

## Appendix 1: Response to Submissions on draft Milliken Centre Secondary Plan

#	Date Received	Commenting Agency/Applicant	Address	Summary of Comments	City Staff Response
1	29-May-23	Jonathan S. Cheng, Stikeman Elliott LLP, Barristers and Solicitors	250 Old Kennedy Road	<p>Site currently designated as "Urban Residential – Medium Density" in in-effect Official Plan Amendment (OPA) 144.</p> <p>Draft policies propose the site to be designated as "Public Park" and "Residential Mid-Rise" with a "Public Elementary School" symbol.</p> <p>If such uses are being contemplated, City must be prepared to acquire lands within a reasonable time and be compensated fairly.</p> <p>Vague references to general phasing and sequencing for development, an area specific parkland agreement and a master parkland agreement.</p> <p>Request to be notified of all upcoming meetings of Council and Committees of Council.</p>	<p>The "Urban Residential - Medium Density" in OPA 144 is similar to what is proposed in the "Residential Mid-Rise" designation, with opportunities for more height and densities than what is permitted in OPA 144.</p> <p>Within the "Urban Residential-Medium Density" designation in OPA 144, a school is identified on the site. The draft Secondary Plan proposes that the school continue to be located in the same location, central to the community with a public park designated on the lands that will be a shared amenity for school aged- children and the community.</p> <p>In accordance with Sections 10.2 (Developers' Group Agreements) and 10.4 (Parkland Dedication and Master Parkland Agreement), landowners are encouraged to enter into a Developers' Group Agreement to equitably share costs among development of infrastructure and facilities to support the complete communities, and a Master Parkland Agreement with the City prior to development approvals within the Secondary Plan.</p>
2	29-May-23	Peter Chee	210 Old Kennedy Road (2Tang Automotive)	<p>Site is currently designated as "Community Amenity Area - Main Street" in in-effect Official Plan Amendment (OPA) 144.</p> <p>Draft policies propose site to be designated as "Residential Mid-Rise" with a "Public Elementary School" symbol.</p> <p>The client currently is operating an automotive garage on lands and use is permitted under OPA 144 and the proposed land uses is in conflict with current use.</p> <p>Proposed designation of residential and public school around client's lands wil create a compatibility issue, as provided in provincial guidelines (Class II Industrial, which requires a 70m minimum separation distance between clients' lands and proposed sensitive land uses.</p> <p>As such, client proposes existing uses to be recognized in the Secondary Plan with provisions for future sensitive land uses encroaching within 300m of potential influence area as required by the MECP .</p>	<p>Existing uses are recognized as legal non-conforming use and maybe permitted to remain, in accordance with Section 10.2.7 of the 2014 Official Plan.</p> <p>The existing designation for the site under the in-effect Official Plan Amendment (OPA) 144 is "Community Amenity Area - Main Street" and as per Policy 5.3.3 of OPA 144, automotive commercial uses, including gas stations, automobile repair, car washes and automobile sales is not a permitted use. The lands designated 'Commercial Amenity Area - Main Steet is expected to develop as the central focus of the Secondary Plan area and to provide opportunities for single use and mixed-use buildings and projects along Old Kennedy Road.</p> <p>The draft secondary plan proposes the site to be "Residential Mid-Rise" with a Public Elementary School" Symbol. Residential mid-rise designation intended to accommodate medium density residential development, townhouse including back to back, small multiplex building containing 3 to 6 units, stacked townhouse, apartment building and building associated with day care centres, places of worship and public schools and a max height of 4 storeys, and can also include convenience retail and personal service, day care centre, dwelling unit including a home occupation, place of worship, public school, secondary suite, shared housing small scale, shared housing large scale, shared housing long term care. Staff have introduced Policy 8.1.9 to address matters of land use compatibility in accordance with provincial guidelines, standards, and procedures.</p> <p>Any future uses contemplated for this area will go through a site plan application review and issues of compatibility as mentioned will be addressed through that process.</p>

3	21-Jun-23	Norman Lingard, Bell Canada	Sitewide	Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can assist Markham to be a connected community. The following comments are provided to plan and facilitate the expansion of telecommunications and broadband infrastructure: ConditionsMoving forward, Bell Canada would like to continue to ensure that the landowners are aware and familiar with our conditions as they pertain to forthcoming Site Plans, Draft Plans of Subdivision and/or Draft Plans of Condominium as follows:Condition: "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell. The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the even that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	Noted
4	20-Jul-23	Stephen Cranley, Alectra Utilities	Sitewide	No comment.	Noted
5	27-Jul-23	Willie Cornelio, Enbridge Gas	Sitewide	No comment.	Noted
6	31-Aug-23	Karyn McAlpine-Tran, York Catholic District School Board	Sitewide	No comment.	Noted
7	31-Aug-23 20-Nov-23	Wai Ying DiGiorgio, Brandon Simon, The Planning Partnership	Various (Milliken Landowners' Group)	The Milliken Landowners' Group supports the general structure and land use framework outlined within the draft secondary plan, and was pleased to see the secondary plan move forward, with adoption by Council later in the year. The Group provides the following comments:	

		<p>1. Consideration of amending policy 8.6.2 to allow for consideration of additional height and density, instead of only density and outline any additional criteria including potential shadow impacts, height and massing, and other criteria to the satisfaction of the City.</p>	<p>1. Policy 8.6.3 has been added to consider additional heights for buildings within Major Transit Station Areas subject to criteria.</p>
		<p>2. Consider providing appropriate degree of flexibility regarding policy 5.3.6 for revisions to the proposed public park network, and to allow for removal of an identified public park site without requirement for an Official Plan amendment, where the City determines that the park will not be acquired by the City, under either the parkland dedication requirements of the Planning Act and/or a separate purchase by the City.</p>	<p>2. Parks are a proposed land use designation in the SP. Should a park not be needed. An OPA would be required to determine the appropriate land use designation and address technical requirements. Public parks sites may be relocated or modified without an amendment to the plan in accordance with policy 5.3.7</p>
		<p>3. Suggest that Section 5.3 acknowledge the role that Privately Owned Publicly Accessible Spaces ("POPS") can play in providing a full range of park and open space options, along with potential for "strata parks" to be integrated within development projects where appropriate and feasible.</p>	<p>3. The City does not have formal guidance on POPS and Strata Parks. POPS and Strata parks are currently considered on a site-by-site basis as a part of the development application process.</p>
		<p>4. Remove the requirement of requiring a housing impact assessment in Policy 5.1.9.</p>	<p>4. Housing Impact statements, as referenced in Section 4.1 of the Official Plan, are to encourage implementation of affordable and shared housing targets that identify the following: the estimated rents and/or initial sales prices of the proposed new housing units by type; the relationship of the proposed new housing units to the Region's annual maximum affordable housing thresholds for Markham; and where construction of the units is expected to occur in phases, information required shall be provided for the proposed new housing units in each phase. as per Policy 4.1.3.6 d) of the 2014 Markham Official Plan.</p>
		<p>5. Reference to the Conservation Authority be removed from policies 4.1.5 and 4.1.6 in response to the changes to the Planning Act and Conservation Authorities Act that scoped the role of conservation authorities.</p>	<p>5. The TRCA still manages the wetland under their regulation, and as a natural hazard under the Provincial Policy Statement, 2020.</p>
		<p>6. Strengthen policy 8.1.6 to "require" that landowners enter into the Landowners Group Cost Sharing Agreement as opposed to encouraging landowners to do so.</p>	<p>6. The City encourages landowners to enter into a Developers' Group Agreement to equitably share costs among development of infrastructure and facilities to support the complete communities.</p>
		<p>7. Strengthen policy 10.4 to require the Landowners' Group and City to enter into a Master Parkland agreement instead of encouraging the landowners to do so.</p>	<p>7. The City encourages landowners to enter into a Developers' Group Agreement to equitably share costs among development of infrastructure and facilities to support the complete communities.</p>
		<p>8. Consider scoping policy 10.2.1 to be scoped to only facilities that are proposed to be "shared" under the Cost Sharing Agreement to ensure the equitable contribution of different community and infrastructure facilities.</p>	<p>8. Policy 10.2.1 has been updated.</p>
		<p>9. Flexibility in addressing policy 6.1.23 regarding built form policies to indicate that these requirements "should" or "shall generally" be met.</p>	<p>9. Policy 6.1.23 has been updated.</p>

				<p>10. Minor comments to draft OPA as noted below:</p> <ul style="list-style-type: none"> <li>a. 4.1.3 - boundaries of Greenway and NHS modified "without an amendment this Plan".</li> <li>b. 5.1.2 Suggestion to add "Denison Street".</li> <li>c. 5.1.4 - the number of 840 jobs excludes the Pacific mall lands.</li> <li>d. 6.1.9 - suggest adding "south of Aldergrove" to (b).</li> <li>e. 8.2.1.2 and 8.2.2.2 - suggestion to add restaurants.</li> <li>f. 8.2.2 - add "along with 'Mixed Use High Rise'" after "The Residential High Rise" designation is intended to accommodate the most intensive residential development in the Secondary Plan".</li> <li>g. 8.3.1.2 - add "personal service" to the list for mixed use designations.</li> <li>h. 8.3.1.2 - why are the uses "shared housing small scale..." included in main list but separated out in residential designations.</li> <li>i. 8.3.2.1 (b) - change the word "ensure" to "encourage" the availability of affordable housing.</li> <li>j. 8.5.3 - suggestion to include the word "approximate" before describing parks for (b) and (c).</li> <li>k. 8.6.2 - Flagged that "7.2.1.9 and 7.2.1.10" do not exist and consider removing them from reference.</li> </ul>	<p>10. The following are City staff's response to suggested changes in the policies of the draft OPA document:</p> <ul style="list-style-type: none"> <li>a. Policy 3.1.1.3 of the Official Plan outlines the criteria to consider refinements without an amendment. Modifications cannot be made without an amendment.</li> <li>b. The community structure directs the tallest buildings to Kennedy and Steeles. Denison fronts onto an established residential area and growth is not directed to this street.</li> <li>c. The total jobs of 4,800 include the Pacific Mall lands.</li> <li>d. The secondary plan boundary directs the built form consideration north of sunrise avenue.</li> <li>e. Restaurants uses are not permitted in residential designations. The community structure directs these uses to mixed use designations.</li> <li>f. Policy 8.3.2 updated to note Mixed-Use High-Rise land use designation will also accommodate the most intensive built forms.</li> <li>g. Convenience retail and personal service use are permitted use in residential land use designations. Convenience retail and personal service have size limits of 100sq m and may be out of character with the mixed use designations which can accommodate larger format commercial/retail uses.</li> <li>h. 8.3.1.2 - Policy 8.2.2.2 updated</li> <li>i. 8.3.2.1 (b) - in response to changing the word "ensure" to "encourage" the availability of affordable housing, the wording has been updated.</li> <li>j. 8.5.3 - Policy 8.5.3 updated.</li> <li>k. Policy 8.6.2 updated to reference Section 7.2.1 and Section 7.2.2 of the Secondary Plan</li> </ul>
				11. Consider affordable housing to be excluded from height and density calculation to incentivize the delivery of new affordable housing opportunities.	11. Policy 8.6.1 (d) has been added.
				12. Request that Maps SP3 (heights) and SP4 (densities) be moved to appendices within the Secondary Plan, as appendices reflect Council policies and assist with interpretation but do not form a part of the Plan and maybe updated accordingly without further amendment to the Plan per Markham Official Plan policy 11.1.9.	12. Map SP4 - Densities has been moved to the Appendix 2.
				13. Consider adding notes in Maps SP3 (heights) and SP4 (densities) by referring readers to draft policies 8.6.2, 9.1.8 and 9.2 to clarify that potential adjustments to heights and density limits are contemplated.	13. Note added to Map SP3 - Height and Appendix 2 - Density to highlight policy considerations for additional height and density.
				14. Rather than a land use designation, use a symbol to identify proposed parks and include policies to specify that in the event the City chooses not to acquire all or part of a park, then it will revert to an underlying designation to allow for development to take place. While no OPA will be required, a ZBA and associated public consultation will be required.	14. Parks are shown as land use designation to reflect the importance of their role in the overall community structure. Removing a park requires technical consideration including determining what the appropriate land use designation would be. Public parks may be relocated or modified without an amendment to the plan. Policy 5.3.7 (formerly 5.3.6) is revised to provide direction on underlying land uses in the event a park is relocated.
				15. Acknowledge and support the inclusion of draft policy 10.4.1 which encourages creation of a Master Parkland Agreement between the City and Landowners' Group.	15. Noted.
8	13-Sep-23	Jacky Li, Metrolinx	Sitewide	No comment but wish to share that the team is encouraged by planning efforts the City is undertaking for the Secondary Plan, especially the emphasis on healthy communities being close to transit and promoting safe pedestrian and cycling activity in a well-integrated active transportation network.	Noted.

9	13-Sep-23	Michelle Howorth, Toronto and Region Conservation Authority	Sitewide	1. Modification to Policy 4.1.6 from "Where it is determined through the environmental impact study in section 4.1.5 that the wetland cannot be maintained..." to Wetlands that have been demonstrated through an EIS that importance and functions are such that in-situ protection/or maintenance is not necessary..."	1. Policy 4.1.6 updated.
				2. Policy 4.1.6 Consider providing distance or general limitations for compensation and replication for features to ensure that compensation occurs near or close to the initial area of impact	2. Guidance on wetland compensation will be in accordance with TRCA compensation guidelines. The City prefers wetland compensation to occur within the same watershed or within the City of Markham. The City recognizes that there is extremely limited locations within the Highland Creek watershed. The City has updated policy 4.1.6 to the following: " The City shall work with the Toronto and Region Conservation Authority to create and restore wetlands in an alternate location outside of the Secondary Plan Area, in order to achieve an overall net ecological gain to the Greenway System..."
				3. Policy 4.1.6 Consider future goals or outcomes of a net ecological gain aspect of the section, with additional description of the intent of the net ecological gain if the city wishes to have a replicated feature greater than the initial size of the removed feature. If the intention is to relocate and improved species then wording as it currently is written is sufficient.	3. Guidance on net ecological gain will be in accordance with TRCA compensation guidelines. The replicated wetland will be, at a minimum, a similar size to the removed wetland. The City has updated policy 4.1.6 to provide additional clarification.
10	12-Sep-23	Troy Beaver, Canada Post	Sitewide	No comment.	Noted
11	18-Sep-23	Aleksandra Skrzat, TransCanada Pipelines	Sitewide	No comment.	Noted
12	18-Sep-23	Peter Ronson, Markham District Energy	Sitewide	No comment.	Noted
13	20-Sep-23	Freshteh Hoseini, York Region District School Board	Sitewide	York Region District School Board is generally agreeable with the draft Secondary Plan and does not have significant concerns subject to provision of an elementary school site of the configuration and location as identified in SP2 of the Plan. The School Board has accepted an elementary school site as shown on Map SP2 with a reduced site size from typical Board standards recognizing the higher density development envisioned for the area. To achieve the small-scale school site and confirmed through facility fits, the development of the school will require shared use elements with adjacent park to the north consistent with Policy 5.2.6 of the Secondary Plan.	Noted
14	20-Sep-23	Ashkan Matlabi, Canadian National Rail Company (CN)	Sitewide	The boundaries of the secondary plan area are partially adjacent to a branch line rail corridor. CN is not the owner of the rail corridor crossing the area subject to the OPA but may operate on it. CN suggest consulting the owner of the railway right of way as well. With reference to the FCM/RAC guidelines for development of sensitive uses in proximity to railways, CN encourages the City to consider integrating the following criteria:	Policy 4.3.1 updated.
				1. Safety setback of principal buildings from the railway rights-of-way to be a minimum of 15 metres in conjunction with a 2 metre above grade safety berm;	Policies 4.3.1 and 4.3.2 under section 4.3 Environmental Hazards addresses 1 to 5.
				2. Installation of a chain link fence of minimum 1.83 metre height along the mutual property line;	
				3. Evaluation of noise impacts due to railway operations on dwelling units located within 150 metres of the railway right of way, and implementation of appropriate noise mitigation measures;	

			4. Evaluation of vibration impacts due to railway operations on dwelling units located within 75 metres of the right of way, and the implementation of appropriate vibration mitigation measures;		
			5. Inclusion of appropriate railway warning clause in all development agreements;		
			6. Evaluation of potential impacts of stormwater management facilities on the railway right of way drainage network.	Policies 4.4.1 to 4.4.3 under section 4.4 addresses 6.	
15	5-Oct-23	Karen Whitney, York Region	Sitewide	Proposed Secondary Plan generally conforms with the YROP 2022, in particular policy 4.4.5, 4.4.11, 4.4.21, 4.4.24 and 4.4.25. Some further edits as identified below:	Noted.
				1. add "and Region" to policy 7.2.1.5 so that it reads "That a functional servicing report, where required by the City, shall be submitted in support of a development application for review and accepted by the City and Region"	1. Policy 7.2.1.5 updated
				2. add "and Region" to policy 7.2.1.7 so that it reads " That the functional servicing report address, but not be limited to, lot grading, sewer and watermain works, road cross sections and utility requirements. Engineering drawings shall be prepared in accordance with the functional servicing report and shall be submitted for review and approval by the City and Region."	2. Policy 7.2.1.7 updated
				3. the addition of technical requirements outlined in the MESP under Section 7.2.	3. Policy 7.2.1.1 updated.
				4. York Region is developing a Terms of Reference for Functional Servicing Reports (FSR) to be used by municipalities within York Region and will be provided to City upon finalization.	Noted.
				5. The Secondary Plan area is partially within the Highway Vulnerable Aquifer (HVA) and recommends that this secondary plan references or address the YROP policy 3.3.1.6.	5.New Policy 4.4.4 added.
				6. Region recommends that a detailed traffic study be done which considers the potential GO Rail station at the northwest corner of the secondary plan area, as part of a future EA/Detailed design study in determining the final alignment and location of the realignment of Gorvette Road as shown in Map SP6.	Gorvette Road is a minor collector road as noted in Map SP6 - Road Network in the secondary plan. The Milliken SP Section 7.1 Transportation System includes policies that outline the process for detailed studies to determine final alignment and location of minor collector roads. Per policy 7.1.1.3, the location of minor collector roads and transit...be confirmed through more detailed studies submitted in support of development approvals. Further, policies 7.1.1.6 to 7.1.1.9 include policy direction for further studies including right-of-way requirements through functional traffic design study, site-specific transportation impact assessment studies may be required and subject to approval of the City, in consultation with the Region of York.
				7. The widening of Kennedy Road is not in the Region's 2022 10-year roads and transit capital construction program, for 2031. A sensitivity analysis should be completed without the widening to ensure development can be accommodated.	The updated transportation assessment now includes Section 16.7 and associated appendices that show a sensitivity analysis being undertaken. The results of the analysis show that the roadway network can still operate reasonably with the inclusion of the Secondary Plan.
				8. Delete policy 7.1.3.2 (b)	8.Policy 7.1.3.2 (b) has been deleted.
				9. Include language on importance of developing age and all abilities-friendly communities and housing	9. Section 2.0 updated.

				10. Include reference to supporting local sustainable food systems for healthy and resilient communities.	10. Section 2.0 updated.
				11. Add "access to healthy food" and "safely separated from motor vehicle traffic" under Policy 2.1.3 (c) so that it reads, c) To provide for the daily needs of residents through the organization of residential neighbourhoods, mixed use neighbourhoods, access to healthy food and an interconnected system of parks and open spaces, all integrated with a transportation network that includes transit and active transportation safely separated from motor vehicle traffic.	11. Policy 2.3 updated.
				12. Policy direction related to fostering food friendly neighbourhoods and allowing green space for urban gardening opportunities.	12. Section 5.2 updated.
				13. Revise Section 4.2 so that it reads, " The Urban Forest System includes all wooded areas, individual trees and the soils that sustain them on public and private property. The urban forest provides a number of environmental and health benefits which contribute to the quality of life for residents and workers in the Milliken Centre Secondary Plan Area including improved physical and mental health, improved air and water quality, carbon sequestration, climate regulation, flood control, energy efficiency and wildlife habitat. The City will work with development proponents and community groups to increase tree canopy coverage and to achieve the City's overall goal of 30% tree canopy cover.	13. Section 4.2 updated.
				14. In support of ROP policies 2.3.28, 2.3.29 and 2.3.30, include air quality policies to section 4.3.1 for when air quality study would be required for applications for development approval.	14. New policy 4.4.3 is added.
				15. Policy language on ensuring that public schools are sited, planned and well-integrated into an active transportation network to encourage active travel for the school community.	15. Policy 5.2.4 updated.
				16. Add "a variety of food venues (e.g. grocery stores, farmers' markets) to Section 5.2 so that it reads "The Milliken Centre community is being planned and designed as a healthy and compact community with transit supportive densities and neighbourhoods that contain a variety of housing types, a range of required public parks, open space, a variety of food venues (e.g., grocery stores, farmers markets) and community facilities..."	16. Section 5.0 updated.
				17. Add "urban gardening opportunities" to Section 6.2 so that it reads, "These "community hubs" may consist of facilities and services such as public schools, parks and open spaces, urban gardening opportunities, libraries..."	17. Section 5.2 updated.
				18. Revise policy 7.1.3 by adding "climate change mitigation and...", "carbon neutral", design including district energy systems, when possible," so that it reads, "To achieve sustainable development, policy direction is provided with respect to conservation of environmental resources, energy efficiency and the reduction of greenhouse gas emissions, and supporting climate change mitigation and adaptation. Sustainable carbon neutral building and site design including district energy systems, when possible, within the Secondary Plan will focus on water efficiency, energy conservation..."	18. Section 6.2 updated.
				19. Include recommendation for protected bicycle facilities to help enhance safety and encourage cycling under Section 7.1.3.	19. Policy 3.1.6 c) addresses this matter.
16	16-Nov-23	Courtney Fish KLM Planning	35-51 Old Kennedy Road	1. Applicant is requesting that draft policy 8.6.2 be revised to allow for consideration of additional densities and heights across the Secondary Plan area.	1. New Policy 8.6.3 added.

				<p>2. Request the block where subject lands are located to permit 30 storeys instead of 25 storeys. The 2017 draft development concept plan has identified that the proposed block is targeted for 30 storeys.</p> <p>3. Consider flexible parkland dedication by acknowledging the role Privately Owned Public Spaces (POPS) and stratified parks (strata parks) by including policies in Section 5.3 to support potential implementation of strata parks and POPS.</p> <p>4. Consider stratified roads (strata roads) in supporting efficient use of land and providing the extension to or establishment of public right-of-ways.</p> <p>5. Consider revising draft policy 6.1.23 on built form to be "should" or "shall generally" be met, and address these through minor variance or zoning by-law amendments.</p>	<p>2. Consideration for additional height, subject to criteria is provided in Policy 8.6.3.</p> <p>3. The City does not have formal guidance on POPS and stratified parks. POPS and stratified parks are currently considered on a site by site basis as a part of the development application process.</p> <p>4. The City does not have formal guidance on stratified roads. Stratified roads are currently considered on a site by site basis as a part of the development application process.</p> <p>5. Policy 6.1.23 updated.</p>
17	17-Nov-23	Courtney Fish KLM Planning	7077 Kennedy Road	<p>1. Applicant is requesting that draft policy 8.6.2 be revised to allow for consideration of additional densities and heights across the Secondary Plan area.</p> <p>2. Consider flexible parkland dedication by acknowledging the role Privately Owned Public Spaces (POPS) and stratified parks (strata parks) by including policies in Section 5.3 to support potential implementation of strata parks and POPS.</p> <p>3. Consider revising draft policy 6.1.23 on built form to be "should" or "shall generally" be met, and address these through minor variance or zoning by-law amendments.</p>	<p>1. Policy 8.6.2 allows for consideration of additional density and Policy 8.6.3 allows for consideration of additional heights.</p> <p>2. The City does not have formal guidance on POPS and Strata Parks. POPS and Strata parks are currently considered on a site-by-site basis as a part of the development application process.</p> <p>3. Policy 6.1.23 updated.</p>
18	17-Nov-23	Randy Peddigrew Remington Group	Various	<p>1. Clarify through discussions with the Region how the regional housing target of 35% new housing units to be affordable to low and moderate income households within the Milliken GO MTSA can be achieved.</p> <p>2. Remove the need for an amendment to the Secondary Plan where it is determined that a park is not to be acquired by the City. Suggest language to the following effect "where parkland as shown in SP(X) is not achieved or the configuration is modified, the lands will be reverted to underlying designation without requiring an amendment to this Plan."</p> <p>3. Include policies to permit the integration of alternative parkland areas such as POPS and strata parks, where appropriate, and be eligible to receive parkland credits.</p> <p>4. Consider flexible land use categories for land use designations to respond to changing market demands. If a prescriptive approach is taken, at minimum, the following should be permitted: a) hotel, b) commercial storage facilities; and c) parking structures as a standalone temporary use to support commercial uses while they become established.</p> <p>5. Remove reference to agricultural lands in section 8.4 as these lands no longer exist in the Secondary Plan.</p> <p>6. For draft policy 8.6.2, consider substituting it as a transportation impact statement instead of a formal transportation assessment/study - which would instead be a concise memorandum to summarize how the proposed development would function from a transportation perspective.</p>	<p>1. Noted.</p> <p>2. Parks are identified in the plan as a land use designation to support the development of a complete community and the equitable distribution of park space in the Secondary Plan. Policy 5.3.7 (formerly 5.3.6) has been updated to reflect that public parks may be relocated or modified without an amendment to the Secondary Plan provided the alternative sites is consistent with the minimum park size and community structure objectives.</p> <p>3. The City does not have formal guidance on POPS and Strata Parks. POPS and Strata parks are currently considered on a site-by-site basis as a part of the development application process.</p> <p>4a. Hotel use is a permitted use in the City's Official Plan and has been added as a permitted use for the Mixed-Use high-rise designation. 4b. Commercial storage facilities as defined are not permitted in mixed use designations and will continue to be discouraged. 4c. Policy 8.3.2.2 updated. Commercial parking garage is already permitted in the Mixed use- Mid Rise designation and has been added to Mixed Use- High Rise designation as an interim use.</p> <p>5. Section 8.5 updated.</p> <p>6. Policy 8.6.2 updated.</p>



			<p>7. Housing Impact Statement should be removed as a requirement of the Comprehensive Block Plan under draft policy 9.1.4. The Secondary Plan, its policies and schedules has already provided direction for development. Sale and rent prices are also required to be included in the statement and things will likely change before a high-rise construction project is completed that usually takes 10 years.</p>	<p>7. Housing Impact statements, as referenced in Section 4.1 of the Official Plan, are to encourage implementation of affordable and shared housing targets that identify the following: the estimated rents and/or initial sales prices of the proposed new housing units by type; the relationship of the proposed new housing units to the Region's annual maximum affordable housing thresholds for Markham; and where construction of the units is expected to occur in phases, information required shall be provided for the proposed new housing units in each phase.</p>
			<p>8. Consider removing the need for a retail and service needs study in draft policy 9.1.5 for the southwest quadrant.</p>	<p>8. Policy 9.1.5 updated.</p>
			<p>9. Request for a term of reference to to understand what is expected to be provided as part of the provision for purpose-built rental and affordable housing. The TOR should be based on the municipal wide affordable housing strategy.</p>	<p>9. Noted. Markham Council has approved the Affordable and Rental Housing Strategy. Staff will review the need for implementing guidelines to support development planning.</p>
			<p>10. Consider revising heights contemplated for area and site-specific policy for draft policy 9.3 from 4 storeys to higher, as the site development fabric has been incorporated into the Site Plan for proposed townhouse development at 130 Old Kennedy Road (File No. SC 17 160401).</p>	<p>10. The land use designation and heights proposed for the subject lands have been carried forward in the City's work and the technical analysis to support the SP. Policy 9.3 in the draft SP states that additional heights and density may be supported if an active transportation connection can be established.</p>
			<p>11. Consider removing heights and densities assigned to the southwest quadrant. If a more restrictive approach is desired, suggest an FSI of 5.5 and 45 storeys be considered on these lands especially lands along Steeles Avenue.</p>	<p>11. Map SP4 (densities) has been moved to the appendix. As well, Policy 9.1.8 further outlines that additional heights and density for the southwest quadrant lands may be considered without an amendment to the plan, subject to criteria being addressed.</p>
			<p>12. Recommend including an asterisk to Maps SP2 (land use), SP3 (heights), SP4 (densities) with language indicating additional heights and densities may be considered for these lands without an amendment to the Secondary Plan, subject to criteria being met.</p>	<p>12. Map SP3 - Height and Appendix 2 - Densities updated.</p>
			<p>13. Maps SP3(heights) and SP4 (densities) be moved from schedules to appendices.</p>	<p>12. Map SP4 (densities) has been moved to the Appendix 2.</p>
			<p>14. If densities are incorporated into secondary plan, request that the following language be included to clarify how Gross Floor Area (GFA) is determined for the purposes of calculating density: a) parking, loading and bicycle parking below established grade; b) Required loading spaces and required bicycle parking spaces at or above established grade; c) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; d) shower and change facilities required for bicycle parking; e) required indoor amenity space; f) elevator shafts;g) garbage shafts; h) mechanical penthouse; i) Exit stairwells in the building; j) non-residential uses such as commercial or office spaces and ancillary support areas land area including municipal right-of-way adjacent to a development block be included for the purposes of calculating density.</p>	<p>12. Map SP4 (densities) has been moved to the Appendix 2.</p>
			<p>15. Language be added to Secondary Plan to indicate that when the road is re-aligned, that the land area of existing public road configuration be swapped for lands required for the future public road configuration and that the underlying land use designations shown on Map SP1 (Community Structure) be automatically applied to these lands.</p>	<p>15. Section 7.1.1 .3 allows for the re-configuration of the road network informed by technical studies without an amendment to the SP. Policy modified to address underlying land use designations as a result of reconfigurations.</p>
19	17-Nov-23	Maria Gatzios Gatzios Planning and	<p>Applicant generally supportive of the draft secondary plan with the following input:</p>	

		Development Consultants Inc.		<p>1. Consider adding a sentence in Section 3.1 to note the significance and unique redevelopment opportunity to the southwest quadrant and note that opportunity for a high-density mixed-use gateway focal point.</p> <p>2. Consider adding sentence in subsections 3.1.1 and 3.1.3 to recognize the Mixed Use Neighbourhood area as a key redevelopment opportunity to create a focal gateway for higher density mixed use centre.</p> <p>3. Request that the number of forecasted units for the Secondary Plan is too low and that a larger number be included to reflect more accurately the likely larger minimum unit yield is for the entire Secondary Plan Area.</p> <p>4. In agreement with Remington's comment on draft policy 5.1.6 on affordable and shared housing.</p> <p>5. Draft policy 6.1.23 be revised to be less prescriptive, in particular noting that criteria b-g, o, p and r are very specific measurements or contain mandate language with no flexibility for site-specific conditions. Criteria s) may not apply to all development proposals and suggest the requirements for certain studies be determined through pre-submission consultation process and not mandated in this policy.</p> <p>6. Typographical error in first sentence, should read "policy 9.3" instead of "policy 9.4"</p> <p>7. Consider phasing plans be divided into quadrants to recognize that phasing for the southwest quadrant maybe separate and apart from phasing of development east of the railway.</p> <p>8. Request that the policies relating to parkland dedication and master parkland agreement reflect the following principles:  a) parkland is to be provided according to the Planning Act requirements  b) Master Parkland Agreement(s) may be entered between the City and some/all landowners prior to development approvals being issued  c) any potential Master Parkland Agreement(s) for all or part of the Secondary Plan area shall reflect the provision of parkland in all its potential forms and types, including the dedication of public park blocks, creation of privately owned publicly accessible open spaces, and the dedication of public park blocks with underground municipal infrastructure.</p> <p>9. Increase maximum building heights for southwest quadrant to reflect the specific area to be the location of the tallest buildings in the Secondary Plan.</p> <p>10. Map SP4 (densities) for the southwest quadrant be moved into the category of 4.0-6.0 to reflect this location's unique development potential.</p>	<p>1. Section 3.1 updated.</p> <p>2. Policy 3.1.3 updated.</p> <p>3. The forecasted people and jobs for the community is based on the land use work and technical analysis undertaken to inform the Secondary Plan. Area and site-specific policies provides flexibility for additional heights and densities to be contemplated without triggering an OPA subject to meeting criteria.</p> <p>Noted.</p> <p>5. Policy 6.1.23 updated.</p> <p>6. This error has been addressed.</p> <p>7. Policy 10.3.5 states that development phasing plans be prepared by development proponents, and that sequence of development be through plans of subdivision, development agreements, and holding provisions in the zoning by-law.</p> <p>8.  a) policy 5.3.4 references parkland in accordance with applicable legislation  b) the City encourages landowners to enter into Master Parkland agreements  c) The primary purpose of the Master Parkland Agreement is to secure public parks. Other potential forms and types of parks should be considered on a site-by-site basis through the development application process.</p> <p>9. Policy 9.1 permits flexibility for additional heights and densities to be contemplated without an Official Plan Amendment subject to satisfying criteria.</p> <p>10. Map SP4 (densities) has been moved to the Appendix 2.</p>
20	20-Nov-23	Eldon Theodore MHBC	4438/4440 Steeles Avenue East	Applicant requests that the maximum heights for lands designated mixed use midrise should be removed for lands in close proximity to the Milliken GO station.	The land use designations and heights correspond with the achievement of the community structure to direct the tallest buildings and most density to certain areas such as Steeles and Kennedy.
21	21-Nov-23	Darrin Cohen Weston Consulting	186 Old Kennedy Road, 35 and 51 Victory Avenue	<p>1. Applicant supports the proposed land use designations on subject lands.</p> <p>2. heights and densities too prescriptive for subject lands and do not allow flexibility to meet market demands and recommend that Maps SP3 (heights) and SP4 (densities) be deleted from draft secondary plan. Alternatively, increased heights be permitted along Old Kennedy given its classification as a major collector road and proposed mid-block right-of-way width.</p>	<p>Noted.</p> <p>12. Map SP4 (densities) has been moved to the appendix.</p>

				3. Applicant supports draft policies that permit subject lands to be developed based on underlying land use designation without amendment should a public-school site not be required.	Noted. Policy 5.2.9 allows for schools that are not needed to be developed based on underlying land use designation.
22	21-Nov-23	Kate Cooper, Bousfields Inc.	7241 Kennedy Road	1. Applicant requests that the site be fully designated residential high rise, instead of a mix of residential mid and high rise.	1. In keeping with the community structure of the secondary plan, residential high rise is proposed along Kenned Road. Where blocks directly abut a park, open space or established residential areas, a residential mid rise designation is more appropriate.
				2. Clarify if changes to the land use boundaries set out in Map SP2 would require an Official Plan Amendment per draft policies 8.1.1 and 8.1.4.	2. As per policy 11.1.6, minor variation of land use boundaries and the local street pattern shall not require an amendment to the Secondary Plan, provided the intent of the Plan is maintained.
				3. Consider amending draft policy 8.6.1 c), which provides that densities should "generally" be in accordance with Map SP4 (densities) to be more consistent with the direction as set out in draft policy 8.6.2, which notes that "densities exceeding the FSI as shown on Map SP4...."	3. Map SP4 - densities will now be moved to Appendix 2
				4. Consider a policy similar to draft policy 8.6.2 to permit a deviation from the maximum heights without an amendment to the Secondary Plan, subject to further studies and block planning.	4. The provisions for height are maintained to inform policy directions in the community structure on where the tallest buildings should be directed and to manage appropriate transition to parks and low-density residential land use designations. A New Policy 8.6.3 has been added to consider additional heights within the Major Transit Station Area.
				5. Clarify if draft policy 5.1.6 (a) is intended to be achieved on a site-by-site basis, or across all lands outside the Milliken GO MTSA.	5. Policy 5.1.6 (a) is a conformity requirement with Policy 2.3.40 in the 2022 York Region Official Plan, which refers to the affordable housing target (%) in each local municipality
				6. Consider permissive language for draft policies 6.1.19 to 6.1.23 as it relates to built form.	6. Policies 6.1.20, 6.1.21, 6.1.22, and 6.1.23 have been updated.
23	21-Nov-23	Nick Pileggi MSH	Various	Applicant (W Group) has several land holdings within Milliken GO MTSA boundary including 186 Old Kennedy Road, 35 and 51 Old Kennedy Road and request the following:	
				1. Re-assess the need for maximum heights and densities and consider heights and densities as minimums only, with no amendments to the Secondary Plan.	1. Policy 8.6.2 provides flexibility for additional densities to be considered without an Official Plan Amendment. The York Region Official Plan 2022 provides policy direction for maximum heights and densities to be included in Secondary Plans.
				2. Re-assess the need for traditional traffic and parking studies and request that staff consider parking maximums with no minimum.	2. The determination of whether studies are needed will be undertaken during the development approvals stage as per policy 7.1.1.9.
24	21-Nov-23	Adam Layton	South of Steeles (City of Toronto)	Interested in participating and being a part of the process.	Noted and applicant has been added to notification list.