

SUBJECT:**RECOMMENDATION REPORT**

Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd.
Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 823 dwelling units (756 ground related and 67 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6)
File No.: PLAN 20 133038

PREPARED BY:

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REVIEWED BY:

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RECOMMENDATIONS:

- 1) THAT the staff report dated February 7, 2022 titled “Recommendation Report, Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd., Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit approximately 823 dwelling units (756 ground related and 67 in a mixed-use block) on Part of Lots 23 and 24, Concession 6 (East side of Kennedy Road north of Major Mackenzie Drive) (Ward 6), File No.: PLAN 20 133038,” be received;
- 2) THAT in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council;
- 3) THAT the application submitted by Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. to amend Zoning By-law 304-87, as amended, be approved and the draft Zoning By-law attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice’;
- 4) THAT Draft Plan of Subdivision 19TM-20010 be approved in principle, subject to the conditions set out in Appendix ‘B’ of this report and be brought forward to a future Council meeting once all outstanding matters have been resolved to staff’s satisfaction;
- 5) THAT the Director of Planning and Urban Design or his designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘B’, as may be amended by the Director of Planning and Urban Design or his designate;

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- 6) THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-20010 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period;
 - 7) THAT servicing allocation for 756 units be assigned to Draft Plan of Subdivision 19TM-20010;
 - 8) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

This report recommends approval of Draft Plan of Subdivision and Zoning By-law Amendment applications to facilitate the creation of approximately 756 ground oriented dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities and the supporting road network on the Subject Lands. The property is known legally as Part of Lots 23 and 24, Concession 6 and is within the Robinson Glen Secondary Plan Area (See Figure 1: Location Map).

In response to the matters raised at the Public Meeting, those outlined in Staff's preliminary report dated April 27, 2021, as well as further comments raised by City staff and external agencies, the applicant has revised their original proposal (See Figure 4: Draft Plan of Subdivision).

Staff are of the opinion that the Draft Plan of Subdivision and Zoning By-law Amendment represent good planning and are in the public interest.

Staff recommend that the Draft Plan of Subdivision be approved in principle, subject to the draft conditions set out in Appendix 'B' of this report which will be brought forward to a future Council meeting once all outstanding matters have been resolved to staff's satisfaction. Furthermore staff recommend that the draft Zoning By-law, attached as Appendix 'A', be brought forward to a future Council meeting once the Zoning By-law has been finalized.

PURPOSE:

The purpose of this report is to provide an overview, evaluation and staff recommendations with regard to the applications for Draft Plan of Subdivision and Zoning By-law Amendment (the “Applications”) submitted by Minotar Holdings Inc. and Hal-Van 5.5 Investments Ltd. (the “Owner”).

Process to Date

- December 2020 - Applications deemed complete
- March 2021 - Preliminary Report to Development Services Committee
- April 2021 - Statutory Public Meeting
- September 2021 - Revised plans/studies submitted for review

Next Steps

If approved, the Owner will be required to clear the conditions of Draft Plan of Subdivision, attached in Appendix ‘B’, enter into a Subdivision Agreement with the City, and register the Draft Plan. The draft Zoning By-law attached hereto as Appendix ‘A’, will be finalized and brought forward to a future Council meeting.

BACKGROUND:**The Subject Property is located within the Robinson Glen Secondary Plan Area**

The Applications collectively apply to two (2) properties known legally as Part of Lots 23 and 24, Concession 6 (the “Subject Lands”) (See Figure 1: Location Map). Together these properties consist of approximately 102.4 hectares (253 acres), situated in the central part of the Robinson Glen Secondary Plan, which is bounded by Elgin Mills Road East to the north, Kennedy Road to the west, Major Mackenzie Drive to the south and the Robinson Creek to the east (the “Secondary Plan Area”).

The Subject Lands are primarily used for agricultural operations, with the exception of a golf driving range known as the Fairtree Golf Centre (See Figure 2: Aerial Photo and Figure 3: Area Context/Zoning). The Robinson Creek runs north/south through the lands and divides the area proposed for development to the west, from the remainder of the lands to the east. In April 2021 a Site Alteration Permit was issued on the Subject Lands (SALT 20 132902).

The Subject Lands contain two (2) heritage structures known as the George Henry Sommerfeldt Homestead (10379 Kennedy Road) and the George Sommerfeldt Sr. House (10411 Kennedy Road), which are designated under Part IV of the Ontario Heritage Act (See Figure 2: Aerial Photo).

Surrounding land uses include:

- North: Agricultural uses subject to Draft Plan of Subdivision 19TM-20007 for approximately 165 single detached and townhouse units which is under review (City File No.: PLAN 20 129597);
- East: Bounded by McCowan Road, followed by agricultural uses
- South: Agricultural uses subject to Draft Plan of Subdivision 19TM-20002 for approximately 2,072 single detached and townhouse units which has been endorsed in principle by Council (City File No.: PLAN 20 113780);

- West: Bounded by Kennedy Road, followed by the Angus Glen Golf Club lands subject to an Official Plan Amendment application (to facilitate the creation of the Angus Glen Secondary Plan) which has been appealed to the Local Planning Appeal Tribunal (City File No. OP 17 130159)

Proposed Development:

The Applications facilitate the creation of approximately 756 ground oriented dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities and the supporting road network on the Subject Lands (the “Proposal”) (See Figure 4: Draft Plan of Subdivision).

Key changes made to the Proposal during the review process include (See Figure 5: Original Draft Plan of Subdivision):

- Unit count reduced from 840 to 823 (-17 units)
- Re-aligned Street 21 to provide a landscape strip
- Two heritage homes are proposed to be relocated in close proximity to Kennedy Road on lots 305 and 306 at the intersection of Street 5 and Street 21

Table 1 below summarizes the proposed built form.

Table 1: Proposed Built Form

Dwelling Type	Minimum Lot Frontage	Units
Single Detached	12.2m (40')	131
	11.6m (38')	52
Semi Detached	10.3m (35')	10
	7.62m* (25')	8
	7.62m (25')	226
Townhouse	7.0m (23')	282
	6.1m* (20')	45
Mixed Use Block	-	67 (estimate)
Existing Heritage Houses		2
Total	-	823

* Lane based units

To facilitate implementation of the Proposal, the Zoning By-law Amendment application proposes to re-zone the subject lands from ‘Agricultural One (A1)’ under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including special provisions. The draft Zoning By-law amendment is attached as Appendix ‘A’.

Public Consultation

A Public Meeting was held on April 27, 2021. Matters with respect to the Original Draft Plan of Subdivision were identified through comments made by members of the Development Services Committee (DSC). There were no comments from the public with respect to the Applications. The following is a summary of the matters raised by the DSC

members. The discussion section of this report (beginning on page 6) outlines how these matters have been considered.

1. Consideration should be given to relocating the parkette;
2. Suggested using different material to break up the massing on the townhome complex;
3. Suggested keeping the green space open for all resident to enjoy rather than having houses backing onto the green space;
4. Suggested that the housing types be mixed together, so that residents are not being segregated by their social economic class;
5. Asked the applicant to explore the possibility of installing an automated waste system in the proposed development.
6. Suggested that the landscaping of the proposed development be well thought through, for example possibly planting more trees in certain spots where there is more room, and less trees in front of residents homes.

The Proposal conforms to the Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) is a statutory document under the *Planning Act* that sets out land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Lands ‘Greenway, Residential Low Rise, Residential Mid Rise and Mixed Use Mid Rise’ (See Figure 6: 2014 Official Plan Map 3 Extract - Land Use). It 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.

The Proposal conforms to the 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 and beyond, providing 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’. It identifies symbols denoting the locations of: stormwater management facility and a neighbourhood park (See Figure 6: Robinson Glen Secondary Plan Extract - Detailed Land Use). The Mixed Use Mid Rise designation is subject to the Neighborhood Service Node policies (8.3.1.6) of the Secondary Plan, which requires non-residential uses subject to specific policy requirements (See Figure 7: Robinson Glen Secondary Plan Extract - Detailed Land Use). The Secondary Plan contains specific development criteria associated with each land use, including minimum and maximum density targets and minimum and maximum building heights.

Table 2 below identifies the density calculations for the Proposal.

Table 2: Proposal Density Analysis

Designation	Area (Hectares)	Units	Secondary Plan Density Range (units per net hectare)	Proposed Density (units per net hectare)
Residential Low Rise	12.7	427	25-45	33.6
Residential Mid Rise I	7.56	329	40-70	43.5
Mixed Use Mid Rise	0.85	67	40-70	79.1

Note: Calculated based on the requirements of Section 8.1.8 of the Secondary Plan.

Staff have reviewed the Proposal in the context of the Secondary Plan and are satisfied the Proposal conforms to the Secondary Plan.

The proposal has regard for the Robinson Glen Community Design Plan (the “Guidelines”)

The Guidelines are intended to achieve a coordinated approach to urban design throughout the community. Among other things, the Guidelines provide direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features, heritage conservation, etc. Staff are of the opinion the Proposal meets the objectives of the Guidelines.

As a condition of Draft Plan Approval, the Owner, in accordance with the Guidelines, is required to retain a design consultant to prepare architectural control guidelines to the satisfaction of the City prior to execution of the subdivision agreement. Architectural control guidelines will ensure that the physical elements of the dwellings visible from the public realm contribute to the development of a sense of place and address components such as the location of main entrances and porches, roof slopes, corner lot architecture and materials. Building permit applications will only be accepted and processed when drawings are stamped and signed by the Design Control Architect to ensure that the dwellings have been designed in accordance with the approved Architectural Control Guidelines.

Zoning

The Subject Lands are zoned ‘Agriculture One Zone (A1)’ under by By-law 304-87, as amended (See Figure 3: Area Context/Zoning). To facilitate implementation of the Draft Plan of Subdivision, the Zoning By-law Amendment application proposes to re-zone the Subject Property from ‘Agricultural One (A1)’ under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including any special provisions. The draft Zoning By-law Amendment can be found in Appendix ‘A’.

OPTIONS/ DISCUSSION:

Matters raised by DSC members

1. Consideration should be given to relocating the parkette;

The Guidelines and Secondary Plan identify the locations and sizes of parks in the Robinson Glen community, irrespective of property ownership. Together these

plans ensure an integrated and comprehensive approach that considers linkages and connectivity, facility requirements, and interface conditions.

The location of the parkette as shown on the Proposal is reflective of the Guidelines, specifically the Robinson Glen Demonstration Plan. The intent of its location is to provide passive recreation opportunities serving nearby residents and employees/patrons of the proposed mixed use block (Block A). The majority of residents within the Proposal are within a 10min walk of the Community Park on the adjacent plan to the south and within a 5min walk of the neighbourhood park included as part of the Proposal and the neighbourhood park on the adjacent plan to the north (See Figure 8: Robinson Glen Draft Plan of Subdivision Composite Plan).

2. Suggested using different material to break up the massing on the townhome complex;

The Guidelines echo this sentiment by outlining a series of special considerations for townhouse dwellings. Amongst other considerations they suggest:

- “Consider breaking up the overall building massing of individual townhouse blocks relative to adjacent single and semi-detached houses; townhouse blocks may alternatively be designed to appear as a series of individual parts;
- Variations in the design of townhouse blocks should be used to help articulate long and continuous rooflines and/or wall planes and create a distinctive character for individual blocks;
- Where possible and not in conflict with sustainability objectives, provide varied roofscapes within individual townhouse blocks to contribute to an interesting public realm and maintain compatibility with adjacent detached dwellings;...”

As a condition of Draft Plan Approval, the Owner, in accordance with the Guidelines, is required to retain a design consultant to prepare Architectural Control Guidelines (ACG) to the satisfaction of the City prior to execution of the subdivision agreement. The ACG will ensure that the physical elements of the dwellings visible from the public realm contribute to the development of a sense of place and address components such as massing and materials. Building permit applications will only be accepted and processed when drawings are stamped and signed by the Design Control Architect to ensure that the dwellings have been designed in accordance with the approved ACG.

3. Suggested keeping the green space open for all resident to enjoy rather than having houses backing onto the green space;

The Proposal’s interface along the Greenway system is comprised of a single loaded road, single detached lots and a neighbourhood park. The majority of the interface along the Greenway system is publically accessible via the single loaded road and neighbourhood park. Where the single detached units back onto the Greenway System two (2) pedestrian access blocks have been provided. These are

the three points where trailheads are planned to connect residents to the trail system within the Greenway.

Backlotting in the Proposal onto the Greenway System is consistent with the Guidelines, specifically the Robinson Glen Demonstration Plan. The goal within the Secondary Plan Area has been to achieve greater than 50% of the frontage along the Greenway System as publicly accessible. Current estimates (based on the draft plan of subdivisions received to date) exceed this goal.

4. Suggested that the housing types be mixed together, so that residents are not being segregated by their social economic class;

The Proposal implements the designations in the Secondary Plan and includes a significant area of 'Residential Mid Rise I' which generally only permits townhouses or apartments (See Figure 7: Robinson Glen Secondary Plan Extract - Detailed Land Use). It also includes a broad range of low density development in particular different forms of semi-detached units, townhouses and single detached units. The different forms of housing are not significantly segregated with singles in close proximity to semi-detached and townhouses.

5. Asked the applicant to explore the possibility of installing an automated waste system in the proposed development.

The Owner has indicated that infrastructure for an automatic waste collection system at a residential community scale would require additional infrastructure to be located and constructed within the public right-of-way at considerable expense. To advance such a system a public sector/private sector partnership would be required to explore financial, governance, legal, technical and operational matters and such exploration has yet to take place. Moreover, recent work by City staff seem to indicate that automatic waste collection systems are more appropriate for high density areas.

6. Suggested that the landscaping of the proposed development be well thought through, for example possibly planting more trees in certain spots where there is more room, and less trees in front of residents homes.

Staff have worked with the applicant to prepare a preliminary streetscape plan. Among other features an enhanced landscape buffer for Street 21 is proposed along Kennedy Road in the vicinity of Street 7 (Block L). This area is expected to act as a visual and pedestrian gateway into the community through the use of selective enhanced plantings and the construction of a sidewalk linking to a future sidewalk along Kennedy Road.

Generally one (1) street tree is anticipated for every two (2) lots and groupings of two (2) street trees or more are planned within the flankage yards on the public property where no driveways are expected and more soil volume is present. Staff is generally satisfied with the amount of landscape area proposed. These details will be finalized at the detail design stage if draft plan of subdivision approval is granted.

Matters raised by City Staff and Public Agencies**Proposed parkland meets the objectives of the Community Design Plan and conforms to the Secondary Plan**

The Guidelines and Secondary Plan identify the locations and sizes of parks in the Robinson Glen community, irrespective of property ownership. Together these plans ensure an integrated and comprehensive approach that considers linkages and connectivity, facility requirements, and interface conditions.

In accordance with the City's Parkland Dedication By-law 195-90 and the *Planning Act, R.S.O. 1990, c.P.13*, as amended, the parkland requirement for the ground related units included in the Proposal is 2.52 ha (1 hectare / 300 units) x 757 units = 2.52 hectares). In total, 2.155 ha of parkland is included in the Proposal, resulting in an under-dedication of 0.368 ha, calculated on a site-specific basis. These parkland calculations exclude the future mixed use development block (Block A), which will be dealt with during a future development approval process.

In the context of large greenfield communities like the Secondary Plan Area it is common for some landowners to under-dedicate parkland while others over-dedicate parkland on a property-specific basis. Typically, staff require these discrepancies be reconciled through an agreement between the Owner and/or the Landowners Group and the City. Staff have incorporated a draft plan condition to this effect, to be addressed prior to release of the lands for registration (See Appendix B: Conditions of Draft Plan of Subdivision Approval).

Cultural Heritage Resources have been appropriately addressed

The cultural heritage resource strategy associated with the Proposal was discussed and endorsed by Heritage Markham Committee at two meeting on March 10, 2021 and October 13, 2021 (See Appendix C: Heritage Markham Committee Extracts). Below is a summary of those discussions.

In light of the grading challenges associated with in-situ retention of the heritage resources, the Cultural Heritage Impact Assessment outlines a relocation strategy which is supported by Heritage Staff. The preferred alternative relocates the Sommerfeldt houses to the west of their current locations, facing Kennedy Road, on larger lots and in close proximity to each other (See Figure 9: Proposed Location of the Sommerfeldt Houses). This new configuration allows the buildings to be situated on a prominent corner along 'Street 21', and retains their existing orientation towards Kennedy Road.

A key objective of Heritage Markham and heritage staff is to keep the Sommerfeldt houses together given they have a historical symbiotic relationship. Splitting the two heritage homes was not seen as a desirable outcome. Achieving this objective results in the abutting lands to the south (Blocks 307 and 308) being constrained from a lot frontage standpoint. Although the Secondary Plan designates these lands 'Residential Mid Rise I' which provides for built form such as townhouses and excludes semi-detached dwellings, accommodating a townhouse block proves challenging with the constrained frontage. In lieu of townhouses, Staff feel it is more appropriate to site a semi-detached dwelling on these lands which will better complement the scale of the heritage homes. The new semi-detached dwelling proposed to the south is expected to be setback from the heritage homes

to maintain the sight line of the heritage homes from Kennedy Road, are to be 2-storey dwellings and feature traditional architectural elements.

The heritage conditions of draft plan approval have been included in section 18.0 (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc.).

Senior Friendly Housing and Purpose Built Secondary Suites

A condition of Draft Plan Approval requires 5% of the single detached product to provide a “built in” secondary suite. This translates to a minimum of 10 purpose built second suites as part of the Proposal. In addition, the Owner has committed to providing all the single detached units (183 in total) with a “roughed in” main floor bedroom including an en-suite bathroom.

The Owner has developed a list of options that they will be offering to their purchasers at the time of sale that aim to facilitate aging in place and improved accessibility. The following features will be available as design options:

- Optional ramps where suitable
- Optional master bedroom on the main floor on select models
- Optional elevators or the potential to accommodate a future elevator on select models
- Optional secondary entrances to facilitate secondary suites

Additionally, the following custom design options will be available:

- Double front entry doors for detached designs
- Open floor plans where possible, with minimum hallway widths of 36 inches or greater
- All door handles in the home will be pull down lever style design
- Electrical outlets may be placed 18- 24 inches from the floor level throughout the home, except over kitchen and bathroom counters, at the purchaser’s request
- The main bathroom will have wood reinforcing built into the walls of the bath tub and over the toilet for future installation of grab bars
- A walk- in shower will be provided in all master bathrooms
- Generous Master Ensuite shower sizes that can accommodate shower seats
- Generous main floor stair widths and appropriate railings to accommodate future chair lifts

The Community Energy Plan (the “CEP”) and sustainability initiatives

The CEP for the Future Urban Area is finalized, but is a living document and will be updated as needed over time. The CEP will identify and advance sustainable development practices as they relate to energy use and generation within the Secondary Plan Area. Staff have incorporated a draft plan condition requiring the Owner to agree to the mandatory measures of the CEP, such as high energy efficiency building design.

The Proposal will feature efficient and resilient development to support a healthy, livable and safe community in accordance with directions of the PPS, Growth Plan and the

applicable sustainable development policies of the Regional Official Plan and the City's Official Plan. The applicant has incorporated the following sustainability initiatives:

- Low-Impact Development (LIDs) features, such as rear yard infiltration trenches and/or permeable paver driveways
- High energy efficiency building design, including:
 - A minimum of R60 in the attic/roof insulation
 - R10 underslab insulation
 - Triple pane windows or equivalent high performance double pane (U-value 1.4 or lower)
 - Electric Vehicle wiring in all garages
 - Implementation of the Solar Strategy outlined in the CEP
 - Smart thermostats and in-home energy displays

Section 37 contributions to address Public Art

As part of the approval of the Zoning By-law Amendment, which seeks to intensify the subject lands with residential development, the Owner will be asked to provide financial contributions towards public art, pursuant to Section 37 of the *Planning Act*. This requirement is included in the draft Zoning By-law Amendment, attached as Appendix 'A'.

Street and laneway network

The Proposal forms a part of the Secondary Plan Area, which at this time is comprised of two other participating landowners, whose draft plans of subdivisions have been submitted to the City (See Figure 8: Robinson Glen Draft Plan of Subdivision Composite Plan). The modified grid road network displayed by the Proposal seamlessly integrates together with the adjacent plans. Operations and Engineering staff have reviewed the street and laneway network and are satisfied with it.

Municipal servicing is available

Servicing allocation from the current City supply has been reserved to accommodate the Proposal. The City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner.

Final approval of the physical servicing of the subdivision relies on the technical submissions to the Engineering Department following draft approval, including final acceptance of the Functional Servicing Report to the satisfaction of the Director of Engineering. This requirement is reflected in the conditions of draft plan approval, attached as Appendix 'B'.

Robinson Glen Developers Group obligations (the "Developers Group")

The Secondary Plan integrates the locations of public infrastructure (roads, stormwater management facilities) and the provisions of other community facilities (parks, schools, roads, road improvements, servicing), regardless of property boundaries.

To ensure all affected property owners contribute equitably towards the public infrastructure and provisions of other community facilities, a draft plan condition requiring all Owners in the Secondary Plan Area to enter into the Robinson Glen Developers Group

Agreement has been incorporated into the conditions (See Appendix B: Conditions of Draft Plan of Subdivision Approval).

Future development block for mixed use mid rise is subject to site plan approval

Block A is expected to be developed in the future with a mixed use mid rise product. This block is subject to site plan approval including a review of built form transitions to adjacent uses, landscaping, massing, parking supply, vehicular and pedestrian circulation, building materials, waste management, among other matters.

The Master Environmental Servicing Plan for the Robinson Glen Secondary Plan (the “MESP”)

The MESP has been prepared in support of the Secondary Plan. The MESP assesses a range of environmental and engineering matters associated with the development of lands in the Secondary Plan Area. It outlines existing conditions relating to surface water, groundwater, terrestrial and aquatic resources. It defines the Robinson Glen Greenway System, assesses and recommends stormwater management (SWM), site grading, transportation, water and wastewater servicing requirements. The MESP also identifies potential impacts and mitigation measures, including conceptual design requirements for SWM ponds, Low Impact Development (LID) measures, site grading, management of headwater drainage features (HDFs), wetland water balance, Robinson Creek road crossing designs and restoration/enhancement recommendations.

A draft condition has been incorporated requiring that the MESP be accepted to the satisfaction of the Director of Engineering prior to release for registration of any phase within the Proposal (See Appendix B: Conditions of Draft Plan of Subdivision Approval).

CONCLUSION:

The Owner has submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of approximately 756 ground oriented dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities and the supporting road network on the Subject Lands.

Based on the discussion above, staff are of the opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement, 2014, conform to all applicable Provincial, Regional and Municipal plans, has regard to Section 51(24) of the Planning Act, represents good planning and is in the public interest.

Staff are finalizing the content of the Zoning By-law Amendment and Draft Plan Conditions with the applicant, in consultation with applicable public agencies/City departments and in accordance with this report. Staff therefore recommend that the draft zoning by-law and draft plan conditions, attached as Appendices ‘A’ and ‘B’, be brought forward to a future Council meeting once they have been finalized.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal has been reviewed in the context of the City's Strategic Priorities of Safe Sustainable and Complete Community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal was circulated to internal City Departments, Heritage Markham Committee and External Agencies. Their requirements have been reflected in the conditions of draft plan of subdivision approval as appropriate and the implementing zoning by-law amendment (See Appendix A: Draft Zoning By-law Amendment and Appendix B: Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

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

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

APPLICANT/AGENT:

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ATTACHMENTS:

Figure 1: Location Map
Figure 2: Aerial Photo
Figure 3: Area Context/Zoning
Figure 4: Draft Plan of Subdivision
Figure 5: Original Draft Plan of Subdivision
Figure 6: 2014 Official Plan Map 3 Extract - Land Use
Figure 7: Robinson Glen Secondary Plan - Land Use Map
Figure 8: Robinson Glen Draft Plan of Subdivision Composite Plan
Figure 9: Proposed Location of the Sommerfeldt Houses

Appendix A: Draft Zoning By-law Amendment
Appendix B: Conditions of Draft Plan of Subdivision Approval
Appendix C: Heritage Markham Committee Extracts