



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, RPP, MCIP, Commissioner, Development Services

Prepared by: Melissa Leung, RPP, MCIP, Senior Planner, Central District

Reviewed by: Sabrina Bordone, RPP, MCIP, Development Manager, Central District
Stephen Lue, RPP, MCIP, Senior Manager, Development

Date: May 21, 2024

Re: **Request for Servicing Allocation for Proposed Residential Developments, including Ontario Land Tribunal Approvals (City-Wide)**

RECOMMENDATION:

- 1) THAT the May 21, 2024, memorandum titled, “Request for Servicing Allocation for Proposed Residential Developments, including Ontario Land Tribunal Approvals (City-Wide)”, be received;
- 2) THAT Council assign servicing allocation for a maximum of 31 residential units for the Zoning By-law Amendment and Site Plan Control applications submitted by Glen Rouge Homes (Kennedy) Inc. at 7647 Kennedy Road (PLAN/SPC 20 136196);
- 3) THAT Council assign servicing allocation for a maximum of 235 residential units for the Official Plan and Zoning By-law Amendment applications submitted by 2637996 Ontario Inc. at 144 Main Street North (PLAN 20 136386);
- 4) THAT Council assign servicing allocation for a maximum of 940 residential units for the Official Plan, Zoning By-law Amendment and Site Plan Control applications submitted by OnePiece Ideal (MS) Development Inc. at 28 Main Street, Unionville (PLAN 19 142690 and SC 119946);
- 5) THAT Council assign servicing allocation for a maximum of 103 residential units for the Site Plan Control Application submitted by King David Inc. at 101 Cathedral High Street (SC 13 138565);
- 6) THAT Council assign servicing allocation for a maximum of 3,332 residential units for the Zoning By-law Amendment and Site Plan Control applications submitted by Times Uptown Markham at 3825 Highway 7 East (ZA 16 164154, SPC 23 123417, SPC 22 246371, and SPC 23 129005);

- 7) THAT Council assign servicing allocation for a maximum of 300 residential units for the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Digram Developments Helen Inc. at 55, 63 and 83 Helen Avenue (SU/ZA 17 135415);
- 8) THAT Council assign servicing allocation for a maximum of 63 residential units for the Official Plan and Zoning By-law Amendment applications submitted by Unionville Re-Dev Corporation at 162 Main Street, Unionville (PLAN 22 253770);
- 9) THAT Council assign servicing allocation for a maximum of 14 residential units for the Official Plan and Zoning By-law Amendment applications submitted by 2814712 Ontario Ltd. at 347 Main Street North (PLAN 19 123553);
- 10) THAT Council assign servicing allocation for a maximum of 5 residential units for the Zoning By-law Amendment application submitted by SC Properties Investment Holdings at 8985 Woodbine Avenue (PLAN 21 139043);
- 11) THAT the City reserves the right to revoke or reallocate the servicing allocation should the developments not proceed within a period of three (3) years from the date that Council assigned servicing allocation;
- 12) THAT York Region be advised that servicing allocation for the above-noted applications have been granted;
- 13) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This Memorandum recommends the allocation of servicing for nine development applications (the “Subject Developments”) that have been recently approved by the City or through the Ontario Land Tribunal (the “OLT”). York Region requires that the City provide a Council resolution for servicing allocation of residential units prior to the approval of any residential Site Plan Control (“SPC”) application. In light of Bill 23, which came into effect on July 1, 2022, SPC applications have been delegated to the Director of Planning and Urban Design for approval. As a result, this Memorandum has been prepared to ensure that the Subject Developments outlined below receive servicing allocation.

SUBJECT DEVELOPMENTS

Tables 1 and 2 detail the recently approved Subject Developments that require servicing allocation prior to the issuance of Site Plan Approval:

Table 1: Subject Developments and Residential Units (OLT Approved)

Project Name Address/Location (Ward)		File Number(s)	Approval Date	Units
1	Glen Rouge Homes (Kennedy) Inc. 7647 Kennedy Road (Ward 8)	PLAN/SPC 20 136196	August 14, 2023	31
2	2637996 Ontario Inc. 144 Main Street North (Ward 4)	PLAN 20 136386	June 12, 2023	235
3	OnePiece Ideal (MS) Development Inc. 28 Main Street Unionville (Ward 3)	PLAN 19 142690 SC 15 119946	March 10, 2023	940
4	King David Inc. – Block 2 101 Cathedral High Street (Ward 2)	SC 13 138565	March 6, 2018	103
5	Times Uptown Markham - Phase 3 3825 Highway 7 (Ward 3)	ZA 16 164154 Block 1: SPC 23 123417 Block 2: SPC 22 246371 Block 2a: SPC 23 129005	July 29, 2020	3,332*
6	Digram Developments Helen Inc. 55, 63 and 83 Helen Avenue (Ward 3)	SU/ZA 17 135415	June 9, 2023	300
Total Units				4,941

* Based on approval for 6,100 units, minus the 2,768 units already constructed

Table 2: Subject Developments and Residential Units (Council Approved)

Project Name Address/Location (Ward)		File Number(s)	Approval Date	Units
1	Unionville Re-Dev Corporation 162 Main Street Unionville (Ward 3)	PLAN 22 253770	June 27, 2023	63
2	2814712 Ontario Ltd. 347 Main Street North (Ward 4)	PLAN 19 123553	May 3, 2023	14
3	SC Properties Investment Holdings 8985 Woodbine Avenue (Ward 2)	PLAN 21 139043	June 27, 2023	5
Total Units				82

CONCLUSION

The Subject Developments have received the necessary Official Plan and/or Zoning By-law Amendment approvals, which total 5,023 units. As such, Staff recommend that servicing allocation be assigned to the Subject Developments.