



MEMORANDUM

To: Mayor and Members of Council

From: Biju Karumanchery, Acting Commissioner of Development Services

Prepared By: Stephen Lue, Development Manager, Central District

Reviewed By: Ron Blake, Senior Manager of Planning and Urban Design

Date: May 25, 2021, Development Services Committee

Re: Circulation of Notices for Statutory Public Meetings in Markham Centre (Wards 2, 3, and 8)

RECOMMENDATION:

1. That the memorandum entitled, “Circulation of Notices for Statutory Public Meetings in Markham Centre, (Wards 2, 3, and 8)”, be received; and,
2. That the required circulation radius for the notices of statutory Public Meetings be reduced from 1000 m to 200 m in Markham Centre, consistent with the remaining areas in the City of Markham; and further,
3. That staff be authorized and directed to all things necessary to give effect to this resolution.

PURPOSE:

This Memorandum recommends that the City revert to the 200 m circulation radius for the notices of statutory Public Meetings for *Planning Act* applications (the “Notices”) in Markham Centre from the current 1,000 m circulation radius, consistent with the remaining areas in the City of Markham.

BACKGROUND:

Location

Figure 1 illustrates the limits of Markham Centre at its inception and its expanded boundaries today within Wards 2, 3, and 8. The expanded boundaries result from the ongoing Markham Centre Secondary Plan Update Study.

Markham Centre resulted from a planning study that commenced in 1992, and culminated in the adoption of Official Plan Amendment (“OPA”) 21

Council adopted OPA 21 in 1994, following extensive public consultation. Following an appeal to the Ontario Municipal Board (the “OMB” and now the Local Planning Appeal Tribunal), the OMB approved OPA 21 in 1997, which enabled development in Markham Centre.

The standard practice in municipalities is a 120 m circulation of the Notices, which was expanded in Markham to 200 m in 2015

The *Planning Act* requires notices be given by “personal service or ordinary mail to every owner of land within 120 m of a subject land.” A Development Services Committee (“DSC”) resolution in June 2015, directed staff to exceed the *Planning Act* requirement and mail the Notices to all owners within 200 m of a subject property.

Staff received direction in 2003, to increase the circulation radius to 1,000 m for the Notices in Markham Centre

The City has always envisioned Markham Centre as an area for significant development. The expanded notice circulation was part of a 2002, Markham Centre Communications Strategy. At the February 4, 2003, DSC meeting, Committee expressed the need to advertise meetings respecting matters within Markham Centre as an enhanced communication and promotion protocol.

At the February 18, 2003, DSC meeting, Staff advanced a report that presented the resulting Communication Work Program. The Committee discussed the need to expand the circulation radius, whereas the standard practice involved an expanded notice only when directed by Council on an application-specific basis. Committee acknowledged the heightened profile of Markham Centre, the anticipated development proposals, and the absence of a significant population within its boundary. Therefore, Council directed staff to mail the Notices to all property owners within 1,000 m of a subject land in Markham Centre.

DISCUSSION:

Markham Centre has experienced unprecedented growth

Since 2003, Markham Centre has experienced unprecedented growth that includes, but not limited to, the developments highlighted in the [Markham Centre Development](#) webpage. With over 8,000 residential units (over 17,000 people) built or under construction currently, and over 1.8 million square feet of office space, retail, and community facilities (PanAM Centre, YMCA, Bill Crothers Secondary School, and parks) on the ground today, Markham Centre has emerged as an intensified community.

The 1,000 m circulation radius of the Notices in Markham Centre is no longer required

The original intent of the 1,000 m circulation radius of the Notices in 2003 resulted from the lack of population in Markham Centre to enable meaningful public engagement on *Planning Act* applications. In light of the current population in Markham Centre today, the need to expand the circulation radius is no longer required. The City currently maintains a 200 m circulation radius for all other areas in the City, and includes circulations to resident groups, and this is considered appropriate for Markham Center today.

CONCLUSION:

Markham Centre, has experienced unprecedented growth over the last two decades and intensified significantly since 2003, when the direction to staff to provide a 1,000 m radius for Public Meeting notification was issued. Therefore, staff support reverting the circulation radius of the Notices in Markham Centre to 200 m, given its current and emerging population base.

ATTACHMENT:

Figure 1: Markham Centre Boundaries