



MEMORANDUM

To: Mayor and Members of Council

From: Biju Karumanchery, Director of Planning and Urban Design

Prepared by: Stacia Muradali, Manager, East Development District

Date: March 30th, 2021

Re: Humboldt Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence, File No. SC 10 1321

RECOMMENDATION:

That the memorandum dated March 30th, 2021 and titled “Humboldt Greensborough Valley Holdings Limited, Land located south of Major Mackenzie Drive, east side of Donald Cousens Parkway, west of Ninth Line (Concession 8, Part of Lot 19)- Ward 5, Request for compensation for upgraded fence (File No. SC 10 132123)”, be received.

BACKGROUND:

The subject lands front onto the east side of the Donald Cousens Parkway (DCP) and is located south of Major Mackenzie Drive, west of Ninth Line, north of Castlemore Avenue and is approximately 3.1 hectares (7.7 acres) (see attached Location Map). A stormwater management pond, the Little Rouge Creek, Ninth Line and the Rouge National Urban Park are located to the east of the subject lands (see attached Figure 2- Air Photo).

On October 15th, 2019, Development Services Committee (DSC) considered the applications by Humboldt Greensborough Valley Holdings Limited (“Humboldt”) for amendments to the Official Plan and Zoning By-law, Draft Plan of Subdivision and Site Plan approval to permit a common element condominium development comprised of 147 townhouses. The development includes 121 back-to-back townhouses as well as 26 townhouses with rear yards which abut the stormwater management pond to the east (see attached Figure 3- Site Plan). On October 29th, 2019 Markham Council approved the applications to amend the Official Plan and Zoning By-law, as well as the Draft Plan of Subdivision, and endorsed in principle the Site Plan application. However, there was some discussion about requesting the applicant to provide upgraded fencing along the east property line abutting the stormwater management pond to the

east to enhance the interface between the proposed Humboldt development and the Rouge National Urban Park and as a result the Site Plan application was referred to a Markham Sub-Committee meeting.

On January 11th, 2021 Markham Sub-Committee was held. During the meeting Subcommittee considered a request by Humboldt for compensation for the cost of the upgraded fence which is an aluminium metal fence. The funding, if the City agreed to provide compensation for the upgraded fence, would come from tax dollars as it doesn't meet the requirements for Development Charge (DC) funding. Markham Sub-Committee requested that Staff review alternatives to the upgraded fence such as planting of cedar trees instead of the upgraded fence. However Humboldt, after looking into the cedar planting option and the cost associated with the upgraded fence, advised Staff in writing that they are no longer pursuing compensation for the upgraded aluminium fence and that they will bear the cost of the fence. Staff therefore recommend that the site plan application continue to proceed on that basis with no further action required in this regard.