



# Development Services Committee Meeting Agenda

**Meeting No. 21 | October 15, 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:**

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

### **2. EMAILING A WRITTEN SUBMISSION:**

Members of the public may submit written deputations by email to [clerkspublic@markham.ca](mailto: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](mailto: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.

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

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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: 21  
October 15, 2024, 9:30 AM - 3:00 PM  
Live streamed

Please bring this Development Services Committee Agenda to the Council meeting on October 23, 2024.

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#### 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 - SEPTEMBER 17 AND OCTOBER 1, 2024 (10.0)

4

1. That the minutes of the Development Services Committee meeting held on September 17 and October 1, 2024, be confirmed.

##### 3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - SEPTEMBER 26, 2024 (10.0)

30

1. That the minutes of the Special Development Services Committee meeting held on September 26, 2024, be confirmed.

#### 4. DEPUTATIONS

**5. COMMUNICATIONS**

**6. PETITIONS**

**7. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

**7.1 HERITAGE MARKHAM COMMITTEE MINUTES – SEPTEMBER 11, 2024 (16.11) 34**

1. That the minutes of the Heritage Markham Committee meetings held September 11, 2024 be received for information purposes.

**8. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

**8.1 2024 UPDATE: MONITORING GROWTH IN THE CITY OF MARKHAM AND OFFICIAL PLAN PERFORMANCE INDICATORS (10.0) 43**

P. English, ext. 2206

1. That the staff report entitled, “2024 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators” dated October 15, 2024, be received; and further,
2. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**\*8.2 CITY OF MARKHAM’S RESPONSE TO PROPOSED AMENDMENT TO O. REG 299/19 (ADDITIONAL RESIDENTIAL UNITS) MORE HOMES BUILT FASTER ACT, 2022, FILE NO: PR 24 193731 (10.0, 10.5) 85**

B. Roberts, ext. 2800/ G. Day, ext. 3071

1. That the report titled, “City of Markham’s Response to proposed Amendment to O. Reg 299/19 (Additional Residential Units), File: PR 24 193731”, be received; and,
2. That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham’s comments to the proposed Amendment to O. Reg 299/19; and,
3. That Staff be authorized to bring forward proposed amendments to any in-force zoning By-law to address any zoning issues or inconsistencies in Markham’s zoning by-laws, and to give effect to changes made as a result of the proposed Amendment to O. Reg 299/19 receiving Royal Assent; and further,
4. 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. ADJOURNMENT

## Development Services Committee Meeting Minutes

**Meeting Number: 18**

**September 17, 2024, 9:00 AM - 3:00 PM**

**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Darryl Lyons, Deputy Director, Planning & Urban Design
	Arvin Prasad, Commissioner, Development Services	Frank Clarizio, Director, Engineering
	Trinela Cane, Commissioner, Corporate Services	Stephanie DiPerna, Director, Building Standards
	Morgan Jones, Commissioner, Community Services	Mark Visser, Senior Manager, Financial Strategy & Investments
	Claudia Storto, City Solicitor and Director of Human Resources	Hristina Giantsopoulos, Election & Committee Coordinator
	Joseph Silva, Treasurer	Jason Yang, Information Technology Services
	Maggie Cheung-Madar, Assistant City Solicitor	Anushrut Bharadwaj, Assistant to Council & Committee
	Giulio Cescato, Director, Planning & Urban Design	Jennifer Evans, Legislative Coordinator

**Alternate formats for this document are available upon request**

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### 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.

Development Services Committee convened at 9:11 AM with Regional Councillor Jim Jones presiding as Chair.

The Committee recessed for lunch at 12:45 from Confidential Session and reconvened into Confidential Session at 1:31 PM with Regional Councillor Joe Li presiding as Chair. Regional Councillor Jim Jones did not return to the meeting after lunch.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

Councillor Karen Rea declared a conflict in relation to item 10.4 and did not participate in the discussion or vote on the matter.

## **3. APPROVAL OF PREVIOUS MINUTES**

### **3.1 DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 18 AND JULY 16, 2024 (10.0)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Isa Lee

1. That the minutes of the Development Services Committee meeting held on June 18, and July 16, 2024, be confirmed.

**Carried**

### **3.2 SPECIAL DEVELOPMENT SERVICES COMMITTEE MINUTES - JUNE 25 AND JULY 3, 2024 (10.0)**

Moved by Regional Councillor Alan Ho

Seconded by Councillor Isa Lee

1. That the minutes of the Special Development Services Committee meeting held on June 25 and July 3, 2024 be confirmed.

**Carried**

## 4. PRESENTATIONS

### 4.1 PRESENTATION OF SERVICE AWARDS (12.2.6)

The Development Services Committee recognizes the following members of staff:

#### **Chief Administrative Office - Fire & Emergency Services**

Kirk Berthiaume, Training Officer, Fire & Emergency Services, 15 years

James Douma, Firefighter, Fire & Emergency Services, 15 years

Rebecca Ellis, Firefighter, Fire & Emergency Services, 15 years

Blair Gallant, Captain, Fire & Emergency Services, 15 years

Angela Hrkac, Captain, Fire & Emergency Services, 15 years

Andrew Ireland, Firefighter, Fire & Emergency Services, 15 years

Samuel Kim, Firefighter, Fire & Emergency Services, 15 years

Matthew McKnight, Firefighter, Fire & Emergency Services, 15 years

Roman Mosor, Firefighter, Fire & Emergency Services, 15 years,

Colin Rose, Firefighter, Fire & Emergency Services, 15 years

David McCartney, Firefighter, Fire & Emergency Services, 15 years

Connie Pearson, Firefighter, Fire & Emergency Services, 10 years

#### **Community Services Commission**

Kevin Hicks, Facility Operator III, Recreation Services, 35 Years

Kevin Beck, General Repair/ Chief Operator, Recreation Services, 25 Years

Donald Roe, Supervisor, Community Program, Recreation Services, 20 years

Janet Beatty, Community Program Coordinator AQPR, Recreation Services, 10 Years

Kevin Langendyk, Supervisor, Community Facility, Recreation Services, 5 Years

#### **Corporate Services Commission**

Mark Visser, Senior Manager, Strategy, Innovation & Investments, Financial Services, 25 years

Laura Gold, Council/ Committee Coordinator, Legislative Services, 20 years

Jay Pak, Senior Manager, Financial Planning & Reporting, Financial Services, 10 years

Young Jang, Senior Cyber Specialist, Security Specialist, Information Technology Services, 5 years

Premkumar Natarajan, IT Solutions Specialist, Information Technology Services, 5 years

#### **Development Services Commission**

Darryl Lyons, Deputy Director, Planning and Urban Design, 5 years

Mayor Scarpitti, Andy Taylor, Chief Administrative Officer, Claudia Storto, City Solicitor, Morgan Jones, Commissioner of Community Services, Trinela Cane,



Commissioner, Corporate Services, and Arvin Prasad, Commissioner, Development Services, recognized staff members who have achieved service milestones.

## **5. DEPUTATIONS**

The Committee heard depositions in relation to items 8.3, 10.3. and 10.5. Please refer to the individual items for details.

## **6. COMMUNICATIONS**

### **6.1 COMMUNICATION - RECOMMENDATION REPORT, 8350 KENNEDY LTD. (C/O GOLDBERG GROUP) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT TWO MIXED-USE BUILDINGS CONSISTING OF 28 AND 24 STOREYS AT 8350 KENNEDY ROAD, IN MARKHAM CENTRE (WARD 3) FILE PLAN 23 118558 (10.5, 10.7) (ITEM 10.3)**

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

1. That the written submission from Michelle and Darryl Smith, be received.

**Carried**

### **6.2 COMMUNICATION - RECOMMENDATION REPORT, DRAFT PLAN OF SUBDIVISION APPLICATION SUBMITTED BY 1628740 AND 1628741 ONTARIO INC. TO PERMIT A 32-UNIT RESIDENTIAL SUBDIVISION AT 2716 AND 2730 ELGIN MILLS ROAD EAST (WARD 2) FILE PLAN 23 150156 (10.7) (ITEM 10.5)**

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

1. That the written submission from James Stevenson, be received.

**Carried**

## **7. PETITIONS**

There were no petitions.

## **8. CONSENT REPORTS - DEVELOPMENT AND POLICY MATTERS**

### **8.1 VARLEY-MCKAY ART FOUNDATION OF MARKHAM MINUTES – APRIL 8, AND MAY 13, 2024 (16.0)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the minutes of the Varley-McKay Art Foundation of Markham meetings held April 8 and May 13, 2024, be received for information purposes.

**Carried**

### **8.2 RECOMMENDATION REPORT – DESIGNATION OF PRIORITY PROPERTIES – PHASE XIII (16.11.3)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the Staff report, dated September 17, 2024, titled, "RECOMMENDATION REPORT, Designation of Priority Properties – Phase XIII", be received; and,
2. That the June 14, 2023, recommendation from the Heritage Markham Committee, in support of the designation of the following properties under Part IV, Section 29 of the Ontario Heritage Act (in accordance with Appendix 'B'), be received as information: • 3693 Elgin Mills Road East (Ward 2): "John Doner/Toll House"• 4272 Fourteenth Avenue (Ward 8): "John and Sarah Hagerman House"• 3812 Nineteenth Avenue (Ward 6): "Wideman-Cober House"• 7530 Ninth Line (Ward 7): "Abram and Margaret Raymer House"; and,
3. That Council state its intention to designate 3693 Elgin Mills Road East (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
4. That Council state its intention to designate 4272 Fourteenth Avenue (Ward 8) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council state its intention to designate 3812 Nineteenth Avenue (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,

6. That Council state its intention to designate 7530 Ninth Line (Ward 7) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
7. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk's Department be authorized to place a designation by-law before Council for adoption; and,
8. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the matter return to Council for further consideration; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **8.3 RECOMMENDATION REPORT – OBJECTIONS TO NOTICES OF INTENTION TO DESIGNATE – PHASE X AND XI PROPERTIES (16.11.3)**

The Committee heard the following depositions:

- Gail Yu, owner of 15 Victoria Street, Markham, expressed her opposition to her property being included on the City's intention to designate under Part IV, Section 29 of the Ontario Heritage Act list.
- Martin Mazierski lawyer for the owner of 9418 Kennedy Road expressed in opposition of the property being included on the City's intention to designate under Part IV, Section 29 of the Ontario Heritage Act list.

The Committee discussed the impact heritage designation may have on a property in the future with respect to repairs and the timing of the next steps.

Staff reviewed some of the rational used to assess the properties and confirmed that the interior is not protected under the criteria. He further indicated that if Council agrees to proceed with the designation and approves the bylaw then the homeowners may appeal the by law designation with the Ontario Land Tribunal.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. That the Staff report, dated September 17, 2024, titled "RECOMMENDATION REPORT, Objections to Notices of Intention to Designate – Phase X and XI Properties", be received; and,

2. That the written objection to designation under the Ontario Heritage Act as submitted by or on behalf of the property owners of 9418 Kennedy Road (Ward 6) and 15 Victoria Street (Ward 2), be received as information; and,
3. That the deputation from Gail Yu and Martin Mazierski be received;
4. That Council affirm its intention to designate 9418 Kennedy Road (Ward 6) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
5. That Council affirm its intention to designate 15 Victoria Street (Ward 2) under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance; and,
6. That the Clerk's Department be authorized to place designation by-laws before Council for adoption; and,
7. That the Clerk's Department be authorized to publish and serve notice of Council's adoption of the designation by-laws as per the requirements of the Ontario Heritage Act; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **8.4 2024 APPLICATION TO THE GROWING CANADA'S COMMUNITY CANOPIES FUND BY FRIENDS OF THE ROUGE WATERSHED (10.0)**

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the memorandum dated September 17, 2024, and titled "2024 Application to the Growing Canada's Community Canopies Fund by Friends of the Rouge Watershed" be received; and,
2. That the City of Markham supports the Friends of the Rouge Watershed's application to the Growing Canada's Community Canopies Fund, named "Volunteers Reforesting City of Markham Parklands to Reduce Climate Change, Flooding and Pollution, and Conserve Biodiversity" in the City of Markham; and,
3. That the City of Markham acknowledges that the Friends of the Rouge Watershed is applying for a funding opportunity from the Federation of

Canadian Municipalities' Growing Canada's Community Canopies initiative for "Volunteers Reforesting City of Markham Parklands to Reduce Climate Change, Flooding and Pollution, and Conserve Biodiversity", in partnership with the City of Markham. The City of Markham also recognizes that the lifetime contribution from the Growing Canada's Community Canopies Initiative will not exceed \$10 million for tree planting within our municipality, inclusive of a maximum contribution of \$1 million for infrastructure activity costs, and that if approved this project will be counted towards that limit; and further,

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

**Carried**

## **8.5 ADDITIONAL FUNDING REQUEST FOR LANDSCAPE ARCHITECT CONSULTING SERVICES AT CORNELL COMMUNITY PARK - DESIGN**

Moved by Councillor Andrew Keyes

Seconded by Councillor Karen Rea

1. That the report titled Additional Funding Request for Landscape Architect Consulting Services at Cornell Community Park – Design be received; and,
2. That Purchase Order PD 15162 issued to Schollen and Company for the contract administration related to Cornell Community Park be increased by \$213,405.53, inclusive of HST, to cover project costs that were outside the consultant's initial scope of work; and,
3. That the additional project costs in the amount of \$213,405.53 be funded from the following funding sources;
  - a. Project account# 081-5350-15002-005 Cornell Community Park (\$82,156.89)
  - b. Design Capital Contingency Account (\$118,123.78)
  - c. Non-DC Capital Contingency Account (\$13,124.86); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **9. PRESENTATIONS - TRANSPORTATION AND INFRASTRUCTURE MATTERS**

### **9.1 CITYWIDE PARKING STRATEGY – GOVERNANCE STRUCTURE AND FINANCIAL MODEL - PROGRESS UPDATE #2 (5.0)**

Arvin Prasad, Commissioner, Development Services, provided opening remarks to indicate that staff are requesting that the Committee support the draft principles for a municipal parking governance structure and financial model within the Citywide Parking Strategy (CWPS) framework.

Sharon Sterling, consultant, presented the overall project objectives and proposed parking policies, organizational structure and governance recommendations. She noted that the next steps include implementing and monitoring the strategy this fall and that a final report is expected in Q4 2024 or Q1 2025.

The Committee discussed the following in relation to the presentation:

- Concerns with how this strategy will solve the current parking problems in the City;
- That there be consideration to build transit corridors to enable transit versus parked cars;
- That public transit needs to be promoted;
- The timing for when the solutions will be finalized;
- The number of parking spots that would be required in a condominium building;
- The impact of paid on street parking and that of non-paid parking in certain zones;
- The continuance of overnight parking
- The reasoning behind no paid parking on private property; and,
- That there are unique parking needs across City wards and concerns with how they will be addressed.

Staff advised that the City is taking a strategic approach to provide parking standards across the City and that there are competing interests that staff are managing through the various initiatives such as paid public parking in specific areas or developing curbside management on street parking.

Staff further advised that the current legislation does not provide a minimum number of parking spaces and that it is difficult to apply a standard across the City

when there are Provincial limitations to do so. There will be additional strategic policy development with specific actions as the current implementation plan is monitored.

Moved by Councillor Reid McAlpine

Seconded by Councillor Juanita Nathan

1. That the report and presentation titled “Citywide Parking Strategy – Governance Structure and Financial Model - Progress Update #2” be received; and,
2. That Council endorse the draft principles on municipal parking governance structure and financial model to support the Citywide Parking Strategy as follows:
  - a. Create adaptive area-specific policies, standards, and programs that align with the City’s commitment to providing residents, visitors, and businesses with an efficient, safe, equitable, reliable, and convenient transportation system and support the City’s transformation into a more sustainable, multimodal, and livable city;
  - b. Balance between revenue optimization and community benefits in meeting the City’s strategic objectives;
  - c. Maintain City control over planning, operations, and financial objectives;
  - d. Optimize the integration of parking into the overall transportation network in achieving alternative mobility management services for residents, workers, and visitors;
  - e. Develop parking policies, procedures and guidelines that provide accountability, traceability of decisions, and openness within the parking governance model for residents and visitors;
  - f. Provide public parking services where revenue covers all parking costs with no contribution from the property tax base; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

## **10.1 HERITAGE MARKHAM COMMITTEE MINUTES – AUGUST 14, 2024 (16.11)**

**Note: Committee has the option to endorse, amend, refer to staff or receive for information the following recommendation from the August 14, 2024 Heritage Markham Committee meeting:**

WHEREAS the Thornhill Heritage Conservation District Plan, the Thornhill Yonge Street Study (2005) and the City of Markham's Official Plan (2014) each address ways how cultural heritage resources within and adjacent to the Conservation District are to be protected; and,

WHEREAS the City of Markham is presently studying the Yonge Corridor to determine the land use, parks, infrastructure, and community amenities (including schools) needed to support future growth; and,

WHEREAS the terms of reference for the Yonge Corridor Secondary Plan specifically exclude the Heritage District but require that it ensure compatibility with the Thornhill Heritage Conservation District, namely the distinct character of the heritage buildings, sites and landscapes within the District; and,

Therefore, now be it resolved:

That the maximum height provisions in the Official Plan specific to the Area and Site Policies for the Thornhill Heritage Centre be added to the Thornhill Heritage Conservation District Plan; and further,

That the Heritage Markham Committee supports the final Yonge Corridor Secondary Plan including policies that specifically address development/re-development - including urban design, built form, land uses and appropriate and respectful transitions - adjacent to the boundaries of the Thornhill Heritage Conservation District.

The Committee endorsed the recommendation from the Heritage Markham Committee.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

1. That the minutes of the Heritage Markham Committee meeting held August 14, 2024, be received for information purposes.

**Carried**

## **10.2 STEELCASE ROAD WEST PUBLIC ART WALL (6.5)**



Arvin Prasad, Commissioner, Corporate Services, introduced the item and indicated that staff are requesting approval for an agreement between the City and Steelcase Road West in relation to three consecutive works of art that will be printed on vinyl and mounted on concrete that will be located on the west side of Woodbine Avenue, two blocks north of Steeles Avenue. He noted that this project meets the goals under the City's Gateway Master Plan (2020). Niamh O'Laoghaire, Director, Varley Art Gallery, made a presentation that outlined details of the agreement between the City and Steelcase as well as the specifications of the art wall installment.

The Committee made the following inquiries in relation to the public art wall and agreement:

- The rationale used to select vinyl as the medium to print the art on;
- The ability to change the art displays and use the wall for City event promotion;
- The direction the artwork will face and whether it will be a distraction for drivers;
- The ease and cost of maintenance of the artwork and wall;
- Concerns with the format presented; and,
- A suggestion that there is legalized graffiti on a periodic basis at specific locations such as under the railway bridge and that artists apply to present their works;

Staff responded to the Committee's inquiries and indicated that vinyl is being used as it is affordable and any imagery can be printed on it and in the event of damage, it is easily repaired.

Moved by Councillor Isa Lee

Seconded by Councillor Juanita Nathan

1. That the report entitled Steelcase Road West Public Art Wall be received; and,
2. That staff's recommendation that the City enter into an Art Wall agreement with Steelcase Road West be approved; and,
3. That the budget of \$80,000 for two iterations of the Steelcase Road West Public Art Wall to be funded from the Public Art Reserve Fund be approved; and further,

4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.3 RECOMMENDATION REPORT, 8350 KENNEDY LTD. (C/O GOLDBERG GROUP) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT TWO MIXED-USE BUILDINGS CONSISTING OF**

**28 AND 24 STOREYS AT 8350 KENNEDY ROAD, IN MARKHAM CENTRE (WARD 3) FILE PLAN 23 118558 (10.5, 10.7)  
(ITEM 6**

Arvin Prasad, Commissioner, Development Services introduced the report and indicated that the development application is for two mixed-use buildings that will have a total of 769 units and a maximum of 24 and 28 storeys for each building. He introduced, Todd Trudell, Goldberg Group, who presented the updated proposed development.

The Committee expressed that this is a reasonable application for the site and requested that there be a requirement to connect the site to the park.

Staff confirmed that they are working diligently with the developer and the Toronto and Region Conservation Authority to establish a pedestrian connection through the site plan process.

Moved by Councillor Reid McAlpine

Seconded by Councillor Juanita Nathan

1. That the report dated September 17, 2024, titled, “RECOMMENDATION REPORT, 8350 Kennedy Ltd. (c/o Goldberg Group), Applications for Official Plan and Zoning By-law Amendment to permit two mixed-use buildings consisting of 28 and 24 storeys at 8350 Kennedy Road, in Markham Centre (Ward 3), File PLAN 23 118558”, be received; and,
2. That the deputation from Todd Trudelle be received; and,
3. That the written communication from Michelle and Darryl Smith be received; and,
4. That the Official Plan Amendment application submitted by 8350 Kennedy Ltd. be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought to a future Council meeting for adoption without further notice; and,

5. That the Zoning By-law Amendment application submitted by 8350 Kennedy Ltd. be approved and the draft Zoning By-law, attached hereto as Appendix 'B', be finalized and brought to a future Council meeting for enactment without further notice; and,
6. That servicing allocation for 769 residential units be assigned to the proposed development; and,
7. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.4 RECOMMENDATION REPORT, CITY PARK (TOWN CRIER) HOMES INC. AT 7 TOWN CRIER LANE, APPLICATION FOR DRAFT PLAN OF SUBDIVISION TO CREATE ONE DEVELOPMENT BLOCK TO FACILITATE 25 SINGLE DETACHED DWELLINGS**

**AT 7 TOWN CRIER LANE, NORTH OF HIGHWAY 7 AND EAST OF MARKHAM MAIN STREET (WARD 4) FILE PLAN 24 162092 (RELATED FILE PLAN 23 131107) (10.7)**

Councillor Karen Rea declared a conflict in relation to item 10.4 and did not participate in the discussion or vote on the matter.

Arvin Prasad, Commissioner, Development Services addressed the Committee to provide opening remarks and indicated that staff recommend approval of the application to create 25 single detached dwellings. Mr. Prasad also noted that staff received the Draft Plan of Subdivision Application on April 19, 2024 and that the Application was deemed complete on April 25, 2024 and that currently the applicant is in a position to appeal the application to the Ontario Land Tribunal for a non decision on the matter.

Gian Carlo Camino, representative for the applicant, Town Park Homes made a brief presentation that outlined the subdivision and home designs.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the report dated September 17, 2024, 2023 titled,  
"RECOMMENDATION REPORT, City Park (Town Crier) Homes Inc.,

Application for Draft Plan of Subdivision to create one development block to facilitate 25 single detached dwellings at 7 Town Crier Lane, north of Highway 7 and east of Markham Main Street (Ward 4) File PLAN 24 162092 (Related File PLAN 23 131107)”, be received; and,

2. That the Draft Plan of Subdivision 19TM-24001 application be approved in principle subject to conditions attached hereto as Appendix ‘A’; and,
3. That the Director of Planning and Urban Design or designate, be the delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘A’, as may be amended by the Director of Planning and Urban Design or designate; and,
4. That Draft Plan approval for Draft Plan of Subdivision 19TM-24001 application lapse after a period of three (3) years from the date of Draft Plan approval by the Director of Planning and Urban Design or designate in the event that a Subdivision Agreement is not executed within that period; and,
5. That servicing allocation for a maximum of 25 units be assigned to Draft Plan of Subdivision 19TM-24001; and,
6. That the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**10.5 RECOMMENDATION REPORT, DRAFT PLAN OF SUBDIVISION APPLICATION SUBMITTED BY 1628740 AND 1628741 ONTARIO INC. TO PERMIT A 32-UNIT RESIDENTIAL SUBDIVISION AT 2716 AND 2730 ELGIN MILLS ROAD EAST (WARD 2) FILE PLAN 23 150156 (10.7)**

Arvin Prasad, Commissioner Development Services addressed the Committee to provide opening remarks and introduce Billy Tung, a representative of the applicant, who was in attendance to present details of the application.

The Committee heard a deputation from James Stevenson who expressed concerns with the initial designation of the subject lands, the subsequent conversion of these lands and requested that the City amend condition 11.1 in the recommendation.

Staff suggested that there may be a way to work out this matter with all parties by way of a letter of clearance from the trustees.

There was discussion on the process to assign costs, the appropriateness for the City to be involved in this dispute between landowners and whether it is possible to reach an agreement by the September 25, 2024 Council meeting. The Committee made inquiries that required convening into confidential session to receive legal advice.

Claudia Storto, City Solicitor indicated that municipalities try to balance the costs of developing a subdivision and that the City is trying to balance the burden of the first land owner going in that later benefits the others joining after. Ms. Storto advised that the City does not have a legal obligation in this matter but that a solution is possible.

Councillor Lau removed his seconding of the main motion. The Committee consented to the deferral of this matter to the September 25, 2024 Council meeting.

Moved by Councillor Keith Irish

Seconded by Councillor Ritch Lau

1. That the report titled, "RECOMMENDATION REPORT, Draft Plan of Subdivision application submitted by 1628740 and 1628741 Ontario Inc. to permit a 32-unit residential subdivision at 2716 and 2730 Elgin Mills Road East (Ward 2), File PLAN 23 150156", be received; and,
2. That the deputation and written correspondence from James Stevenson be received; and,
3. That the deputation from Billy Tung be received; and,
4. That the Draft Plan of Subdivision 19TM-23009 be approved in principle, subject to the draft conditions set out in Appendix 'A' of this report and be brought forward to a future Council meeting once all outstanding matters have been resolved to the satisfaction of the Director, Planning and Urban Design; and,
5. That the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate; and,
6. That Draft Plan Approval for Draft Plan of Subdivision 19TM-23009 will lapse after a period of three years from the date of Council approval in the

event that a Subdivision Agreement is not executed within that period; and further,

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

Moved by Councillor Ritch Lau

Seconded by Deputy Mayor Michael Chan

That this matter be deferred to the September 25, 2024 Council Meeting Agenda.

**Carried**

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

That Development Services Committee convene into Confidential Session to receive legal advice at 12:32 PM.

**Carried**

## **11. MOTIONS**

There were no motions.

## **12. NOTICES OF MOTION**

There were no notices of motion.

## **13. NEW/OTHER BUSINESS**

There was no new or other business.

## **14. ANNOUNCEMENTS**

There were no announcements.

## **15. CONFIDENTIAL ITEMS**

Development Services Committee convened into confidential session at 12:45 PM and returned to open session at 2:43 PM. The Committee consented to place items 15.1.1, 15.1.2 and 15.2.1 on the September 25, 2024, Confidential Council Meeting Agenda for consideration.

Moved by Councillor Ritch Lau

Seconded by Councillor Juanita Nathan

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**

## **15.1 DEVELOPMENT AND POLICY MATTERS**

### **15.1.1 REQUEST FOR DIRECTION REGARDING METROPIA MINTO (SIXTEENTH) HOLDINGS 4134 16TH AVENUE (YORK DOWNS EAST) OLT APPEAL (WARD 6) (8.0)**

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

The Committee consented to place this item on the September 25, 2024, Confidential Council Meeting Agenda for consideration.

### **15.1.2 OLT APPEAL BY TERRABONA 7115 YONGE LTD. OF THE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS (WARD 1)**

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

The Committee consented to place this item on the September 25, 2024, Confidential Council Meeting Agenda for consideration.

## **15.2 UNIONVILLE SUB-COMMITTEE - SEPTEMBER 16, 2024**

This matter was referred from the Unionville Sub-committee on September 16, 2024

### **15.2.1 HILTON MARKHAM SUITES HOTEL LIMITED (CURRENTLY UNDER APPEAL AT THE ONTARIO LAND TRIBUNAL - OLT - 24-000009)**

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

Proposal to Permit a High Density Residential Mixed-Use Development, a New Public Park, and the Retention of the Existing Hotel Southwest Corner of Warden Avenue and Highway 7, 8500 Warden Avenue (Ward 8) File PLAN 20 128653.

The Committee consented to place this item on the September 25, 2024, Confidential Council Meeting Agenda for consideration.

### **15.3 DEVELOPMENT SERVICES COMMITTEE**

#### **15.3.1 LEGAL ADVICE RE: RECOMMENDATION REPORT, DRAFT PLAN OF SUBDIVISION APPLICATION SUBMITTED BY 1628740 AND 1628741 ONTARIO INC. TO PERMIT A 32-UNIT RESIDENTIAL SUBDIVISION AT 2716 AND 2730 ELGIN MILLS ROAD EAST (WARD 2) FILE PLAN 23 150156 (10.7)**

LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD, ADVICE THAT IS SUBJECT TO SOLICITOR CLIENT PRIVILEGE, INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE (WARD 5) (7.11) [Municipal Act, 2001, Section 239 (2) (e)(f)]

### **16. ADJOURNMENT**

The Committee adjourned from confidential session and reconvened into open session at 2:45 PM.

Moved by Councillor Andrew Keyes

Seconded by Councillor Juanita Nathan

That Development Services Committee adjourn at 2:45 PM.

**Carried**





## Development Services Committee Meeting Minutes

**Meeting Number: 20**

**October 1, 2024, 9:30 AM - 3:00 PM**

**Live streamed**

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li 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	Mayor Frank Scarpitti	
Staff	Andy Taylor, Chief Administrative Officer Trinela Cane, Commissioner, Corporate Services Morgan Jones, Commissioner, Community Services Claudia Storto, City Solicitor and Director of Human Resources Joseph Silva, Treasurer Giulio Cescato, Director, Planning & Urban Design Darryl Lyons, Deputy Director, Planning & Urban Design	Frank Clarizio, Director, Engineering Stephanie DiPerna, Director, Building Standards Rick Cefaratti, Senior Planner, West District Rajeeth Arulanantham, Election & Committee Coordinator Hristina Giantsopoulos, Election & Committee Coordinator Anushrut Bharadwaj, Assistant to Council & Committee

**Alternate formats for this document are available upon request**

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### 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.

The Development Services Committee meeting convened at 9:32 AM with Regional Councillor Jim Jones presiding as Chair for all items on the agenda.

**2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

**3. APPROVAL OF PREVIOUS MINUTES**

The Minutes of the September 17, 2024, meeting will be placed on the October 15, 2024 meeting.

**4. DEPUTATIONS**

The Committee heard depositions from Elizabeth Janz, Joan Klaassen and Jessica Russell in relation to item 7.1. Please refer to the item for details.

**5. COMMUNICATIONS**

There were no communications.

**6. PETITIONS**

There were no petitions.

**7. REGULAR REPORTS - DEVELOPMENT AND POLICY MATTERS**

**7.1 RECOMMENDATION REPORT, GREENCAPITAL LIMITED  
PARTNERSHIP INC., APPLICATIONS FOR OFFICIAL PLAN AND  
ZONING BY-LAW AMENDMENT TO PERMIT A MIXED-USE HIGH-  
RISE DEVELOPMENT**

**AT 10 ROYAL ORCHARD BOULEVARD AND 8051 YONGE STREET,  
(WARD 1), FILE NO. PLAN 19 137814 (10.3, 10.5)**

Frank Clarizio, Director, Engineering Services, who was acting on behalf of Arvin Prasad, Commissioner, Development Services, provided opening remarks and indicated that staff recommends the approval of the Official Plan and Zoning By-law Amendment applications for this mixed-use high-rise development. He

introduced Maria Gatzios, Gatzios Planning and Development Consultants Inc., who made a short presentation to outline the proposed changes. Ms. Gatzios also provided clarification related to concerns about construction management and street cleaning.

The Committee heard the following depositions:

Elizabeth Janz, addressed the Committee and suggested that the project be held in abeyance until a revised secondary plan of the area has been completed.

Joan Klaassen, addressed the Committee to express opposition to the development in its current form.

Jessica Russell, addressed the Committee to suggest additional considerations related to wind studies, amenities, traffic and the subway.

There was a discussion by the Committee in relation to elements of the proposed amendments and the potential impact to the community that included the following:

- The obligation of the municipality to review proposed amendments to applications;
- Concerns with the height of the buildings and that once fully built there will be occupancy for approximately 3,700 additional people in the community;
- A suggestion that the application report be sent back to staff for additional analysis and review the concerns expressed by residents;
- That the current design does not compliment the community; and,
- That there should be consideration to incorporate the developments on the west side of Yonge Street for a complete community;

Staff advised that the process to revise the comprehensive secondary plan with respect to the City in that area is underway and that there is a risk that this application may go to the Ontario Land Tribunal.

The Committee consented to waive the rules of procedure to conduct a recorded vote on the motion to refer this item back to staff and subsequently conducted the recorded vote which was unanimously carried by all Members who were present (Mayor Scarpitti and Councillor Nathan were absent for the vote).

Moved by Councillor Keith Irish

Seconded by Councillor Andrew Keyes

The the Committee waive the rules of procedure to conduct a recorded vote on the motion to refer the item back to staff.

**Carried**

Moved by Councillor Keith Irish  
Seconded by Councillor Andrew Keyes

That item 7.1 be referred back to staff for further information to review the issues raised by the community.

**Carried**

Moved by Councillor Isa Lee  
Seconded by Councillor Amanda Collucci

That the deputations and written correspondence from Elizabeth Janz and Ghasem Fani, Joan and Gary Klaassen, and Jessica Dawn Russell be received.

**Carried**

1. That the October 1, 2024, report titled, “RECOMMENDATION REPORT, Greencapital Limited Partnership Inc., Applications for Official Plan and Zoning By-law Amendment to permit a mixed-use high-rise development at 10 Royal Orchard Boulevard and 8051 Yonge Street, (Ward 1), File No. PLAN 19 137814”, be received; and,
2. **That the deputations and written correspondence from Elizabeth Janz and Ghasem Fani, Joan and Gary Klaassen, and Jessica Dawn Russell be received; and,**
3. That the Official Plan Amendment application submitted by Greencapital Limited Partnership Inc., be approved and that the draft Official Plan Amendment, attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be adopted without further notice; and,
4. That the Zoning By-law Amendment application submitted by Greencapital Limited Partnership Inc., be approved and that the draft Zoning By-law Amendment, attached hereto as Appendix ‘B’, be finalized, and brought forward to a future Council meeting to be enacted without further notice; and,

5. That servicing allocation for 1955 residential units be assigned to the proposed development; and,
6. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**7.2 PROVINCIAL PLANNING STATEMENT, 2024 AND ONTARIO LAND TRIBUNAL RULES OF PRACTICE AND PROCEDURES REVIEW (10.0, 13.2)**

Frank Clarizio, Director, Engineering Services, who was acting on behalf of Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and indicated that staff were seeking the Committee's endorsement to submit this report to the Ministry of Municipal Affairs and Housing with the City's comments on matter of transition. Mr. Clarizio introduced, Duran Wedderburn, Manager, Policy, Planning and Urban Design who provided an overview of the new Provincial Planning Statement for 2024, outlined matters of transition, and reviewed updated rules and procedures related to Ontario Land Tribunals.

The Committee endorsed the staff recommendation without comment.

Moved by Councillor Andrew Keyes

Seconded by Regional Councillor Joe Li

1. That the report dated October 1, 2024, titled " Provincial Planning Statement, 2024 and Ontario Land Tribunal Land Rules of Practice and Procedures Review " be received; and,
2. **That the written correspondence from Mike Everard be received; and,**
3. That the Province include Employment Areas as a matter of transition to facilitate implementation of the Provincial Planning Statement, 2024 by maintaining the PPS, 2020 definition of Employment Area and not enabling privately initiated employment conversion applications, until such time as the next municipal official plan review is complete; and,

4. That this report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on transition matters to facilitate the introduction of the PPS, 2024 (ERO-019-9065); and,
5. That Staff be directed to host a special meeting of Council in accordance with Section 26(3)(b) of the Planning Act to discuss the revisions that may be required to the official plans; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**7.3 RECOMMENDATION REPORT, 648321 ONTARIO INC. (C/O GATZIOS PLANNING CONSULTANTS) APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

**TO PERMIT A 13-STOREY MIXED-USE BUILDING AT 5871 HIGHWAY 7 (WARD 4) FILE PLAN 22 244910 (10.3, 10.5)**

**This item was deferred to this Development Services Committee meeting at the July 16, 2024 Development Services Committee meeting.**

This matter was deferred to the Development Services Meeting on October 29, 2024.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

That this item be deferred to the October 29, 2024, Development Services Meeting Agenda for consideration.

**Carried**

1. That the report dated July 16, 2024, titled, "RECOMMENDATION REPORT, 648321 Ontario Inc. (c/o Gatzios Planning Consultants), Applications for Official Plan and Zoning By-law Amendment Applications to permit a 13-storey mixed-use building at 5871 Highway 7 (Ward 4) File PLAN 22 244910", be received; and,
2. That the Official Plan Amendment application (PLAN 22 244910) be approved and that the draft Official Plan Amendment, attached hereto 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 (PLAN 22 244910) be approved and the draft site-specific implementing Zoning By-law, attached hereto as Appendix 'B' be finalized and brought to a future Council meeting for enactment without further notice; and,
4. That servicing allocation for 137 residential units be assigned to the proposed 13-storey development; and,
5. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**8. MOTIONS**

There were no motions.

**9. NOTICES OF MOTION**

There were no notices of motion.

**10. NEW/OTHER BUSINESS**

There was no new or other business.

**11. ANNOUNCEMENTS**

**12. ADJOURNMENT**

Moved by Councillor Ritch Lau

Seconded by Councillor Karen Rea

That the Development Services Committee meeting adjourn at 10:57 AM.

**Carried**



## Special Development Services Committee Minutes

**Meeting Number: 19**

**September 26, 2024, 9:30 AM - 12:00 PM**

**Live streamed**

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Bryan Frois, Manager of Executive Operations & Strategic Initiatives
	Arvin Prasad, Commissioner, Development Services	Giulio Cescato, Director, Planning & Urban Design
	Trinela Cane, Commissioner, Corporate Services	Frank Clarizio, Director, Engineering
	Claudia Storto, City Solicitor and Director of Human Resources	Rajeeth Arulanantham, Election & Committee Coordinator
	Joseph Silva, Treasurer	Hristina Giantsopoulos, Election & Committee Coordinator

**Alternate formats for this document are available upon request**

### 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.



The Special Development Services Meeting convened at 9:36 AM with Regional Councillor Jim Jones presiding as Chair.

## **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

## **3. REGULAR REPORTS**

### **3.1 COMMUNICATION RE: PROPOSED CITY-WIDE COMMUNITY SPORTS PARK, ATTAINABLE AND AFFORDABLE HOUSING, AND A NEW SCHOOL SITE TO BE LOCATED AT THE SOUTHWEST CORNER OF 19TH AVENUE AND HIGHWAY 48 (10982, 11120 AND 11274 HIGHWAY 48)**

Arvin Prasad, Commissioner, Development Services, addressed the Committee to provide opening remarks and a brief overview of the initial community concept for the subject lands and that staff were directed to work with the Treasure Hill, the applicant, to finalize a draft Municipal Zoning Order (MZO). He indicated that the concept has been revised to incorporate lands to the south and expand the park and increase residential units. Mr. Prasad introduced Joran Weiner, Treasure Hill, who presented an update to the Section 47 Zoning Order Request. During the presentation Mr. Weiner advised on the update vision elements which included a Community Sports Park of over 60 acres, 2900 housing units with an affordable/attainable housing component, a Greenbelt Plan of 95 acres, and an elementary School of 6 acres. The Committee thanked Mr. Weiner for the presentation and discussed the following in relation to the presentation:

- The location of the additional lands;
- Whether the lands are combined with Fieldgate;
- A suggestion to add a dog park within the park;
- A suggestion that this development lends an opportunity to build various types of housing including duplex and triplex models;
- The shift in location of the initial park and the increase in size from 40 acres to over 60 acres;
- The benefits of incorporating the storm water management pond within the Greenbelt and that there will not be development adjacent to it;
- A suggestion that a walking trail, gazebos and washrooms be incorporated around the storm water management pond and park area;

- An inquiry on whether the storm water pond is located on the Greenbelt land;
- The approximate length of time needed to complete the project;
- An inquiry in relation to the breakdown of residential unit components;
- Whether the Greenbelt lands will be conveyed into City ownership;
- The requirement for an MZO in this matter;
- The timing of the construction of the park relative to the construction of the residential units;
- The definition of affordable and attainable housing;
- The allocation of purposeful rental units;
- A suggestion to build a transit station at 19th Avenue; and,
- That there is strong support for a transit station at Major Mackenzie Drive and intensification around additional transit stations.

Mr. Weiner advised that there was a land owner group type arrangement to pool lands together to reach this revised vision. He also advised that the design elements will be part of future discussions with the City and that the elements described can be incorporated if they haven't been already in the concept picture. Mr Weiner indicated that the storm water pond is on Greenbelt land and that it is a permitted use with respect to Greenbelt lands and that the Greenbelt lands will be conveyed to the City. He further indicated that an MZO is required for this area as the lands are outside the urban boundary and the MZO will allow the lands to be brought into the boundary to move the project forward. The projected project timeline is approximately seven to ten years, with commencement to begin within a year and a half from now.

Staff noted that the City is responsible for paying for the construction of the park. The current park design is conceptual and there will be a design exercise by the City after approval in conjunction with a construction strategy to avoid cross over with the residential construction. Staff further noted that they will be working with York Region in relation to the affordable and attainable housing definitions and their unit allocation within the project.

Development Services Committee consented to place this on the September 30, 2024, Special Council Meeting Agenda for consideration.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

1. That the September 25, 2024, memorandum titled “City Support for revised Municipal Zoning Order 10982, 11120 and 11274 Highway 48 (Proposed Treasure Hill and EL-EN Realty Limited Development)” be received; and,
2. That, **the City of Markham strongly endorses the improved revised plan and the revisions to the MZO** subject to the following:
  - a. That the MZO not be issued until the City and Treasure Hill (and any additional business partners as needed, which may include but not be limited to EL-EN Realty Limited Development) enter into certain commercial and real estate agreements for the updated development proposal for the lands located at 10982, 11120 and 11274 Highway 48; and,
3. That, Staff be authorized to revise the previous draft MZO supported by City Council on July 16, 2024, to reflect the revised development scheme for submission to the Ministry of Municipal Affairs and Housing; and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **4. ADJOURNMENT**

Moved by Councillor Juanita Nathan

Seconded by Councillor Isa Lee

That the Special Development Services Meeting adjourn at 10:28 AM.

**Carried**



## Heritage Markham Committee Minutes

**Meeting Number: 9**  
**September 11, 2024, 7:00 PM**  
**Electronic Meeting**

Members	Councillor Reid McAlpine, Chair Elizabeth Wimmer, Vice-Chair Councillor Keith Irish Councillor Karen Rea David Butterworth Victor Huang	Nathan Proctor Tejinder Sidhu Lake Trevelyan Kugan Subramaniam Vanda Vicars
Regrets	Ron Blake	David Wilson
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	Evan Manning, Senior Heritage Planner Jennifer Evans, Legislative Coordinator Hristina Giantsopoulos, Election Committee Coordinator

### 1. CALL TO ORDER

Heritage Markham convened at 7:04 PM with Councillor Reid McAlpine presiding as Chair.

### 2. DISCLOSURE OF PECUNIARY INTEREST

The Chair, Councillor McAlpine, declared a conflict in relation to item 6.1 and noted that the subject property is located adjacent to his personal property.

### 3. PART ONE - ADMINISTRATION

#### 3.1 APPROVAL OF AGENDA (16.11)

- A. Addendum Agenda
- B. New Business from Committee Members

Councillor Rea indicated that she would like to discuss an issue involving Markham Heritage Estates under New Business.

Recommendation:

That the September 11, 2024 Heritage Markham Committee agenda be approved, as amended.

**Carried**

**3.2 MINUTES OF THE AUGUST 14, 2024 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on August 14, 2024 be received and adopted.

**Carried**

**4. PART TWO - DEPUTATIONS**

**4.1 PUBLIC ART PROJECTS FOR MAIN STREET UNIONVILLE 2024-25 FENCING, TREE GUARDS AND TREE GRATES (16.11)**

File Numbers:

n/a

Extracts:

R. Hutcheson, Manager, Heritage Planning

Y. Wu, Public Art Coordinator

N. O’Laoghaire, Manager, Art Gallery

Yan Wu, Public Art Coordinator, Niamh O’Laoghaire, Manager, Art Gallery and Nestor Kruger, Artist were in attendance to review the design changes with the Committee.

Nestor Kruger presented the revised design of the fence and the tree guards and grates that incorporated feedback received at the previous Committee meeting. Mr. Kruger addresses the key issues related to the colour of corten steel and the contemporary design of the tree guard/grates. He noted that the tree guard and grate had been revised to a simpler design detail and that corten steel does change

over time from orange to a brown colour. Further, he indicated that “bleeding or staining” from corten stops after approximately two years. He also proposed engraving the actual letter into each panel of the proposed fence to make it easier to understand the messaging.

The Committee thanked Mr. Kruger for the presentation and appreciated the time and effort made to incorporate the requested changes. There was discussion on the following in relation to the presentation:

- The Committee expressed both support and concern with elements of the revised design, specifically the planting of trees along the street, tree grates, the corten steel material that will be used to make them, and inquired how weeds that grow out of the grates will be addressed. There was also discussion in relation to potential staining of the new pavers resulting from the corten steel.

Niamh O'Laoghaire advised that it is important to integrate public art along Main Street in addition to the planting of street trees. The City would be putting tree grates in and around the tree planting area regardless of the public art installment. It was noted that the City would be maintaining the planted trees and that there will be mechanisms introduced to minimize staining.

The committee generally agreed that there was not a desire to freeze the street in time but any modifications should evolve slowly and carefully with small changes.

Recommendation:

1. That Heritage Markham has no objection from a heritage perspective to the Heritage Permit in support of Public Art Project 1 (the revised Fencing and Tree Grate/Guards designs as of September 11) identified for the Main Street Unionville Streetscape **and the use corten steel as the material for the revised grates, guards and fence, and,**
2. That staff review the impact of the corten steel on surrounding materials i.e. surface pavers.

Carried

## 5. PART THREE - CONSENT

### 5.1 HERITAGE PERMIT APPLICATIONS

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF  
67 MAIN STREET SOUTH, UNIONVILLE, 4 LEAHILL DRIVE,  
THORNHILL (16.11)**

File Numbers:

24 187161 HE,

24 187736 HE

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

**Carried**

**5.2 BUILDING OR SIGN PERMIT APPLICATIONS**

**DELEGATED APPROVALS OF BUILDING/SIGN PERMITS  
33 WASHINGTON ST., 210 MAIN ST. UNIONVILLE, 16 GEORGE ST.  
(16.11)**

File Numbers:

HP 23 142104,

AL 23 123706,

HP 24 182578

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

**Carried**

**6. PART FOUR - REGULAR**

**6.1 SITE PLAN CONTROL APPLICATION**

**CONDITION ASSESSMENT OF HISTORIC EXTERIOR CLADDING  
25 VICTORIA AVE., UNIONVILLE HERITAGE CONSERVATION  
DISTRICT (16.11)**

File Number:

SPC 22 116892

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Councillor McAlpine declared a conflict regarding this item as the subject property is located adjacent to his personal property. He did not participate in the discussion or vote on the matter.

Elizabeth Wimmer assumed the role of the Chair for this item.

Peter Wokral, Senior Heritage Planner, provided an overview of the onsite visit that took place two weeks ago to determine the condition of the historic wooden tongue and groove siding on the historic portion of the house and determined that in his opinion it was capable of being retained and restored with only a small area on the east wall requiring selective replacement. He indicated that the homeowner was not satisfied with staff's assessment and would like to replace all of the historic cladding with new wooden cladding of the same dimensions and profile.

The committee discussed maintaining the heritage integrity of the home and inquired whether replacement of the historic cladding would be supported if the owner replaced with identical new siding.

The committee consented to a site visit by the Architectural Review Sub-Committee to assess the matter.

**Recommendation:**

THAT Heritage Markham recommends the scheduling of a site visit by the Architectural Review Sub-Committee with the authority to make a recommendation for the Committee as a whole, regarding the feasibility of retaining and restoring the original 19<sup>th</sup> century vertical tongue and groove wooden siding.

**Carried**



## **6.2 COMMITTEE OF ADJUSTMENT APPLICATION**

### **PROPOSED DETACHED DWELLING**

#### **48 SNIDER DRIVE NORTH, MARKHAM VILLAGE (16.11)**

File Number:

A/084/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, reviewed the location of the property in relation to the Markham Village Heritage Conservation District (HCD) using a map. He advised that any property within 60 metres of the Markham Village HCD is considered “adjacent” and that development applications within this buffer are evaluated by Staff for their impact on the District. Staff indicated that in their assessment, the proposed dwelling would not have an adverse visual or physical impact on the cultural heritage value of the HCD.

The committee discussed the proposal in relation to recommendations from Planning staff and noted the proposed dwelling was not traditional in appearance.

The committee recommended that the building depth of the second storey be reduced.

#### Recommendation:

That the owner of 48 Snider Drive be requested to decrease the building depth of the second storey.

**Carried**

## **6.3 COMMITTEE OF ADJUSTMENT APPLICATION**

### **PROPOSED LOT LINE ADJUSTMENT**

#### **189 & 193 MAIN STREET, UNIONVILLE (16.11)**

File Number:

B/021/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

E. Manning, Senior Heritage Planner

Mr. Manning, Senior Heritage Planner explained the purpose of the lot line adjustment and recommended changes to the current review by Heritage Markham of consent applications that do not involve the creation of a new building lot.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the consent application for 189 & 193 Main Street;

AND THAT Heritage Markham delegates review of the following future consent applications to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective:

- Lot line adjustments that do not involve the creation of new building lots;
- Partial discharge of mortgage;
- Consent related to mortgage, easement, lease of 21 years or more;
- Validation of title;
- Re-establishment of a previously existing lot line; and
- Re-Application of Provisionally approved Consent without completion of conditions within statutory timeframe (Proposed lot configuration and development must be identical to the lapsed application receiving provisional consent)

**Carried**

#### **6.4 COMMITTEE OF ADJUSTMENT APPLICATION**

##### **PROPOSED PARKING REDUCTION 159 MAIN STREET, UNIONVILLE (16.11)**

File Number:  
A/051/24

Extracts:  
R. Hutcheson, Manager, Heritage Planning  
E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner advised that this is an application to reduce the number of parking spaces from 15 to 9 in support of a new use. A member noted that it was their understanding that the Unionville Business Improvement Area does not object to this request.

Recommendations:

THAT Heritage Markham has no comment from a heritage perspective to the Minor Variance application for 159 Main Street;

AND THAT Heritage Markham delegates review of future Minor Variance applications that do not involve building envelope expansion to Heritage Section staff provided that the Ward Councillor has no objection to the proposal from a heritage perspective.

**Carried**

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

**7.1 HERITAGE MARKHAM 50TH ANNIVERSARY (OCTOBER 28, 2025)  
SUB-COMMITTEE MEETING (16.11)**

File Number:

A/051/24

Extracts:

R. Hutcheson, Manager, Heritage Planning

The committee discussed that next year will mark the 50th anniversary of Heritage Markham and that a sub-committee and budget are required to begin planning for a commemorative event. The Chair indicated that a meeting will be scheduled in the coming weeks.

The sub-committee will be comprised of the following members:

- Lake Trevelyan;
- Vanda Vicars;
- Tejinder Sidhu;
- David Butterworth;
- Vanda Vicars;
- Kugan Subramaniam;
- Councillor Karen Rea; and,
- Councillor Reid McAlpine, Chair.

## **8. PART SIX - NEW BUSINESS**

### **8.1 NOTICE OF MOTION**

#### **HERITAGE HOMES MAINTENANCE AND RESTORATION**

Councillor Rea, introduced new business in relation to the maintenance of heritage homes and introduced a notice of motion.

There was a short discussion in relation to the enforcement of property standards and the meeting of obligations as outlined in agreements executed at the time dwellings are relocated to Heritage Estates, as well as the use of letters of credit.

#### Recommendation

Whereas Heritage Estates has a number of homes that are not being maintained or the initial restoration of some homes are still not complete, years after the homes were moved into the Estates be it resolved;

That the City take action to enforce the purchase and sale agreements to complete unfinished site plans and Bylaws enforce our Keep Markham Beautiful Bylaw on any properties that are not being maintained.

**Carried**

## **9. ADJOURNMENT**

The meeting was adjourned at 8:40.

Report to: Development Services Committee

Meeting Date: October 15, 2024

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**SUBJECT:** 2024 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators

**PREPARED BY:** Phil English, Planner II, Policy, ext. 2206

**REVIEWED BY:** Duran Wedderburn, Manager, Policy, ext. 2109  
John Yeh, Manager, Strategy & Innovation, ext. 7922

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**RECOMMENDATION:**

1. That the staff report entitled, “2024 Update: Monitoring Growth in the City of Markham and Official Plan Performance Indicators” dated October 15, 2024, be received;
2. And that staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report provides the fifth annual update on performance indicators that measure and track the progress of policy objectives in the City’s Official Plan. Reporting on performance indicators provides valuable data to inform future policy review and assists in monitoring development and housing targets.

**BACKGROUND:**

The City of Markham’s Official Plan 2014 (Official Plan) provides a long-term framework for guiding sustainable growth and land use planning decisions in Markham. The Official Plan was adopted by Council on December 10, 2013 and approved by York Region Council on June 12, 2014. The majority of the Official Plan is in effect.

Chapter 10.12 Monitoring of the Official Plan provides for the development of a framework for monitoring growth and to measure progress towards achieving policy outcomes. That framework has been developed and is actively used in monitoring the Official Plan.

A key component of the Official Plan is to monitor progress towards the achievement of the Official Plan’s policy objectives and targets. **Appendix ‘A’** contains the results of the Official Plan Performance Indicators to monitor growth and development in the City and to provide input for future policy development. 23 of the 28 performance indicators have been updated with new data since the 2023 annual report.

The indicators have been identified based on a combination of data availability, and relevance toward Official Plan objectives and targets. A summary of the indicators is provided in **Appendix ‘B’** to this report.

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**DISCUSSION:**

A summary of key updated indicators are provided below. Generally, the results are mixed with positive results in some areas (e.g., intensification rates; proportion of residents within walking distance to higher order transit) and falling short of targets in other areas (e.g., population, employment growth, housing targets). See **Appendix 'A'** for a report with a full list of Official Plan Performance Indicators and a summary of trends.

**Population and employment growth has fallen below forecast levels**

York Region provides population and employment estimates to understand the current number of residents and jobs in the City of Markham. Population and employment estimates can be compared against forecasts (or projections) in the Official Plan to identify trends in growth and development.

The City's population and employment estimates are falling below forecasts. The current population estimate of 362,294 residents is 36,006 below the 2026 forecast of 398,300. Based on the annual average growth from 2016 to 2024 of around 2,819 residents, Markham's population in 2026 could be significantly less than the 2026 forecast of 398,300. The most recent 2023 employment estimate of 184,750 jobs is 36,750 below the 2021 forecast of 221,500<sup>1</sup>.

While employment numbers are below forecast, the City has been successful in maintaining a healthy job-to-resident ratio including the goal of 1 job for every 2 residents. The jobs-to-resident ratio has fluctuated from 1.05 jobs per 2 residents in 2006 to 1.08 in 2016 and 1.03 in 2023.

**The City is meeting its residential intensification target of 60%**

The residential intensification rate is the annual percent of all residential units built within the Provincial built boundary (see [Map 12](#) of the Official Plan). The City's Official Plan targets an intensification target of 60 percent. This objective is intended to optimize the use of existing land and infrastructure, which contributes to creating compact, transit-oriented and complete communities. The intensification rate in 2023 is estimated to be 56%. Over the last 11 years (2013-2023), the City's intensification rate has averaged 60 percent which is in line with the City's target.

**Densities in Markham Centre have increased since 2019**

The Provincial Growth Plan indicates a long-term goal of 200 persons and jobs per hectare in Urban Growth Centres. The City has two Urban Growth Centres, Markham Centre and Langstaff Gateway, that are intended to provide the greatest concentration and mix of uses within the City. In 2023, Markham Centre had a density of 74 residents and jobs per hectare, which increased from 71 residents and jobs per hectare in 2019. Residential development in Langstaff Gateway has not yet begun.

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<sup>1</sup> Staff note that the methodology for estimating employment/jobs was changed in the 2022 Employment Survey and work from home numbers are no longer included.

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**Environmental protection and stewardship indicators are steady**

The City measures the total area of the Greenway System as well as the proportion of the Greenway System that is in public ownership. Public ownership of the Greenway System provides the greatest certainty of long-term protection and stewardship of natural areas.

Between 2020 and 2023, the area of the Greenway System has increased by 2 ha from 6,759 ha to 6,761 ha. These minor changes are a result of the confirmation of development limits (e.g., establishment of vegetation protection zones) as part of planning applications.

Within the 6,761 ha of Greenway System lands, 4,665 ha or 69% is in public ownership. Major public landowners include the Federal Government (3,274 ha), City of Markham (1,026 ha) and the Toronto Region Conservation Authority (165 ha). As residential development continues to proceed north of Major Mackenzie Drive, it is anticipated that additional Greenway System lands will be conveyed into City ownership.

**2023 housing supply data indicate higher densities being achieved**

The Official Plan has policies to encourage a mix of housing units to meet the diverse housing needs of the City's residents. Over the past 5 years (2019-2023), there were 4,504 higher density units (apartments and townhouses) built, which made up 82% of all new constructed units. Across the City, the proportion of higher density units in our housing inventory has been steadily increasing from 25% in 2011 to 34% as of June 2024.

**Some affordable housing units are being committed through the development application approvals process**

The City tracks the number of affordable housing units that have been committed during the development application process. This includes affordable or below market ownership or rental units that will be constructed as part of a larger development site. Since 2021, 186 new units have been committed through the development application process with 166 meeting York Region's definition of affordable housing and 20 below market value.

**While 0 new affordable ownership units were constructed in 2023, 293 affordable rental units were built**

The housing affordability indicator tracks the proportion of new ownership units constructed that are affordable to low and moderate income households below 60 percent of the income threshold (or below \$155,535 in annual household income). The 2023 threshold for housing affordability in Markham is \$511,873 for ownership and between \$1,310 and \$2,354 for rental units, based on number of bedrooms. In 2023, none of the newly constructed ownership units were considered to be affordable. Recent results have shown that ownership units, regardless of type, have become increasingly unaffordable to households with incomes in the lowest 60<sup>th</sup> percentile or below. In 2016 there was a high

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of 60% of new ownership units being affordable, followed by 24% in 2018, 2.7% in 2020, and 0 in 2021, 2022, and 2023.

There were 293 affordable rental units built in 2023 and a total of 67 affordable rental units built over the period 2018-2022.

**Significant research work is underway to designate all significant heritage properties currently listed on the Markham Heritage Register**

Cultural heritage resources contribute to the character of our community. This indicator monitors efforts by the City to protect built cultural heritage assets by measuring the number of properties that are listed, designated and/or subject to a heritage easement.

The Province recently amended the *Ontario Heritage Act* to change procedures around listing and designating heritage properties. Starting in January 2023, municipalities were given two years (now extended to four years) to review all heritage-listed properties and decide whether they should be designated or removed from the heritage register. If not designated by December 31, 2026 any listed property must be removed from the City's register and cannot be re-listed for five years. As a result, City staff have developed a work plan to evaluate and protect the most important listed properties over the next two years. As of August 2024, there are 252 listed properties on the City's heritage register. There are currently 330 individually designated properties with 13 added in 2023 and 60 added so far in 2024. There are currently 166 heritage easement agreements with three added in 2023 and two added in 2024 usually secured as a condition of development approval or to obtain financial assistance.

**An increasing proportion of residents are located within walking distance of higher order transit stations, but further investment in transit is needed to support growth**

Higher density, mixed-use developments and residents living within walking distance to higher order transit stations supports Official Plan policies to provide for transit-supportive development. As of 2023, 65,200 residents or 17% of the City's residents live within 800 metres of higher order transit stations along the VIVA Bus Rapid Transit Line on Highway 7 or the Stouffville GO Train line. This is an increase of 3,800 residents from the previous estimate of 61,400 from 2022. The majority of housing unit types within 800 metres of all higher order transit stations are apartment units at 56.5%.

Although more residents are living in close proximity to higher order transit stations, further investment in transit service is needed to support growth.

**Active transportation network slowly growing but will need to accelerate to meet targets**

The 2021 Active Transportation Master Plan (ATMP) proposes short- and long-term capital improvements to create a connected active transportation network across the City. Tracking progress towards these goals supports the Official Plan objectives of providing



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active mobility choices, reducing road congestion and reducing greenhouse gas emissions.

Between 2022 and 2023, an additional 27.8 km of active transportation facilities (e.g., bike lanes, trails, shared roadways) were added to the system for a total of 197.3 km. In the six-year period from 2018 to 2023, an additional 39.5 km of active transportation facilities were added.

### **Vacant employment land supply has decreased from 2018**

To accommodate employment growth and to maintain a strong and diverse economy, there needs to be a supply of serviced employment lands. This report tracks the inventory of serviced and unserviced industrial and commercial lands. The supply of serviced vacant industrial land has decreased from 2018 to 2023 by 72 hectares to 132 hectares while the supply of serviced vacant commercial land has increased by 31 hectares to 63 hectares. In the same time period, the total inventory of unserviced industrial land decreased by 168 hectares to 522 hectares and unserviced commercial land decreased by 51 hectares to 34 hectares. The decrease in industrial land supply has historically been due to a combination of industrial development as well as the conversion of industrial lands for residential use. Approximately 150 hectares of additional land have been identified for employment purposes in the 2022 York Region Official Plan (located north of Elgin Mills Rd and east of Warden Ave) which will be addressed through the City's upcoming Official Plan Review.

Employment floor area has steadily increased from 2018 to 2022 from 3.2 million m<sup>2</sup> to 3.4 million m<sup>2</sup> for industrial uses and 0.8 million m<sup>2</sup> to 1.3 million m<sup>2</sup> for commercial uses.

Over the last five years, the vacancy rate for industrial spaces has remained steady between 0 and 1% but the vacancy rate for commercial space has increased from 1% to 16.3%. The increased commercial vacancy rate over the last 5 years is believed to be associated with the impacts of COVID-19 including the closure of retail stores during the pandemic as well as a shift towards digital operations. However, the commercial vacancy rate decreased by 5.2% from 2022 to 2023 suggesting some recovery in the commercial retail sector.

### **Commercial and industrial property values declining as a percentage of all assessed properties**

Assessing the value of commercial and industrial properties as a percentage of all properties in Markham helps track the diversification of the City's tax base and is an indicator of economic growth and employment opportunities. Between 2017 and 2024, the total assessed value of commercial and industrial properties as a percentage of total assessed value of all properties has declined from 12.8% to 11.6%. This is due to residential property values increasing at a greater rate than commercial/industrial property values.

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**Building permit activity is above the 5-year average**

Tracking the number of units and the non-residential gross floor area helps to inform the future supply of residential units and employment spaces. In 2022, the number of new residential units issued via building permit was 2,181 units compared to the 5-year average of 1,720 units. From 2017 to 2022, the annual proportion of higher density units (apartments and townhouses) ranged between 58% (68 units) to 92% (1,999 units) respectively in 2019 and 2022.

The non-residential building area for building permit issuances was 309,478 m<sup>2</sup> in 2022. This compares to the past five years which has averaged 255,000 m<sup>2</sup> per year with a high of 458,649 m<sup>2</sup> in 2021 compared to a low of 118,192 m<sup>2</sup> in 2020.

In 2023, the City of Markham approved its Housing Pledge to the Minister of Municipal Affairs and Housing with a goal to facilitate the construction of 44,000 new housing units by 2031. If the current trend continues for residential permit issuances, a higher annual number of new housing units will be needed to meet the 2031 target.

**NEXT STEPS**

This report is part of an ongoing effort to monitor the City of Markham's growth and the effectiveness of Official Plan policies and will be used to inform policy directions as part of the ongoing Official Plan Review process. Future reports will occur on an annual basis where updated information and data is available.

**FINANCIAL CONSIDERATIONS**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Official Plan performance indicators support the "Safe, Sustainable and Complete Community" strategic goal.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Staff from the Engineering, Economic Growth, Culture, & Entrepreneurship, Financial Services, and Building Standards Departments were consulted in the preparation of this report.

**RECOMMENDED BY:**

\_\_\_\_\_  
Darryl Lyons, RPP, MCIP  
Deputy Director, Planning & Urban Design

\_\_\_\_\_  
Giulio Cescato, RPP, MCIP  
Director, Planning & Urban Design

\_\_\_\_\_  
Arvin Prasad, RPP, MCIP  
Commissioner, Development Services

**ATTACHMENTS:**

Appendix 'A' – City of Markham Official Plan Performance Indicators  
Appendix 'B' – Summary of Thematic Areas and Indicators

# City of Markham 2014 Official Plan Performance Indicators

**October 2024**

Policy and Research, Development Services Commission

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## Introduction

### What is the Official Plan?

The City of Markham's Official Plan 2014 (Official Plan) provides a long term framework for guiding sustainable growth and land use planning decisions in Markham, leading to a vibrant and livable city. The vision for sustainable growth is based on four key themes: protecting natural environment and agricultural lands, building healthy complete communities, increasing mobility options, and maintaining a vibrant and competitive economy.

The Official Plan directs the majority of growth to existing centres and corridors, with supporting policies to create compact and efficient communities that are well served by public transit and that have a balance of housing, jobs and community amenities.

The Official Plan reflects the goals, policies, and targets set out in Markham's endorsed Growth Alternative to 2031, Building Markham's Future Together Strategic Plan, and Greenprint Community Sustainability Plan, as well as York Region's Official Plan, and the Provincial Growth Plan and Greenbelt Plan.

The Official Plan was adopted by Council on December 10, 2013 and approved by York Region on June 12, 2014 and is for the most part in effect.

### What are Official Plan Performance Indicators, and why are they important?

Performance Indicators measure progress toward the Official Plan's vision, to ensure that its policies remain relevant and that the City is on track to meet the Official Plan's objectives and targets. Official Plan performance indicators also contribute to a better understanding of the effectiveness of Official Plan policies to help inform the review of the Official Plan.

Section 10.12 of the Official Plan provides for the regular monitoring of the policies of this Plan to measure their success in managing growth. The policies direct the development of a framework to monitor growth so as to measure progress towards achieving the policies of this Plan and the establishment of a tracking system and database to measure, among other things:

- a) Population and employment growth;
- b) Population and employment densities;
- c) Residential and employment intensification;
- d) Employment and housing mix and affordability;
- e) Development activity and land absorption;
- f) Distribution of community infrastructure; and
- g) Various targets identified in other city plans.

This edition marks the fifth consecutive year of reporting on the indicators.

## Introduction (cont'd)

### How are we doing?

The indicators in this report relate to the Official Plan's thematic areas of sustainable growth, protecting the natural environment, building complete communities, increasing mobility options, and maintaining a vibrant and competitive economy.

For each indicator the following information is provided:

- What is Being Measured
- Official Plan Policy Reference
- Reason to Measure and Monitor
- Results and Progress

Various data sources are used to track progress of the indicators and data availability varies between one (e.g., housing completions) and five years (e.g., modal split). The data needed to update these indicators is not all available at a regular interval and will be addressed through annual updates as data becomes available.

## Sustainable Growth

### Population and Employment Growth

**What is Being Measured:** The number of residents and jobs in 5 year intervals.

#### Official Plan Policy Reference:

2.3	The York Region Official Plan growth forecast for Markham, shown in Table 2.3 ..., proposes almost 150,000 residents and 100,000 new jobs in Markham between 2006 and 2031. This represents over one-quarter of the population growth, and almost one-third of the employment growth within York Region during this period.
5.1.1.3	To promote economic growth and diverse employment opportunities in order to:
	b) Achieve an appropriate balance between population and employment with the goal of 1 job for every 2 residents;

#### Reason to Measure and Monitor:

This indicator tracks if the City is achieving the rate of growth anticipated in the Official Plan.

#### Results and Progress:

Markham's population increased by approximately 43,000 residents between 2011 and 2021, reaching approximately 354,000 in 2021. This growth is below Markham's forecasted population of 370,300 for 2021. Since 2016, growth has slowed relative to the forecast. The estimated 2024 population of 362,294 residents in Markham is about 36,006 less than the 2026



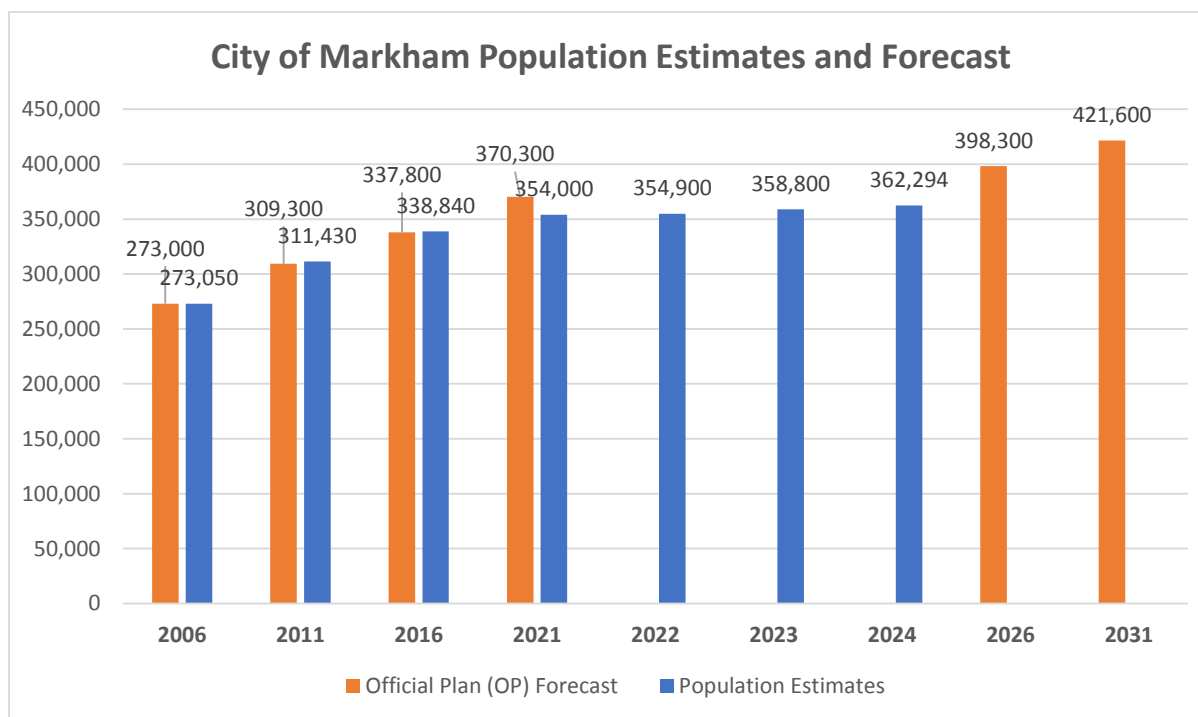
forecasted population of 398,300. Based on the annual average growth from 2016 to 2024 of around 2,819 residents, Markham's population in 2026 could be significantly less than the 2026 forecast of 398,300. Development in the Future Urban Area and along the City's Centres and corridors is expected to increase the rate of population growth and reduce the gap.

Markham's total employment increased by 29,120 jobs from 2011 to 2023 to approximately 184,750 jobs in 2023. This growth is about 36,750 jobs lower than Markham's forecasted employment of 221,500 for 2021. To achieve the 2026 forecast, an annual growth of about 23,225 jobs per year would have to occur for the next two years, which is above the 1,700 annual jobs growth between 2011 and 2021. The City has generally been successful in achieving the goal of 1 job for every 2 residents since 2006, with the ratio ranging from 1.05 jobs per 2 residents in 2006, to 1.08 in 2016, and 1.03 in 2023.

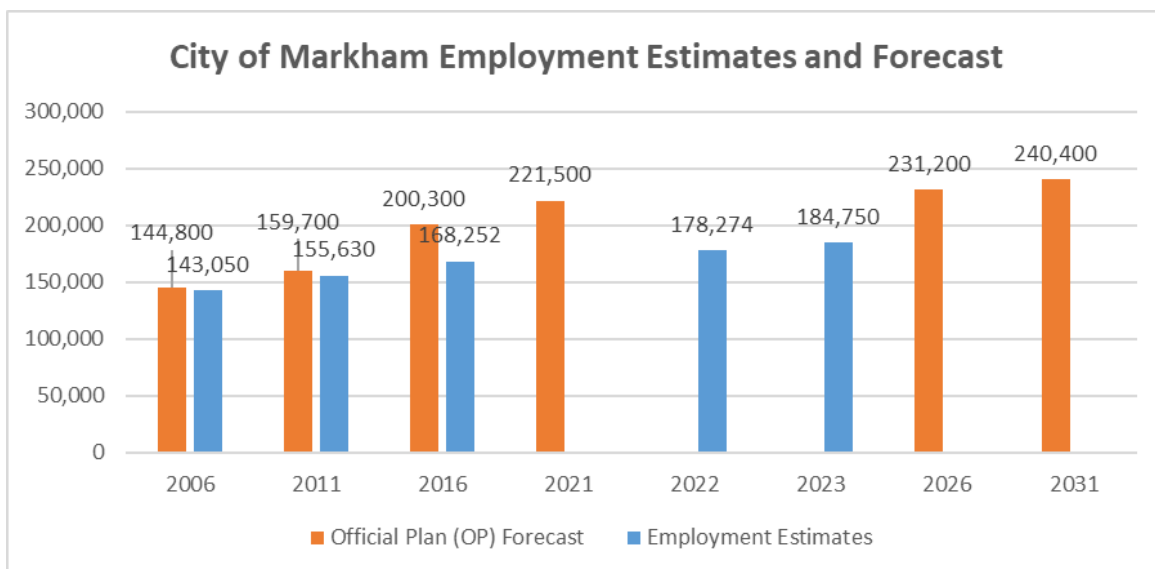
**Note** – Starting in 2022, the employment estimates provided in the yearly Official Plan Performance Indicators Report, which are sourced from the York Region Employment Survey, will not include any work from home adjustments. Employment estimates from 2021 are excluded as the York Region Employment Survey was not conducted during these years.

## Sustainable Growth

### Population and Employment Growth (cont'd)



**Source:** York Region



**Source:** York Region (2021 and 2022 prepared by Conference Board of Canada)

## Sustainable Growth

### Residential Intensification Rate

**What is Being Measured:** The annual percentage of residential units that are within the City's Provincial built boundary (Markham's built-up area).

#### Official Plan Policy Reference:

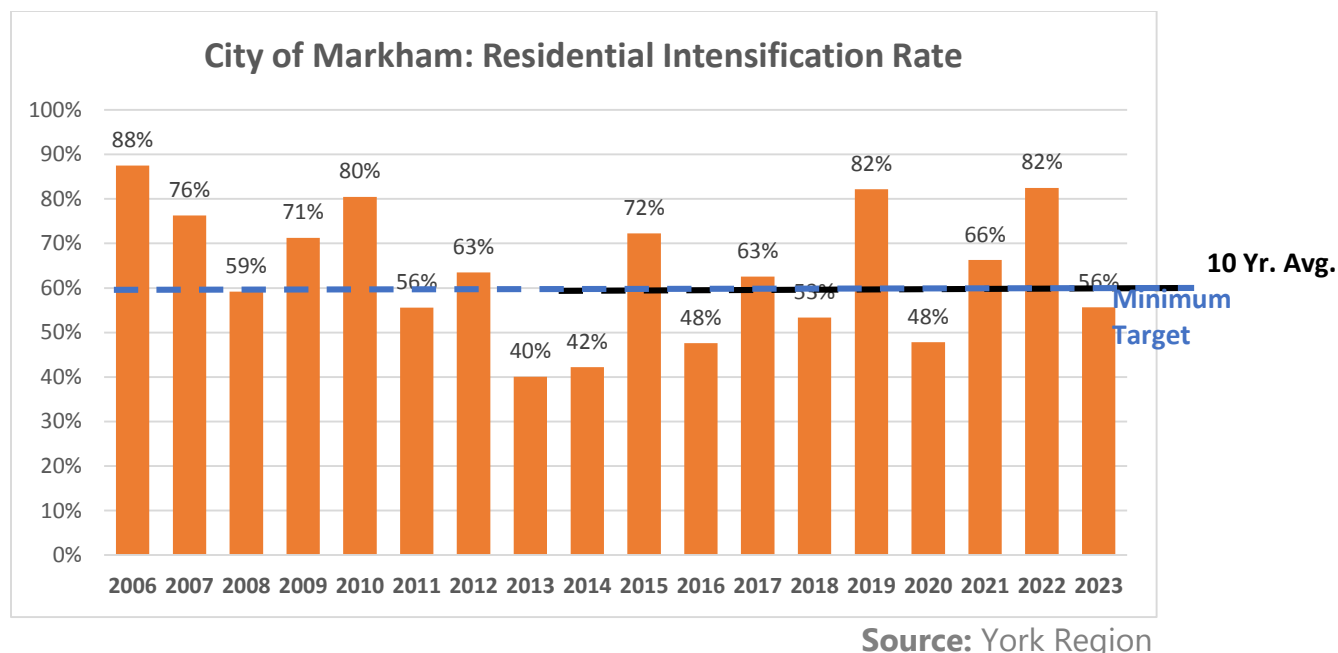
- |       |  |
|-------|--|
| 2.4.1 | To work in coordination with the Region to ensure that by the year 2015 and each year thereafter, a minimum of 40 percent of all residential development in York Region occur within the built-up area of York Region. |
| 2.4.2 | To plan for the location of 60 percent or greater of all residential development in Markham within the built-up area of Markham, shown on Map 12 - Urban Area and Built-Up Area, between 2006 and 2031.                |

#### Reason to Measure and Monitor:

A higher proportion of residential units built through intensification optimizes the use of existing land and infrastructure, contributes to creating compact, walkable and complete communities, supports public transit investment, and reduces the loss of agricultural land.

#### Results and Progress:

The average Intensification rate in Markham over the last 10 years (2014-2023) is 61%, which is the target in the Official Plan. New residential development in the City's Centres and Corridors including Regional Centres, Regional Corridors, and Local Corridors will continue to develop and contribute to achieving the residential intensification target.



## Sustainable Growth

### Regional Centre Density

**What is Being Measured:** The combined number of residents and jobs divided by the total land area within each Regional Centre.

#### Official Plan Policy Reference:

- 2.5.1.1 That Markham Centre and the Langstaff Gateway shown on Map 1 - Markham Structure and Map 2 - Centres and Corridors and Transit Network be planned to function as the primary focal points for intensive development in Markham, with the greatest concentration of residential, employment, live-work, mobility, investment, cultural, sports and entertainment and government functions.
- 2.5.1.2 That Markham Centre and the Langstaff Gateway will contain the highest development densities and greatest mix of uses in Markham, and once developed will support an overall long-term density target of:
- a minimum of 2.5 floor space index for developable lands in each Centre;
  - a minimum of 3.5 floor space index for developable lands in the Langstaff Gateway at, and adjacent to the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension; and
  - a gross minimum density of 200 residents and jobs per hectare by 2031 in each Centre based on provincial urban growth centre boundaries shown on Map 12 - Urban Area and Built-Up Area.

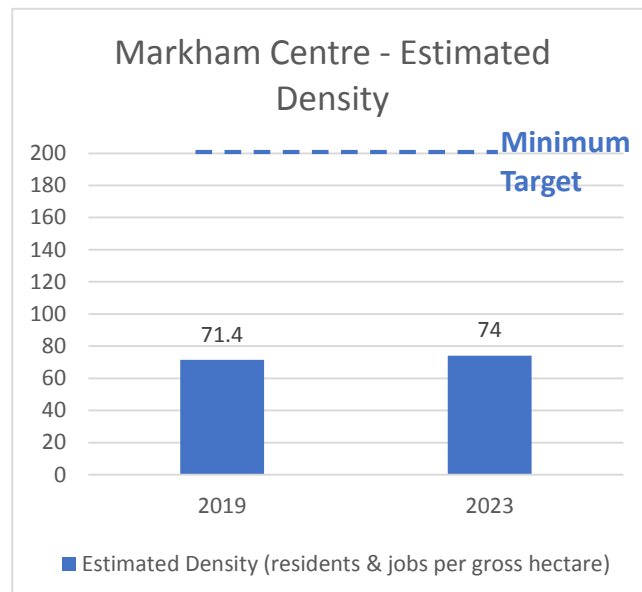
### Reason to Measure and Monitor:

The Markham Centre and Langstaff Gateway Regional Centres are the key focus areas for population and employment growth in Markham, with high density development and a mix of uses that are well served by public transit. Densities within the Centres are monitored to measure progress toward achieving the level of intensity envisioned.

### Results and Progress:

In 2023, Markham Centre had a density of 74.0 residents and jobs per hectare when measured across the entire Regional Centre which has increased from 71.4 residents and jobs per hectare in 2019. There is considerable development potential remaining in Markham Centre which will help to achieve the target over time. The 2023 numbers were prepared based on the expanded Markham Centre study boundary.

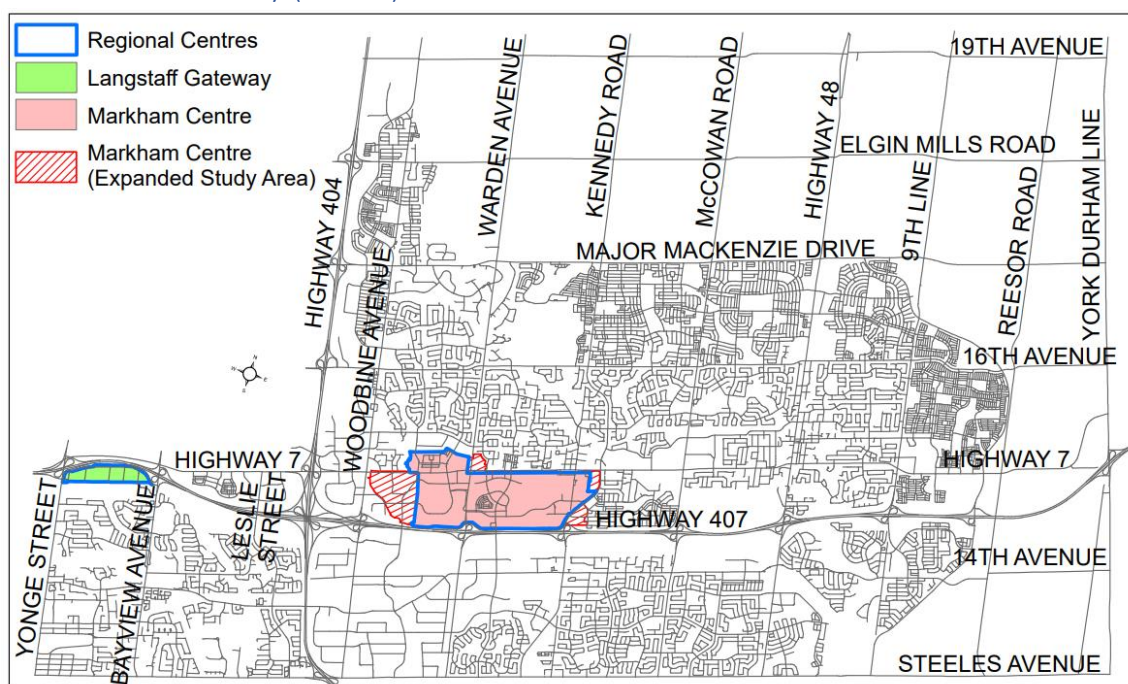
Although development in Langstaff Gateway has not yet begun, the Langstaff Gateway Secondary Plan provides for a 47 hectare high density Centre of 30,000 residents well served by subway, GO rail and bus rapid transit, which is planned to meet the target.



**Source:** City of Markham

## Sustainable Growth

### Regional Centre Density (cont'd)



**Source:** City of Markham

## Sustainable Growth

### Designated Greenfield Area (DGA) Density – Future Urban Area

**What is Being Measured:** The combined number of residents and jobs per developable hectare in development areas outside the Provincial built boundary.

#### Official Plan Policy Reference:

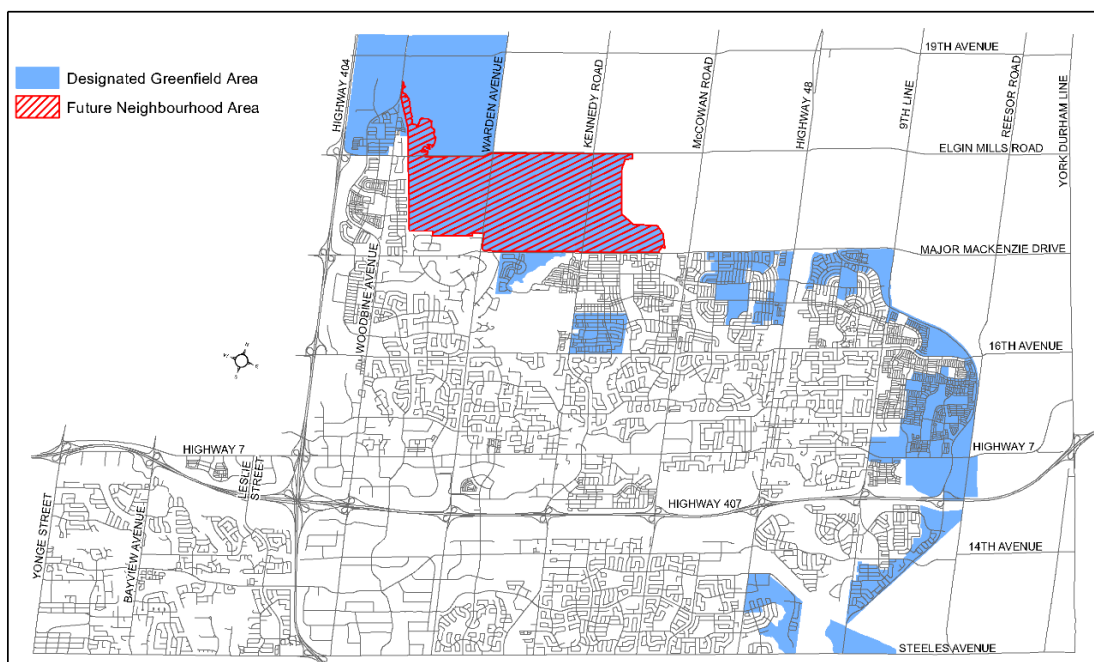
- 2.6.1 That the lands identified as 'Neighbourhood Area' within the 'Future Urban Area' north of Major Mackenzie Drive as shown on Map 1 – Markham Structure shall be planned to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare for developable lands.

#### Reason to Measure and Monitor:

The DGA minimum density target is intended to support compact and efficient development, complete communities, and higher level of public transit. The Future Urban Area (FUA) lands are designated greenfield area (DGA) lands that were brought within the City's Urban Area through a Regional settlement area boundary expansion. The Official Plan density targets for the 'Neighbourhood Area' designations within the Future Urban Area reflect the Growth Plan 2020 DGA density target of 50 residents and jobs per developable hectare, and the Regional Official Plan density target of 70 residents and jobs per hectare, and 20 units per hectare for these lands.

#### Results and Progress:

Some limited development has begun in the FUA lands, and the approved Secondary Plans for the Berczy Glen, Victoria Glen, Angus Glen and Robinson Glen communities contain land use designations and associated density ranges which are planned to achieve both targets. A number of recently draft approved plans of subdivision in the Berczy Glen and Robinson Glen communities demonstrate that the targets can be reached. The achievement of the density targets will continue to be monitored as the lands develop over time.



## Protecting the Natural Environment

### Tree Canopy Cover

**What is Being Measured:** The percentage of Markham's total land area covered by tree canopy.

**Official Plan Policy Reference:**

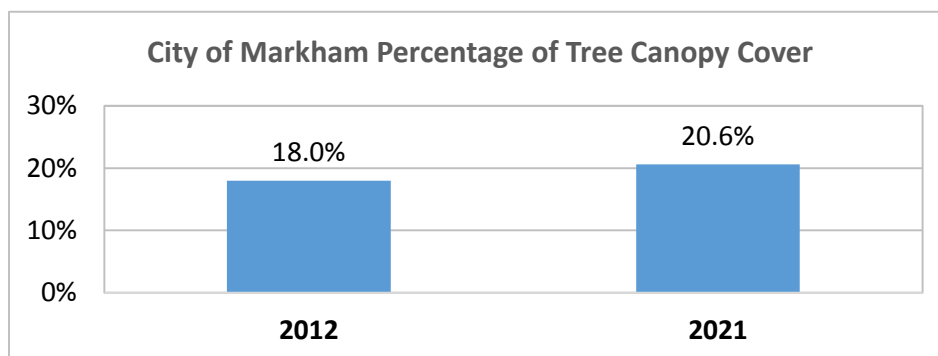
- |       |  |
|-------|--|
| 3.2.1 | To protect, expand and integrate the urban forest in existing and new communities by: <ul style="list-style-type: none"> <li>a) encouraging the enhancement of a resilient and healthy urban forest by increasing tree canopy coverage and encouraging a diversity of tree species through tree planting and restoration of public lands in appropriate locations;</li> <li>b) providing sustainable growth environments for trees by allocating adequate soil volumes and landscaped area through development, redevelopment and site alteration and infrastructure;</li> </ul> |
| 3.2.2 | To develop in cooperation with York Region an Urban Forest Management Plan to address local tree canopy targets, tree species diversity, invasive species management, soil conservation strategies to implement tree canopy targets and the long-term maintenance of Markham's urban forest including tracking and measuring the health benefits of the urban forest.  |

**Reason to Measure and Monitor:**

Markham's Strategic Plan (Building Markham's Future Together) identifies the growth of the City's tree canopy as a priority action of Council. Markham Council and the Greenprint Sustainability Plan has established a long term target to reach 30% tree canopy coverage citywide. A healthy tree canopy provides benefits to both people and the environment, including mitigation of the urban heat island effect, minimizing stormwater run-off, soil conservation, habitat for urban wildlife and clean air.

**Results and Progress:**

20.6% of the City is covered by tree canopy in 2021, which is a slight increase from 18% from 2012. The increase in tree canopy coverage is likely to be caused by continuing reforestation efforts in the Rouge National Urban Park, and growth of existing trees in newer subdivisions. This has offset the losses to the urban canopy over the past 10 years including the 2013 ice storm and emerald ash borer.



**Source:** City of Markham Urban Forest Study, TRCA

## Protecting the Natural Environment

### Area of Wetlands, Waterbodies and Woodland Cover

**What is Being Measured:** The total area of wetland and woodland ecosystems. Wetlands are areas that are seasonally or permanently covered by shallow water or where the water table is close to or at the ground surface and are generally classified as swamps, marshes, bogs or fens. Woodlands are generally treed areas of land of at least 0.2 hectares in size.

#### Official Plan Policy Reference:

- |          |  |
|----------|--|
| 3.1.2.16 | <p>To protect and enhance woodlands and significant woodlands, as defined by the Province, the Region and the City by:</p> <ul style="list-style-type: none"> <li>a) prohibiting development, redevelopment and site alteration except:               <ul style="list-style-type: none"> <li>i. where infrastructure is provided in accordance with Section 3.1.2.9; or</li> <li>ii. as provided for in Section 3.1.2.17;</li> </ul> </li> <li>b) securing vegetation protection zones in accordance with Section 3.1.2.22; and</li> <li>c) seeking public ownership of significant woodlands and woodlands through the development approval process where appropriate, and where this is not appropriate, securing conservation easements and other protection tools for the long-term protection of significant woodlands and woodlands in private ownership.</li> </ul> |
| 3.1.2.19 | <p>To protect and enhance wetlands including provincially significant wetlands by:</p> <ul style="list-style-type: none"> <li>a) prohibiting development, redevelopment and site alteration except:               <ul style="list-style-type: none"> <li>i. where infrastructure is provided in accordance with Section 3.1.2.9; or</li> <li>ii. in wetlands that are not provincially significant wetlands, or identified in the York Region Official Plan, in accordance with Section 3.1.2.20;</li> </ul> </li> <li>b) securing vegetation protection zones in accordance with Section 3.1.2.22;</li> <li>c) integrating wetlands into new communities as appropriate; and</li> <li>d) seeking public ownership of wetlands through the development approval process.</li> </ul>  |

#### Reason to Measure and Monitor:

Both wetlands and woodlands provide ecological, social, economic, and hydrological benefits to the City and its residents. Monitoring the total area of wetland and woodland cover within the City will help inform the City's efforts to protect and enhance these natural heritage features.

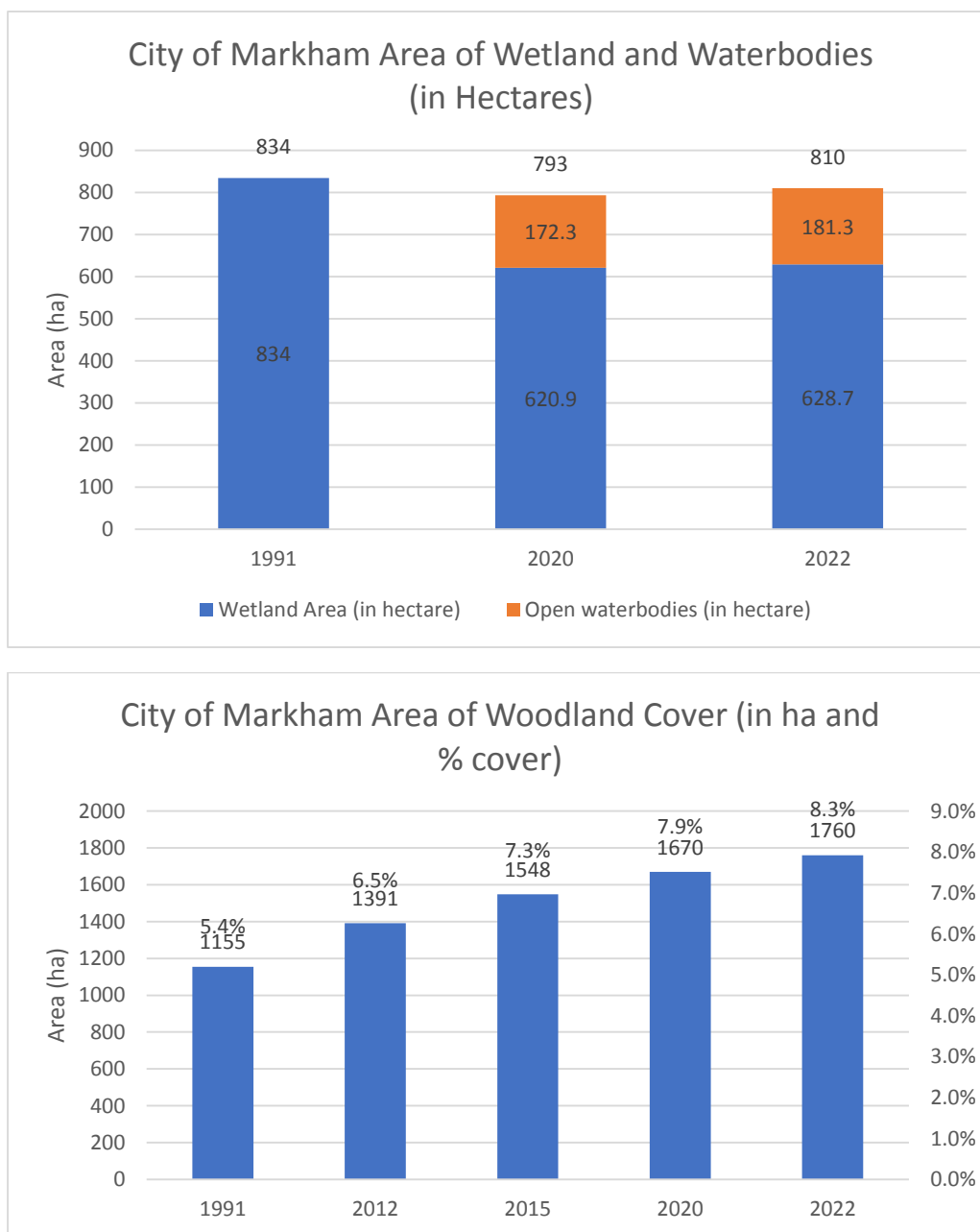


## Protecting the Natural Environment

### Area of Wetland/Waterbodies and Woodland Cover (cont'd)

#### Results and Progress:

Between 1991 and 2022, there was a decline of 23.9 hectares of wetland cover in the City. Over the same time period, there was an increase in woodland cover by 605 hectares. A combination of factors such as natural changes in vegetation composition, urban development/removals and restoration have contributed to the decline of wetland and increase of woodland.



**Source:** City of Markham



## Protecting the Natural Environment

### Public Ownership of Greenway Designated Land

**What is Being Measured:** The total area of Greenway designation and the percentage of the Greenway within public ownership.

**Official Plan Policy Reference:**

- |         |  |
|---------|--|
| 3.1.1.2 | To identify, protect and enhance Markham's Greenway System as shown on Map 1 – Markham Structure by: <ul style="list-style-type: none"> <li>a) protecting a network of natural heritage and hydrologic features (as defined as key natural heritage features, key hydrologic features, valleylands and woodlands, and their functions) and associated vegetation protection zones, protected agricultural lands and Natural Heritage Network Enhancement Lands, to improve the biodiversity and connectivity of natural heritage features and their ecological function; [...]</li> <li>e) providing public access to publicly owned natural areas for nature based recreation uses, where appropriate, in a manner that respects ecological sensitivities in support of a healthy and active community;</li> <li>f) encouraging public acquisition of the Natural Heritage Network lands where possible over the long term; and</li> <li>g) encouraging stewardship of privately owned natural areas by private landowners until the lands come into public ownership.</li> </ul> |
| 3.1.1.5 | To coordinate with Parks Canada, the Province, York Region and the Toronto and Region Conservation Authority efforts to ensure a consistent approach towards the protection of a system of natural heritage and hydrologic features.   |
| 3.1.1.8 | To collaborate with Parks Canada and the Toronto and Region Conservation Authority, where appropriate, to prepare plans to guide the management of public parks and recreation uses within the Greenway System while safeguarding and enhancing natural features and functions.  |

**Reason to Measure and Monitor:**

Markham's Greenway System serves as an interconnected system of natural open space that preserve areas of significant ecological value while providing opportunities to improve biodiversity, wildlife habitat and connectivity of natural features. Public ownership of these lands ensures the long-term preservation and stewardship of natural areas and ensures that greenspace is publicly accessible for future generations.

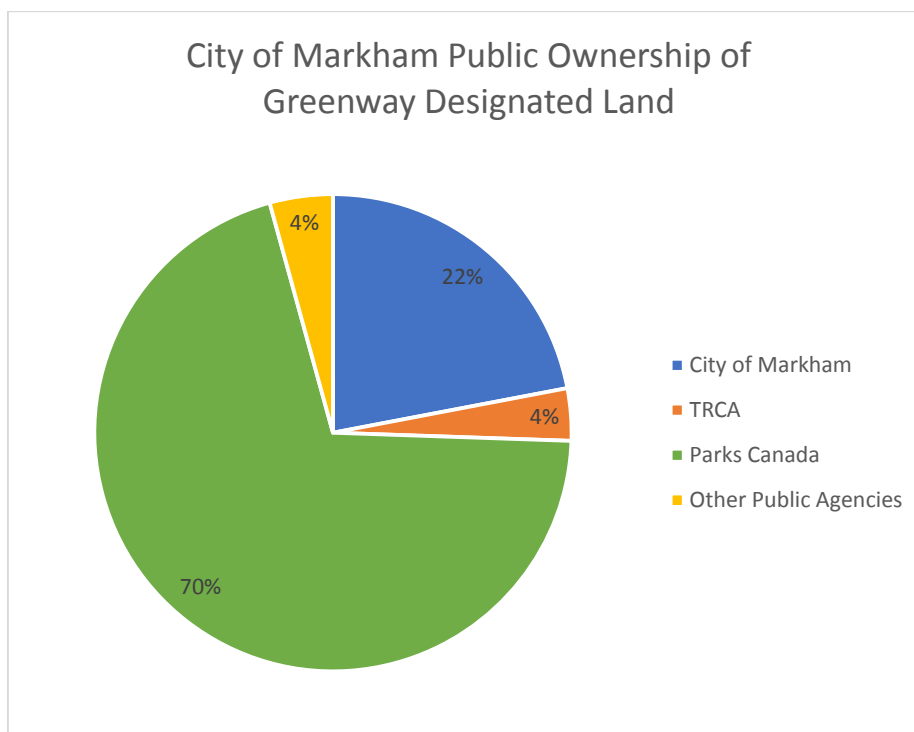
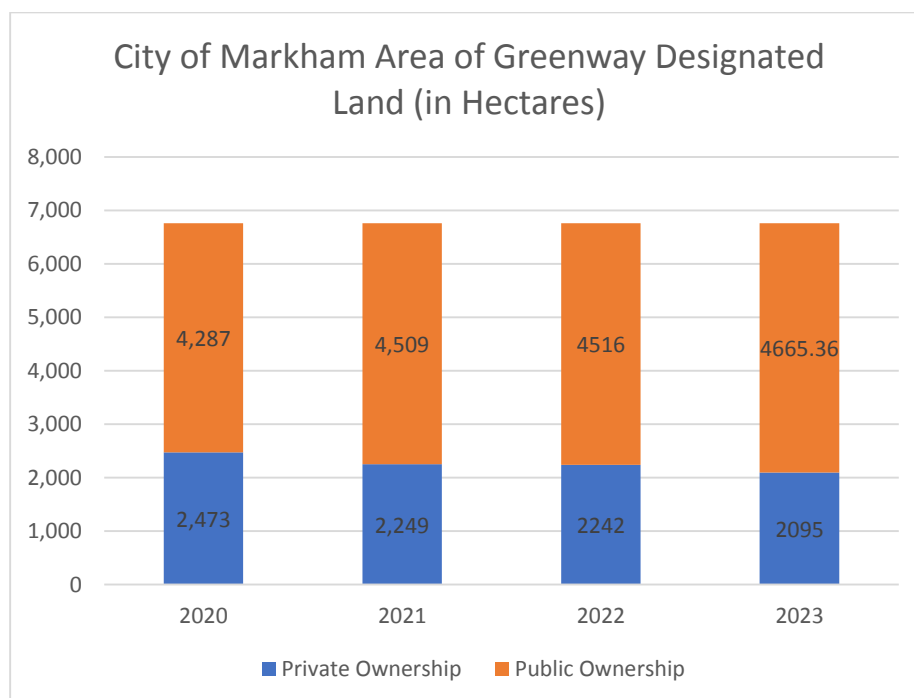
**Results and Progress:**

As of 2023, 4665 hectares or 69% of the lands with Greenway designation in the City of Markham are publicly owned. Of the publicly owned lands, 70% are owned by Parks Canada,

22% by the City of Markham, 4% by the Toronto and Region Conservation Authority, and 4% by other public agencies.

## Protecting the Natural Environment

### Public Ownership of Greenway Designated Land (cont'd)



**Source:** City of Markham

## Building Complete Communities

### New Housing Supply by Type

**What is Being Measured:** The number of new housing units completed and occupied annually by type and the total housing stock in the City.

**Official Plan Policy Reference:**

- |         |  |
|---------|--|
| 4.1.2.2 | To encourage development of a full range of unit types and unit sizes to respond to changes in household composition over time.  |
| 4.1.2.4 | To support further diversification of the housing stock by encouraging: <ul style="list-style-type: none"> <li>a) a greater share of apartment and multiple units, including stacked townhouses and townhouse units, be added to the housing stock.</li> </ul> |

**Reason to Measure and Monitor:**

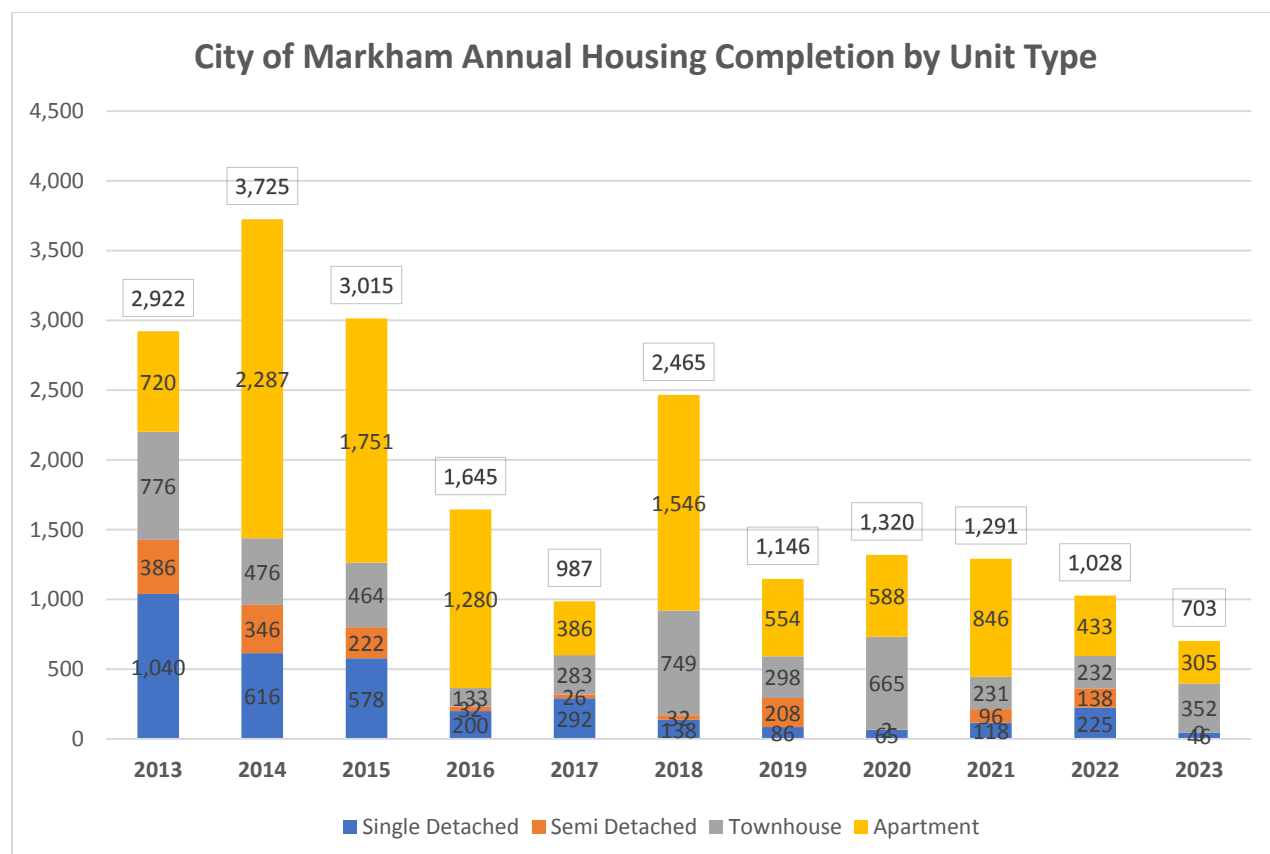
To accommodate the forecasted growth of 421,600 people in Markham by 2031, a range of housing types need to be constructed to meet the diverse needs of Markham residents. A greater proportion of housing units should be higher density (apartment and townhouse) to contribute to creating compact, walkable and complete communities.

**Results and Progress:**

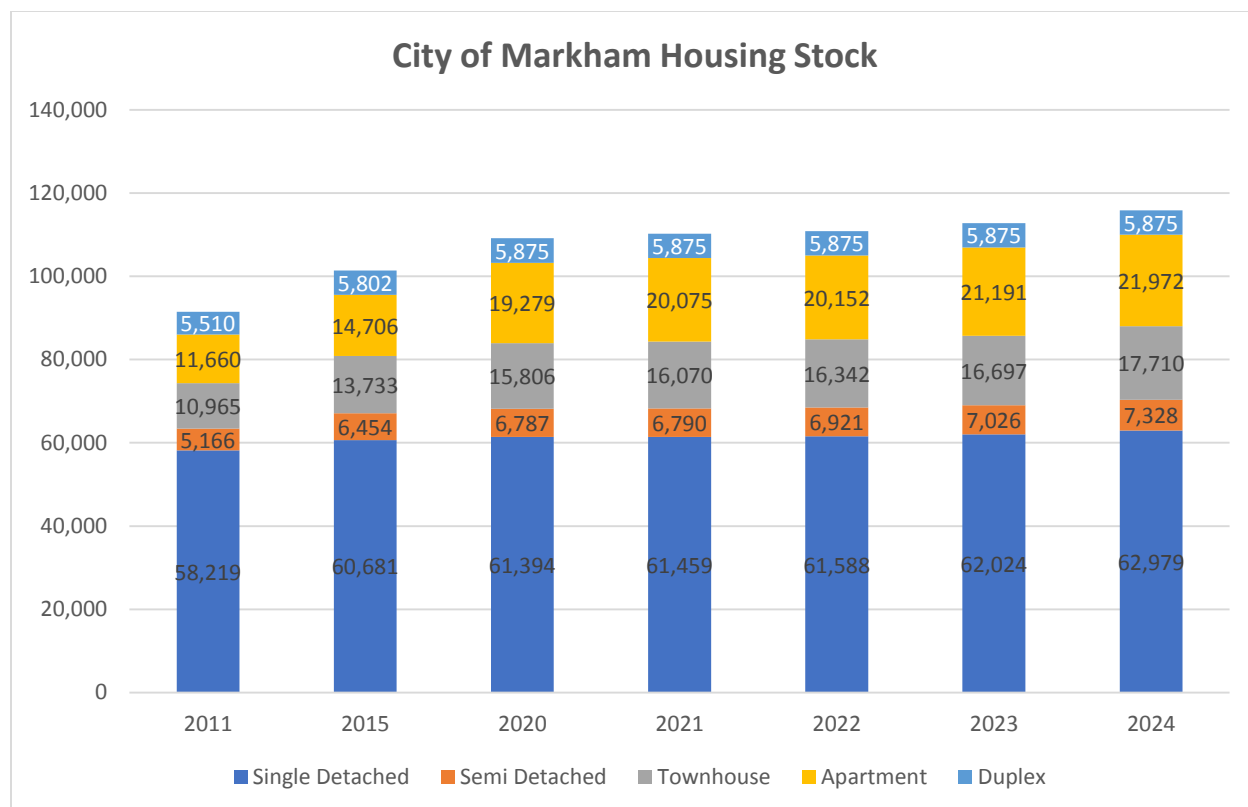
The City has seen a greater proportion of higher density new unit types (apartments and townhouses) annually from 2014 to 2023. More recently, 2018 and 2020 had the greatest proportion of new higher density units with 2,295 units that comprised of 93% of all units and 1,253 units comprised of 95% of all units respectively. For the period of 2019 to 2023 there were 4,504 higher density new units which made up 82% of all new units. As of June 2024, there is a total of 39,682 higher density units (apartments and townhouses) which comprise 34% of the total housing stock, an increase from 25% in 2011.

## Building Complete Communities

### New Housing Supply by Type (cont'd)



**Source:** Canada Mortgage and Housing Corporation



Source: York Region

## Building Complete Communities

### New Housing Affordability: Approvals

**What is Being Measured:** The number of new ownership and rental housing units that meet the City's affordability threshold for low and moderate income households (the lowest 60% of the income distribution) that have been secured through the City's development application process.

#### Official Plan Policy Reference:

- 4.1.1.1 To promote an appropriate and adequate range of housing choices by type, tenure, and affordability level, to accommodate the needs of all Markham residents and workers regardless of age, income level, ability, culture and family composition.
- 4.1.3.1 To work, in partnership with the Region, the non-profit sector, the development industry, community partners and senior levels of government, to develop a strategy for affordable and shared housing and coordinate efforts to:
- b) increase the supply of affordable housing including social and assisted housing;

c) increase affordable housing options for seniors, youth, new immigrants, and single person households;

d) provide a range of affordable housing options for families;

4.1.3.6 To work, in collaboration with the Region, the non-profit sector, the development industry, community partners, and senior levels of government to develop an affordable housing implementation framework for achieving the actions outlined in the strategy for affordable and shared housing by:

a) identifying opportunities and optimal locations for affordable and shared housing early in the development process;

e) facilitating the timely processing of development applications for affordable and shared housing projects;

#### **Reason to Measure and Monitor:**

Planning for complete communities includes a diverse range of housing by type, tenure (ownership and rental), and affordability. The provision of affordable housing contributes to improved quality of life of residents and community health and well-being.

#### **Results and Progress:**

For the period 2021-2024, 186 new affordable or below market housing units were committed through the development application process. 126 of these units are new ownership units and 60 are new rental units.

## **Building Complete Communities**

### **New Housing Affordability: Construction**

**What is Being Measured:** The number and percentage of new ownership housing units and by unit type that meet the City's affordability threshold for low and moderate income households (the lowest 60% of the income distribution).

#### **Official Plan Policy Reference:**

4.1.1.1 To promote an appropriate and adequate range of housing choices by type, tenure, and affordability level, to accommodate the needs of all Markham residents and workers regardless of age, income level, ability, culture and family composition.

4.1.1.2 To diversify Markham's housing stock to provide for a broader variety of housing forms and sizes to respond to changes in household composition over time, and increase opportunities for more affordable housing choices and options for shared housing and special needs housing.

- 4.1.3.2 To work, in cooperation with the Region, to identify targets for new housing in the strategy for affordable and shared housing and monitor annual housing growth towards the targets by:
- c) unit affordability: 25 percent of new housing units across Markham, and 35 percent of new housing units in Markham Centre, the Langstaff Gateway, and key development areas, be affordable to low and moderate income households.

#### Reason to Measure and Monitor:

Planning for complete communities includes a diverse range of housing by type, tenure (ownership and rental), and affordability. The provision of affordable housing contributes to improved quality of life of residents and community health and well-being.

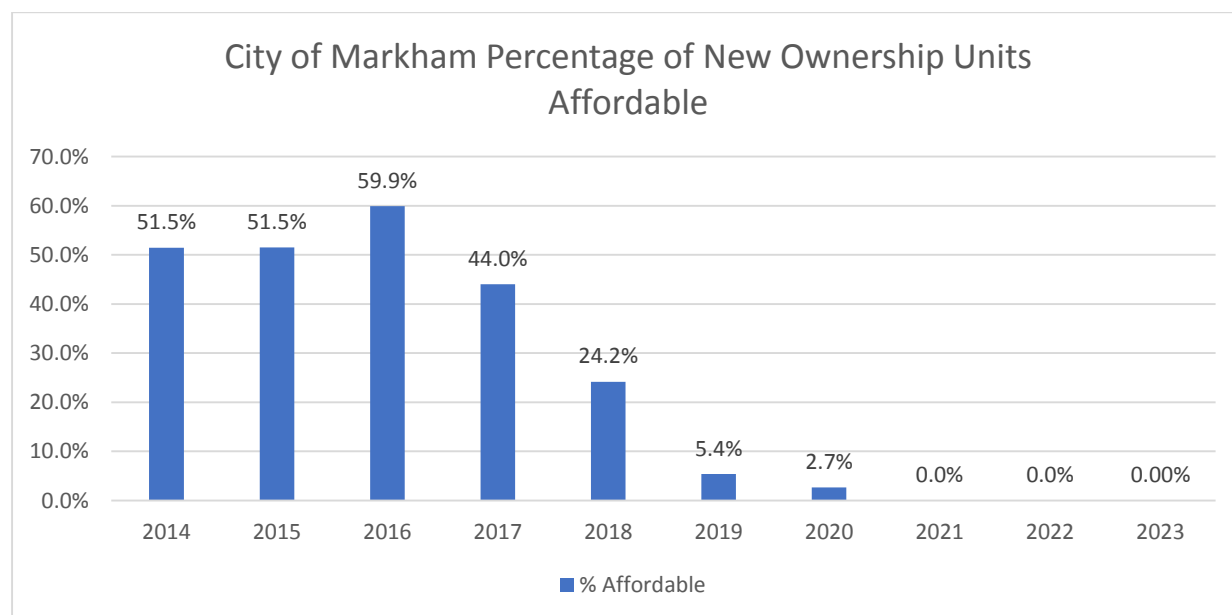
#### Results and Progress:

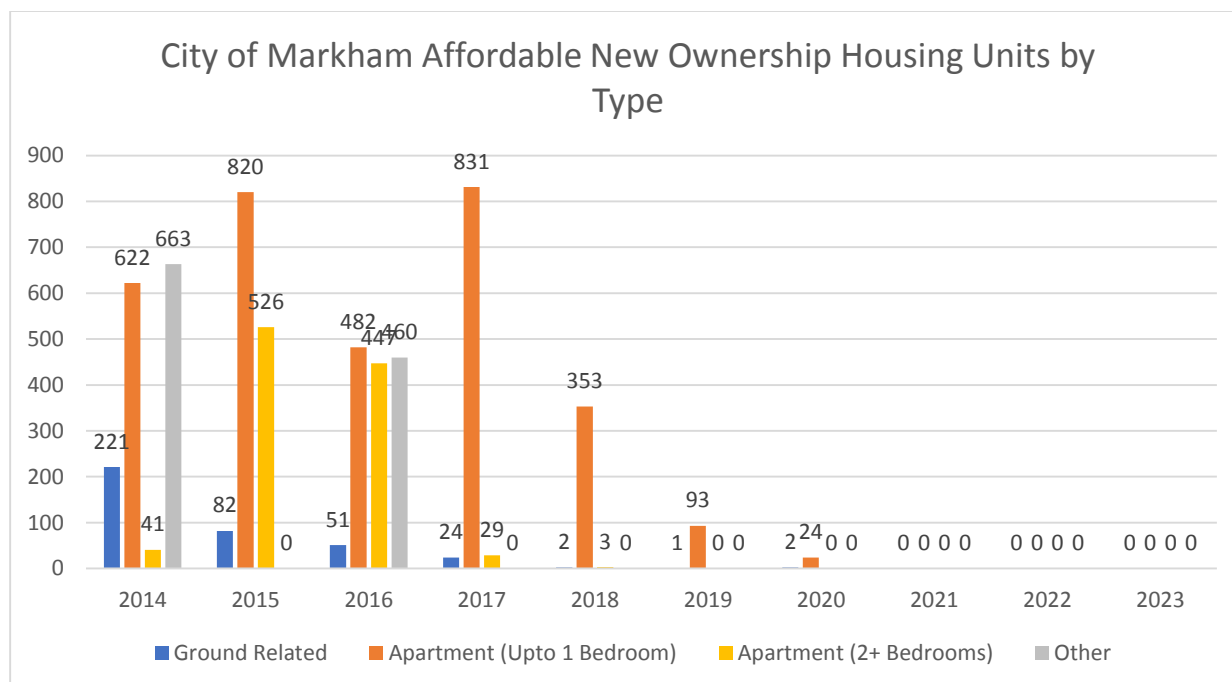
For 2023, York Region calculated an ownership affordability threshold for Markham of \$511,873. 3,016 new ownership housing units were built and none were below the affordability threshold.

For rental housing, there were 293 affordable rental units built in 2023 and a total of 67 affordable rental units built over the period 2018 - 2022.

## Building Complete Communities

### New Housing Affordability: Construction (cont'd)





**\*Other includes life lease and other alternative ownership unit types**

**Source:** York Region

## Building Complete Communities

### Protection of Cultural Heritage Resources

**What is Being Measured:** The number of culture heritage resources protected through the following means: properties listed on the Markham Register of Property of Cultural Heritage Value or Interest, individually designated properties and heritage easement agreements.

#### Official Plan Policy Reference:

- |         |   |
|---------|---|
| 4.5.2.2 | To maintain a Register of Property of Cultural Heritage Value or Interest which is accessible to the public and identifies properties to be conserved and maintained consistent with standards and guidelines adopted by Council. It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of conservation and inclusion in the Register. |
| 4.5.2.3 | To recognize Markham's significant cultural heritage resources by designating individual properties and groups of properties by by-law under Parts IV and V of the Ontario Heritage Act.  |
| 4.5.3.2 | To give immediate consideration to the designation of any significant cultural heritage resource under the Ontario Heritage Act if that resource is threatened  |



with demolition, inappropriate alterations or other potentially adverse impacts.

- 4.5.3.6 To require, where considered appropriate, the provision of a heritage conservation easement, pursuant to the Ontario Heritage Act, as a condition of certain development approvals or as a condition of financial assistance ...

#### **Reason to Measure and Monitor:**

The protection and conservation of our cultural heritage is essential to the character of our community and contributes to other social, cultural, economic and environmental objectives of the City. Tracking the protection of cultural heritage resources helps demonstrate the ongoing efforts by staff to protect and promote Markham's cultural heritage.

Amendments to the Ontario Heritage Act through Bill 23 and 200 requires all "listed" properties on a municipal heritage register to be either designated within a four-year period beginning January 1, 2023, or be removed from the register. Should a "listed" property be removed as a result of this deadline, it cannot be "re-listed" for a five-year period. Further, municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Act unless the property was already "listed" on the heritage register at the time a *Planning Act* application is submitted (e.g. Official Plan, Zoning By-Law amendment and/or Draft Plan of Subdivision application).

To ensure that significant cultural heritage resources are not lost to demolition and are addressed during future development applications, Staff developed a work plan to evaluate and protect the most historically significant "listed" properties for designation under Part IV of the Act. All cemeteries, barns, demolished buildings, Part IV-designated properties, and government-owned (municipal/provincial/federal) properties have been excluded from evaluation.

#### **Results and Progress:**

	Individual Property Designations	Heritage Easement Agreement	Listed Properties
2020	250	149	323
2021	255	151	318
2022	257	152	316
2023	270	164	312
<b>2024</b>	<b>330</b>	<b>166</b>	<b>252</b>

As of August 2024, there are 330 individually designated properties. This were 60 new designations completed in 2023 as a result of the Designation Program 2023-2024.

There are 252 listed properties on the Markham Heritage Register. The number of listed properties has decreased by 60 in 2024 due to Designation Program 2023-2024.

There are 166 Heritage Easement Agreements with 2 added in 2023 and 12 added in 2022.

## Increasing Mobility Options

### Modal Split

**What is Being Measured:** The percentage of travelers choosing various modes of transportation during morning peak commuting hours.

#### Official Plan Policy Reference:

- 7.1.1.1 To work in cooperation with the Region and the Province to develop a sustainable transportation system that is accessible to users of all ages and abilities and:
- a) effectively and safely accommodates the demand for persons trip within and beyond Markham and increase travel choices, with particular emphasis on pedestrians, cyclists and transit riders;

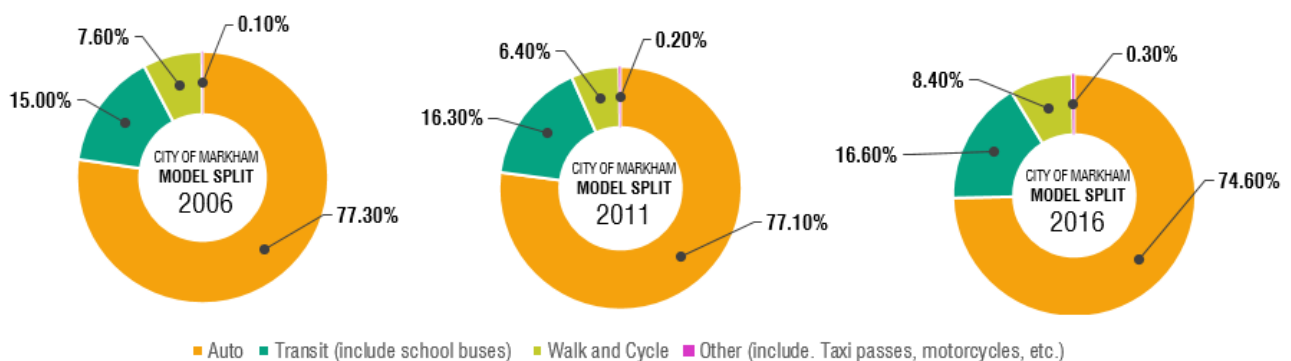
#### Reason to Measure and Monitor:

A balanced multi-modal transportation system is needed to move people and goods more efficiently. This can be accomplished by increasing transit use and active transportation that will also lead to improved community well-being and work/life balance. The City will continue to plan for active transportation (walking and cycling) and work with other levels of government to invest in transit infrastructure that will support a reduction in auto dependency.

#### Results and Progress:

The combined choices of walking, cycling, and transit have increased slightly since 2006, from 22.6% to 25% in 2016 while auto use has decreased slightly from 77.3% in 2006 to 74.6% in 2016. The 2022-2023 Transportation Tomorrow Survey results are expected in the next annual monitoring report in 2025.

### CITY OF MARKHAM MODEL SPLIT



**Source:** Transportation Tomorrow Survey

## Increasing Mobility Options

### Walking Distance to Higher Order Transit Stations

**What is Being Measured:** The number of residents living within and the percentage of residential units within 800 metres to a higher order transit station (e.g. VIVA Bus Rapid Transit or GO Transit). A distance of 800 metres represents about a 10-minute walk.

**Official Plan Policy Reference:**

2.2.2.1	To provide for an appropriate mix and density of land uses within walking distance of transit, with multi-storey buildings integrating retail and service activities, and community facilities to support the needs of residents, businesses and workers.
2.2.2.2	To effectively move people and goods within and beyond Markham by providing residents, employees and businesses with choices and accessibility in travel and movement, with particular attention to the promotion of walking, cycling and increased transit ridership.
7.1.2.3	To plan and design new communities, major new developments and redevelopments in accordance with Markham, Regional and Provincial guidelines and policies for transit-supportive development, including reducing walking distances to transit stops.

**Reason to Measure and Monitor:**

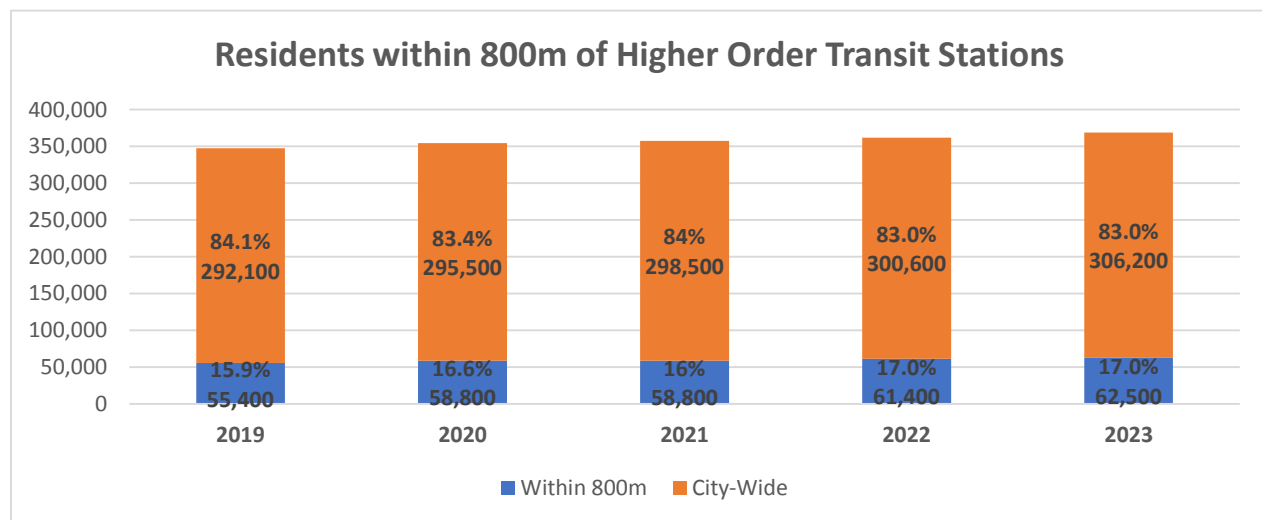
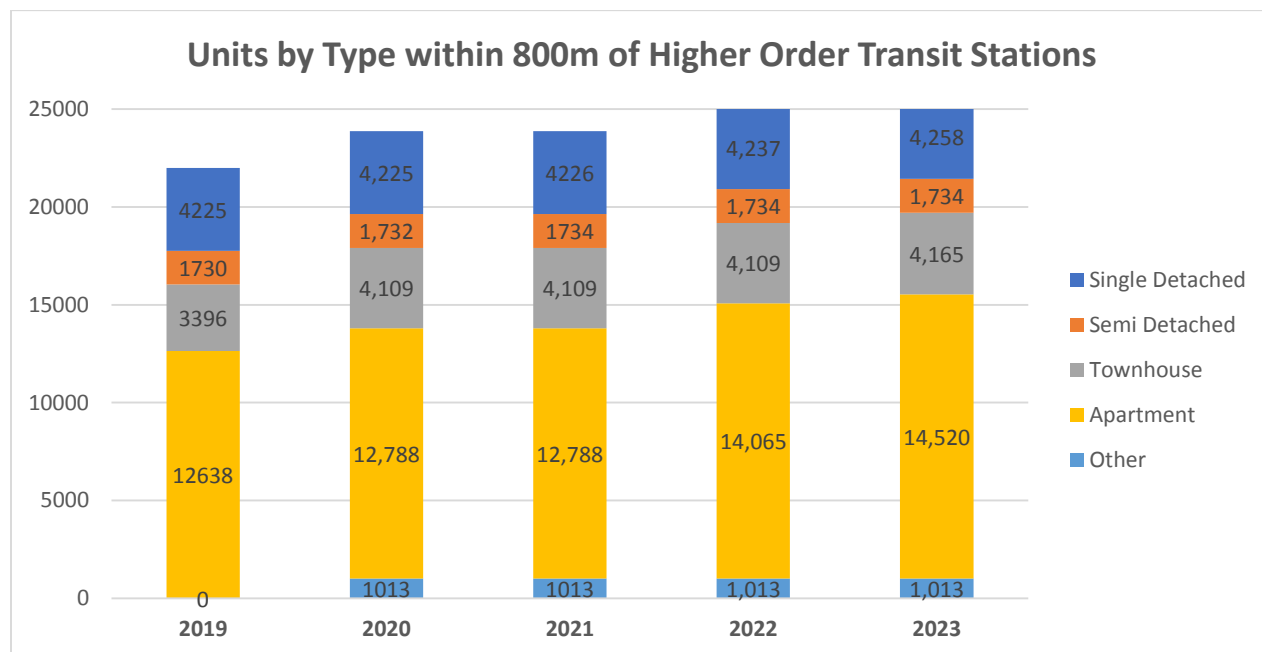
The Official Plan has policies encouraging the development of higher density built form within walkable distance of transit stops to support transit ridership.

**Results and Progress:**

In 2023, approximately 62,500 residents or 17% of the City's residents live within 800 metres to higher order transit stations along the VIVA Bus Rapid Transit Line on Highway 7 and Stouffville GO Train line. This is an increase of 1,100 from the previous estimate of 61,400 from 2022. This slight increase is mainly due to the growth of higher density apartment units. In 2023, the majority of housing unit types within 800 metres are apartment units at 56.5%. As development continues to concentrate in Regional Centres such as Markham Centre, the share of residents living near higher order transit is expected to increase.

## Increasing Mobility Options

### Walking Distance to Higher Order Transit Stations (cont'd)



## Increasing Mobility Options

### Active Transportation Infrastructure

**What is Being Measured:** The distance (km) of cycling paths, bike lanes, multi-use pathways and trails built.

**Official Plan Policy Reference:**

- |         |   |
|---------|---|
| 7.1.4.2 | <p>To support walking and cycling throughout Markham as competitive mobility choices for everyday activities such as work, school, shopping, business and leisure by:</p> <ul style="list-style-type: none"> <li>d) supporting the provision of accessible, grade-separated crossings, where feasible and environmentally acceptable, at barrier points where major roads, highways, rail lines, and natural features such as ravines and waterways present a significant disruption to the movement of pedestrians and cyclists;</li> <li>e) promoting a safe and comprehensive network of signed bike routes, bike lanes, cycling trails and multi-use paths for cyclists of all ages and abilities generally as identified in Appendix D – Cycling Facilities based on the Markham and York Region Cycling Master Plans;</li> <li>f) implementing segregated bicycle lanes and/or off-road bicycle paths along arterial roads and major and minor collector roads where cycling safety is a foremost concern;</li> </ul> |
|---------|---|

**Reason to Measure and Monitor:**

The 2021 Active Transportation Master Plan (ATMP) proposes an ultimate long-term network with over 325 km of new and updated cycling facilities. In support of the ATMP, a 10-year capital plan was approved in May 2022. The plan targets a network improvement of approximately 86.8 km by Year 5 and an additional 48 km by Year 10, which will be dependent on when the program formally starts.

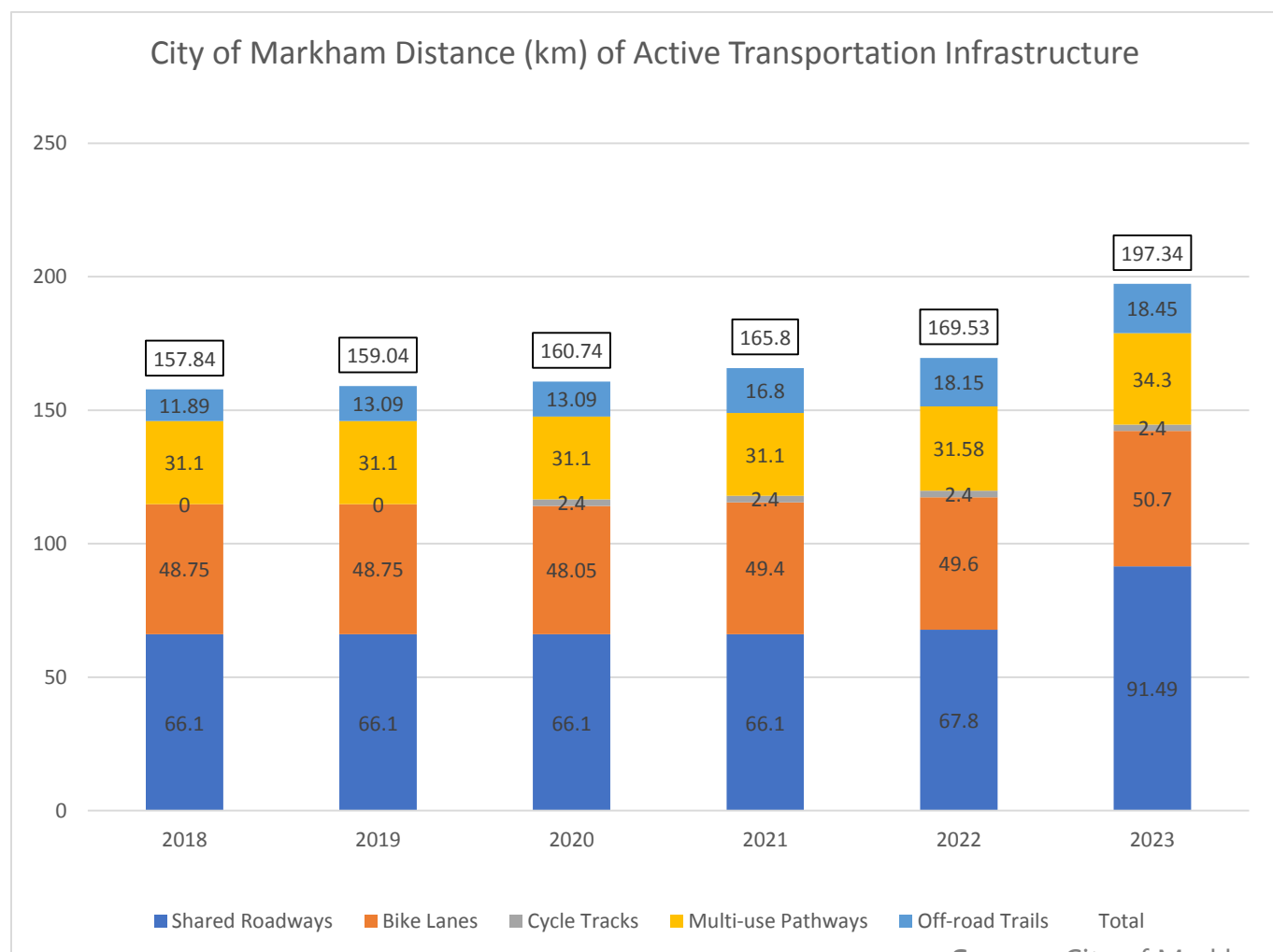
Tracking progress toward these targets supports Official Plan objectives of providing active mobility choices for everyday activities such as work, school, shopping and leisure. Active transportation plays an important role in reducing road congestion and reducing greenhouse gas emissions.

**Results and Progress:**

As of 2023, there were 91.49 km of shared roadways, 50.7 km of bike lanes, 2.4 km of cycle tracks, 34.3 km of multi-use pathways, and 18.45 km of off-road trails in the City of Markham. This is a total increase of 38.3 km since 2019. Staff note that a portion of this increase is due to a review of existing roadways/network changes as well as new segments recently captured as part of the 2023 update to the cycling map.

# Increasing Mobility Options

Active Transportation Infrastructure (cont'd)



Source: City of Markham

## Maintaining a Vibrant and Competitive Economy

### Inventory of Employment Space

**What is Being Measured:** The inventory of serviced and not serviced industrial and commercial lands in hectares, total existing employment floor area in m<sup>2</sup> for industrial and commercial uses, and the percentage of industrial and commercial spaces that are vacant.

#### Official Plan Policy Reference:

- |         |  |
|---------|--|
| 5.1.3.1 | To plan for and accommodate York Region's forecasts for employment by type in Markham to 2031 by:<br>d) monitoring the supply and use of 'Employment Lands'.   |
| 5.1.3.2 | To maintain a sufficient and diverse supply of 'Employment Lands' to ensure:<br><br>a) serviced vacant lands are available in a variety of lot sizes for employment uses; and<br>b) a diverse mix of building stock and tenures can be provided to accommodate employment uses |
| 5.1.3.6 | To work, in cooperation with the Region, to monitor employment growth and the inventory of 'Employment Lands' to ensure there is a sufficient and diverse supply of serviced 'Employment Lands' available at all times in appropriate designations.                            |

#### Reason to Measure and Monitor:

To accommodate opportunities for future employment growth and maintain a strong and diverse economy, there needs to be a supply of serviced employment lands in appropriate designations.

#### Results and Progress:

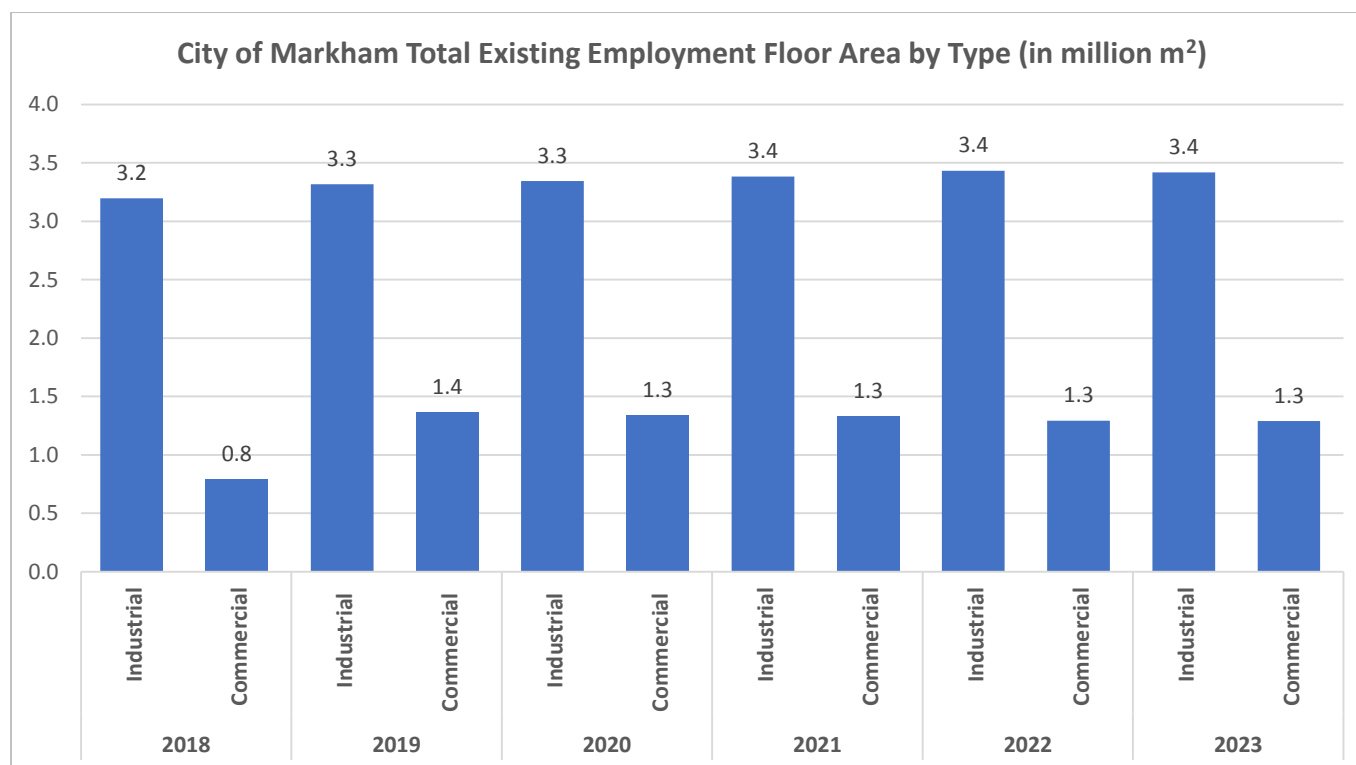
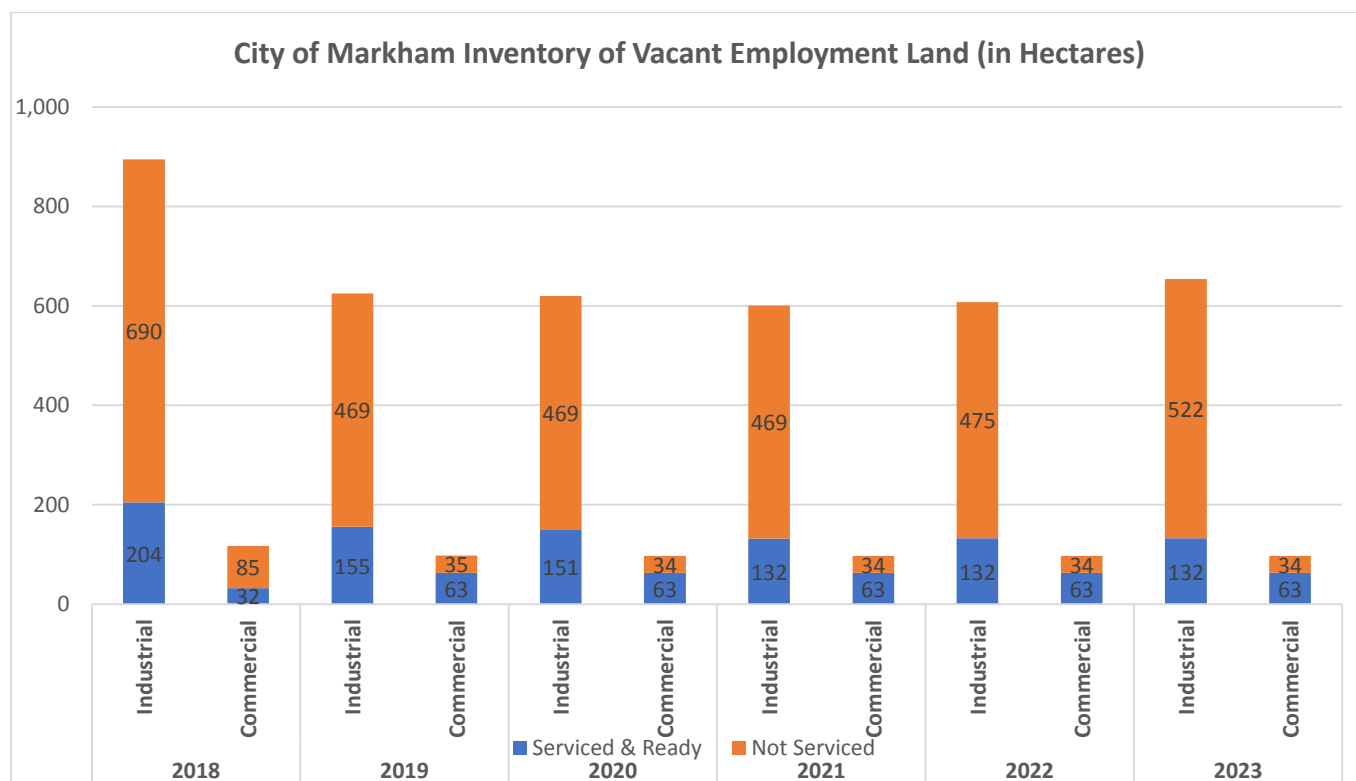
From 2018 to 2023, the supply of serviced vacant industrial land decreased by 72 hectares to 132 hectares while the supply of serviced vacant commercial land increased by 31 hectares to 63 hectares. In the same time period, the total inventory of unserviced industrial land decreased by 168 hectares to 522 hectares and unserviced commercial land decreased by 51 hectares to 34 hectares.

The total industrial employment floor area from 2018 to 2023 increased by 0.2 million m<sup>2</sup> to 3.4 million m<sup>2</sup> while the amount of commercial floor area increased by 0.5 million m<sup>2</sup> to 1.3 million m<sup>2</sup> in the same time period.

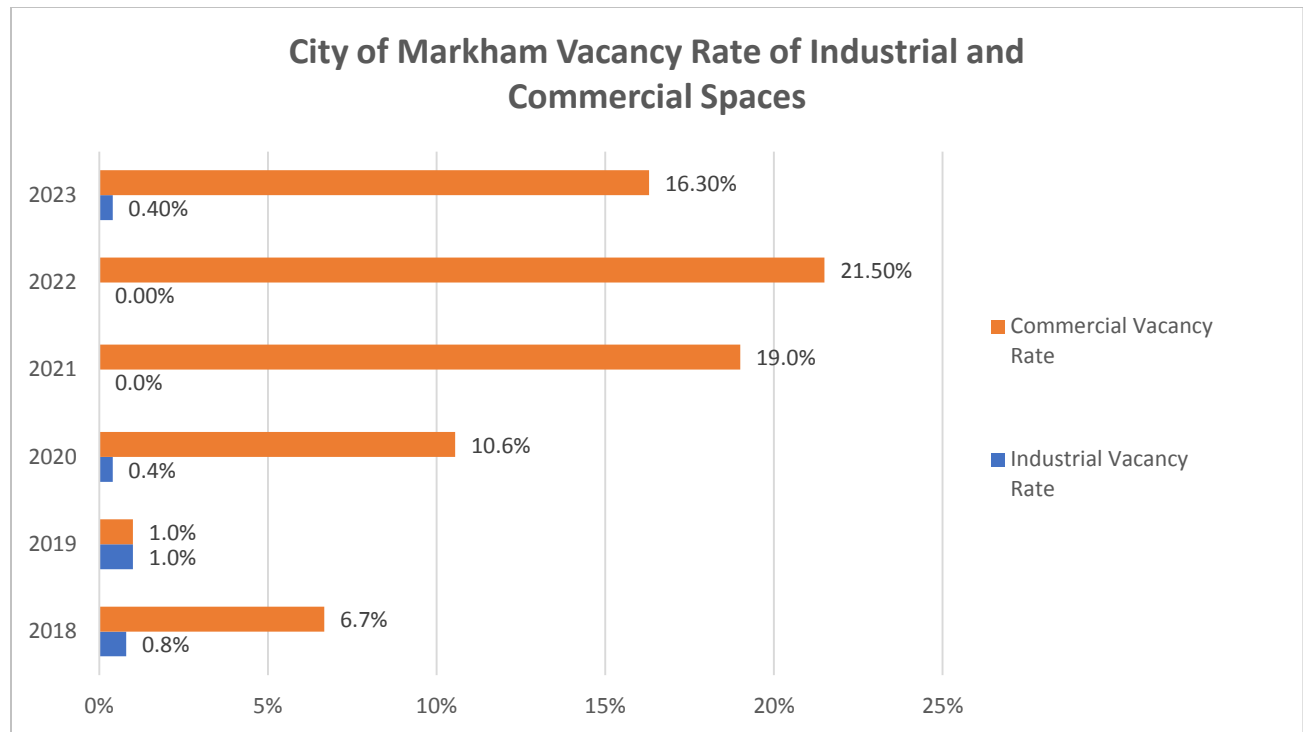
From 2018 to 2023, the vacancy rate for industrial space was between 0% and 1% but the vacancy rate for commercial has increased to 16.3%.

## Maintaining a Vibrant and Competitive Economy

### Inventory of Employment Spaces (cont'd)







**Source:** City of Markham and Colliers

## Maintaining a Vibrant and Competitive Economy

### Assessed Value of Commercial and Industrial Properties

**What is Being Measured:** The assessed value of commercial and industrial properties as a percentage of all properties.

**Official Plan Policy Reference:**

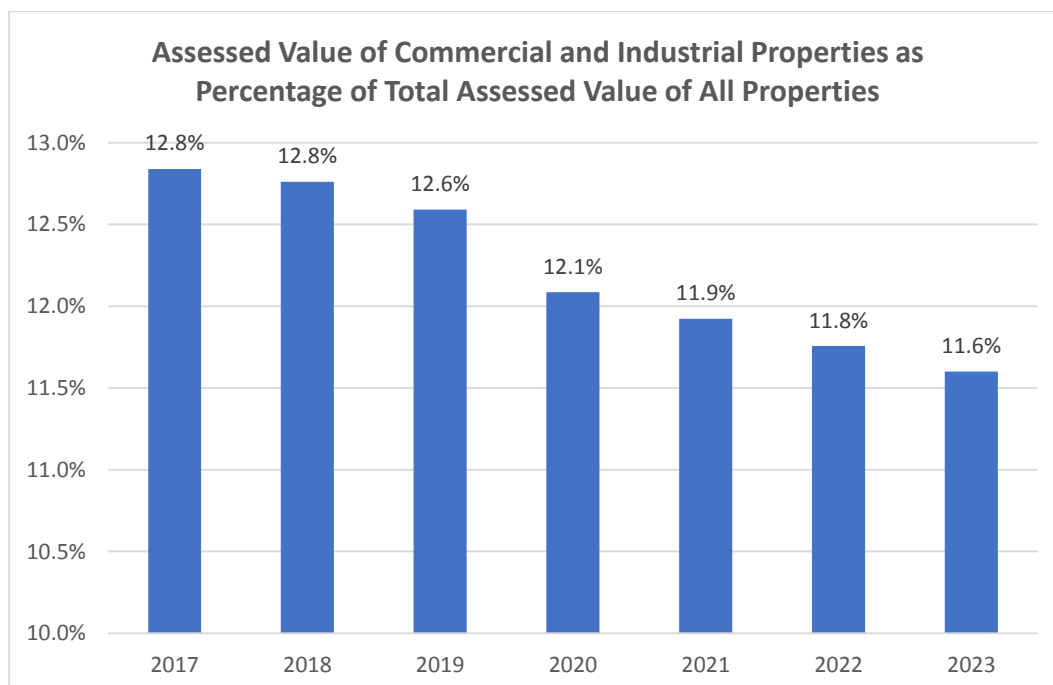
- 5.1.1.3 To promote economic growth and diverse employment opportunities in order to:
- a) maintain Markham's tax base;
  - b) achieve an appropriate balance between population and employment with the goal of 1 job for every 2 residents; and
  - c) foster and sustain stable and accessible employment opportunities for Markham residents.

**Reason to Measure and Monitor:**

A diversified tax base of residential and non-residential development supports economic growth and a range of employment opportunities that accompanies the City's growing population.

**Results and Progress:**

The assessed value of non-residential properties as a percentage of all property value in Markham declined over the last 6 years from 12.8% to 11.6%.



**Source:** City of Markham

## Maintaining a Vibrant and Competitive Economy

### Building Permit Activity

**What is Being Measured:** The number of building permit issuances for residential units by type and total non-residential building area permit issuances (m<sup>2</sup>).

**Official Plan Policy Reference:**

4.1.2.2	To encourage development of a full range of unit types and unit sizes to respond to changes in household composition over time.
5.1.3.2	To maintain a sufficient and diverse supply of 'Employment Lands' to ensure: <ul style="list-style-type: none"> <li>b) a diverse mix of building stock and tenures can be provided to accommodate employment uses</li> </ul>
10.12.2	To develop, in cooperation with York Region and the School Boards and other public agencies, a framework for monitoring growth so as to measure progress towards achieving the policies of this Plan to include, among other things: <ul style="list-style-type: none"> <li>e) development activity.</li> </ul>

**Reason to Measure and Monitor:**

This indicator informs the future supply of residential units and employment spaces and compliments the indicator titled New Housing Supply by Type which monitors the amount of new units completed annually and one component of the Inventory of Employment Spaces indicator that tracks the total inventory of built employment spaces by type. Monitoring building permit issuances provides a more fulsome picture of the development pipeline from building permit issuance to completion.

In 2023, the City of Markham approved its Housing Pledge to the Minister of Municipal Affairs and Housing with a goal to facilitate the construction of 44,000 new housing units by 2031.

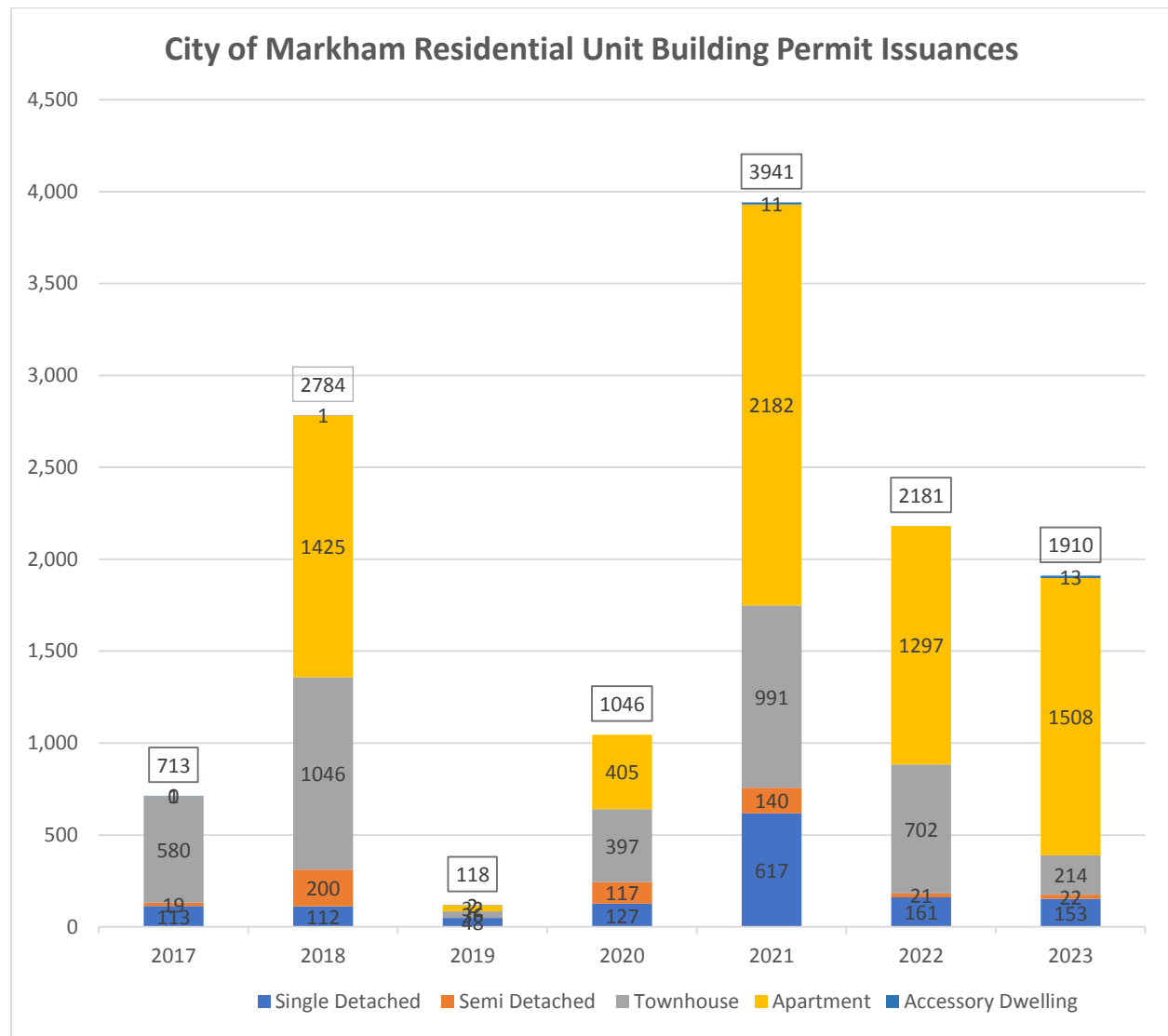
**Results and Progress:**

The number of building permit issuances for residential units in 2023 is 1910, which is above the 5-year average of 1,720. From 2017 to 2023, the annual proportion of higher density units (apartments and townhouses) ranged between 58% (68 units) and 92% (1,999 units) respectively in 2019 and 2022.

In the past 5 years building permit issuances for non-residential building spaces have averaged 264,460 m<sup>2</sup> per year while increasing to a high of 458,649 m<sup>2</sup> in 2021 compared to a low of 118,192 m<sup>2</sup> in 2020.

## Maintaining a Vibrant and Competitive Economy

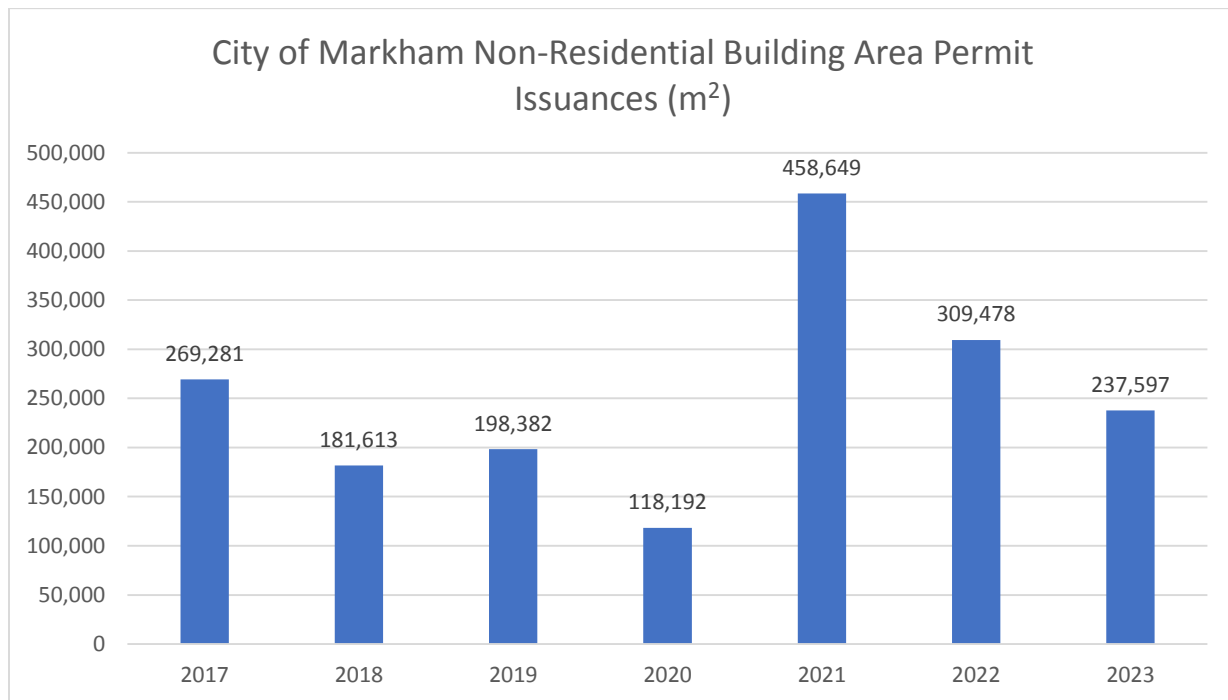
### Building Permit Activity (cont'd)



Source: York Region

## Maintaining a Vibrant and Competitive Economy

### Building Permit Activity (cont'd)



**Source:** City of Markham

### Summary of Thematic Areas and Indicators

Indicator	Last Update
Theme Area: Sustainable Growth	
Population Growth	2024
Employment Growth	2024
Residential Intensification Rate	2024
Regional Centre Density	2024
Designated Greenfield Density	Not yet initiated
Theme Area: Protecting the Natural Environment	
Tree Canopy Cover	2022
Wetland Cover	2023
Woodland Cover	2023
Public Ownership of Greenway Designated Land	2024
Theme Area: Building Complete Communities	
New Housing Supply by Type	
- Housing Completion by Unit Type	2024
- Housing Stock	2024
New Housing Affordability: Approvals	2024
New Housing Affordability: Construction	
- Affordable New Ownership Units	2024
- Affordable New Ownership Units by Type	2024
- Affordable Rental	2024
Protection of Cultural Heritage Resources	
- Markham Register of Property of Cultural Heritage Value or Interest	2024
- Individually Designated Properties	2024
- Heritage Easement Agreements	2024
Theme Area: Increasing Mobility Options	
Modal Split	2020
Walking Distance to Higher Order Transit Stations	
- Residents within 800 Metre Walking Distance	2024
- Residential Units by Type Within 800 Metres Walking Distance to Higher Order Transit	2024
Active Transportation Infrastructure	2024
Theme Area: Maintaining a Vibrant and Competitive Economy	
Inventory of Employment Spaces	
- Inventory of Vacant Employment Land	2024
- Total Existing Employment Floor Area	2024
- Vacancy Rate of Industrial and Commercial Spaces	2024
Assessed Value of Commercial and Industrial Properties	2024
Building Permit Activity	
- New Residential Unit Permit Issuances	2024
- Non-Residential Building Permit Area Permit Issuances	2024



Report to: Development Services Committee

Report Date: October 15, 2024

**SUBJECT:** City of Markham's Response to proposed Amendment to [O. Reg 299/19](#) (Additional Residential Units) [More Homes Built Faster Act, 2022](#)

File No: PR 24 193731

**WARD:** City Wide  
**PREPARED BY:** Brad Roberts – Manager of Zoning and Special Projects  
 Geoff Day, MCIP, RPP, Senior Planner, Zoning and Special Projects

**RECOMMENDATION:**

- 1) That the report titled, "City of Markham's Response to proposed Amendment to O. Reg 299/19 (Additional Residential Units), File: PR 24 193731", be received;
- 2) That this report be forwarded to the Minister of Municipal Affairs and Housing as the City of Markham's comments to the proposed Amendment to O. Reg 299/19;
- 3) That Staff be authorized to bring forward proposed amendments to any in-force zoning By-law to address any zoning issues or inconsistencies in Markham's zoning by-laws, and to give effect to changes made as a result of the proposed Amendment to O. Reg 299/19 receiving Royal Assent; and,
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report is to provide comments to the Province on the proposed Amendment to O. Reg 299/19 relating to Additional Residential Units (ARU's).

**BACKGROUND:**

The More Homes Built Faster Act, 2022, received Royal Assent on November 28, 2022, which authorized the Minister of Municipal Affairs and Housing to make regulations that established requirements and standards with respect to Additional Residential Units (ARU's) located in a dwelling or ancillary building, on lands containing single detached, semi-detached and rowhouse (townhouse) dwellings. Additional residential units include but are not limited to: basement apartments, second or third suites in a main dwelling, coach houses, or dwelling units in detached accessory buildings.

On the June 26th, 2024 Council meeting, Staff reported on proposed amendments to the [Cutting Red Tape to Build More Homes Act \(185\)](#). Bill 185 proposed amendments to the Planning Act that included the authorization for the Minister to make regulations with respect to the establishment of ARU's.

At that time, Staff recommended the Province consult with the City's Operations Department, and Emergency Services to discuss specific servicing limitations that exist for additional residential units, as well as certain life safety issues that arise when ARUs are located in accessory buildings. The life safety concerns include access routes that First Responders have to ARU's in accessory buildings, and the distance that accessory buildings containing ARU's are from hydrants.

On September 23, 2024, the Province released proposed additional regulations that, as stated:

“...could facilitate the creation of additional residential units, such as basement suites and garden suites, by eliminating barriers. Removing these requirements could potentially reduce or eliminate the need for rezoning or minor variances, saving time and money and helping to build more homes.”

The effect of these regulations would restrict municipalities from applying certain zoning restrictions identified below, to ARU's. The O.Reg states that public health and safety requirements, including those from the Building, Fire Code and other legislative tools would continue to apply.

## **DISCUSSION:**

The proposed changes to O. Reg 299/19 would override several zoning standards where an ARU exists in a dwelling or ancillary building, on lands containing single detached, semi-detached and rowhouse (townhouse) dwellings, as follows:

1. Elimination of angular plane provisions;
2. A maximum lot coverage of at least 45% for all buildings and structures on parcels with ARUs;
3. Elimination of floor space index (FSI) provisions;
4. Elimination of minimum lot sizes; and,
5. Reduce the minimum building separation distance between a primary building and any ancillary structure to a maximum of 4 metres.

Staff comments and recommendations are outlined under each section below.

The City's Comprehensive Zoning By-Law 2024-19 (CZBL) was enacted by Markham Council on January 31, 2024. On September 19, 2024, the Ontario Land Tribunal (OLT) approved the City's CZBL on a City-wide basis, save and except for lands associated with remaining site-specific appeals. The OLT has ruled that the CZBL shall be deemed to have come into force on January 31, 2024. The CZBL applies to roughly 80% of the City, however some sites remain under older zoning by-laws including areas with upcoming new or updated secondary plans and site specific OLT appeals as noted above.



### 1. Angular Plane

Angular Plane is an imaginary line that originates from the lowest grade of a lot line or zone boundary and inclines at an angle identified in an applicable zone category (i.e. 45 degrees). Where an angular plane is applied to a property, no portion of a building shall project above the angular plane line.

Zoning by-laws can apply angular plane provisions to restrict the height of buildings in medium and high-rise zones adjacent to low-rise residential zones, as one tool for height transitions from taller buildings to low-rise areas. The proposed regulation will remove the application of angular plane requirements for buildings containing ARUs.

#### **Staff Comments:**

While the City's new Comprehensive Zoning By-law 2024-19 (CZBL) includes a definition of angular plane, no base zones contain specific provisions applying angular plane restrictions. In addition, none of Markham's other in-force zoning By-laws contain base zones that apply angular plane restrictions.

Staff have no comments on the elimination of angular plane relating to ARU's.

### 2. Maximum Lot Coverage

Maximum lot coverage refers to the percentage of a lot that can be covered by buildings and structures. It regulates the amount of space that can be built upon, ensuring that there is adequate open space on a property. In Markham, lot coverage is calculated as a percentage of the area of the zone in which the building is located. The proposed regulation would permit a maximum lot coverage for all building on a lot of at least 45% for all lots containing ARU's.

#### **Staff Comments:**

Lot coverage is not applied in most of the City's newer neighbourhoods developed after 1996. The more compact design permits developments to approach or exceed a 45% lot coverage in most instances.

The use of lot coverage restrictions in the CZBL primarily applies to the City's established low rise residential zone (RES-ENLR). This zone is characterized by larger lots and greater setbacks between buildings in order to preserve the integrity and established character of these areas. Through an extensive public consultation process with residents of Markham, the development community and Markham Council over a 10 year period, the RES-ENLR zone contains maximum lot coverages for the first and second storey (30% and 20% respectively) of a main building as well as a separate maximum lot coverage of 35% for all buildings located on a lot (which includes the main building, sheds, detached garages, pool houses and ARU's).

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As presently worded in the O. Reg, the proposed regulation would allow at least a 45% total lot coverage for lands that contain ARUs and would potentially permit significantly larger accessory buildings in certain circumstances. Existing setbacks and building depth requirements would generally retain the existing zoning standards for main buildings in the RES-ENLR zone, and it is the opinion of Staff that as presently worded, the existing main building lot coverages of 30% for the first storey, and 20% for the second storey would remain in force.

### 3. Floor Space Index (FSI)

While lot coverage generally applies to the footprint of the building, FSI is similarly calculated as a percentage of the lot area yet applies to all floors of a building. The proposed regulation would override all FSI requirements in a zoning by-law that applies to parcels containing ARU's.

#### **Staff Comments:**

Within the CZBL, FSI is only used as a tool in mid rise or high rise zones to help manage density of larger developments. FSI is not used in low-rise developments where ARU's are permitted under the Planning Act.

Staff have no comments on the elimination of FSI requirements relating to ARU's.

### 4. Minimum Lot Size

The proposed regulations will override all minimum lot sizes or lot area requirements specific to parcels containing ARU's. The stated goal of this provision is to:

“...ensure that the same lot size standards that apply to a house also apply to a house with an ARU.”

#### **Staff Comments:**

Where By-law 2024-19 uses minimum lot sizes, it does not distinguish between permissions for additional residential units, or main dwellings. While the gross floor area permissions for accessory buildings are based on lot sizes, the proposed legislation does not appear to impact those zoning provisions.

Staff have not identified zoning concerns with the proposed regulations as drafted.

### 5. Building Distance Separation

The proposed regulations will restrict building distance separation requirements associated with any building containing ARUs to a maximum of 4 metres.

**Staff Comments:**

Zoning by-laws generally require minimum distance setbacks between buildings on a lot. The setback requirements can vary based on building types, and the intent of the setback requirement. For example, detached garages on lots accessed by a lane require a 6 metre setback [separation] from the main building. The City's CZBL also requires a minimum 6 metre setback from a main building to a coach house, garden home or garden suite (defined as ARU's). These zoning standards were enacted in order to provide for useable at-grade amenity areas that allow light penetration and the reduction of potential shadowing that can occur when at-grade amenity areas are small in area. The proposed regulations would reduce the minimum required setback between a detached ARU and the main building to 4 metres.

While this reduction may have minor impacts as identified above, Staff have no significant concerns in reducing the separation requirements to 4 metres.

**Additional Comments:**

The proposed regulation will create separate development standards for lots with and without ARU's and may not always achieve the intended function of the regulation. During initial construction, property owners may construct an ARU and take advantage of the relief offered by the regulation. However, if the property owner later decides to remove the ARU, the property would be in violation of the City's in force zoning without the ARU as a use on the property.

The province has also indicated that existing public health and safety requirements, including those from the Building, Fire Code and other legislative tools would continue to apply. Markham's Fire and Emergency Services Staff have identified that requirements for appropriate path of travel and hose lay to dwelling units within detached accessory buildings are not explicitly prescribed in the Fire Code, and result in the application of different standards between municipalities.

**CONCLUSION:**

Following the October 15, 2024, Development Services Committee meeting, it is recommended that this Council resolution be forwarded to the Ministry of Municipal Affairs and Housing in advance of the ERO deadline of October 23, 2024.

It is also recommended that Council further authorize Staff to evaluate the impact of the final Regulations to ensure there are no unintended adverse impacts from the proposed regulation, and bring forward any necessary amendments to the City's zoning by-laws to refine or implement the proposed regulations as required or deemed necessary.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The provision of affordable housing, and response to Provincial changes to the Planning Act aligns with the City's strategic goal of building Safe, Sustainable and Complete Communities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Fire and Emergency Services

**RECOMMENDED BY:**

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**Giulio Cescato, MCIP, RPP**  
**Director, Planning & Urban Design**

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**Arvin Prasad, MCIP, RPP**  
**Commissioner, Development Services**