

Definition of INTENSIFICATION, City of Markham Official Plan Section 11.2

Intensification means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the use of brownfield sites;
- b) the *development of vacant and/or underutilized lots* within previously developed areas;
- c) *infill development*; and
- d) the expansion or conversion of existing buildings.

9704 McCowan Rd (*just north of Bur Oak Avenue on the west side*)
2019: MEDIUM DENSITY DEVELOPMENT APPROVED AND
REZONED FOR 3.16 FSI, OFFICIAL PLAN WAS 2.0 FSI

Definition of INTENSIFICATION AREAS in the City of Markham Official Plan

Intensification areas means lands identified on

Map 1 — Markham's Structure;

Map 2 — Centres and Corridors and Transit Network; and

Map 3 — Land Use that are prioritized for accommodating
intensification within the urban area shown on
Map 12 — Urban Area and Built-Up Area.

*Intensification areas may include all or a portion of a Regional Centre,
Regional Corridor/Key Development Area, Local Centre and Local Corridor.*

9704 McCowan Rd (*just north of Bur Oak Avenue on the west side*)
2019: DEVELOPMENT APPROVED AND REZONED FOR 3.16 FSI
MEDIUM DENSITY WITHIN THE BERCZY VILLAGE COMMUNITY



LPAT File Number PL140743 - April 9, 2018 Office Consolidation

This map is subject to appeals to the Local Planning Appeal Tribunal. The numbered boxes depict lands owned by appellants of this map. The scope of any issues raised in those appellants' appeals will be identified as part of Local Planning Appeal Tribunal Case No. PL140743

OFFICIAL PLAN

MAP 12 - URBAN AREA AND BUILT-UP AREA

as modified and approved by York Region June 12/14

JUNE 2014

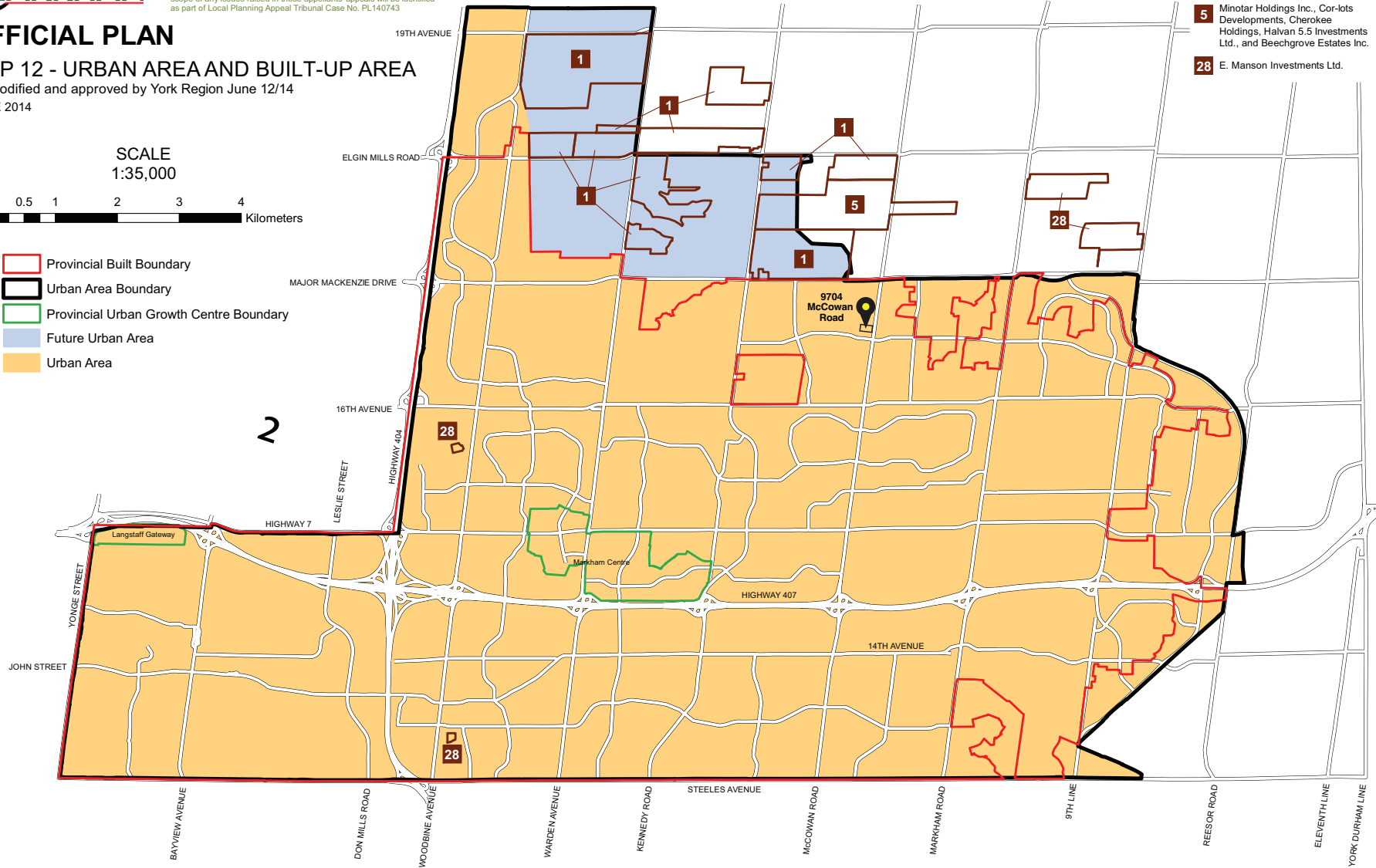
SCALE
1:35,000

0 0.5 1 2 3 4
Kilometers

- Provincial Built Boundary
- Urban Area Boundary
- Provincial Urban Growth Centre Boundary
- Future Urban Area
- Urban Area

Map 12 - Urban Area and Built-Up Area is subject to Appeal Nos. 1. (Issue 224)
5. (Issue 224)
28. (Issue 224)

- 1 North Markham Landowners Group, Angus Glen Northwest Inc., and Angus Glen Holdings
- 5 Minotar Holdings Inc., Cor-lots Developments, Cherokee Holdings, Halvan 5.5 Investments Ltd., and Beechgrove Estates Inc.
- 28 E. Manson Investments Ltd.





OFFICIAL PLAN

MAP 2 - CENTRES AND CORRIDORS AND TRANSIT NETWORK

JUNE 2014

LPAT File Number PL140743 - April 9, 2018 Office Consolidation

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Map 2 - Centres and Corridors and Transit Network is subject to Appeal Nos.

7. (Issue 4, 14)
15. (Issue 244)
18. (Issue 198)
19. (Issue 258, 260, 262)
21. (Issue 278)
24. (Issue 289)

7. Colclough Investments Inc., Highgrove Investments Inc., Firewood Holdings Inc., Major McCowan Developments Limited, Sunnyside Realty Corp., and Brentwood Estates Inc.
15. Times Group Corporation
18. Lindvest Properties (Cornell) Ltd.
19. CFOT Suburban Properties LP and Armadale Co. Ltd.
21. Donsay (Residential) Developments Inc.
24. Atlas Shoudica Healthcare Ltd.

- Greenway System
- Transportation and Utility Area
- Neighbourhood Area
- Mixed Use Neighbourhood Area
- Employment Area (including Commercial Lands)

Intensification Areas

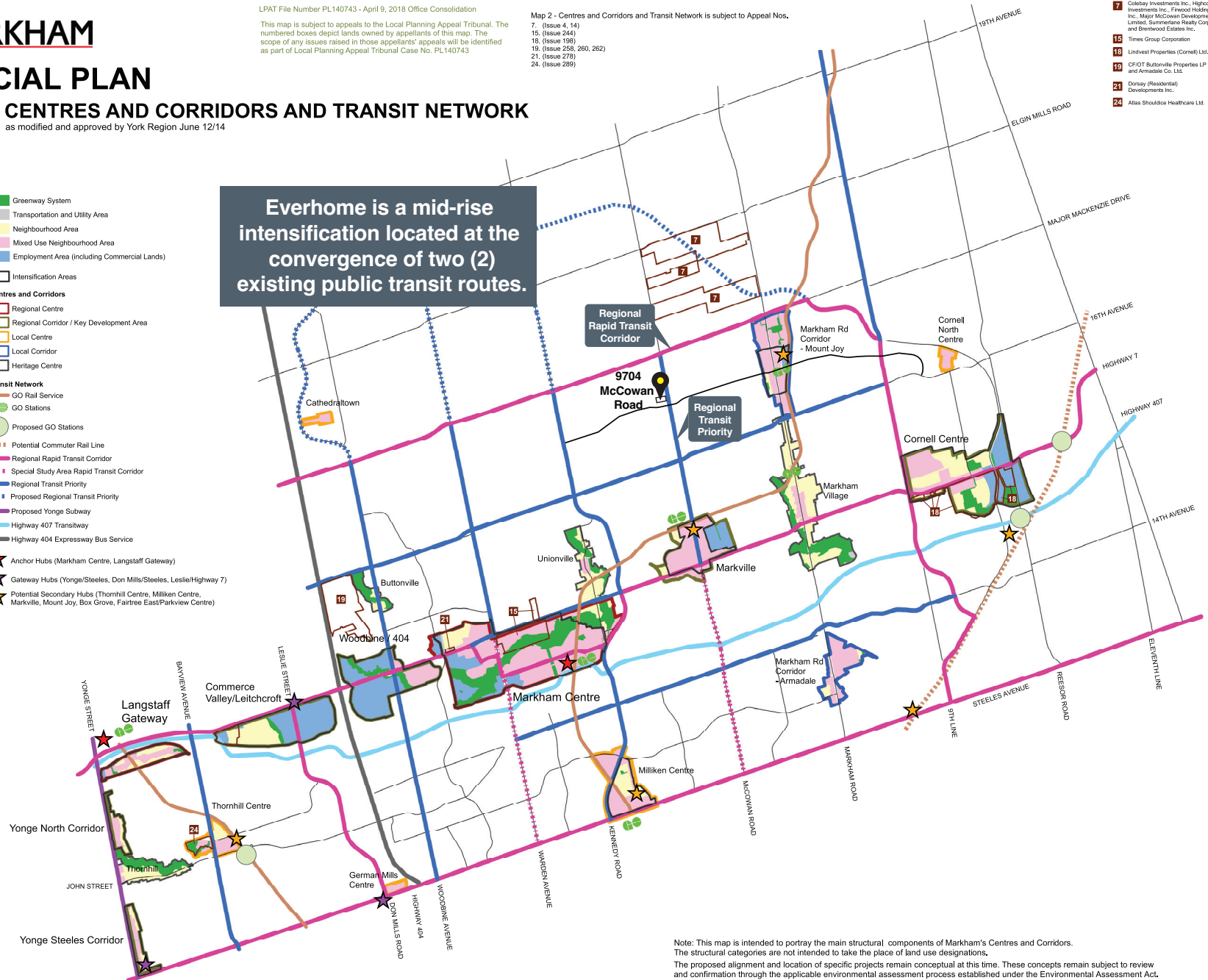
Centres and Corridors

- Regional Centre
- Regional Corridor / Key Development Area
- Local Centre
- Local Corridor
- Heritage Centre

Transit Network

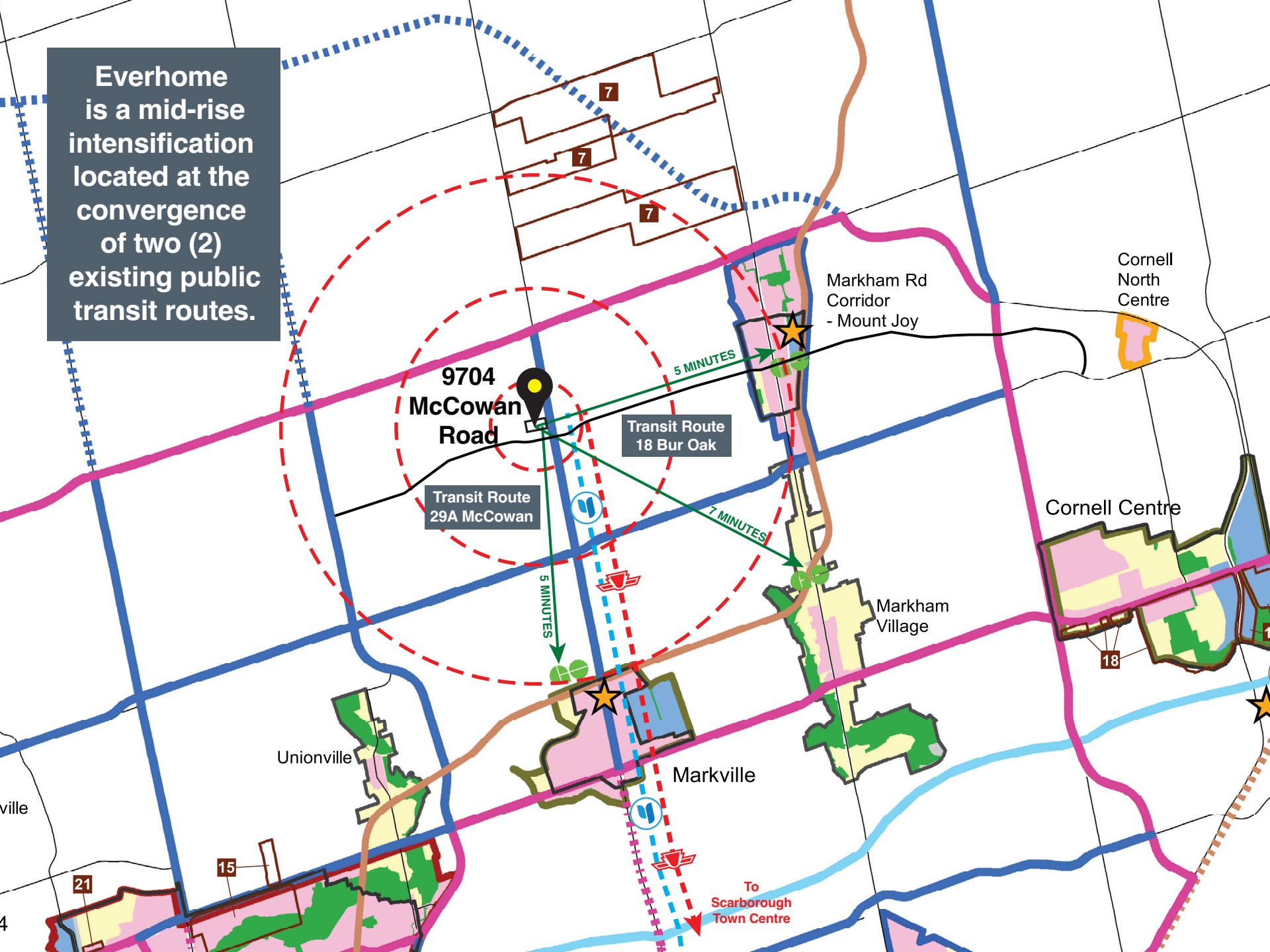
- GO Rail Service
- GO Stations
- Proposed GO Stations
- Potential Commuter Rail Line
- Regional Rapid Transit Corridor
- Special Study Area Rapid Transit Corridor
- Regional Transit Priority
- Proposed Regional Transit Priority
- Proposed Yonge Subway
- Highway 407 Transitway
- Highway 404 Expressway Bus Service
- Anchor Hubs (Markham Centre, Langstaff Gateway)
- Gateway Hubs (Yonge/Steeles, Don Mills/Steeles, Leslie/Highway 7)
- Potential Secondary Hubs (Thornhill Centre, Milliken Centre, Markville, Mount Joy, Box Grove, Fairtree East/Parkview Centre)

Everhome is a mid-rise intensification located at the convergence of two (2) existing public transit routes.



Note: This map is intended to portray the main structural components of Markham's Centres and Corridors. The structural categories are not intended to take the place of land use designations. The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.

Everhome
is a mid-rise
intensification
located at the
convergence
of two (2)
existing public
transit routes.





OFFICIAL PLAN

MAP 1 - MARKHAM STRUCTURE

JUNE 2014

LPAT File Number PL140743 - April 9, 2018 Office Consolidation

This map is subject to appeals to the Local Planning Appeal Tribunal. The numbered boxes depict lands owned by appellants of this map. The scope of any issues raised in those appellants' appeals will be identified as part of Local Planning Appeal Tribunal Case No. PL140743

Map 1 - Markham Structure is subject to Appeal Nos.

1. (Issue 224)
4. (Issue 55, 237, 238)
5. (Issue 62, 224)
7. (Issue 4, 14, 15)
15. (Issue 244)
18. (Issue 198)
19. (Issue 129, 258, 260)
21. (Issue 278)
24. (Issue 289)
28. (Issue 224)

- Greenway System
- Countryside Area
- Hamlets
- Transportation and Utility Area
- Neighbourhood Area
- Mixed Use Neighbourhood Area
- Employment Area (including Commercial Lands)
- Future Urban Area
- Intensification Area

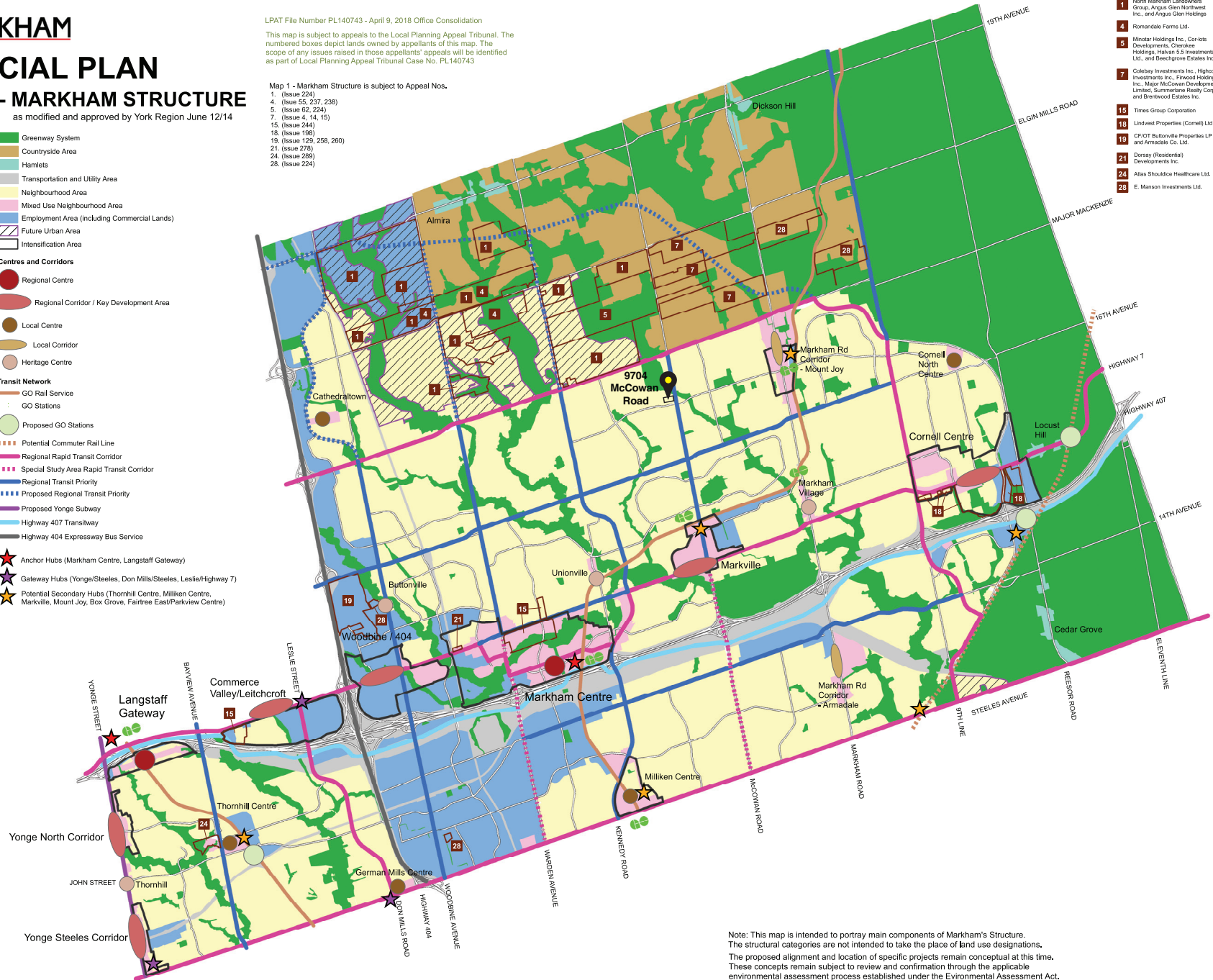
Centres and Corridors

- Regional Centre
- Regional Corridor / Key Development Area
- Local Centre
- Local Corridor
- Heritage Centre

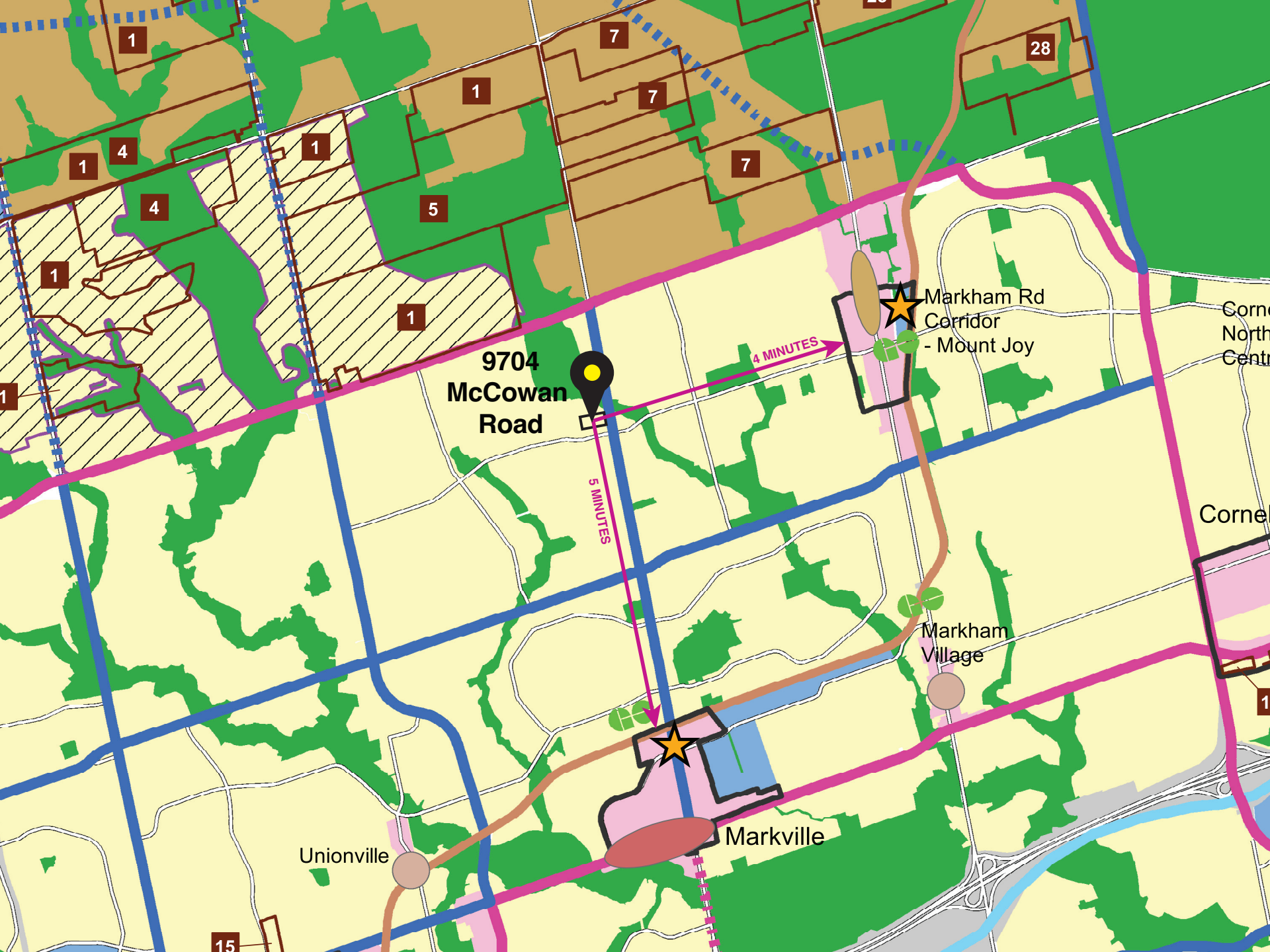
Transit Network

- GO Rail Service
- GO Stations
- Proposed GO Stations
- Potential Commuter Rail Line
- Regional Rapid Transit Corridor
- Special Study Area Rapid Transit Corridor
- Regional Transit Priority
- Proposed Regional Transit Priority
- Proposed Yonge Subway
- Highway 407 Transitway
- Highway 404 Expressway Bus Service
- Anchor Hubs (Markham Centre, Langstaff Gateway)
- Gateway Hubs (Yonge/Steeles, Don Mills/Steeles, Leslie/Highway 7)
- Potential Secondary Hubs (Thornhill Centre, Milliken Centre, Markville, Mount Joy, Box Grove, Fairtree East/Parkview Centre)

- 1 North Markham Landowners Group, Angus Glen Northwest Inc., and Angus Glen Holdings
- 4 Romandale Farms Ltd.
- 5 Minor Holdings Inc., Corbitts Developments, Cherilee Holdings, Haven 5.5 Investments Ltd., and Beechgrove Estates Inc.
- 7 Colabey Investments Inc., Highgrove Investments Inc., Firwood Holdings Inc., Major McCowan Developments Limited, Sunnyside Realty Corp., and Brentwood Estates Inc.
- 15 Times Group Corporation
- 18 Lindvest Properties (Cornell) Ltd.
- 19 CFOT Burtonville Properties LP and Armadale Co. Ltd.
- 21 Dorsey (Residential) Developments Inc.
- 24 Atlas Shouldice Healthcare Ltd.
- 28 E. Manson Investments Ltd.



Note: This map is intended to portray main components of Markham's Structure. The structural categories are not intended to take the place of land use designations. The proposed alignment and location of specific projects remain conceptual at this time. These concepts remain subject to review and confirmation through the applicable environmental assessment process established under the Environmental Assessment Act.



responsible DEVELOPMENT

Developments within the *City of Markham* have a number of requirements that have to be *met*. Developers have to *make best efforts* to achieve the required goals set out by the Planning Department for all infill or master planned developable areas.

- a) *LEED® Silver Standard*
- b) *Responsible Development Massing*
- c) *Traffic Demand Management*
- d) *Satisfy all the conditions of the various departments and YORK Region:
Planning, Fire and Life Safety, Engineering, Water Works, Waste Management and Buildings*

Sustainable Measures for a Forward Thinking Development Design

9704 McCowan Rd., the Everhome Markham Community

WHETHER YOUR DEVELOPMENT HAS BEEN APPROVED FOR
MED- TO HIGH-DENSITY, ALL THE ABOVE REQUIREMENTS FOR
DEVELOPMENT IN THE CITY OF MARKHAM HAVE TO BE MET.

FORWARD THINKING COMMUNITY
THAT FITS WITHIN THE URBAN
FABRIC OF BERCZY VILLAGE, WILL SET
THE NEW BENCHMARK FOR FUTURE
LEED® SILVER DEVELOPMENT.

**CITY OF MARKHAM
2014 OFFICIAL PLAN,**

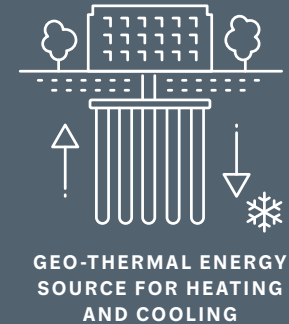
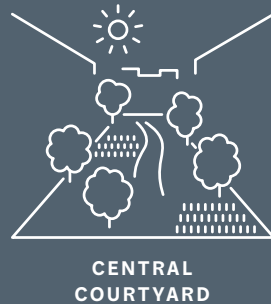
indicates it is the policy of
council to require the design
of high-quality, attractive
and sustainable
developments that include:

- well-designed public and
private open spaces
- sustainable development
practices

*Markham OP,
Section 6.1.2.5*



THE *future* IS GREEN



WELCOME TO A COMMUNITY THAT *THINKS DIFFERENTLY*.
THIS IS *everHOME*. 16 SUSTAINABLE DEVELOPMENT STRATEGIES.



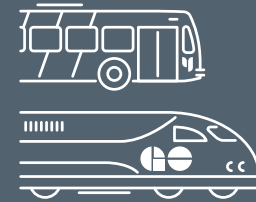
ENERGY EFFICIENT GLASS
SOLARBAN 70



HARVESTING
RAINWATER



WALKABLE
COMMUNITIES

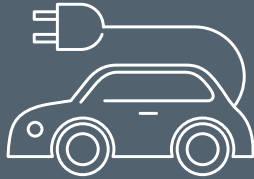


TRANSIT HUB
3 GO STATIONS,
TTC AND VIA



AT THE CORE OF EVERHOME IS A CENTRAL GREEN COURTYARD THAT WILL DIFFERENTIATE THE COMMUNITY FROM ANY OTHER IN MARKHAM. OTHER SUSTAINABLE FEATURES INCLUDE GEO-THERMAL AS THE MAIN ENERGY SOURCE, GREEN ROOFS, RAINWATER HARVESTING AND EV SOLUTIONS THAT SET THE STANDARD, WHICH FUTURE MARKHAM COMMUNITIES WILL BE MEASURED BY.

THE *future* IS SUSTAINABLE



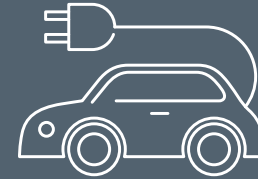
EV CHARGING:
25% OF PARKING SPOTS



EV BIKES AND
SCOOTERS



EVERHOME
BIKE REPAIR STATIONS



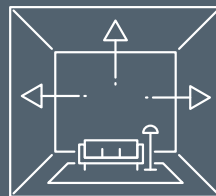
ELECTRIC VEHICLE
CAR SHARE PROGRAM

Its core values put the *planet first* for your family. Green is not just a colour but the future. And at its heart is an abundance of open living space that breathes fresh air into the community.

Living Green is not just a catch phrase ... *It's a way of life.*



CONNECTING
BIKE PATH NETWORK



LARGER SIZED
FAMILY SUITES



FAMILY ORIENTED
AMENITIES



PET FRIENDLY
COMMUNITY

implications OF FEES

SINCE 2017, THE CITY OF MARKHAM HAS EXPERIENCED AN **UNPRECEDENTED LAND VALUE INCREASE** WHICH IS RESULTING IN A SIGNIFICANT ESCALATION OF FEES INCLUDING:

9704 McCowan Rd, BERCZY	2020	MAY 2022	RESULT
Land Appraised Value <i>Everhome Markham has 131 Suites</i>	\$6,000,000 <i>Purchased Oct 2017</i>	\$10,670,000 <i>Finance Valuation</i>	77% INCREASE
Development Charges <i>Everhome Markham has 131 Suites</i>	\$7,219,394 <i>March 26, 2020</i>	\$9,222,512 avg \$70,401 per unit	41% INCREASE
Contribution to the Berczy Village Landowners Group	\$254,895.73 <i>March 20, 2020</i>	\$846,218.47 <i>June 30, 2022</i>	233% INCREASE

implications OF DELAYS

SINCE OBTAINING REZONING APPROVAL IN 2019, **EVERHOME MARKHAM** HAS EXPERIENCED DELAYS OF APPROXIMATELY 18 MONTHS WHICH HAVE INCREASED COSTS TO THE PROJECT.

9704 McCowan Rd, BERCZY

RESULTING COST IMPACT

Direction from Engineering changed since Buildings would not allow previously approved direction

Comments received from the Buildings Department requiring significant changes to provide services to the neighbour to the NORTH.

RESULT: MIN. 8 MONTH DELAY - architectural, mechanical, field services, shoring impact, alternative solution plan consultants.
Carrying Cost from DELAYS and APPROVALS are substantial as a result.

Water Works / Legal Servicing for Neighbour to the North

To satisfy water works and the legal department, the project has suffered additional delays of approximately 6 months

implications BY MUNICIPALITIES

CITY OF MARKHAM PARKLAND CASH-IN-LIEU FOR
MULTI RESIDENTIAL DWELLING UNITS IS **SIGNIFICANTLY
HIGHER THAN OTHER MUNICIPALITIES** WITHIN YORK REGION:

9704 McCowan Rd / 131 UNITS	PARKLAND CASH-IN-LIEU CALCULATIONS	
TOWN OF RICHMOND HILL	\$10,000 <i>per unit</i>	\$1,310,000 \$3,582,611 less than MARKHAM
CITY OF VAUGHAN	\$11,300 <i>per unit</i>	\$1,480,300 \$3,412,311 less than MARKHAM
CITY OF MARKHAM	\$37,348 <i>per unit</i>	\$4,892,611 AS PER PENDING SPA AGREEMENT

the ask BY EVERHOME

9704 McCOWAN RD IS SEEKING **A REDUCTION IN PARKLAND CASH-IN-LIEU**
FROM THE CITY OF MARKHAM COUNCIL

9704 McCOWAN RD / 131 UNITS

IF WE APPLY
\$20,000 PER UNIT RATE,
2 TIMES THE RATE OF
TOWN OF RICHMOND HILL

OR IF WE APPLY
\$22,600 PER UNIT RATE
2 TIMES THE RATE OF
CITY OF VAUGHAN

PARKLAND CASH-IN-LIEU RESULT
BASED OTHER MUNICIPALITIES
WITHIN YORK REGION

\$2,620,000

\$2,960,600

**THANK YOU TO ALL MEMBERS OF COUNCIL
FOR LISTENING TO OUR DEPUTATION.**