

**WESTON
CONSULTING**

planning + urban design

Planning and Urban Design Department
City of Markham
101 Town Centre Boulevard
Markham, Ontario L3R 9W3

October 24, 2022
File 11263

Attn: Duran Wedderburn, Manager of Policy

Dear Sir,

**RE: Initiation of Yonge Corridor Secondary Plan
11 Glen Cameron Road**

Weston Consulting is the authorized planning consultant for Craig Alliance, the legally registered owner of the property municipally known as 11 Glen Cameron Road and herein referred to as the “subject property”. The subject property is located east of the intersection of Glen Cameron Road and Yonge Street. This letter has been prepared in support of the inclusion of the subject property into the boundary of the Secondary Plan.

The subject property is a two-storey commercial dwelling with an approximate area of 0.44 hectares (1.09 acres) and an approximate frontage of 36.71 metres along Glen Cameron Road.

The subject property is outside the Markham Official Plan Major Transit Station Area (MTSA) and the Thornhill Secondary Plan’s Key Development Area [Appendix A1, A2]. It is designated Service Employment in the Markham Official Plan and directly abuts properties designated Mixed Use High Rise. It is our understanding based off correspondence with City Staff that initiation of the Yonge Corridor Secondary Plan will commence in early 2023. Markham’s Staff Report (dated June 13, 2022) entitled “Yonge Corridor Land Use and Built Form Study (Preliminary Step to Secondary Plan) suggests that the findings of the Land Use and Built Form Study will be used to inform the upcoming Yonge Street Corridor Secondary Plan process. The Markham side of the Corridor is anticipated to host an additional 34,800 new residents and 3,800 new jobs with the Steeles Station Area adding approximately 15,800 new residents and 1,500 new jobs.

We offer the following justification for the inclusion of the subject property in the Secondary Plan Area:

1. Close proximity to the Mixed-Use High-Rise designation:
The subject property is adjacent to the Yonge Street corridor (approximately 150 m away) and abuts lands designated Mixed Use High Rise (Thornhill Secondary Plan PD 3-1 – Schedule D).

2. Provincial Growth Target:

The existing condition of the subject property and the surrounding lands is low-rise large pad employment and retail uses. The intensification of the property would align with the Province's policy objectives related to Growth Targets by locating a high density of development along the Yonge corridor.

3. Fine-grained street network:

The subject property's location proximity to the corridor and within the interior of Glen Cameron also provides a greater opportunity to deliver a fine-grained street network.

4. Mobility:

Additional density would also help leverage the Yonge Street Corridor's existing and proposed transit networks such as the Local YRT Bus Routes, TTC Bus networks, and the proposed transit improvements such as the Yonge North Subway Expansion (located 1km away). The subject property is also directly adjacent to (20m away) a proposed bike lane at Dudley Avenue [Appendix, A3]. Inclusion of the subject property into the boundary area would present an opportunity to leverage existing and proposed transit investments made by all levels of government.

5. Complete Communities

Intensification further along the Yonge Street Corridor with a mix of uses, fine-grained street network and transit integration would provide the City with the opportunity to achieve policy objectives by creating Complete and Transit Oriented Communities.

6. Transition

The subject property fronts onto the 9m wide Glen Cameron Road which will provide enough of a buffer from the existing adjacent neighborhoods from any potential intensification or mixed use developments. Further, the owner would implement the angular plane, podiums to achieve the proper transitions.

7. Outside the scope of the TRCA regulated area:

The subject property is not located within the TRCA's regulated area and as such would present an opportunity to develop with minimal environmental disturbance.

Inclusion of the subject property by the expansion of the boundary of the Secondary Plan would provide Markham with the opportunity to better achieve policy objectives related to transit-oriented communities.

As such Weston supports the recommendation of the expansion of the Study Area Boundary so that complete communities and transit investment are leveraged to their full potential. There is a strong opportunity for the subject property to host a mix of residential, commercial and employment uses but this will require expansion of the Study Area Boundary.

We kindly request that these comments be considered by Staff and that a response be provided at the earliest convenience. We also kindly request to be included on any future correspondence in relation to the Yonge Corridor Secondary Plan and discussions surrounding expansion of the boundary area.

Should you have any questions, please do not hesitate to contact the undersigned at extension 335.

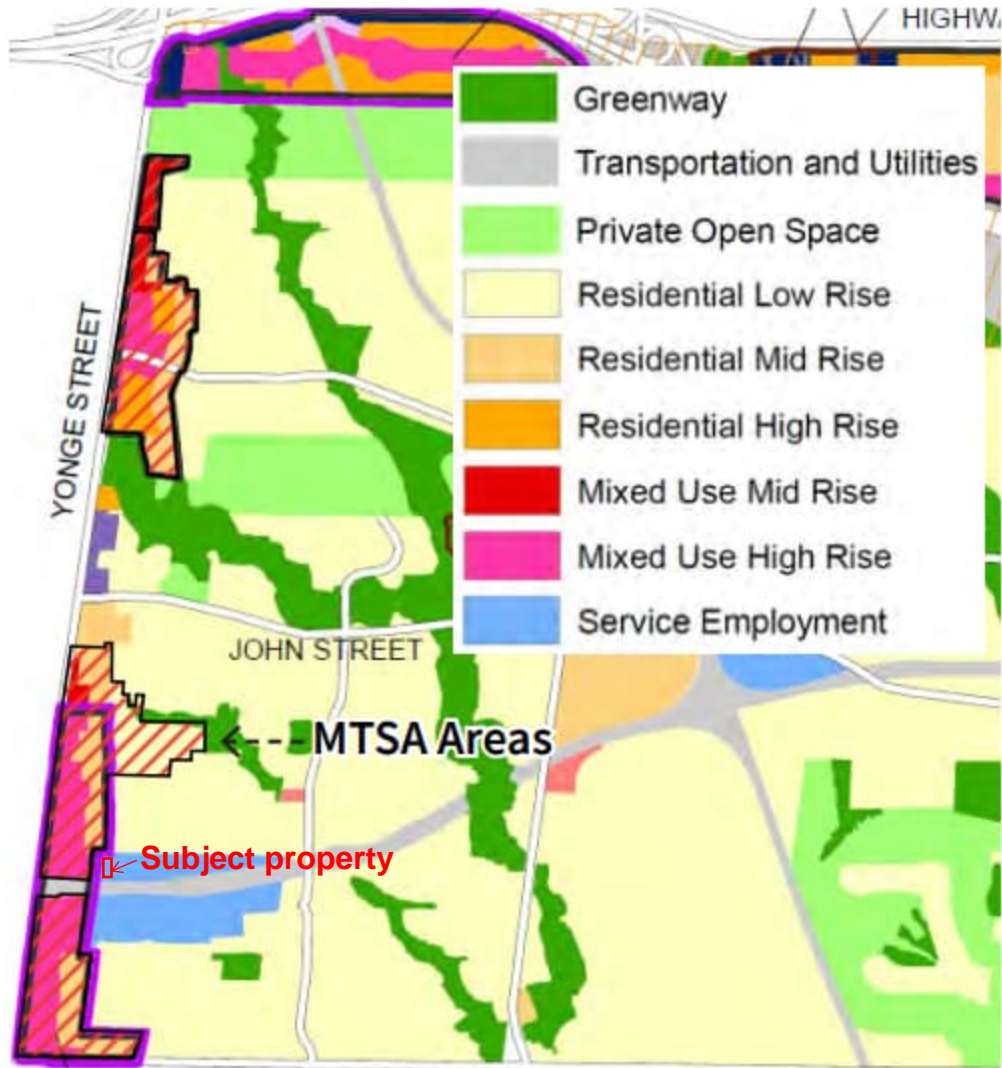
Yours truly,

Weston Consulting

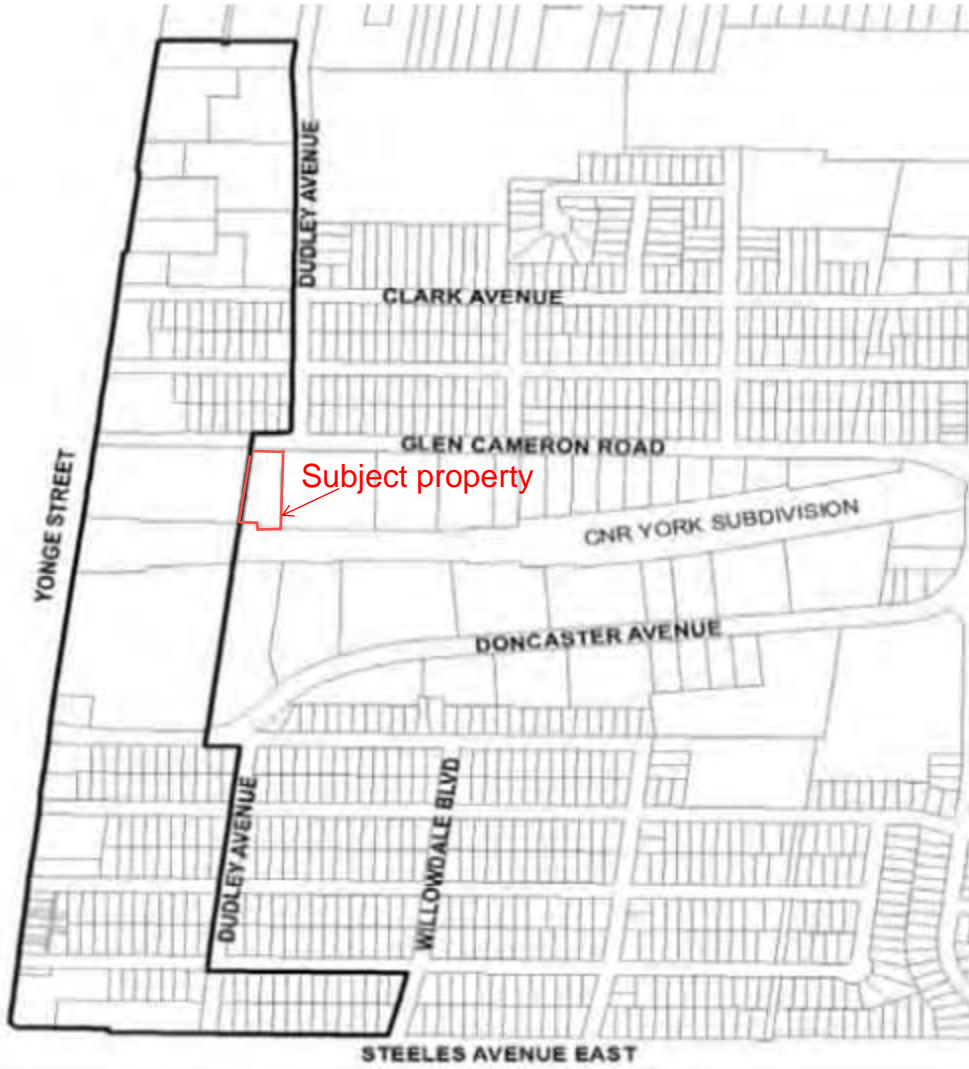
Per:

Katie Pandey, MAES, MCIP, RPP
Associate

c. Collin Craig, Craig Alliance



Appendix A1: Markham Official Plan (2014) Land Use Designations



Appendix A2: Thornhill Secondary Plan, Key Development Area



Appendix A3: Active Transportation Facilities