is seeking Council approval to exempt parkland obligation for 11 and 15 Grandview Boulevard (parent lots) and require parkland obligation through the collection of parkland Cash-in-Lieu for 13 Grandview Boulevard, the newly created lot.

FINANCIAL IMPLICATIONS:

The following section will provide detailed parkland calculation and financial implication on providing exemption for the following development application.

11 and 15 Grandview Boulevard (CSNT 20 127548, B/016/20, and B/010/21)

For 11 and 15 Grandview Boulevard, the calculations of the parkland requirements as per the City's Parkland By-law 195-90 will be compared to illustrate the difference between the full amount and the "reduced" amount.

The total combined land area is **2,500.51m² (0.25 ha)** or **875.48m² (0.088ha)**, **812.71m² (0.081ha)**, **812.32m² (0.081ha)** for each lot.

Real Property Staff determined the land value for the site to be **\$14,702,747.00 per hectare**.

See the calculation below for the comparison in parkland requirements:

"Full" with Parkland Dedication	"Reduced" with Parkland Exemption
5% x 0.25ha = 0.0125ha Total Parkland CIL: 0.0125ha x \$14,702,747 = \$183,821.10	5% x 0.081ha = 0.00405 ha Total Parkland CIL: 0.00405 ha x \$14,702,747 = \$59,546.12
Total Parkland CIL for three (3) lots: \$183,821.10	Total Parkland CIL for one (1) lot: \$59,546.12

Therefore, upon approval of parkland exemption request the total parkland CIL required will be reduced from \$183,821.10 to \$59,546.12, a difference of \$124,274.98.

CONCLUSION:

In-light of the additional information contained in this memorandum, the Planning & Urban Design Department recommends approval to exempt the parkland dedication obligation for the subject development application at 11 and 15 Grandview Boulevard. Urban Design Staff notes, a future update to the City's Parkland By-law would be appropriate to inform and provide clarity on parkland dedication exemptions for specific types of development applications, including those mentioned in this memorandum. Furthermore, Staff recommend that the Parkland Dedication By-law be amended to authorize the Commissioner of Development Services or the Director of Planning and Urban Design to consider and approve any future requests for exemption of parkland dedication obligations. Criteria shall

be identified to ensure that delegation of authority may be limited to scenarios such as those similar to what is being described in the memo.



Report to: Development Services Committee

Meeting Date: March 5, 2024

SUBJECT: RECOMMENDATION REPORT
 The Regional Municipality of York
 Official Plan and Zoning By-law Amendments and Site Plan Control applications to permit a four and six-storey affordable rental building at the southwest corner of 14th Avenue and Donald Cousens Parkway (Ward 7)
 File PLAN 21 120261 and SPC 22 109682

PREPARED BY: Carlson Tsang, Senior Planner, East District ext. 2624

REVIEWED BY: Stacia Muradali, MCIP, RPP, Manager, East District, ext. 2008
 Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the March 5, 2024, report titled, “RECOMMENDATION REPORT, The Regional Municipality of York, Official Plan and Zoning By-law Amendments and Site Plan Control applications to permit a four and six-storey affordable rental building at the southwest corner of 14th Avenue and Donald Cousens Parkway (Ward 7), File PLAN 21 120261 and SPC 22 109682”, be received;
2. THAT the Official Plan Amendment application submitted by the Regional Municipality of York, be approved and the draft Official Plan Amendment, attached as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption without further notice;
3. THAT the Zoning By-law Amendment application submitted by the Regional Municipality of York be approved and the draft site-specific Zoning By-law Amendment, attached as Appendix ‘B’, be finalized and brought to a future Council meeting for enactment without further notice;
4. THAT the Site Plan application submitted by the Regional Municipality of York be endorsed in principle, and that Site Plan Approval be delegated to the Director of Planning and Urban Design or designate;
5. THAT Council assign servicing allocation for 153 dwelling units for Site Plan Control File SPC 22 109682;
6. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of the Official Plan and Zoning By-law Amendment applications and endorsement, in principle, of the Site Plan application (collectively, “the Applications”), submitted by the Regional Municipality of York (“the Applicant”) for a four and six-storey affordable rental housing development at the southwest corner of 14th Avenue and Donald Cousens Parkway. A portion of the Subject Lands on 14th Avenue contains a Regional flood plain that will remain as open space. The Proposed Development includes a new right-in right-out (“RIRO”) access off Donald Cousens Parkway.

The Proposed Development will make efficient use of an underutilized land parcel with direct access to municipal servicing and transit services. Staff opine that the proposed additional height and density is appropriate given the relationship with the surrounding context. No concerns were identified through the review of the Applications with respect to servicing, traffic, parking, site layout, design, and environmental impact. The Proposed Development would contribute to the City’s affordable housing stock and diversify housing options and tenures in which the Official Plan and Housing Choices: Markham’s Affordable and Rental Housing Strategy seek to achieve. Staff support the Proposed Development as it represents good planning.

PURPOSE:

This report recommends approval of the Official Plan and Zoning By-law Amendment applications and endorsement in principle of the Site Plan Control application, submitted by the Applicant for the development of a four and six-storey affordable rental housing building (the “Proposed Development”) on the Subject Lands.

PROCESS TO DATE:

- March 10, 2022: Staff deemed the Official Plan and Zoning By-law Amendment applications complete, and received submission of the Site Plan application
- June 7, 2022: The first statutory [Public Meeting](#) was held on the initial proposal
- December 21, 2023: The Applicant made a resubmission for a revised proposal
- January 23, 2024: A second statutory [Public Meeting](#) was held on the revised proposal

The 120-day period set out in the *Planning Act* before the Applicant can appeal the Applications to the Ontario Land Tribunal for a non-decision ended on July 8, 2022. Staff note that the Applications are not subject to the Bill 109 review timeframe.

If the Development Services Committee (“DSC”) supports the Applications, the planning process will include the following next steps:

- Official Plan Amendment adoption at a future Council meeting
- Zoning By-law Amendment enactment at a future Council meeting
- Approval of the Site Plan Application

BACKGROUND:**Location and Area Context**

The vacant 1.3 ha (3.21 ac) subject lands are located at the southwest corner of 14th Avenue and Donald Cousens Parkway, within the Box Grove community (the “Subject Lands”), as shown on Figure 1. The north side of the Subject Lands contains a utility infrastructure. A sanitary trunk sewer easement exists along the 14th Avenue frontage that occupies 0.13 ha of the Subject Lands. An existing ditch on the north side of the Subject Lands conveys stormwater flow to the Little Rouge Creek while the northwest portion is within a flood plain associated with the Rouge River Watershed. Figure 2 shows the surrounding land uses.

The original proposal submitted with the Applications included a two-phased development consisting of two affordable rental housing buildings (the “Initial Proposal”), which the Applicant revised Phase 1 of the Initial Proposal consisted of a four-storey building (48 units) and Phase 2 consisted of a six-storey building (106 units). The Applicant is currently exploring federal/provincial funding sources with a more aggressive construction timeline. Consequently, for better efficiency, the Applicant modified their Initial Proposal to consolidate the development into a single L-shaped building with a maximum height of six-storeys along Donald Cousens Parkway that steps down to four-storeys on Vettese Court (“Revised Proposal”). The total number of unit is reduced from 154 to 153. Table 1 compares the Initial and Revised Proposal (see Figures 4 to 6).

Table 1: The Proposed Development

	Initial Proposal	Revised Proposal
Number of Buildings:	2	1

Table 1: The Proposed Development		
	Initial Proposal	Revised Proposal
Building Heights:	4 to 6 storeys	4 to 6 storeys
Total Gross Floor Area:	12,875 m ² (138,585 ft ²)	11,366 m ² (122,342 ft ²)
Density (FSI)	1.32	1.17
Dwelling Units:	154	153
Indoor Amenity	264 m ² (2,841 ft ²)	255 m ² (2,744 ft ²)
Parking Spaces:	154 (58 at-grade; 96 underground)	169 (23 at-grade; 148 underground)
Access:	Vettesse Court only	Vettesse Court; Donald Cousens Parkway (RIRO)

The City received two written submissions and 10 deputations at the first Public Meeting on June 7, 2022; and one written submission and nine deputations and at the second Public Meeting on January 23, 2024. DSC heard two deputations in favor of the applications citing the Proposed Development would assist in addressing the housing crisis in the Province. The remaining deputations were in opposition to the applications due to reasons including the following, which are addressed later in this report:

- a) Limited transit services and poor sidewalk connection in the area to support the proposal
- b) Inappropriate location for affordable housing development
- c) Incompatibility with the low-rise character of the neighborhood
- d) Increased traffic
- e) Lack of community consultation

PLANNING POLICY AND REGULATORY CONTEXT:

The Proposed Development is consistent with the Provincial Policy Statement, 2020 (the “2020 PPS”) and conforms to the Growth Plan for the Greater Golden Horseshoe, 2020 (the “Growth Plan”)

The 2020 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in-part, include building strong healthy communities with an emphasis on efficient development, wise use and management of resources, and providing for appropriate affordable and market-based range and mix of residential types. The underutilized Subject Lands are located within a defined Settlement Area and hence the Proposed Development would promote the efficient use of existing resources and infrastructures. The Proposed Development would contribute to the City’s affordable housing stocks and help meet the needs of residents of all ages, income levels, and family types.

The Growth Plan provides a framework for implementing the Province’s vision for supporting a diverse range of housing options and transit-oriented communities within the Greater Golden Horseshoe to 2051. It specifies that a minimum of 50 % of all residential development within York Region should occur within Built-up Areas. The Subject Lands are appropriate for intensification as they are located within a Built-up Area with access to municipal water and wastewater system. The proposed mid-rise building would add variety to the local housing options without compromising the character of the surrounding area. The Subject Lands are in close proximity to the transit route which supports reduced car dependence and encourage transit ridership. The Proposed Development includes a new sidewalk along 14th Avenue to encourage an improved micro mobility network.

The Proposed Development conforms to the York Region Official Plan (the “2022 ROP”)

The 2022 ROP designates the northwest portion of the Subject Lands, where the floor plain is located, “Regional Greenway system”, which prohibits any development or site alteration. The balance of the lands, where the majority of the Proposed Development is located, is designated “Urban Area” and permits a wide range of residential, commercial, and institutional uses. The Proposed Development is considered compatible with the built form of the adjacent areas and would help meet the 25% affordable housing target in the 2022 ROP for developments outside of Regional Centres and Major Transit Station Areas. York Region indicates that the Proposed Development conforms to the ROP and does not adversely affect Regional planning policies or interests. In accordance with Policy 7.3.8 of the 2022 ROP, York Region delegated the approval authority of the Official Plan Amendment Application to the City.

The 2014 Markham Official Plan (“2014 Official Plan”) designates the Subject Lands “Greenway” and “Residential Low Rise”

The 2014 Official Plan designates the northwest corner of the Subject Lands “Greenway”, which does not permit development. The “Greenway” designated area reflects the floodplain along 14th Avenue that is proposed to remain as an open space. The Owner proposes to expand the “Greenway” designation boundary to include the 10 metre buffer associated with the floodplain (see Appendix A). Staff note that a minor portion of the surface parking lot containing six spaces is proposed to encroach into the “Greenway” designation, which Staff have no concern as it meets the criteria in Section 3.4.1.6 regarding site alteration in hazardous lands.

The balance of the lands is designated “Residential Low Rise”, which permits single and semi-detached dwellings, townhouses (excluding back-to-back), and small multiplex buildings containing three to six units, with a maximum height allowance of three storeys. The Applicant proposes to re-designate this portion of the Subject Lands to “Residential Mid Rise” (see Appendix A).

The proposed development is in keeping with the housing objectives in Section 4.1.1 of the Official Plan which seeks to increase opportunities for more affordable housing choices and diversify the City’s housing stock tenure by encouraging the construction of rental and shared housing with a full mix and range of unit types and sizes. This will help create a more complete neighbourhood that meets the needs of residents and workers of all ages, income levels, abilities, culture and family types.

The Proposed Development meets the goals identified in the [Housing Choices: Markham’s Affordable and Rental Housing Strategy](#) (“the Housing Strategy”)

In July 2021, Council endorsed the Housing Strategy to address the housing affordability. The Housing Strategy sets out goals which include increasing the supply of affordable rental housing options and expanding the supply of purpose-built rental market units throughout Markham. The Housing Strategy also identified a number of actions which include supporting affordable housing projects and reducing residential parking requirements for affordable housing projects. The Applicant indicates approximately 70% of the units will be affordable rental units, while 30% will be market rental units. The unit size ranges between approximately 46.45 m² (500 ft²) and 83.61 m² (900 ft²) to accommodate different family composition. The Proposed Development would help achieve the City’s objectives of delivering affordable housing units of varying size to the community. Further, the proposed 153 units would contribute toward Markham’s Housing Pledge for building 44,000 homes by 2031.

By-law 304-87, as amended, zones the Subject Lands “Agriculture One – A1”, which does not permit the apartment building use (see Figure 3) and the Applicant seeks to rezone the Subject Lands

The Owner proposes to rezone the Subject Lands to “R4 – Residential”, under By-law 177-96, as amended, with site-specific development standards including reduced parking standards (from 1.25 to 0.92 space/unit) to facilitate the Proposed Development (see Appendix B). The Owner also proposes to rezone the hazard lands

(flood plain) to “OS1 – Open Space One” and allow the encroachment of a minor portion of the surface parking lot and ramp to the underground parking garage (see Appendix B).

DISCUSSION:

Table 3 identifies how the matters raised throughout the review process, including those raised at the statutory Public Meetings, have been resolved or considered

TABLE 3: Matters Raised and Considered
<p>1. Residents expressed concerns that the proposed mid-rise building is not compatible with the surrounding low-rise dwelling units</p> <p>There are no residential units immediately to the north and east of the Subject Lands. The closest homes from the four-storey component of Proposed Development are the existing townhouses located on Vettese Court, which meets a 45-degree angular plane from those townhouses. The proposed new trees along the south property line would also provide screening. The architectural design of the proposed building is consistent with the character of the surrounding area. Staff note that the Revised Proposal relocates the underground parking ramp and surface parking away from the townhouses to lessen the impact.</p> <p>The six-storey component on Donald Cousens Parkway is appropriately setback from the south property line to minimize any visual impact on the adjacent townhouses. The lands across Donald Cousens Parkway and 14th Avenue are either open spaces or part of the Rouge National Urban Park. As such, the six-storey component would not result in any demonstrable adverse impact on the community.</p> <p>The proposed additional height and density is considered appropriate and compatible with the surrounding areas. Staff opine the Proposed Development represents good planning and is appropriate.</p>
<p>2. Residents expressed concerns that the Subject Land is not an appropriate location for affordable housing development.</p> <p>The Official Plan currently designates the Subject Lands “Residential Low Rise”. Section 8.2.3 of the Official Plan states that affordable housing shall be considered as an integral characteristic of ‘Residential Low Rise’ areas, and hence Staff opine that the Proposed Development is in keeping with development objectives set out in the Official Plan for the neighbourhood. The Proposed Development would increase the Region and the City’s supply of affordable housing and help diversify the local housing stock in which the Provincial, Regional and Municipal planning policies seek to achieve.</p>
<p>3. Residents expressed concerns with the lack of community consultation for the Applications</p> <p>Two statutory Public Meetings were held (June 7, 2023 and January 23, 2024) in accordance with the <i>Planning Act</i> requirements, which includes posting signs with details of the Applications and mailing notices 20-days before the meetings to all properties located within 200 m of the Subject Lands, which exceeds the 120 m <i>Planning Act</i> requirement.</p> <p>In addition to the <i>Planning Act</i> requirements, the Applicant held two public information meetings (February 28, 2022, and November 9, 2023) and established a Community Liaison Committee (“CLC”) consisting of the Applicant’s project team, City Staff, residents, and business owners to address concerns with the Proposed Development. Additionally, the CLC held three meetings on May 26, 2022, February 23, 2023, and October 26, 2023, to discuss the Applications.</p>
<p>4. Residents expressed concerns with increased traffic generated by the Proposed Development</p> <p>The Traffic Operation Study, prepared by the Applicant, concluded that the Proposed Development would generate approximately 43 and 53 auto trips during the weekday morning and afternoon peak hours,</p>

respectively. The future total assessment indicates the site-generated auto trips can be readily accommodated by Vettese Court and the proposed driveway with minimal impact. To assist in alleviating the traffic impact, the Applicant proposes a new RIRO access off Donald Cousens Parkway to disperse traffic. The Applicant will also provide a new sidewalk connection along 14th Avenue, between Vettese Court and Donald Cousens Parkway, which would improve the local active transportation network and reduce car dependency. Staff support the findings of the Traffic Operation Study and have no traffic concern with the Applications.

5. Staff support the request to reduce the parking rate from 1.25 spaces/unit to 0.92 spaces/unit, and visitor parking rate from 0.25 spaces/unit to 0.15 spaces/unit

Staff reviewed the information provided by the Applicant that indicates approximately 20% of the people currently on the wait list for affordable housing in Markham would not need a parking space. For the majority of Housing York Inc. developments, vehicular parking is offered at the rate consistent to what is proposed. Staff consider the rationale acceptable and support the proposed parking rate subject to the provision of the following Transportation Demand Management measures that will be secured through the Site Plan Agreement:

- Long-term bicycle parking supply at a rate of 0.50 spaces/unit and short-term bicycle parking supply at a rate of 0.15 spaces/unit, including e-bike charging stations
- On-site Bike Share program, including provisions for e-bikes, and bike repair station
- Unbundled Parking
- On-site Car share service

As noted above, the Housing Strategy identified an action to consider approving reduction to residential parking requirements for affordable, supportive and purpose-built rental housing projects where the proponent can demonstrate that the demand for parking will be less than what is currently required in the Zoning By-law.

6. Residents expressed concern with poor walkability in the area to support the Proposed Development

The proposed sidewalk on 14th Avenue will enhance walkability in the area by improving pedestrian connection between Vettese Court and Donald Cousens Parkway. The Subject Lands are currently supported by a network of nearby active transportation amenities including a multi-use pathway on Donald Cousens Parkway and a trail at the George Couperwaite Park that provides connection to Box Grove By-Pass through the adjacent subdivision.

There are currently no sidewalks on a section of 14th Avenue, west of the Subject Lands. Staff note that this stretch of 14th Avenue is not included as part of the City's Sidewalk Completion Program nor the 2022 York Region 10-year Roads and Transit Capital Construction Program (2022-2031). However, staff note that the [2022 York Region Transportation Master Plan](#) includes a proposed road network that identifies road improvements for 14th Avenue between 9th Line and Donald Cousens Parkway. The [2022 York Region Development Charges Background Study](#) also identifies 14th Avenue, between Markham Road and Donald Cousens Parkway, is planned for road widening in the future. It is anticipated that active transportation facilities, such as new sidewalks or multi-use pathways, will be introduced as part of the road improvement and widening work. However, the specific timing is currently unknown.

7. Residents expressed concern with the proximity of the garbage storage area to the adjacent townhouses on Vettese Court

The garbage storage area proposed at its current location where the four-storey and six-storey wings meet would accommodate the chutes from all floors of the building. The garbage room would be fully ventilated, and fully enclosed within the building behind the loading area, away from public view. The Applicant proposes additional tree plantings along the south property line to assist in alleviating any visual impact. Garbage pickup would occur once weekly and managed entirely enclosed in the loading area.

8. The DSC requested staff to include a broader range of permitted housing types in the Zoning By-law to provide greater flexibility for the project

At the request of DSC, staff included detached dwelling, semi-detached dwelling, and townhouses in the list of permitted uses in the draft Zoning By-law (see Appendix B), all of which are considered by Staff as appropriate housing types within the context of the surrounding neighborhood.

9. The Toronto and Region Conservation Authority (“TRCA”) will not accept encroachment of the Proposed Development into the flood plain area, except for the sidewalk connection and a minor portion of the surface parking lot, subject to further technical review, which can be addressed as conditions of Site Plan approval

The northwest portion of the Subject Lands is located within TRCA’s Regulated Area as it partially falls within a Regional floodplain associated with the Rouge River Watershed. At the second statutory Public Meeting, DSC requested staff to confirm the boundary of the floodplain and explore opportunities relocate the proposed building closer into the floodplain area for a greater separation from the adjacent townhouses.

The boundary of the floodplain, including the buffer area as shown on the site plan, was established in consultation with TRCA through a staking exercise. TRCA indicates that they will not accept encroachment of the proposed building into the floodplain area. However, TRCA would accept the encroachment of the proposed sidewalk connection as the 14th Avenue right-of-way is already located within the floodplain. Further, TRCA would accept the encroachment of a minor portion of the proposed surface parking lot, subject to further technical review to ensure it provides adequate vertical freeboard from the floodplain elevation, which can be addressed as conditions of Site Plan approval.

Staff initially requested the hazardous lands be conveyed into public ownership for its long-term protection. However, the Applicant indicates that they must retain ownership of the hazardous lands as it contains a Region-owned subsurface infrastructure. Given the hazard lands will be zoned “Open Space One”, which would prevent any future development, Staff accept having the lands remain under regional ownership. Additional trees will be planted along the floodplain line as approved by TRCA and Natural Heritage Staff. Other technical comments can be addressed as conditions of Site Plan approval.

10. York Region requires a road widening on Donald Cousens Parkway and delegates approval authority of the OPA to the City

The Applicant is required to convey a portion of the Subject Lands along the east frontage for the future road widening of Donald Cousens Parkway. The new property line must be set back 18 m (59 ft) from the centerline of the road. The new property line is reflected on the site plan drawing and accepted by York Region. As noted above, York Region has no concern with the Proposed Development and delegated the approval authority of the Official Plan Amendment application to the City.

11. Residents expressed concern with the lack of schools in the area to support the Proposed Development

None of the School Boards circulated on the Applications identified any issues or concerns with the Proposed Development.

CONCLUSION:

Staff consider the Proposed Development appropriate and compatible with surrounding lands. The Applicant has demonstrated that the Proposed Development will result in minimal impact on the adjacent homes and staff concur with this conclusion. The Proposed Development would contribute to the City’s affordable housing stock and add variety to housing options and tenure for the community. The Regional flood plain along 14th Avenue will be appropriately zoned to ensure its long-term protection. Staff opine that the Proposed Development represents good planning and support the approval of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan applications.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Applications align with the City's strategic priorities in the context of growth management and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Applications were circulated to various departments and external agencies and the City and external agency requirements are reflected in the implementing OPA and ZBA (refer to Appendices 'A' and 'B').

RECOMMENDED BY:

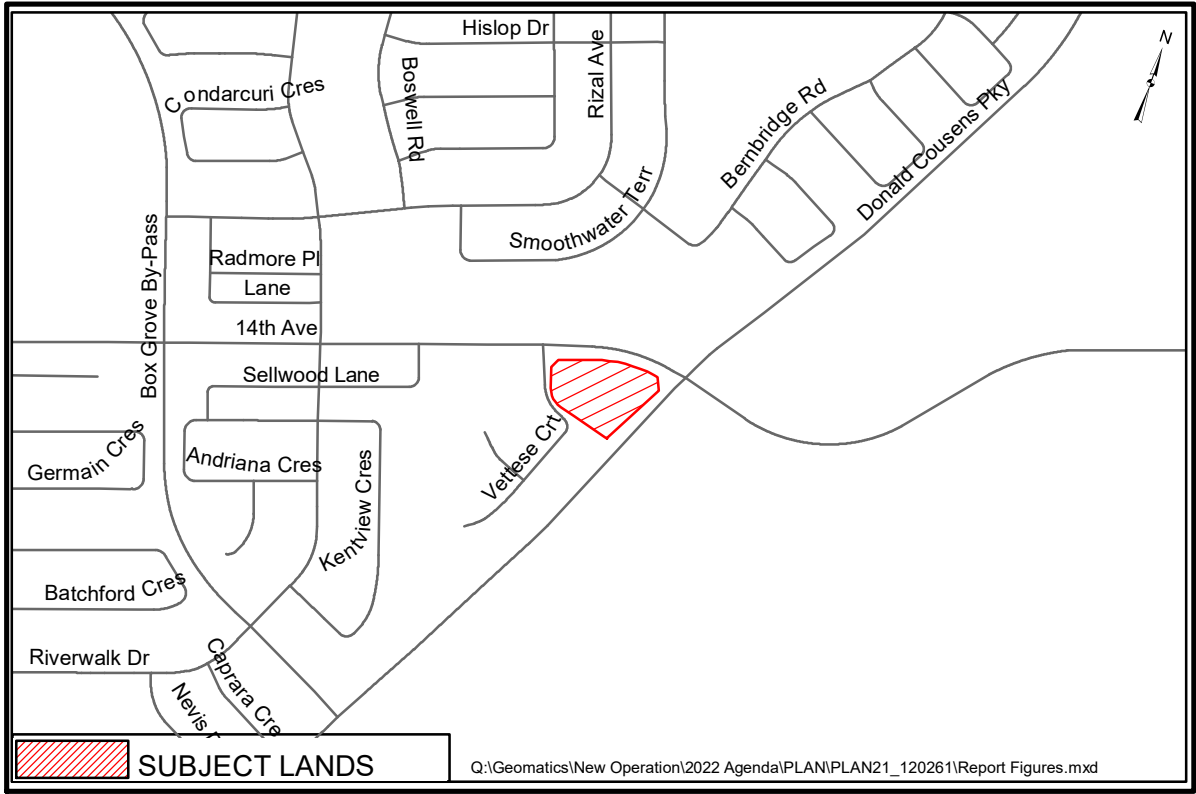
Darryl Lyons, MCIP, RPP
Deputy Director, Planning and Urban Design

Giulio Cescato MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS AND APPENDICES:

Figure 1: Location Map
Figure 2: Aerial Photo (2020)
Figure 3: Area Context/Zoning
Figure 4: Site Plan
Figure 5: North and South Elevations
Figure 6: East and West Elevations
Appendix 'A': Draft Official Plan Amendment
Appendix 'B': Draft Zoning By-law Amendment





AERIAL PHOTO (2020)

APPLICANT: The Regional Municipality of York (Graham Hendren)
14th Avenue

FILE No. PLAN 21 120261

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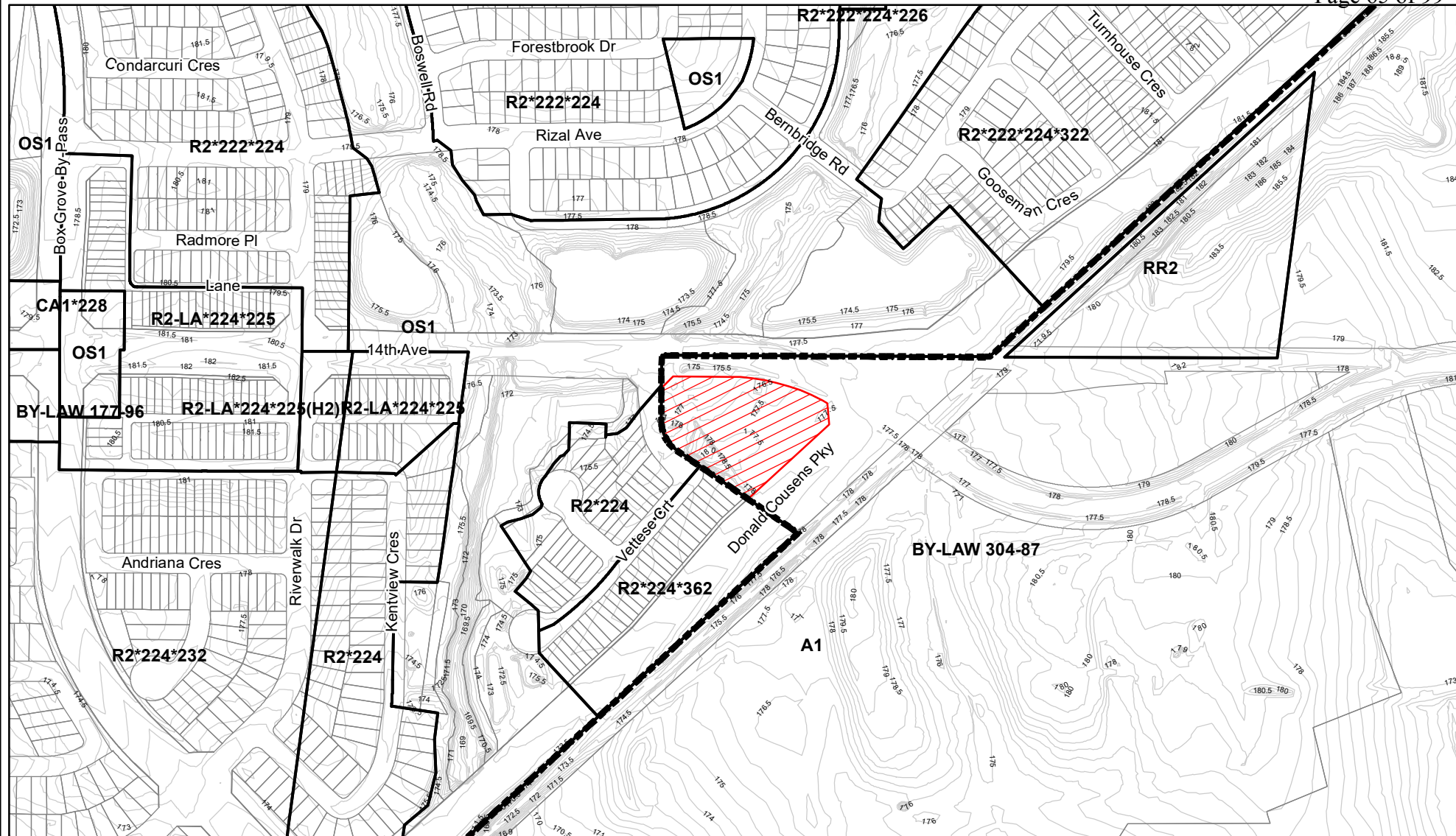
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DATE: 16/03/2022

FIGURE No. 2

 SUBJECT LANDS





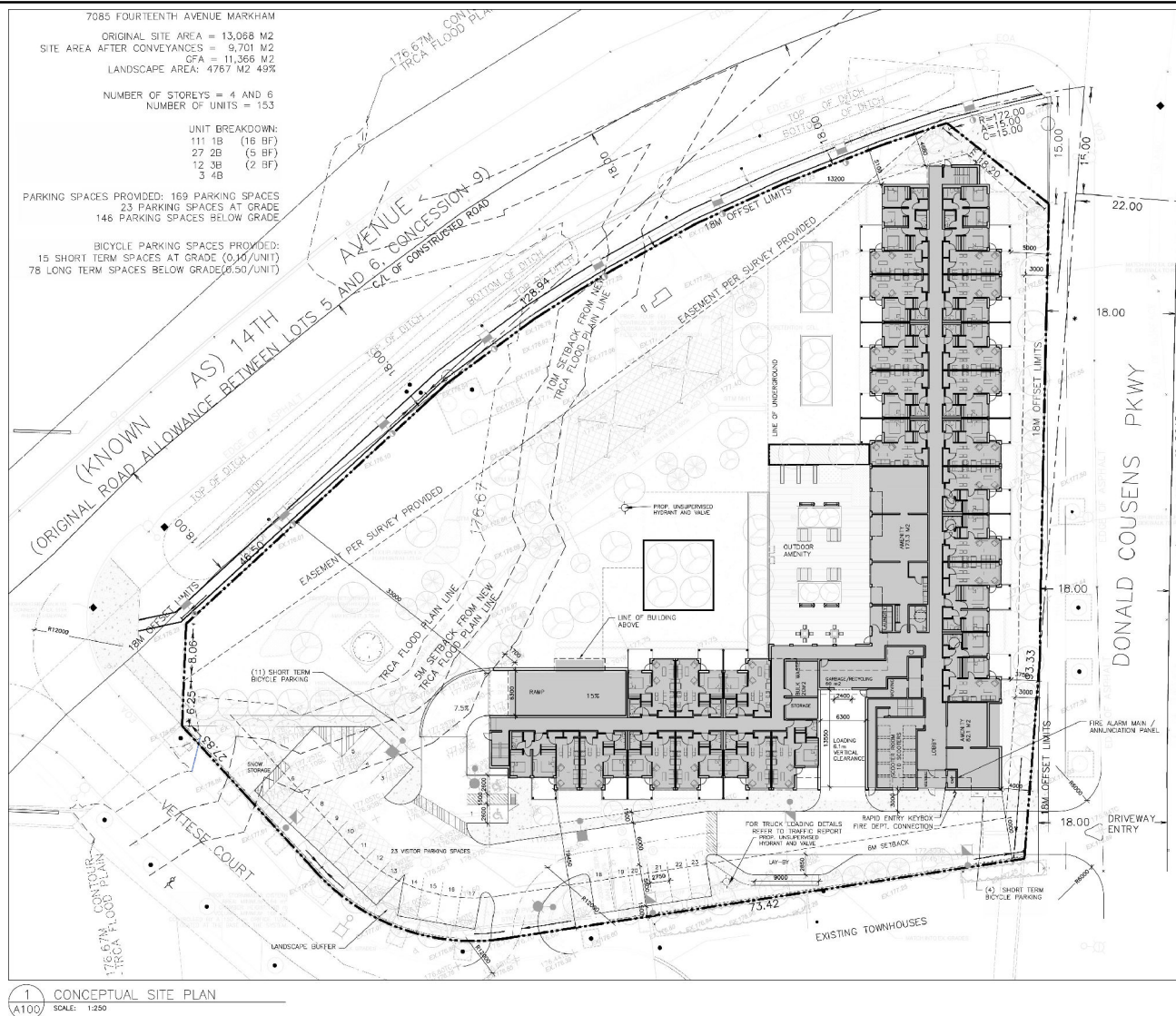
AREA CONTEXT / ZONING

APPLICANT: The Regional Municipality of York (Graham Hendren)
14th Avenue

FILE No. PLAN 21 120261

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 SUBJECT LANDS



CONCEPTUAL SITE PLAN

APPLICANT: The Regional Municipality of York (Graham Hendren)
 Donald Cousens Parkway and 14th Avenue

FILE No. PLAN 21 120261 & SPC 22 109682

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2 NORTH ELEVATION
A300 SCALE: 1:150



1 SOUTH ELEVATION
A300 SCALE: 1:150

BLOCK A ELEVATION (NORTH/SOUTH)

APPLICANT: The Regional Municipality of York (Graham Hendren)
Donald Cousens Parkway and 14th Avenue

FILE No. PLAN 21 120261 & SPC 22 109682

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2 WEST ELEVATION
A301 SCALE: 1:150



1 EAST ELEVATION
A301 SCALE: 1:150

BLOCK A ELEVATION (EAST/WEST)

APPLICANT: The Regional Municipality of York (Graham Hendren)
Donald Cousens Parkway and 14th Avenue

FILE No. PLAN 21 120261 & SPC 22 109682

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CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

(Regional Municipality of York, 15 Vettese Court)

DRAFT

March 2024

CITY OF MARKHAM

OFFICIAL PLAN AMENDMENT NO. XXX

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

This Official Plan Amendment was adopted by the Corporation of the City of Markham, By-law No. 2024-XX in accordance with the *Planning Act*, R.S.O., 1990 c. P.13, as amended, on the 20th day of March 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor



By-law 2024-XX

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

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

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

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 20th DAY OF MARCH 2024.

Kimberley Kitteringham
City Clerk
(Signed)

Frank Scarpitti
Mayor

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DRAFT

PART I – INTRODUCTION

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

PART I – INTRODUCTION

1.0 GENERAL

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

2.0 LOCATION

This Amendment applies to a 1.3 hectare (3.21 acre) parcel of land municipally known as 15 Vettese Court (“the Subject Lands”). The Subject Lands are located at the southwest corner of Donald Cousens Parkway and 14th Avenue.

3.0 PURPOSE

The purpose of this Amendment is to redesignate a portion of the Subject Lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ to permit the development of a residential building with a maximum building height of six storeys, and add a site specific policy to permit detached dwellings, semi-detached dwellings and townhouses; and redesignate the remaining portion of the Subject Lands from ‘Residential Low Rise’ to ‘Greenway’ to reflect the boundary of an on-site floodplain inclusive of a 10 metre buffer.

4.0 BASIS OF THIS OFFICIAL PLAN AMENDMENT

The Subject Lands are located within a built-up area that is in close proximity to public transit. The Proposed Development would promote the efficient use of existing infrastructures, contribute to the City’s affordable housing stocks, and therefore is consistent with the objectives of the Provincial Policy Statement and Provincial Growth Plan.

The York Region Official Plan (“ROP”) designates the northwest portion of the Subject Lands, ‘Regional Greenway system’ which intends to protect the on-site flood plain; and the balance of the lands ‘Urban Area’ which permits a wide range of residential, commercial, and institutional uses. The on-site flood plain will remain as open space to ensure its long-term protection. The proposed development is

considered compatible with the built form of the surrounding area and would help meet the affordable housing goals set out in the ROP.

The City's 2014 Official Plan designates the northwest corner of the Subject Lands 'Greenway' which reflects the on-site floodplain; and the balance of the lands 'Residential Low Rise' which provides for single detached dwelling, semi-detached dwelling, townhouses (excluding back-to-back), and small multiplex building containing 3 to 6 units. This amendment will expand the 'Greenway' designation boundary to include the 10 metre buffer area to alleviate the impact on the natural heritage features. The balance of the lands will be redesignated to 'Residential Mid Rise' to accommodate the Proposed Development. A site specific policy will be added to permit a broader range of permitted housing types to provide greater flexibility for the project, which includes detached dwellings, semi-detached dwellings and townhouses. The Proposed Development promotes residential intensification adjacent to transit routes along arterial roads. The Proposed Development meets the angular plane requirement which ensures appropriate height transition from the adjacent townhouses. The Proposed Development generally meets the development criteria in the Official Plan.

DRAFT

PART II – THE OFFICIAL PLAN AMENDMENT
(This is an operative part of Official Plan Amendment No. XXX)

PART II – THE OFFICIAL PLAN AMENDMENT

1.0 THE OFFICIAL PLAN AMENDMENT

1.1 The following Maps and Appendices of Part I of the 2014 Official Plan, as amended, are hereby amended as follows:

- a. Map 1 – Markham Structure is amended by replacing a portion of the ‘Neighbourhood Area’ component with a ‘Greenway System’ component as shown on Schedule “A” attached hereto.
- b. Map 3 – Land Use is amended by re-designating the Subject Lands from ‘Residential Low Rise’ to ‘Residential Mid Rise’ and ‘Greenway’ as shown on Schedule “B” attached hereto.
- c. Map 4 – Greenway System, Map 5 – Natural Heritage Features and Landforms, and Map 6 – Hydrologic Features are amended by modifying the ‘Greenway System Boundary’ as shown on Schedule “C” attached hereto.
- d. Appendix B – Headwater Drainage Features and Appendix C – Community Facilities are amended by adding lands to the ‘Greenway System’ as shown on Schedule “D” attached hereto.

1.2 Section 9.16 of the Official Plan 2014, as amended, is hereby amended by:

- a) Amending Section 9.16.1 to add a reference in Figure 9.16.1 to a new Section 9.16.16 as follows:

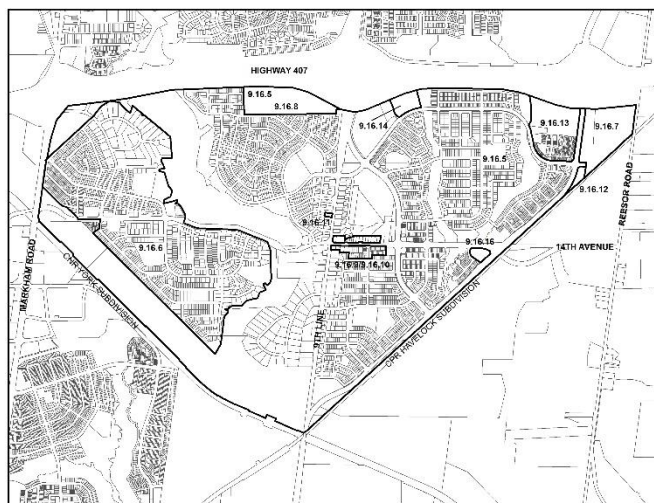


Figure 19.16.1

- b) Adding a new subsection 9.16.16 and a new Figure 9.16.16 as follows:

“9.16.16 15 Vettese Court

Detached dwellings, semi-detached dwellings and townhouses shall also be permitted on the ‘Residential Mid Rise’ lands on the portion of the lands at 15 Vettese Court shown in Figure 9.16.16

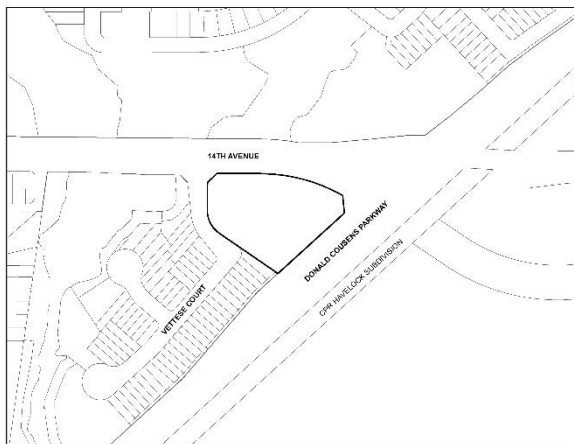


Figure 19.16.16

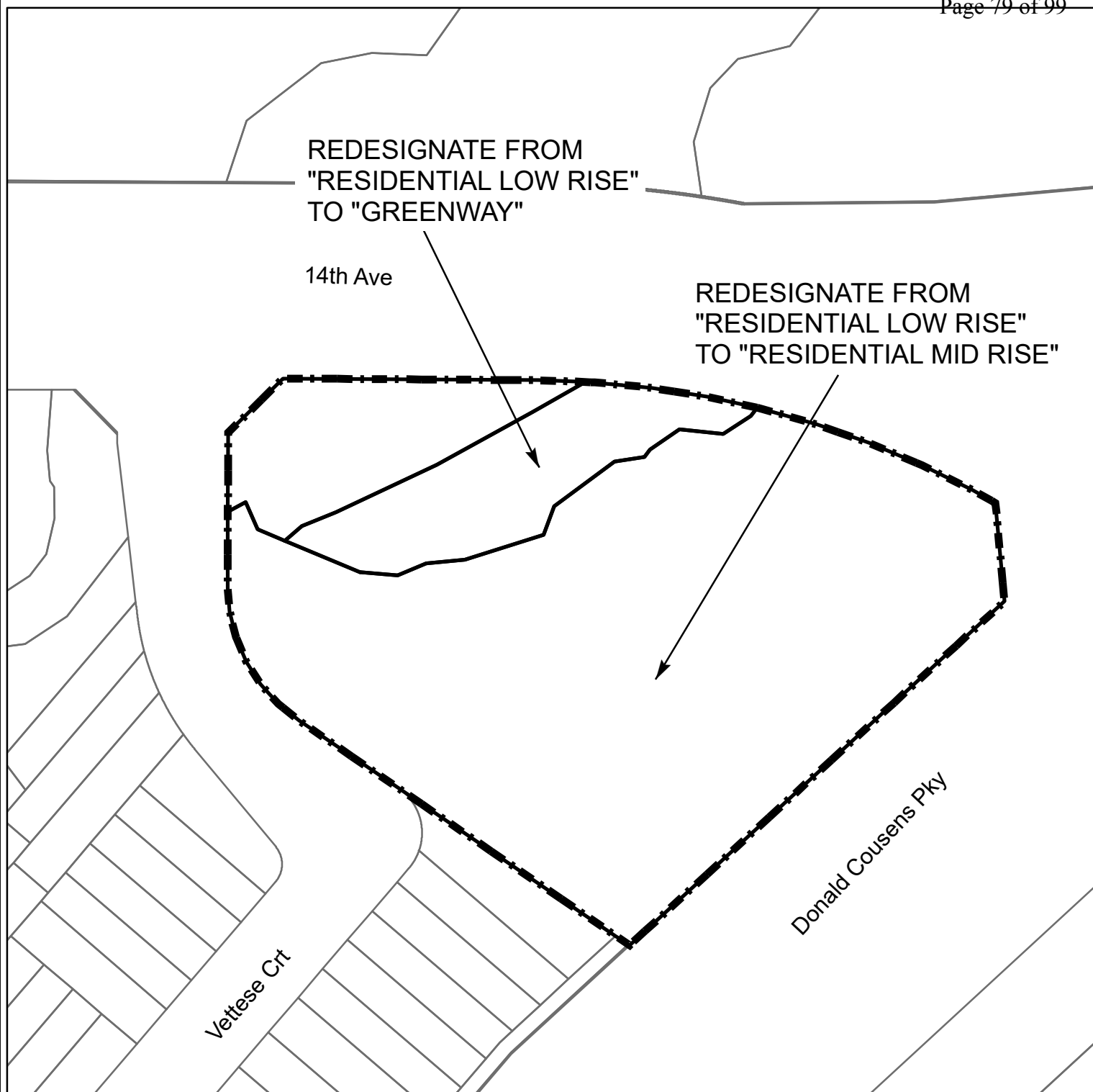
2.0 IMPLEMENTATION AND INTERPRETATION

The provisions of the 2014 Official Plan, as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to Zoning By-law 177-96, as amended, and Site Plan approval and other Planning Act approvals in conformity with the provisions of this Amendment.

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

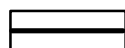
Prior to Council’s decision becoming final, this Amendment may be modified to incorporate technical amendments to the text and schedule(s). Technical amendments are those minor changes that do not affect the policy intent of the Amendment. For such technical amendments, the notice provisions of Section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



AMENDMENT TO MAP 1 – MARKHAM STRUCTURE CITY OF MARKHAM OFFICIAL PLAN (REVISED 2014), AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA OF REDESIGNATION

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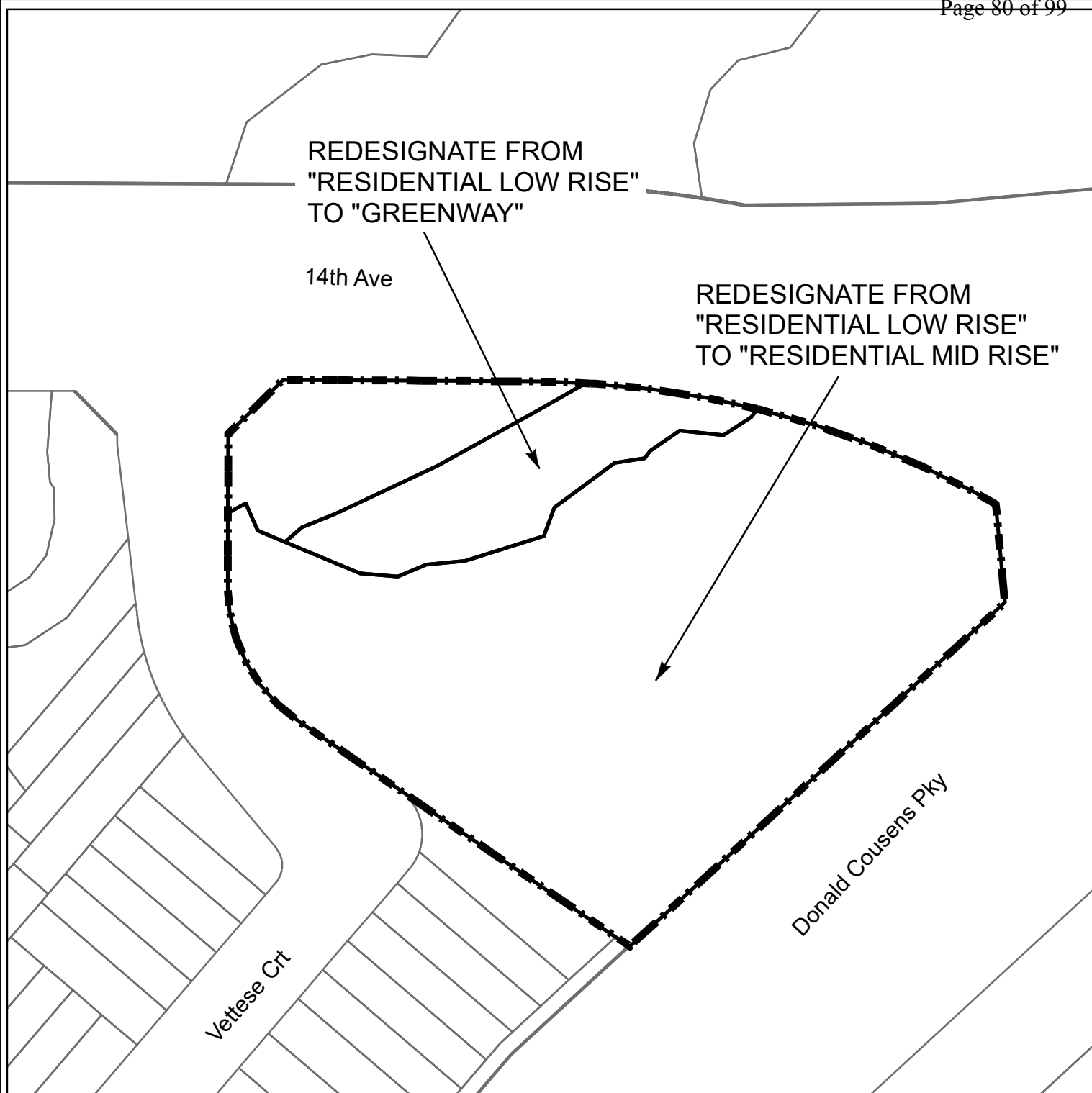
Schedule A to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 1/18/2024

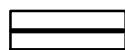
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



AMENDMENT TO MAP 3 – LAND USE CITY OF MARKHAM OFFICIAL PLAN (REVISED 2014), AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



BOUNDARY OF AREA OF REDESIGNATION

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DEVELOPMENT SERVICES COMMISSION

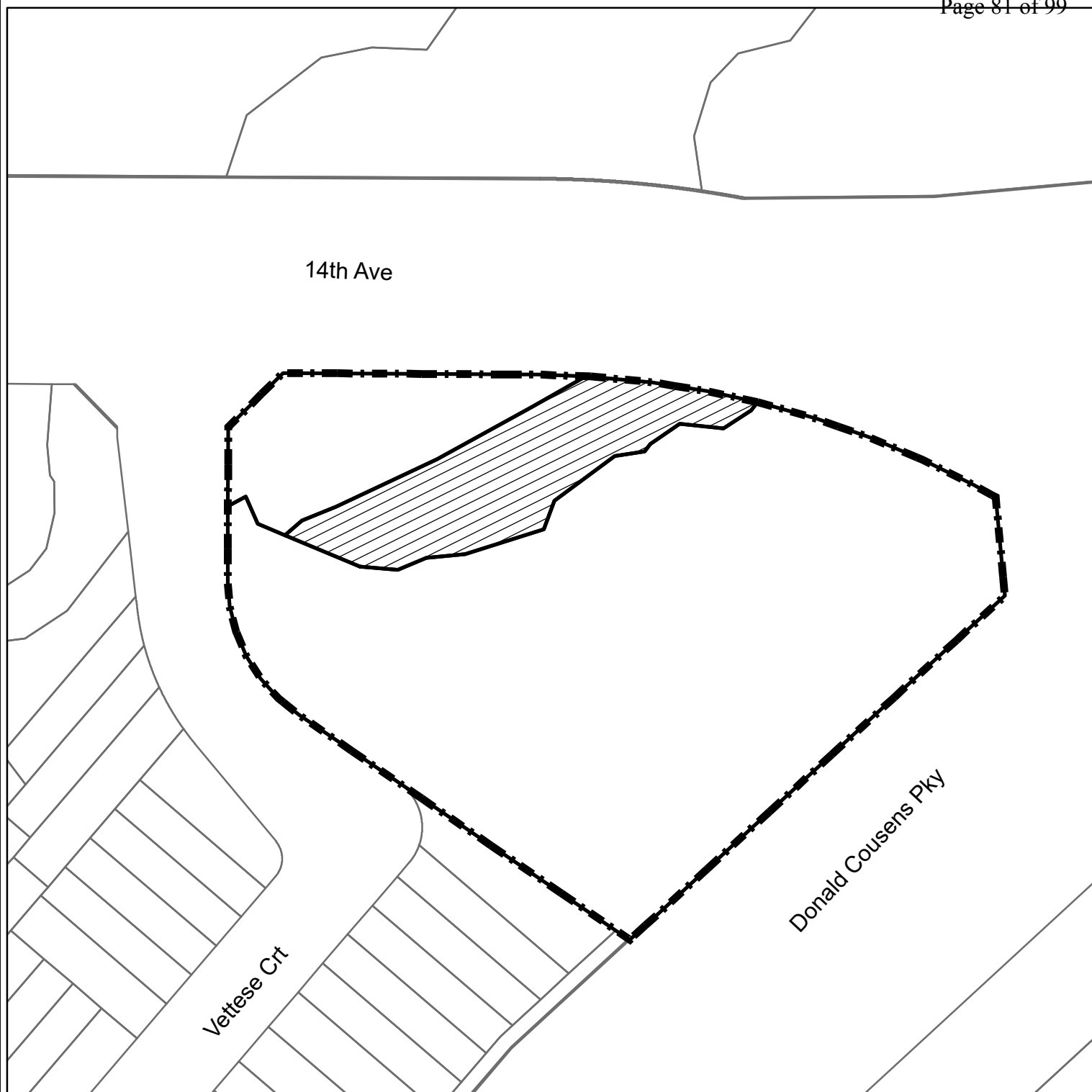
Schedule B to OPA No.XX

Drawn By: JC

Checked By: CT

DATE: 1/18/2024

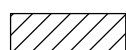
NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



**AMENDMENT TO MAP 4 - GREENWAY SYSTEM, MAP 5 – NATURAL HERITAGE FEATURES AND LANDFORMS AND MAP 6 - HYDROLOGIC FEATURES
CITY OF MARKHAM OFFICIAL PLAN (REVISED 2014), AS AMENDED**



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



ADD TO 'GREENWAY SYSTEM' AS 'OTHER GREENWAY SYSTEM LANDS INCLUDING CERTAIN NATURALIZED STORMWATER MANGEMENT FACILITIES

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DEVELOPMENT SERVICES COMMISSION

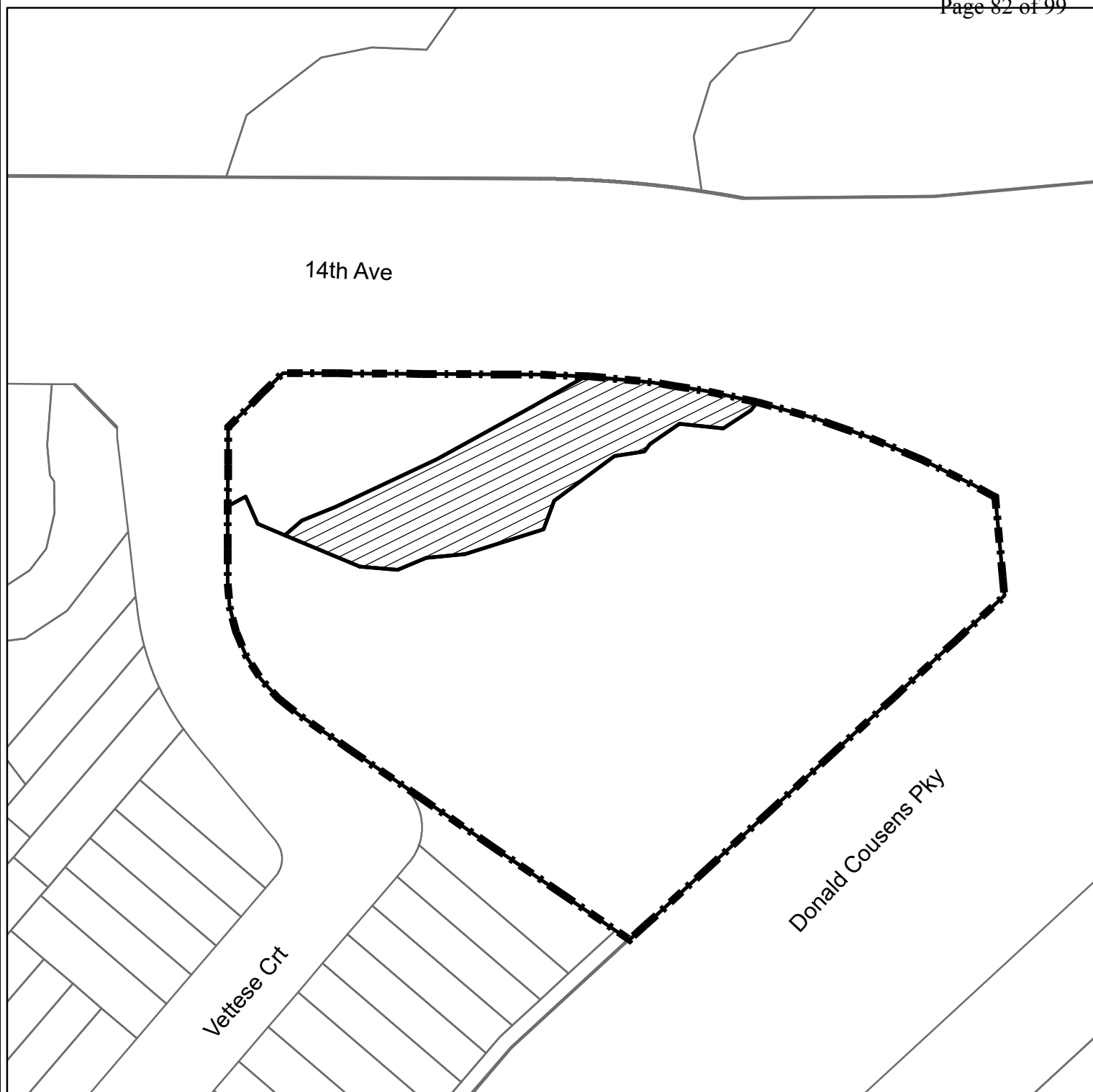
Schedule C to OPA No.XX

Drawn By: JC


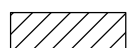
Checked By: CT

DATE: 2/7/2024

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




AMENDMENT TO APPENDIX B - HEADWATER DRAINAGE FEATURES AND APPENDIX C - COMMUNITY FACILITIES CITY OF MARKHAM OFFICIAL PLAN (REVISED 2014), AS AMENDED

-  BOUNDARY OF AREA COVERED BY THIS AMENDMENT
-  ADD TO 'GREENWAY SYSTEM'

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 DEVELOPMENT SERVICES COMMISSION	Schedule D to OPA No.XX	Drawn By: JC	Checked By: CT	DATE: 2/7/2024
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NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the City of Markham Clerk's Office



BY-LAW 2024-_____

A By-law to amend By-law 304-87, as amended
(to delete lands from the designated areas of By-laws 304-87)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

- 1. That By-law 304-87, as amended, are hereby further amended by deleting the lands shown on Schedule ‘A’ attached hereto, from the designated areas of By-law 304-87, as amended.
- 2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule ‘A’ attached hereto.
 - 2.2 By zoning the lands outlined on Schedule ‘A’ attached hereto from:

Agriculture One (A1) Zone

To:

Residential Four *XXX [R4*xxx] Zone
Open Space One*XXX [OS1*xxx] Zone

- 3. By adding the following subsections to Section 7 – EXCEPTIONS:

Exception 7.XXX	Regional Municipality of York Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14 th Avenue		Parent Zone R4
File ZA 21 120261			Amending By-law 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.			
7.XXX.1 Additional Permitted Uses			
a)	Single Detached Dwellings		
b)	Semi-Detached Dwellings		
c)	Townhouse Dwellings		
7.XXX.2 Special Zone Standards			
The following special zone standards shall apply:			
a)	For the purposes of this by-law, the east lot line shall be deemed to be the front lot line notwithstanding any further division of the land		
b)	Maximum number of apartment dwelling units - 153		
c)	Maximum height of main wall within 6.0 metres of the front lot line – 20 metres		
d)	The provisions of Section 5.1, Table B6 (H) shall not apply		
e)	Minimum number of parking spaces for apartment dwellings: 0.92 spaces per dwelling unit plus 0.15 spaces per dwelling unit for visitors		
f)	Minimum required rear yard setback – 12.0 metres		
g)	Mechanical features, including structures containing the equipment necessary to control an elevator, are permitted to project a maximum of 7.0 metres above the highest point of		

	the roof surface provided that the total height, inclusive of mechanical features, does not exceed 26.0 metres.
--	---

Exception 7.XXX	Regional Municipality of York	Parent Zone OS1
File ZA 21 120261	Part of Lots 4- 6, Concession 9, Part 6, 65R-30962 Donald Cousens Parkway and 14th Avenue	Amending By-law 2024-____
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *000 on Schedule 'A' to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.XXX.1 Additional Permitted Uses		
a)	Underground parking garage	
b)	A driveway or access ramp and any part thereof	
c)	A surface parking area provided it occupies no more than 100 square metres.	

Read and first, second and third time and passed on _____, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

Amanda File No. PLAN 24 000000

DRAFT



EXPLANATORY NOTE

BY-LAW 2024-____
A By-law to amend By-law 304-87, as amended

Regional Municipality of York
Part of Lots 4, 5 and 6, Concession 9, Part 6, 65R-30962
Donald Cousens Parkway and 14th Avenue
ZA 21 120261

Lands Affected
The proposed by-law amendment applies to a parcel of land with an approximate area of 1.3 hectares (3.21 acres), which is located at the southwest corner of 14th Avenue and Donald Cousens Parkway within the Box Grove Community.

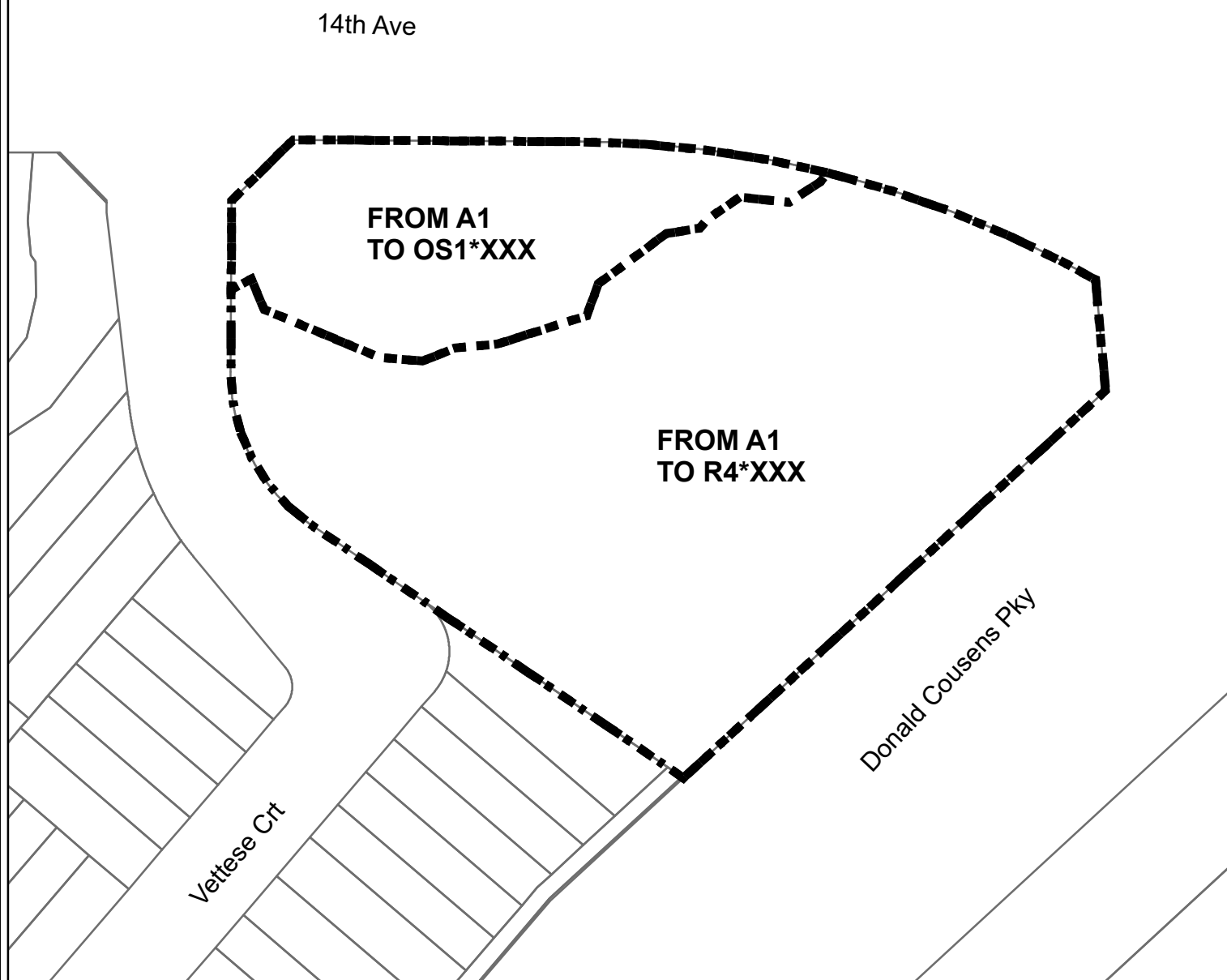
Existing Zoning
The subject lands are zoned Agriculture One (Z1) Zone under By-law 304-87, as amended.

Purpose and Effect
The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended as follows:

- From:
Agriculture One (A1) Zone
- To:
Residential Four*XXX (R4*XXX) Zone
Open Space One*XXX (OS1*XXX) Zone


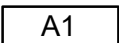
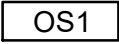

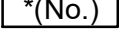
The effect of this by-law amendment is to permit a four to six storey residential apartment building on the subject ands.

Site specific design standards are contained within By-law 2024-____ to facilitate the construction of the proposed development.



BY-LAW SCHEDULE "A" TO BY-LAW 2024-XXX

AN AMENDMENT TO ZONING BY-LAW 304-87 AS AMENDED

	BOUNDARY OF AREA COVERED BY THIS AMENDMENT
	COMMUNITY AMENITY TWO
	OPEN SPACE ONE
	RESIDENTIAL FOUR
	EXCEPTION NUMBER

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

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DEVELOPMENT SERVICES COMMISSION

10 5 0 10 Meters

Drawn By: JC

Checked By: CT

DATE: 1/17/2024

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



Report to: Development Services Committee

Meeting Date: March 5, 2024

SUBJECT: RECOMMENDATION REPORT
Application for a Zoning By-law Amendment submitted by HNT Inc. to permit a multi-unit commercial building at 8310 Woodbine Avenue (Ward 8)
File No. PLAN 22 258667

PREPARED BY: Hailey Miller, Planner II, West District, Ext. 2945

REVIEWED BY: Rick Cefaratti, MCIP, RPP, Senior Planner, West District, Ext. 3675
Stephen Lue, MCIP, RPP, Senior Development Manager, Ext. 2520

RECOMMENDATION:

1. That the report titled, “RECOMMENDATION REPORT, Application for a Zoning By-law Amendment submitted by HNT Inc. to permit a multi-unit commercial building at 8310 Woodbine Avenue (Ward 8), File No. PLAN 22 258667”, be received;
2. THAT the application submitted by HNT Inc. to amend Zoning By-law 165-80, as amended, be approved and the Zoning By-law, attached hereto as Appendix ‘A’, be approved; and
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends approval of the Zoning By-law Amendment application (the “Application”) submitted by HNT Inc. (the “Owner”) to facilitate the development of a one-storey multi-unit commercial building (the “Proposed Development”) on the lands municipally known as 8310 Woodbine Avenue (the “Subject Lands”). Staff opine that the Application represents good planning and is appropriate and compatible with the surrounding context.

Process to Date

- Staff deemed the Application complete on November 7, 2022
- The statutory Public Meeting was held on February 6, 2023

The 90-day period set out in the *Planning Act* before the Owner can appeal the Application to the Ontario Land Tribunal (the “OLT”) for a non-decision ended on February 5, 2023. Accordingly, the Owner is in a position to appeal the Application to the OLT.

If the Development Services Committee (“DSC”) supports the Application, the planning process will include the following next steps

- The Zoning By-law Amendment attached as Appendix ‘A’ will be enacted at a future Council meeting
- Review and approval of a future Site Plan Control application

BACKGROUND:**Location and Area Context**

The 0.38 ha (0.95 ac) vacant Subject Lands are located at the southwest corner of Woodbine Avenue and Lanark Road, as shown on Figures 1 to 3. Figure 2 shows the surrounding land uses (industrial, commercial, and office). The Subject Lands include an existing access easement along the west lot line, which provides vehicular access for the abutting property to the south (8300 Woodbine Avenue).

The Owner proposes to permit additional commercial uses, as described in Table 1 below, to facilitate the development of a one-storey multi-unit commercial building

Figures 4 and 5 show the proposed full-moves access from Lanark Road and one right-in/right-out access on Woodbine Avenue. No changes are proposed to the existing easement. Table 1 shows the details of the Proposed Development.

Table 1: The Proposed Development	
Building Height	6.8 m (one-storey)
Gross Floor Area	1,056 m ² (11,370 ft ²)
Parking	44 spaces
Uses Requested:	Art Gallery, Business Office, Motor Vehicle Service Station, Motor Vehicle Sales Establishment, Commercial Fitness Centre, Financial Institution, Hotel, Library, Medical Office, Motel, Non-Profit Fitness Centre, Personal Service Shop, Private Club, Recreational Establishment, Restaurant, Take-Out Restaurant, Retail Store, Commercial School, Place of Amusement, Veterinary Clinic

Public Consultation at the February 6, 2023, statutory Public Meeting

There were no comments received from members of the public at the Public Meeting. However, the DSC commented that traditional retail may not be the best land use for this location, as this area of Woodbine Avenue is in proximity to Markham Centre. The Discussion Section of this report responds to this comment.

PLANNING POLICY AND REGULATORY CONTEXT:

The Application is subject to a planning policy framework established by the Province, York Region, and City under the Planning Act, R.S.O. 1990. The following sections describe how the Application meets the respective policies and legislation.

The Proposed Development is consistent with the Provincial Policy Statement, 2020 (the “2020 PPS”) and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan 2020”)

The 2020 PPS provides direction on matters of Provincial interest related to land use planning and development. These matters, in-part, include building strong healthy communities with an emphasis on efficient development and land use patterns, and wise use and management of resources. Among other reasons, the Application is located within a settlement area where development is focused to meet the current and projected needs of the City and it is compatible with the existing uses and planned employment function of the surrounding area.

The Growth Plan provides, in-part, a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051, with building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth. The Application is located within a built-up area where there are existing municipal services.

The Proposed Development conforms to the 2022 York Region Official Plan (the "2022 ROP")

The Subject Lands are designated 'Urban Area' on Map 1 - Regional Structure, which permits a wide range of land uses including residential, commercial, employment, and institutional uses. Map 1A – Land Use Designations designates the Subject Lands 'Community Area', which are areas where the majority of residents, personal services, retail, arts, culture, recreational facilities and human-services needs would be located. The Application proposes uses that are contemplated under the 'Community Area' designation and are considered compatible with the surrounding area.

The Proposed Development conforms to the 2014 Markham Official Plan (the "2014 OP")

The 2014 OP designates the Subject Lands 'Commercial' and permits a broad range of commercial uses including large format retail, complementary retail, service, office uses, restaurants, banquet halls, financial institutions, light manufacturing, and processing and warehousing. The Owner proposes uses that are permitted in the 'Commercial' designation and are therefore compatible with the surrounding area.

The Zoning By-law Amendment zones the Subject Lands "Business Corridor (BC)" with site-specific uses and development standards

By-law 165-80, as amended, zones the Subject Lands 'Select Industrial and Automotive Commercial (M.AC)', as shown on Figure 2. The Owner proposes to rezone the Subject Lands to 'Business Corridor' with additional permitted uses and site-specific development standards related to setbacks, landscape buffers, and building height, as shown in Appendix A.

DISCUSSION:

The following section identifies how the matters raised through the review of the Application, including those raised at the statutory Public Meeting, have been resolved or considered.

Table 2: Matters raised by DSC Members

1. A DSC member suggested that traditional retail may not be the best land use for this location, as this area of Woodbine Avenue is in proximity to Markham Centre.

The Subject Lands are designated 'Commercial' in the 2014 OP, which provides for the proposed commercial uses and built form. Staff opine the proposed retail and commercial uses, support the planned function and compliment the surrounding area context.

Table 3: Matters raised by City Staff and Public Agencies

1. The Proposed Development meets the planned function of the surrounding employment area

The surrounding area consists of a variety of land uses including office, hotel, commercial, and industrial (see Figure 2). The Proposed Development compliments the area and will accommodate the service needs of the general public and businesses adjacent to the Subject Lands. Staff opine that the proposed development and requested uses are appropriate and compatible with the surrounding context.

2. The Proposed Development can be supported by the existing transportation network and provides the minimum number of parking spaces required
The Owner submitted a Transportation Impact Study (“TIS”), prepared by CGE Consulting, that indicates the site traffic proposed to be generated can be supported by the existing transportation network. York Region and City Staff reviewed the TIS and identified no major concerns. The Owner proposes 44 parking spaces that meet the Parking By-law requirements. York Region and City Staff will review the proposal through the required future Site Plan Control application.
3. The Owner provided City Staff proof of previous cash-in-lieu of parkland payment
City Staff confirmed that no new cash-in-lieu of parkland payment is required.
4. York Region advises no objection to the approval of the Application
The Subject Lands front onto Woodbine Avenue, which is under York Region’s jurisdiction. York Region will review the proposal through the required future Site Plan Control application.
5. A Site Plan Control application will be required, in which approval is delegated to staff
The Proposed Development is subject to site plan approval, which is delegated to Staff per Delegation By-law 2023-19, as amended.

CONCLUSION:

The Owner proposes to rezone the Subject Lands, as shown in Appendix A, to facilitate the development of a one storey multi-unit commercial building on the Subject Lands. Based on the discussion above, Staff opine that the Application is consistent with the Provincial Policy Statement, 2020, conforms to all applicable Provincial, Regional and Municipal plans, represents good planning and is in the public interest. Therefore, Staff recommend approval of the Application.

FINANCIAL CONSIDERATIONS:

Not applicable

HUMAN RESOURCES CONSIDERATIONS:

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application has been reviewed in the context of the City’s Strategic Priorities of Safe Sustainable and Complete Community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to internal City departments and external agencies. Any requirements have been reflected in the draft Zoning By-law amendment.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director, Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Area Context and Zoning

Figure 3: Aerial Photo

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Elevations

Appendix A: Zoning By-law Amendment

OWNER:

HNT Inc. C/O David Banyasz

1270 Finch Avenue West, Suite 11, Toronto, ON, M3J 3J7 | T: 416-669-9922

APPLICANT/AGENT:

Gagnon Walker Domes C/O Marc De Nardis

21 Queen Street East, Unit 500, Brampton, ON, L3R 6B3

Email: mdenardis@gwdplanners.com; T: 905-796-5790 ext. 257

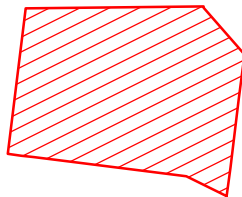


Cochrane Dr

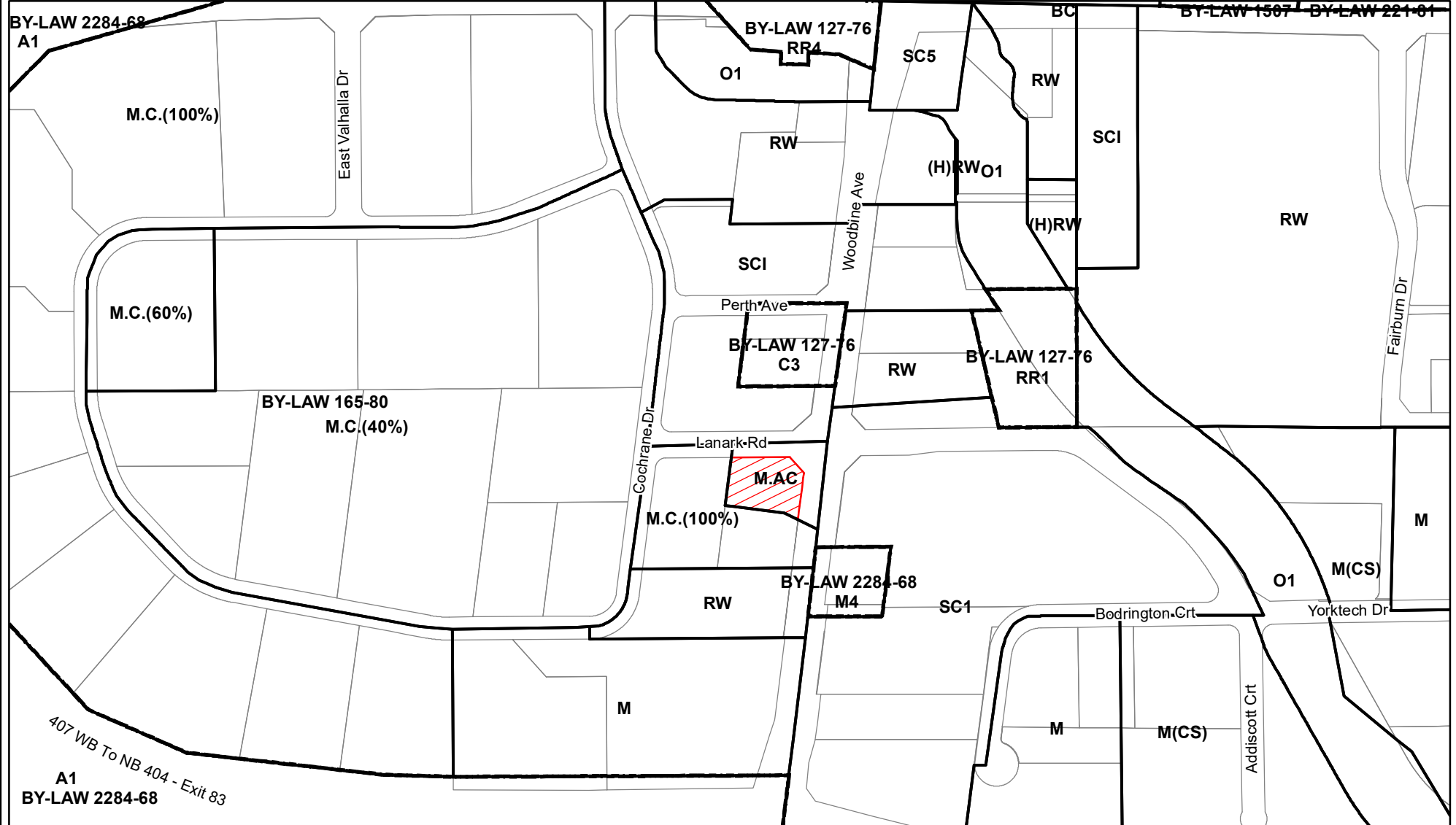
Lanark Rd

Woodbine Ave

Yorktech Dr



SUBJECT LANDS



AREA CONTEXT / ZONING

APPLICANT: HNT Inc.
8310 Woodbine Ave

FILE No. PLAN 22 258667

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: JC

Checked By: HM

DATE: 1/26/2024

FIGURE No. 2

 SUBJECT LANDS





AERIAL PHOTO (2023)

APPLICANT: HNT Inc.
8310 Woodbine Ave

FILE No. PLAN 22 258667

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MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: JC

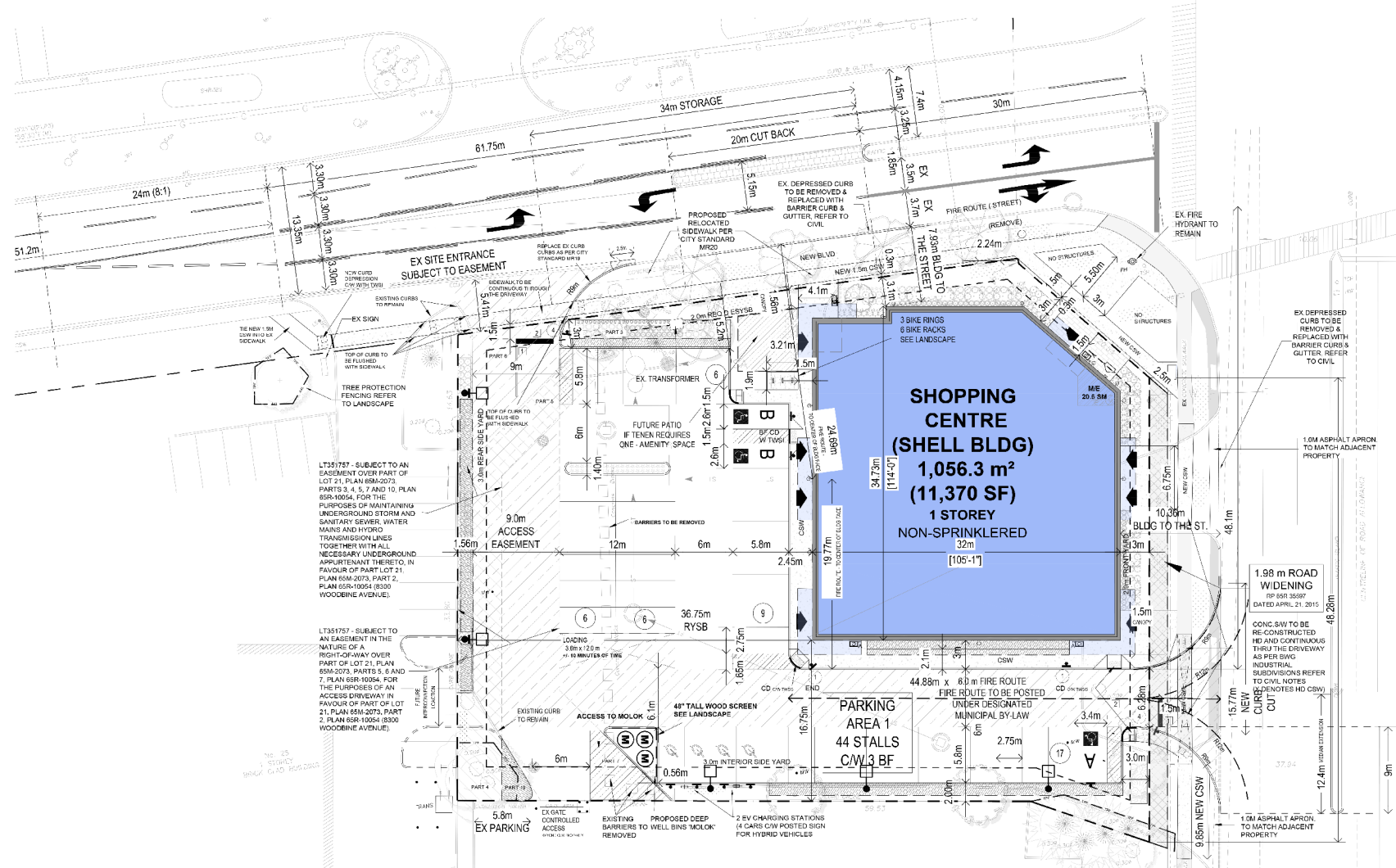
Checked By: HM

DATE: 1/26/2024

FIGURE No. 3

 SUBJECT LANDS





CONCEPTUAL SITE PLAN

APPLICANT: HNT Inc.
8310 Woodbine Ave

FILE No. PLAN 22 258667

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 **MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: JC

Checked By: HM

DATE: 1/26/2024

FIGURE No. 4





CONCEPTUAL ELEVATIONS

APPLICANT: HNT Inc.

8310 Woodbine Ave

FILE No. PLAN 22 258667

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 MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: JC

Checked By: HM

DATE: 1/26/2024

FIGURE No. 5





BY-LAW 2024-_____

A By-law to amend By-law 165-80, as amended
(to delete lands from the designated areas of By-law 165-80)
and to amend By-law 177-96, as amended
(to incorporate lands into the designated area of By-law 177-96)

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

- 1. That By-law 165-80, as amended, is hereby further amended by deleting the lands shown on Schedule “A” attached hereto, from the designated areas of By-law 165-80, as amended.
- 2. That By-law 177-96, as amended, is hereby further amended as follows:
 - 2.1 By expanding the designated area of By-law 177-96, as amended, to include additional lands as shown on Schedule “A” attached hereto.
 - 2.2 By zoning the lands outlined on Schedule “A” attached hereto:

From:
Select Industrial and Automotive Commercial (M.AC) Zone

To:
Business Corridor *748 (BC*748) Zone
- 3.3 By adding the following subsections to Section 7 – EXCEPTIONS

Exception 7.748	HNT Inc. 8310 Woodbine Avenue	Parent Zone BC
File PLAN 22 258667		Amending By-law 2024-XX
Notwithstanding any other provisions of this By-law, the following provisions shall apply to the land denoted by the symbol *748 on Schedule “A” to this By-law. All other provisions, unless specifically modified/amended by this section, continue to apply to the lands subject to this section.		
7.748.1 Only Permitted Uses		
The following are the only permitted uses:		
a)	Art Galleries	
b)	Business Offices	
c)	Motor Vehicle Service Station	
d)	Motor Vehicle Sales Establishment	
e)	Commercial Fitness Centres	
f)	Financial Institutions	
g)	Hotels	
h)	Libraries	
i)	Medical Offices	
j)	Motels	
k)	Non-Profit Fitness Centres	
l)	Personal Service Shops	
m)	Private Clubs	
n)	Recreational Establishments	
o)	Restaurants	
p)	Take-Out Restaurants	
q)	Retail Stores	
r)	Commercial Schools	

s)	<i>Place of Amusement</i>
t)	<i>Veterinary Clinic</i>
7.748.2 Special Zone Standards	
The following special zone standards shall apply:	
a)	Minimum <i>lot area</i> – 0.3 hectares
b)	Minimum <i>lot frontage</i> – 45.0 metres
c)	Minimum required <i>front yard</i> – 2.0 metres
d)	Minimum required <i>exterior side yard</i> – 2.0 metres
e)	Minimum required width of <i>landscaping</i> adjacent to the <i>lot line</i> : i) <i>rear lot line</i> – 1.5 metres ii) All other <i>lot lines</i> – 2.0 metres
f)	Minimum required <i>height</i> – 5.0 metres
g)	The maximum depth of <i>parking areas</i> shall not apply
h)	<i>Hotels</i> shall not include <i>dwelling units</i>

Read and first, second and third time and passed on _____, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor



EXPLANATORY NOTE

BY-LAW 2024-____
A By-law to amend By-law 165-80 and 177-96, as amended

HNT Inc.
8310 Woodbine Avenue
PLAN 22 258667

Lands Affected
The proposed By-law amendment applies to a parcel of land with an approximate area of 0.38 hectares (0.95 acres), which is located on the southwest corner of Woodbine Avenue and Lanark Road, municipally known as 8310 Woodbine Avenue.

Existing Zoning
The subject site is zoned Select Industrial and Automotive Commercial (M.AC) under By-law 165-80, as amended.

Purpose and Effect
The purpose and effect of this By-law is to rezone the subject lands under By-law 177-96, as amended, as follows:

- from:
Select Industrial and Automotive Commercial (M.AC) Zone
- to:
Business Corridor *748 (BC*748) Zone

in order to permit a one storey multi-unit commercial building on the subject lands.