

June 10, 2022

MGP File: 22-3107

Members of Council  
City of Markham  
101 Town Centre Boulevard

Markham, Ontario, L3R 9W3

via email: [clerks@markham.ca](mailto:clerks@markham.ca)

Dear Mayor and Members of Council:

**RE: Item 10.1 Yonge Corridor Land Use and Built Form Study (Preliminary Step to Secondary Plan) Final Report (10.4)  
Development Services Committee Meeting, June 13, 2022  
Comments on behalf of DRC (Markham) Incorporated  
8127-8149 Yonge Street, Markham**

Malone Given Parsons Ltd. (“MGP”) is the land use planners for DRC (Markham) Incorporated, the owners of the lands municipally known as 8127-8149 Yonge Street in the City of Markham (the “Subject Property”).

On behalf of the owners of 8127-8149 Yonge Street, we have reviewed the Yonge Corridor Land Use and Built Form Study dated June 13, 2022 (the “Yonge Corridor Study”) to be considered at the Development Services Committee Meeting on June 13, 2022 and provide this letter with our comments and concerns.

We respectfully request that:

- That appropriate building heights continue to be guided by the principal of angular plane as contemplated in the October 2021 Interim Report and February 2022 information presentation: and
- Staff clarify that the parks, POPS, and new roads/driveway connections conceptually shown in each land use concept will be assessed on a site-specific level for feasibility.

## **Context**

The Subject Property is located within the Royal Orchard Station Area, north of Bay Thorn Drive, as shown in Figure 1 below.

Figure 1: Location of 8127-8149 Yonge Street within Royal Orchard Station Area



Figure 39. Royal Orchard Station Area 2-D Land Use Concept

Source: Yonge Corridor Land Use and Built Form Study (2022), Malone Given Parsons Ltd (2022)

MGP previously met with staff to discuss complete application requirements for the Subject Lands on March 30, 2022. As the consultant team continues to prepare for the formal submission of development applications, we are concerned that the Yonge Corridor Study has the potential to preclude appropriate development potential opportunities on the Subject Property.

### Building Heights

The Yonge Corridor Study aims to ensure appropriate transition to the existing low-rise built form of established neighbourhoods east of Yonge Street while appropriately locating density along the Yonge Street corridor, adjacent to existing bus rapid transit and within

walking distance to the approved Yonge North Subway extension. To facilitate this goal, we understand that the Yonge Corridor Study provides height transitions to established neighbourhoods using 45-degree angular planes and directs the highest intensity of development along Yonge Street adjacent to transit stations.

While we agree with these built form principles, we are concerned with the inclusion of height notations in metres and storeys within Section 4.0 of the Yonge Corridor Study. Specifically, for the Royal Orchard Station Area (shown on Figure 38), the north side of Royal Orchard Boulevard is noted as 133m or 43 storeys at the intersection of Yonge Street, and the south side of Bay Thorn Drive is noted as 107m or 35 storeys. This height notation was not previously included in the interim report from October 21, 2021 or Community Information Meeting presentation from February 17, 2022.

In addition, the noted heights are well below the 45-degree angular plane for the illustrated towers, which are located over 150m away from the established low-rise neighbourhoods and therefore have the potential for heights at least 150m (~49 storeys). Therefore, the 43-storey height at Royal Orchard Boulevard appears to be implied as a maximum height cap for the Royal Orchard Station Area, which decreases to 35 storeys at Bay Thorn Drive.

While we agree with the principle of a gradation of heights within each station area and also generally at a higher level from Steeles Station at the south to Royal Orchard Station at the north, we do not agree that a strict height limit should be included as part of the Yonge Corridor Study. In our opinion, the added height notation in metres and storeys pre-supposes heights that are lesser than, and inconsistent with, what was previously understood based on the 45-degree angular plane.

Proposed heights should be informed by urban design principles as part of good planning; however, the prescription of building heights goes beyond providing urban design standards. In our opinion, the Yonge Corridor Study should remain a guiding document for land use and built form principles in this area, but without the inclusion of detailed heights in metres and storeys, which are more appropriate to be determined as part of a later process.

## **Land Use Concepts**

We note that the current land use concepts illustrate how the Yonge Street properties could develop when the principles are applied to each site. While we understand that this land use plan is conceptual, we are concerned that the plan could misrepresent how the lands could develop.

More specifically, potential building locations are shown, and the balance of the lands are then shown as public open space- Parks and POPS. It should be noted that the concept plans do not contemplate important at grade elements that support development, such as driveways, pick-up/drop-off locations, parking areas or servicing areas for the planned building. In our opinion, it is important to recognize that the multiple “parks” and POPS shown on the conceptual plans will not all come to fruition.

We note that several roads or driveway connections are also shown in the land use concepts. While we agree with the notion of providing an interconnected access network between properties, we emphasize that the feasibility of the current locations shown in the

Yonge Corridor Study should be reviewed as part of the Secondary Plan process and future development applications.

We thank you for the opportunity to provide comments and look forward to working with staff to address our comments.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.



**Lauren Capilongo, MCIP, RPP**  
**Principal**

cc *DRC (Markham) Incorporated*