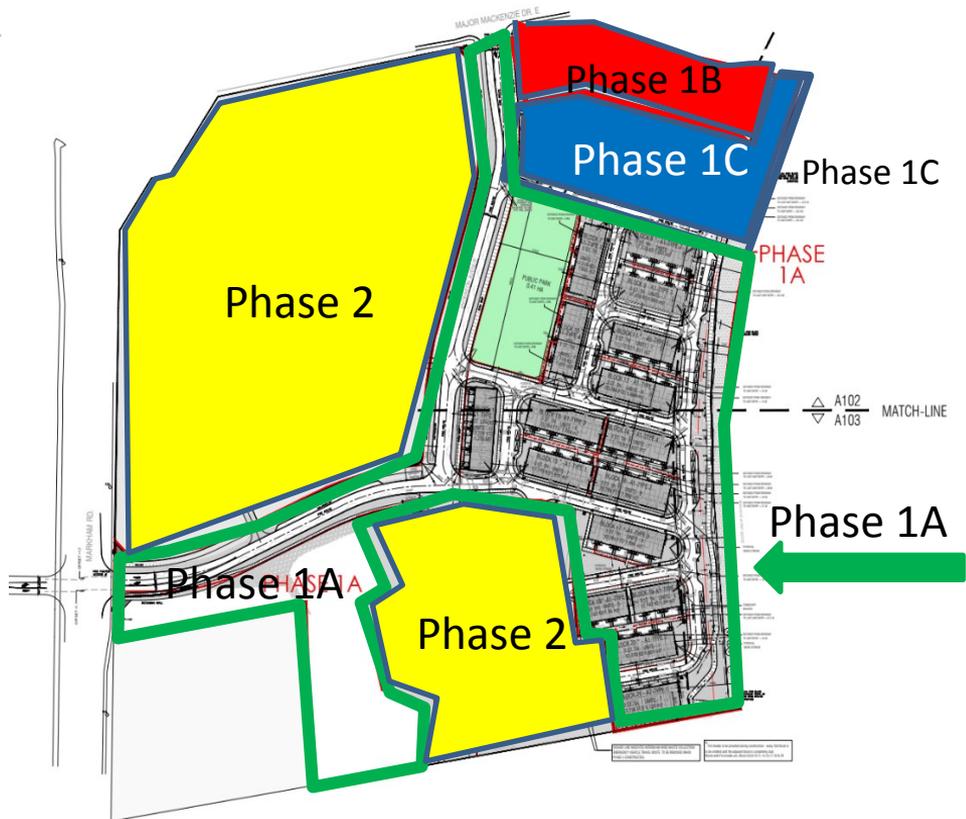
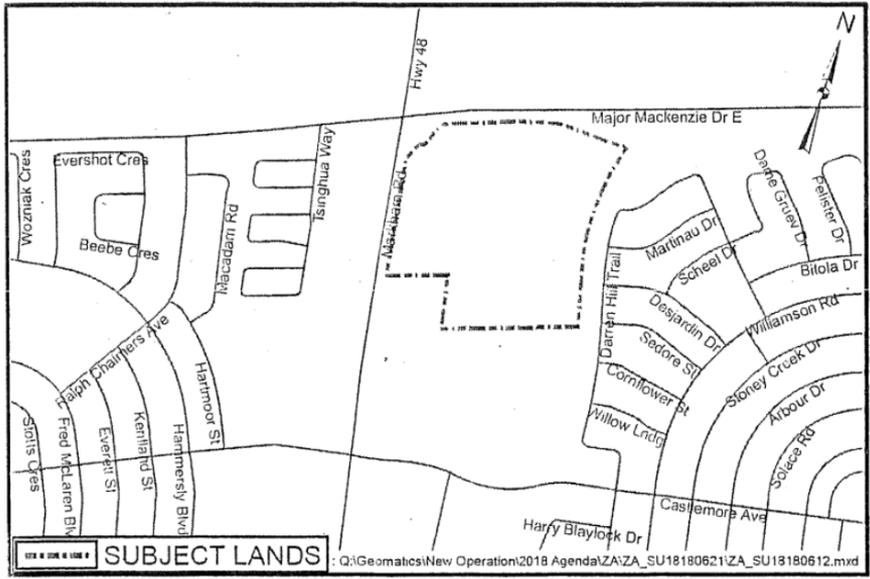


9999 MARKHAM ROAD

**APPLICATIONS FOR:
ZONING BY-LAW AMENDMENT (PHASE 1),
DRAFT PLAN OF SUBDIVISION (ALL OF THE
LANDS)
SITE PLAN APPROVAL (PHASE 1A)**

August 5, 2020

LOCATION MAP AND PROPOSED PHASING PLAN



COUNCIL AND SUB-COMMITTEE

- **Council on December 10, 2019** added Hold (H) provision in the Zoning By-law for 9999 Markham Road which would not be lifted until the GO Station Feasibility Study was underway and asked Staff to report back on the matter in May 2020.
- **Markham Sub-Committee on May 7, 2020** postponed the removal of the Hold (H) provision to July 2020 pending completion of the Markham Road – Mount Joy Secondary Plan Baseline Conditions that will include the assessment of the potential GO Transit Station at Major Mackenzie Drive.
- **Markham Sub-Committee on July 29, 2020** deferred the removal of the Hold (H) provision to August 5, 2020.

JULY 29, 2020 SUB-COMMITTEE

- Planning Consultants for the Secondary Plan Study recommended protection for a potential new GO Station at Major Mackenzie Drive.
- Landowner of 9999 Markham Road made a deputation requesting:
 - consideration of removal of the Hold (H) provision on Phase 1C and proposed mid-rise development instead of the previously proposed townhouses.
 - incorporating Phase 1B into the future Phase 2 of development, and using the approved allocation from Phase 1B and adding it to Phase 1C.
- Staff had an initial discussion with the landowner following the Sub-Committee, to further understand their new proposal.

RECOMMENDATION

- That the Hold (H) provision related to the GO Station feasibility study continue to apply to Phases 1B and 1C given the consultants recommendation to protect for a potential new GO Station at Major Mackenzie Drive until the draft land use concept for the Markham Road – Mount Joy Secondary Plan is endorsed by Development Services Committee or an appropriate approach is worked out with the landowner.
- Staff will continue to work with the applicant and report back with an update regarding the potential GO Station and the proposed development in December 2020.