

**SUBJECT:** **PRELIMINARY REPORT**  
Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6) File # PLAN-20-129597

**PREPARED BY:** Amanda Crompton, MCIP RPP  
Planner II, North District, ext. 2621

**REVIEWED BY:** Stephen Kitagawa, MCIP, RPP  
Acting Manager, North District, ext. 2531

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**RECOMMENDATION:**  
THAT the report dated February 22, 2021 titled “PRELIMINARY REPORT, Applications for Draft Plan of Subdivision and Zoning By-law Amendment submitted by Kennedy MM Markham Ltd. to facilitate residential and mixed use development on the lands known municipally as 10537 Kennedy Road (Ward 6), File # PLAN-20-129597” be received.

**PURPOSE:**  
This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by Kennedy MM Markham Ltd. (the “Owner”) to facilitate residential and mixed use development on the lands known municipality as 10537 Kennedy Road. This report contains general information regarding Official Plan policies and Zoning By-law permissions, as well as other issues and should not be taken as Staff’s opinion or recommendation on the Applications.

**BACKGROUND:**  
**Subject property and area context**

The approximately 26 hectare (64 acre) subject lands are located east of Kennedy Road, south of Elgin Mills Road (see Figure 1 – Location Map). The subject lands are currently used for agricultural purposes and contain the Arthur Wegg House, which is designated under Part IV of the *Ontario Heritage Act*.

The subject lands are located within the Robinson Glen Secondary Plan Area, which is bounded by Elgin Mills Road to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east.

Surrounding land uses include (see Figure 2 – Aerial Photo):

- Agricultural lands and rural residential properties are located immediately north of the subject lands. Draft Plan of Subdivision and Zoning By-law Amendment applications have been submitted to the City for the lands to the immediate north

(4551 Elgin Mills Road East) and are currently being reviewed (File No. PLAN 20 113780).

- Natural environmental lands and agricultural lands with frontage on McCowan Road are located directly east of the subject lands
- Agricultural lands are located to the immediate south of the subject lands. Draft Plan of Subdivision and Zoning By-law Amendment applications have been submitted to the City for the lands to the south and are currently being reviewed:
  - 10379 and 10411 Kennedy Road (File No. PLAN 20 133038); and
  - 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (File No. PLAN 20 113780).
- Agricultural lands are located to the west of the subject lands across Kennedy Road. The Angus Glen Golf Club is located across Kennedy Road to the south-west of the subject lands.

#### Process to date

- The Applications were deemed complete on November 12, 2020.

#### Next steps

- Holding a Statutory Public Meeting at a future date, when appropriate.
- Recommendation Report for DSC's consideration at a future date.
- Future site plan applications for the mid-rise blocks

#### PROPOSAL:

The applicant is seeking Draft Plan approval for a Plan of Subdivision and is proposing to amend the Zoning By-law to facilitate 301- 401 dwelling units, including two future development blocks for residential mid-rise and mixed use mid-rise, as well as blocks for a park, a school, a stormwater management facility, open space, and greenway protection (see Figure 3 – Proposed Draft Plan). Table 1 below summarizes the proposed housing types, lot frontages units and land areas.

**Table 1: Proposed Built Form**

Dwelling Type	Minimum Lot Frontage (m)	Units	Hectares (acres)
Single Detached	11.6	39	1.431 (3.54)
	9.05*	12	0.385 (0.95)
Townhouse	6.1	60	1.256 (3.10)
	4.5*	50	0.828 (2.05)
Residential Mid Rise (Block 2)	-	87-153	2.195 (5.42)
Mixed Use Mid Rise (Block 3)	-	53-87	1.089 (2.69)
<b>Total</b>	-	<b>301-401</b>	<b>7.184</b>

\* Lane based units

The variation in total unit count (301 units to 401 units) is a result of the two future development blocks, shown as Block 2 and Block 3 in Figure 3 with actual unit counts being undetermined at this time. A conceptual site plan for Block 2 proposes primarily 3-

storey condominium townhouses (see Figure 3A – Block 2 Conceptual Site Plan). A conceptual site plan for Block 3 proposes 4-storey townhouses and a mid-rise building that steps down from 5-storeys to 2-storeys (see Figure 3B – Block 3 Conceptual Site Plan Option A). A second conceptual site plan for Block 3 proposes all 4-storey townhouses (see Figure 3C – Block 3 Conceptual Site Plan Option B). The proposed built form in Blocks 2 and 3 will be determined through a future Site Plan application.

Table 2 below provides a complete statistical summary of the Proposal.

<b>TABLE 2: Draft Plan of Subdivision Statistics</b>		
<b>Land Use (Residential)</b>	<b>Units</b>	<b>Hectares (Acres)</b>
Single Detached Dwellings	51	1.816 (4.49)
Street townhouses	60	1.256 (3.10)
Laneway townhouses	50	0.828 (2.05)
Residential Mid-rise	87-153	2.195 (5.42)
Mixed Use Mid-rise	53-87	1.089 (2.69)
<b>Total (Residential)</b>	<b>301-401</b>	<b>7.184</b>
<b>Land Use (Other)</b>	<b>Blocks</b>	<b>Hectares (Acres)</b>
Elementary School	4	2.369 (5.85)
Neighbourhood Park	5	2.00 (4.94)
Stormwater Management Pond	6	1.747 (4.32)
Open Space	7	2.033 (5.02)
Future Development	8-10	0.022 (0.05)
Road widening	1	0.076 (0.19)
Collector/Local Roads/Laneways		2.802 (6.92)
<b>Total (Other)</b>		<b>11.049 (27.30)</b>
<b>Total (All)</b>		<b>18.233 (45.05)</b>

To facilitate the implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to rezone the subject lands from ‘Agricultural One (A1)’ under Zoning By-law 304-87, as amended, to the appropriate zone categories under Zoning By-law 177-96, as amended, including any special provisions.

**The 2014 Markham Official Plan, (the “2014 Official Plan”)**

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) provides land use policy to guide future development and manage growth.

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Map 3 - Land Use designates the Subject Lands 'Residential Low Rise', 'Residential Mid Rise', 'Mixed Use Mid Rise' and 'Greenway' (See Figure 4: Official Plan Land Use Excerpt).

The Official Plan provides direction for the development of a Conceptual Master Plan for the Future Urban Area (FUA) as the basis for the development of Secondary Plans, including the Robinson Glen Secondary Plan. The Conceptual Master plan for the FUA was completed and endorsed by Council in November 2017. Staff will evaluate the Proposal to determine if it conforms to the City's Official Plan.

Robinson Glen Secondary Plan (the "Secondary Plan")

The Secondary Plan includes detailed policies to guide future development and growth in the Robinson Glen community to 2031. The Secondary Plan provides a comprehensive policy framework for Council decisions with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 – Detailed Land Use designates the Subject Lands 'Residential Low Rise', 'Residential Mid Rise I', 'Mixed Use Mid Rise' and 'Greenway'. Site specific policy 8.3.1.6 (Neighbourhood Service Node) applies to the 'Mixed Use Mid Rise' block. The following symbols are also shown on Map SP1 within the boundary of the Subject Lands: one public elementary school symbol, one neighbourhood park symbol and one stormwater management facility symbol (see Figure 5 – Robinson Glen Secondary Plan – Land Use Map).

The Secondary Plan contains minimum and maximum density targets, minimum and maximum building heights and specific development criteria associated with each land use. Staff will evaluate the Proposal to determine if it conforms to the Secondary Plan.

Robinson Glen Community Design Plan (the "Design Guidelines")

The Design Guidelines set out to achieve a coordinated approach to urban design throughout the community. Among other things, the Design Guidelines provide direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, and special community and landmark features. Staff will evaluate the Proposal to determine if it has regard for the Design Guidelines.

**Zoning**

The Subject Lands are zoned 'Agricultural One (A1)' by By-law 304-87, as amended (See Figure 6: Area Context/Zoning). A zoning by-law amendment is required to permit urban residential development on the Subject Lands.

**OPTIONS/ DISCUSSION:**

The following is a brief summary of the key matters raised to date. These matters, and others identified at a future Public Meeting and through the circulation and detailed review of the applications, will be addressed in a future Recommendation Report to Committee:

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**Cultural Heritage Resource**

The subject lands were designated under Part IV of the *Ontario Heritage Act* in 2014. The designation applies to the Arthur Wegg House, which is located in the southwest corner of the subject lands with an existing driveway onto Kennedy Road.

**Parkland**

Staff are reviewing the location, size and configuration of proposed parks as well as co-located parks and school sites, based on Secondary Plan policies, Design Guidelines and the *Planning Act* requirements. The proposal includes a Neighbourhood Park that is 2 hectares (4.9 acres) in size, as per the Secondary Plan.

**Affordable housing, purpose-built secondary suites and seniors housing**

The Secondary Plan has progressive policies for affordable housing including the promotion of secondary suites. Staff have asked the Owner to consider purpose-built secondary suites and options that will allow homeowners to easily implement secondary suites. The owner has also been asked to design units and amenities that facilitate aging in place. The Proposal remains under review as it relates to these topics.

**Community Energy Plan and Sustainability Initiatives**

A Community Energy Plan (the “CEP”) for the FUA has been completed. The CEP identifies and promotes strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. In addition, the applicant has submitted a sustainability checklist. The Proposal remains under review in the context of the CEP and the sustainability checklist.

**Review the appropriateness of the proposed built form and zoning by-law amendment**

Staff are reviewing the proposed site-specific development standards (i.e. minimum lot frontages, setbacks, maximum building heights, amenity space, etc.).

**Public Art contributions to be determined and implemented in the amending zoning by-law**

Section 37 contributions for the provision of public art requires finalization for implementation through the amending zoning by-law.

**Outstanding Secondary Plan Studies**

Robinson Glen Secondary Plan Master Environmental Servicing Plan (MESP) requires final review and acceptance by City Staff. The Proposal is subject to the findings of the MESP and as such, changes to the Draft Plan may be necessary to be consistent with the accepted conclusions.

**Technical studies/reports currently under review**

Staff are in the process of reviewing the following studies/reports: Environmental Impact Study, Heritage Impact Assessment, Tree Assessment and Protection Plan, Functional Servicing and Stormwater Management Report, Traffic Impact and Transportation Demand Management Study, Sustainability Checklist Report, Phase One Environmental Site Assessments, Environmental Noise Feasibility Study, Hydrogeological Assessment,

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Archaeological Assessments and Geotechnical Report. Comments from internal departments and external agencies with respect to these studies may result in changes to the Proposal.

**FINANCIAL CONSIDERATIONS**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The applications are being evaluated in the context of the City's strategic priorities.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in a future recommendation report and/or as conditions of approval.

**RECOMMENDED BY:**

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

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

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Proposed Draft Plan

Figure 3A: Block 2 Conceptual Site Plan

Figure 3B: Block 3 Conceptual Site Plan Option A

Figure 3C: Block 3 Conceptual Site Plan Option B

Figure 4: Official Plan Land Use Excerpt

Figure 5: Robinson Glen Secondary Plan – Land Use Map

Figure 6: Area Context/Zoning